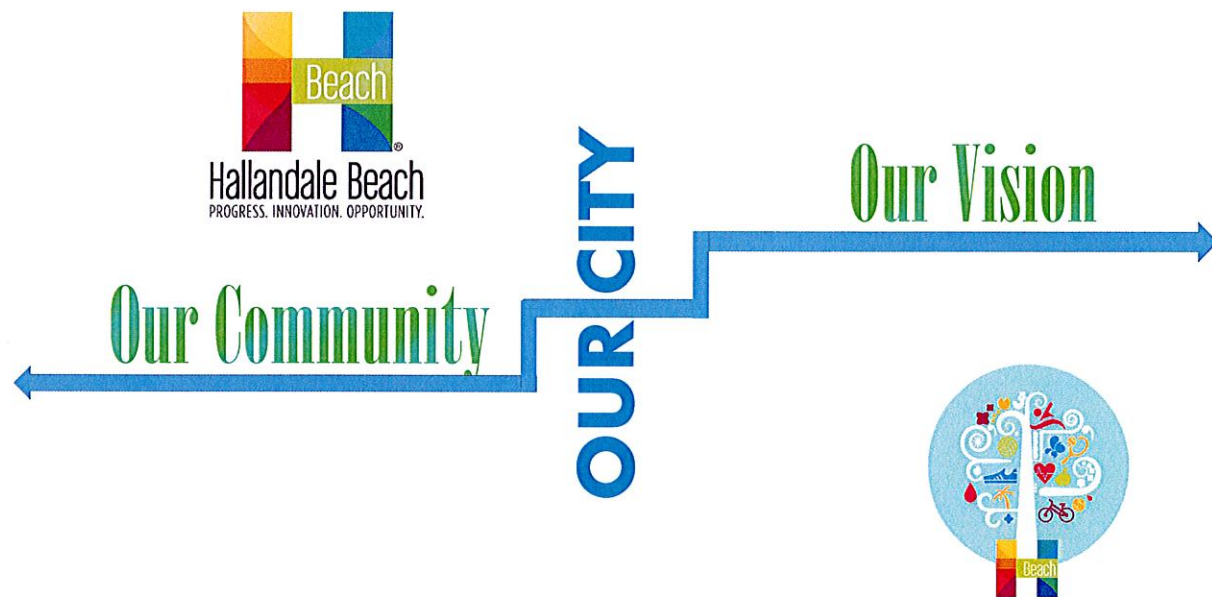


GENERAL OBLIGATION BOND WHITE PAPER REPORT



April 11, 2017

CITY OF HALLANDALE BEACH PARKS MASTER PLAN

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Hallandale Beach Parks Master Plan

I. HISTORY AND ADOPTION PROCESS

The City of Hallandale Beach has followed a Master Plan for the development of a comprehensive world class parks system. Listed below is a timeline that provides details of how the Master Plan was developed.

The process began when the City retained Bermello Ajamil & Partners Inc. (B&A) to develop a Citywide Parks Master Plan (RFP #FY2007-2008-004). A copy of the Parks Master Plan is available at www.cohb.org/parksmasterplan.

The timeline below depicts the process of defining park needs for the City, adopting a Plan and its implementation/phasing schedule, gaining consensus from the public and exploring General Obligation Bond (GO Bond) opportunities to fund the implementation of the Master Plan.

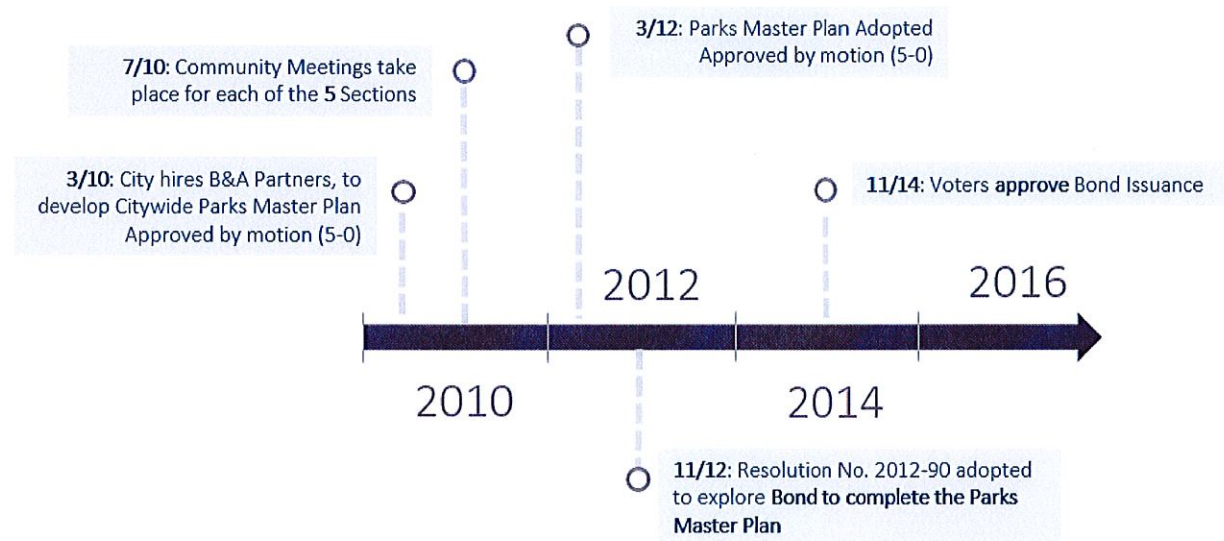


Figure 1. Significant Park Master Plan Milestones.

FIVE CITY SECTIONS

The Master Plan segmented the City into five (5) Master Plan Park City Sections. Bermello Ajamil and Partners proposed these sections to best identify the needs of the City with respect to each recreational area and demographic makeup of the Community. The five Master Plan sections are:

Five Master Plan Park Sections

- Northwest Section
- Northeast Section
- Southwest Section
- Southeast Section
- Beach Section

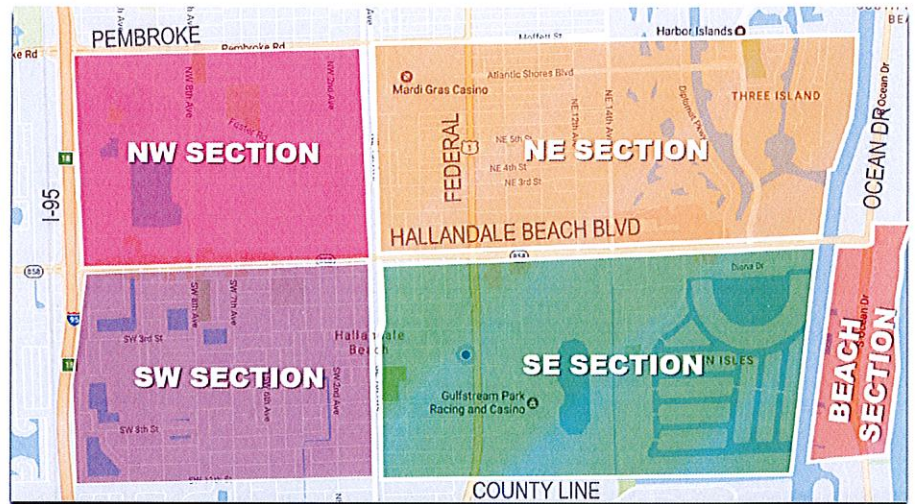


Figure 2. Master Plan Park City Sections

PARKS MAP LOCATION



Parks Location:

NW Section: Foster Park, BF James Park, OB Johnson Park, Foster Park Plaza* and Chaves Lake.

NE Section: Joseph Scavo Park and Sunrise Park, City Marina.

SW Section: Ingalls Park, Historic Village and Sunset Park.

SE Section: Bluesten Park, Golden Isles Tennis Center and Golden Isles Park.

Beach Section: North Beach Park and South Beach Park.

Figure 3. City Parks Locations

*Note that Foster Park Plaza was not part of the initial Parks Master Plan. This facility was added after the Parks Master Plan was adopted.

II. IMPLEMENTATION OF THE PARKS MASTER PLAN

The implementation of the Parks Master Plan required a program oversight of costs, schedule and defined master plan goals. This was achieved by establishing a process of activities that included, but was not limited to public outreach, data collection, survey of park facilities, analysis of findings and needs, and financing strategy.

PHASING AND COST ANALYSIS OF PROPOSED PROJECTS

Initially, the Master Plan provided a 12-year phasing strategy for its implementation. This phasing approach was adopted by the City Commission March 12, 2012, as part of the adoption of the Parks Master Plan. Below is a summary of the adopted phasing schedule – Please refer to page 153 of the Parks Master Plan.

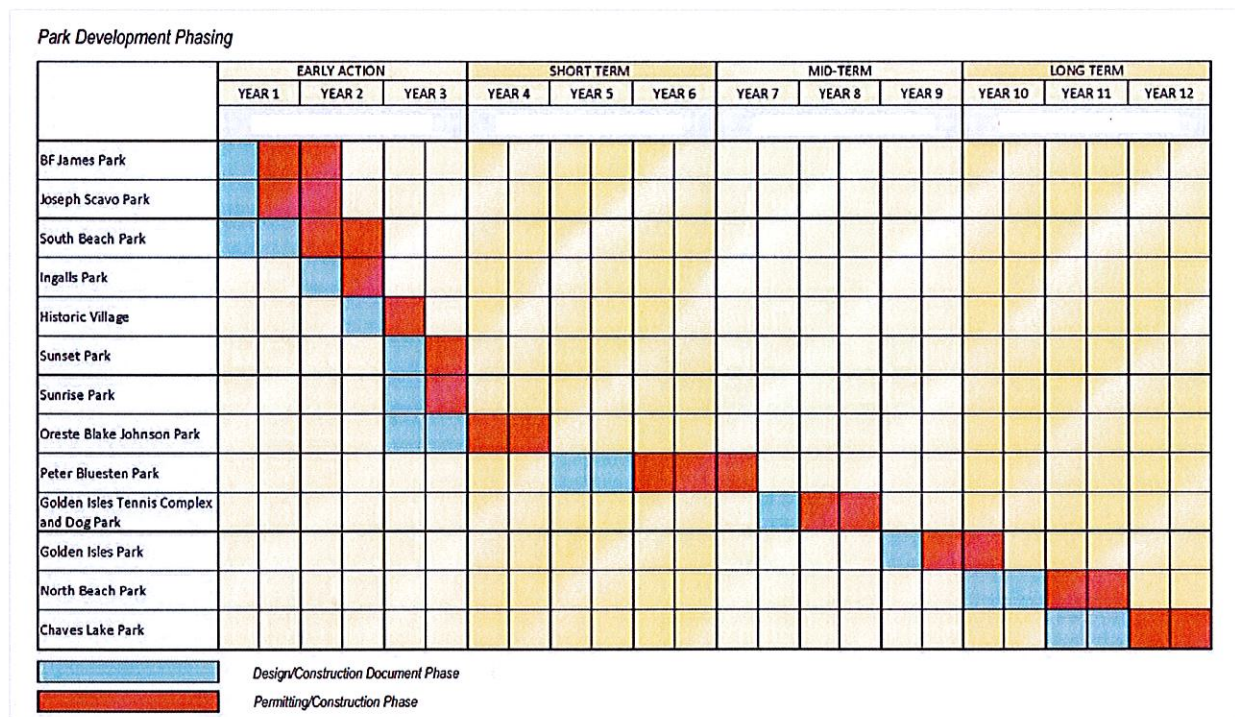


Figure 4. Adopted Twelve-year Phasing for Parks Master Plan.

While the adopted Parks Master Plan provided a 12-year phasing strategy, upon further review and participation from the Community, the City Commission directed the City Manager to explore the issuance of General Obligation Bonds (GO Bonds) to expedite the Plan's implementation and to ensure all projects within the Plan were implemented in a timely fashion (Resolution 2012-90 – Exhibit B). Upon issuance of the GO Bonds in June 2016, the implementation of the Parks Master Plan was expedited to be completed within three years. The reason behind this decision was two-fold: achieve financial savings – due to low interest rates – while providing the residents with a modern and redeveloped parks system in a timely fashion. Given the magnitude of implementing a \$60 million Program, the three-year goal for completion is very ambitious. Meeting that goal remains a priority of the administration.

The Parks Master Plan also provided preliminary cost estimates and advised that these associated costs “... would change as the park programs develop further and additional information is known about each site.” (Page 145 of Parks Master Plan – Exhibit A). In addition to the parks to be fully developed or redeveloped within the Parks Master Plan, the document also listed estimated redevelopment costs for some parks in need of “... only minor improvements proposed and those with no anticipated constructions costs due to their present condition...”. Figure 5 shows the estimated costs of implementation as adopted in the Parks Master Plan.

The Parks Master Plan implementation costs projected by B&A was \$39.45 million, which grew to \$54.7 million estimated by staff through the Opinion of Probable Cost developed by staff in 2014 (Exhibit C). This difference in cost estimates is explained below.

It should be noted that B&A projections were based on conceptual ideas and subject to change as the park needs were further assessed and developed during the Master Plan’s Programming Phase.

During the Programing Phase the scope of work was thoroughly defined and modifications to the baseline recommendations were introduced as needed. In addition, actual field conditions were incorporated through surveys and testing; uncertainties typical of the construction industry also affected the revised cost estimates. Another important factor to consider when reviewing cost estimates is cost escalation. Florida has experienced an above normal cost increase due to the dynamic economic growth in the construction market, which has negatively impacted the City’s buying power. In some cases, these projects have

added burden of offsite improvements, such as underground utilities and/or road upgrades, necessary to serve the project and the surrounding community. These factors triggered the original \$39.45 million B&A cost estimate to increase to \$54.7 million.

Park Master Plan Programs	
Park	Estimated Construction Cost
Joseph Scavo Park	\$ 2,429,000.00
B.F. James Park	\$ 2,886,000.00
Orestle Blake Johnson Park	\$ 10,518,000.00
Chaves Lake Park	\$ 1,428,000.00
Ingalls Park	\$ 330,000.00
Peter Bluesten Park	\$ 15,219,000.00
Golden Isles Park	\$ 997,000.00
Golden Isles Tennis Complex & Dog Park	\$ 430,000.00
North Beach Park	\$ 2,229,000.00
South Beach Park	\$ 2,718,000.00
Park Improvement Programs	
Sunset Park	\$ 24,000.00
Historic Village	\$ 30,000.00
Sunrise Park	\$ 10,000.00
Foster Park	\$ 0.00
City Marina	\$ 0.00

Figure 5. Estimated Cost of Construction - Page 145 of Parks Master Plan.

CITY PARKS PHASING

PARK DEVELOPMENT PHASED INTO 4 CATEGORIES:

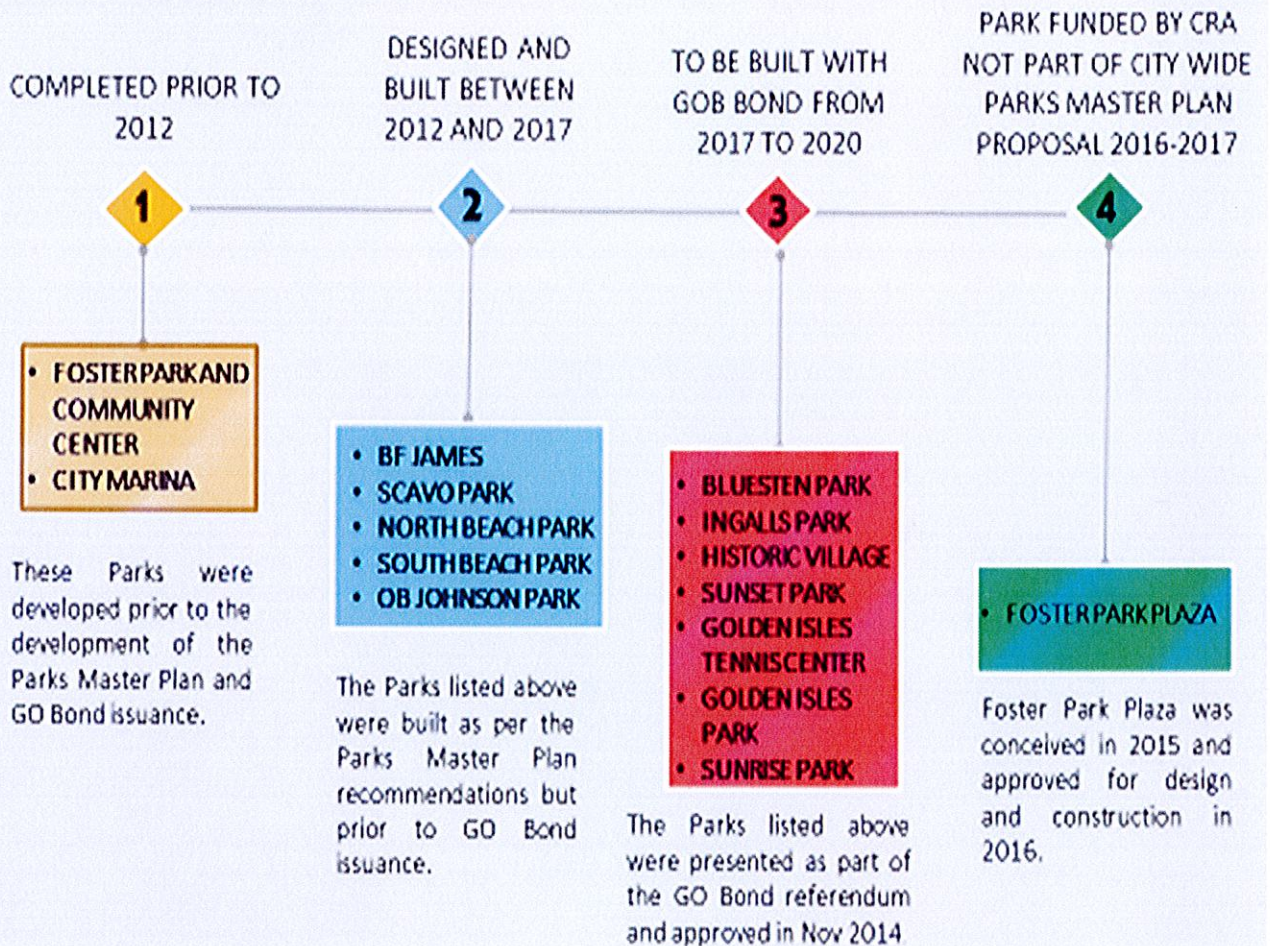


Figure 6. City Parks Phasing.

IMPLEMENTATION OF PARKS MASTER PLAN – ASSOCIATED COSTS AND FUNDING

SOURCES

As can be seen in figures 7 and 8, many of the projects listed within the Parks Master Plan were either constructed prior to the issuance of the GO Bond, or funded by alternative funding sources. Listed below are projects, associated funding source, total delivery costs and completion dates.

NON-GO BOND PARK CONSTRUCTION B&A Estimates vs. Actual Construction Costs

	SECTION	FUNDING SOURCE	PROJECT COSTS B&A \$ (M)	ACTUAL PROJECT COSTS \$ (M)	COMPLETION DATE	STATUS
Foster Park*	NW	CRA	0.0	1.9	2/12	COMPLETE
Joe Scavo Park	NE	GENERAL	2.6	2.9	4/14	COMPLETE
BF James Park	NW	CRA	2.9	5.5	7/14	COMPLETE
S. Beach Park	BEACH	GENERAL	2.7	4.9	3/15	COMPLETE
N. Beach Park	BEACH	P3	2.3	11	6/15	COMPLETE
OB Johnson Park	NW	CRA	10.5	16.8	9/16	COMPLETE
Foster Park Plaza*	NW	CRA	0.0	.72	TBD	UNDER CONSTRUCTION
Parks Total			\$21.0	\$43.7		

Figure 7. Total Project Delivery Costs for Completed City Parks prior to Issuance of GO Bonds.

The table above depicts all costs associated with all project-related activities for the completion of each individual park. These costs may have included, and were not limited to, offsite improvement costs, consultant fees, land acquisition, testing, permitting and furnishings. It is important to note that the costs associated with North Beach Park were provided by a developer, in its entirety, through a public private partnership (P3).

*It should be noted that neither Foster Park nor Foster Park Plaza were included in the Parks Master Plan. Foster Park was completed prior to the adoption of the Parks Master Plan, while the design and construction of Foster Park Plaza was approved after the adoption of the Parks Master Plan.

In November 7, 2012, the City adopted Resolution No. 2012-90, (Exhibit B) directing staff to explore the opportunity to fund the Parks Master Plan through the issuance of a General Obligation Bond (GO Bond). Prior to the adoption of said Resolution, the City held numerous community meetings to gather information and understand specific park needs for each section of the City. These community meetings, as well as feedback from the City Commission, helped develop the scope and programming of each park development project.

To help understand the cost differential between the Parks Master Plan estimated costs and the GO Bond parks development estimated costs, the reader is directed to Figure 8 below, which provides a comparison between the Parks Master Plan's construction cost estimates provided by B&A (original Parks Master Plan) and the construction cost estimates developed in preparation for the issuance of the GO Bond (Opinion of Probable Cost - Exhibit C). It should be noted that costs estimated through the Opinion of Probable Cost include items such as: pre-construction site work, design, permit fees, inter-agency fees, technology, furnishings, consultant fees and offsite improvements, while the costs provided by B&A were based on conceptual ideas and only included direct construction costs. The attached costs were presented to the public during the referendum campaign.

GO BOND PARK CONSTRUCTION					
B&A Estimates vs. Actual Construction Costs					
	SECTION	PROJECT COSTS B&A \$ (M)	PROJECT COSTS COHB \$ (M)	EST. COMPLETE DATE	STATUS
Sunset Park	SW	.02	.55	4/17	PERMIT
Ingalls Park	SW	.33	1.9	5/18	DESIGN
Peter Bluesten Park	SE	15.2	36.5	4/19	DESIGN
GI Tennis Center	SE	.43	7.2	6/19	DESIGN
GI Park	SE	1.0	1.6	6/19	DESIGN
Historic Village	SW	.03	.58	1/19	PRE-DESIGN
Chaves Lake	NW	1.4	3.6	1/20	RFP
Sunrise Park	NE	.01	2.7	1/20	RFP
Parks Total		\$18.42	\$54.6		
Staffing			\$1.7		
Program Contingency			\$1.1		
Grand Total			\$57.4		

Figure 8. Project Costs associated with GO Bond Issuance.

GENERAL OBLIGATION BOND ISSUANCE

Prior to issuance of the General Obligation Bonds, staff conducted numerous public meetings to gather information and to confirm the desires of the Community. The figures listed below were utilized as the basis for funding requested through the GO Bond referendum. These costs include City staffing costs/Project Management and a program Contingency to ensure delivery of the proposed projects.

BOND PROCEEDS	
	AMOUNT
Par Value	\$57,500,000
Net Premium	<u>\$4,301,528</u>
Total	\$61,801,528
Cost of Issuance	<u>\$834,839</u>
Available Bond Amount	\$60,801,528

Figure 9. Bond Proceeds Breakdown.

Please note that the current construction cost estimates are \$57.4 million, including staffing/project management costs (Office of Capital Improvements) and individual park contingencies. In addition, there are other projected savings providing a potential of approximately \$6 million for reprogramming alternative park projects throughout the City. Figure 10 below reflects how this estimate was developed.

PROJECTED SAVINGS – POTENTIAL AVAILABLE FUNDING	
	AMOUNT IN MILLIONS
Net Premium	4.3
Program Contingencies	1.1
Projected Savings	<u>0.6</u>
Potentially Available Funds	\$6.00*

Figure 10. Projected Savings due to Contingency Line Item and Net Premium Value.

* It is important to note that the Trust Indenture that establishes the rules for using the General Obligation Bond proceeds is extremely limited in flexibility of using the proceeds defined above for other than the specifically listed projects. How the City Commission can use these funds in the future is beyond the scope of this report and will not become an issue until the final project costs are known.

CITY OF HALLANDALE BEACH GENERAL OBLIGATION BOND MILESTONES

Figure 11 below depicts the timeline for issuance of the General Obligation Bonds. The referendum for the issuance of the General Obligation Bonds was approved November 4, 2014. The election results showed that nearly 65 percent of the voters supported the GO Bond referendum for an amount not to exceed \$58.5 million to complete the 2011 Parks Master Plan. It should be noted that an additional \$1 million dollars were added to the \$57.5 Parks Master Plan implementation costs in order to cover the Bond issuance costs (Figure 9).

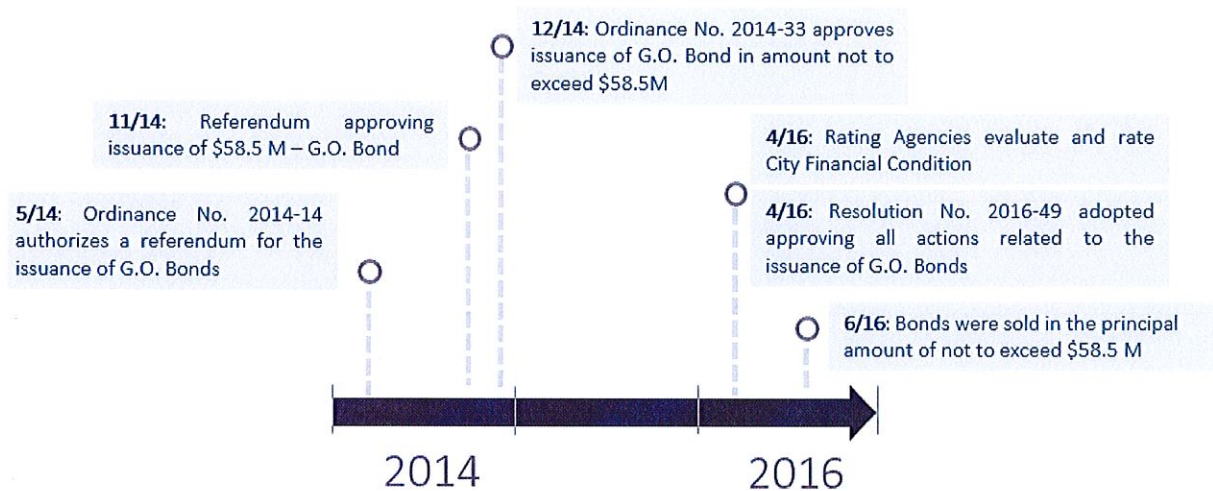


Figure 11. City of Hallandale Beach G.O. Bond Milestones

IMPLEMENTATION OF THE PARKS MASTER PLAN - FROM CONCEPT TO CONSTRUCTION PHASE

As previously stated, the Parks Master Plan provided only a preliminary estimate of the anticipated construction/park improvement costs for each park listed within the document. Accordingly, the costs listed under the Parks Master Plan did not include a comprehensive analysis of all construction costs required to complete all phases of the parks development.

To understand how staff developed a comprehensive construction cost analysis once the Parks Master Plan was adopted, it is necessary to review the process staff underwent to gather the programming requirements for each park. While the Parks Master Plan provided a baseline for design and preliminary construction costs, once adopted, staff was tasked with developing the programming and scope of work for each park through a series of iterations that included Stakeholder, Community and City Commission engagement as well as completion of the Opinion of Probable Cost (Exhibit C). Figure 12 below depicts the process staff undertook to develop the scope, cost estimates and timelines for each project.

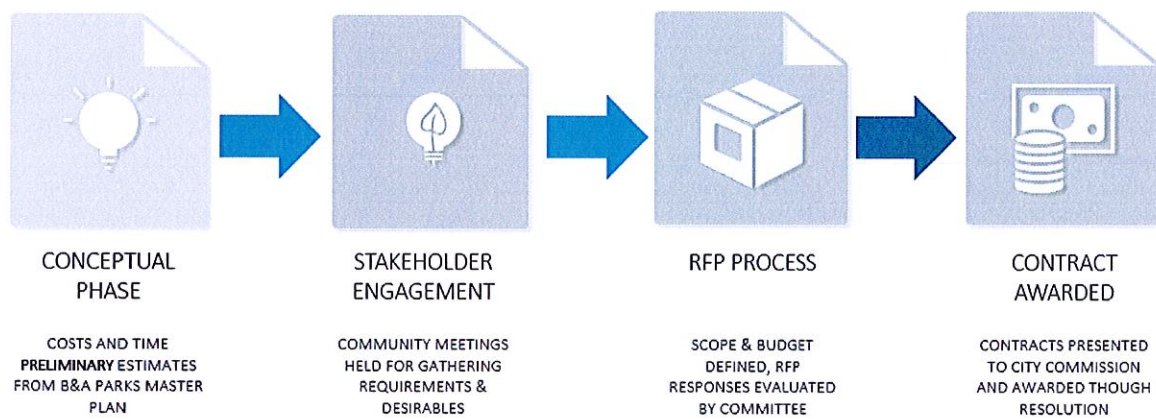


Figure 12. Development of Project Scope, Project Schedule and Project Delivery.

COST COMPARISON: PROJECTS DEVELOPED WITH GO BONDS

The chart below shows a cost comparison between B&A and the City's construction cost analyses. Cost estimates by B&A are shown in blue, while City of Hallandale Beach costs estimates, based on the Opinion of Probable Cost – Exhibit C - are shown in red. The difference is based on the fact that B&A estimates are derived from conceptual plans and direct construction costs, while the City's estimates include full construction costs such as pre-construction site work, design, permit fees, inter-agency fees, technology, furnishings, consultant fees and offsite improvements, among other unforeseeable site conditions/construction costs.

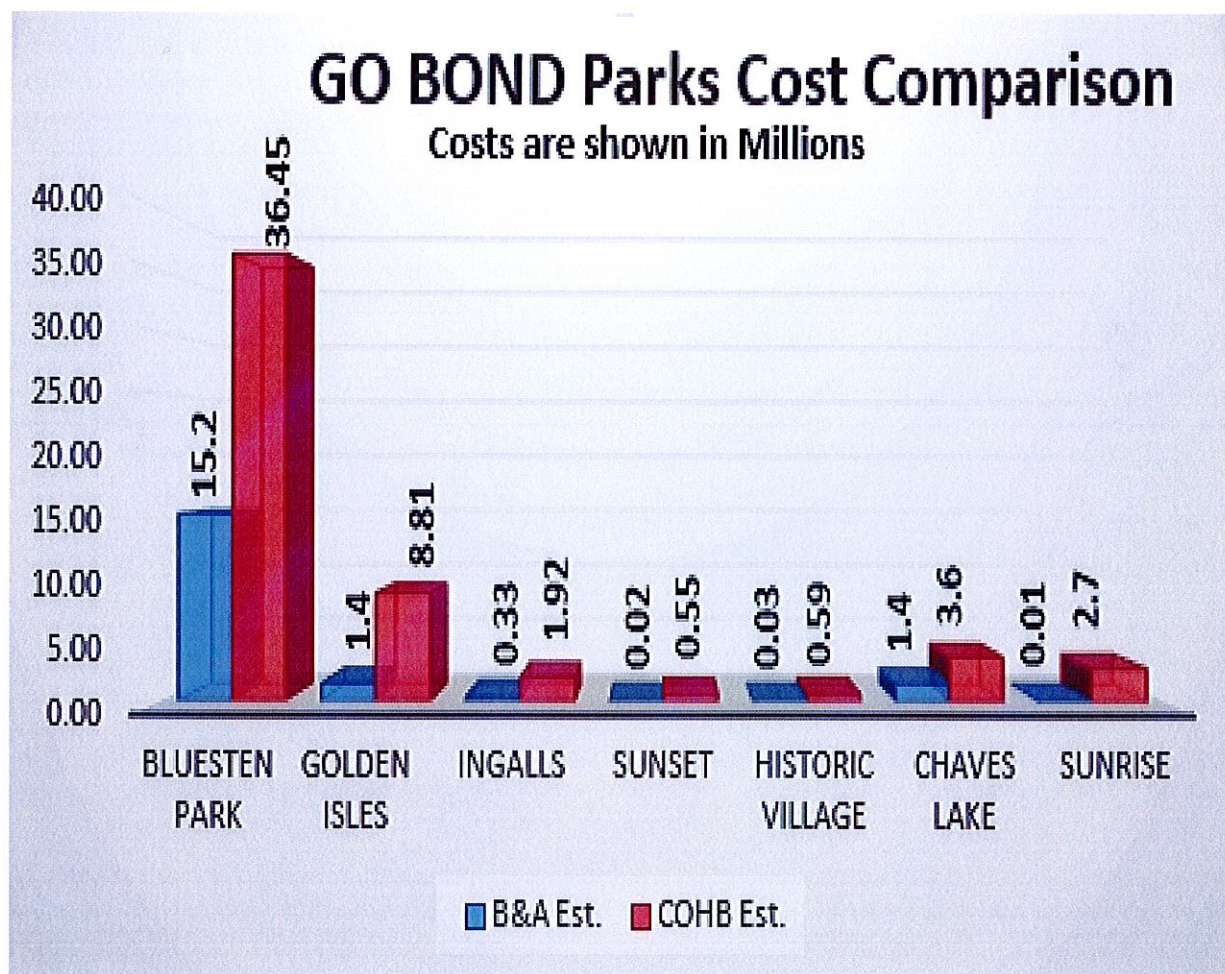


Figure 13. Cost comparison of GO Bond Projects and COHB Cost Estimates.

COST COMPARISON – COMPLETED PARKS: TRADITIONAL FUNDING

Figure 14 depicts a comparison of B&A Construction Cost Estimates vs. Final Construction Costs for those parks completed and funded with non-GO Bond funding sources, such as General Fund, Hallandale Beach Community Redevelopment Agency and Public Private Partnerships (P3). Note that the North Beach Park project scope changed during the construction development showing an example of the challenges in cost control and optimal program delivery.

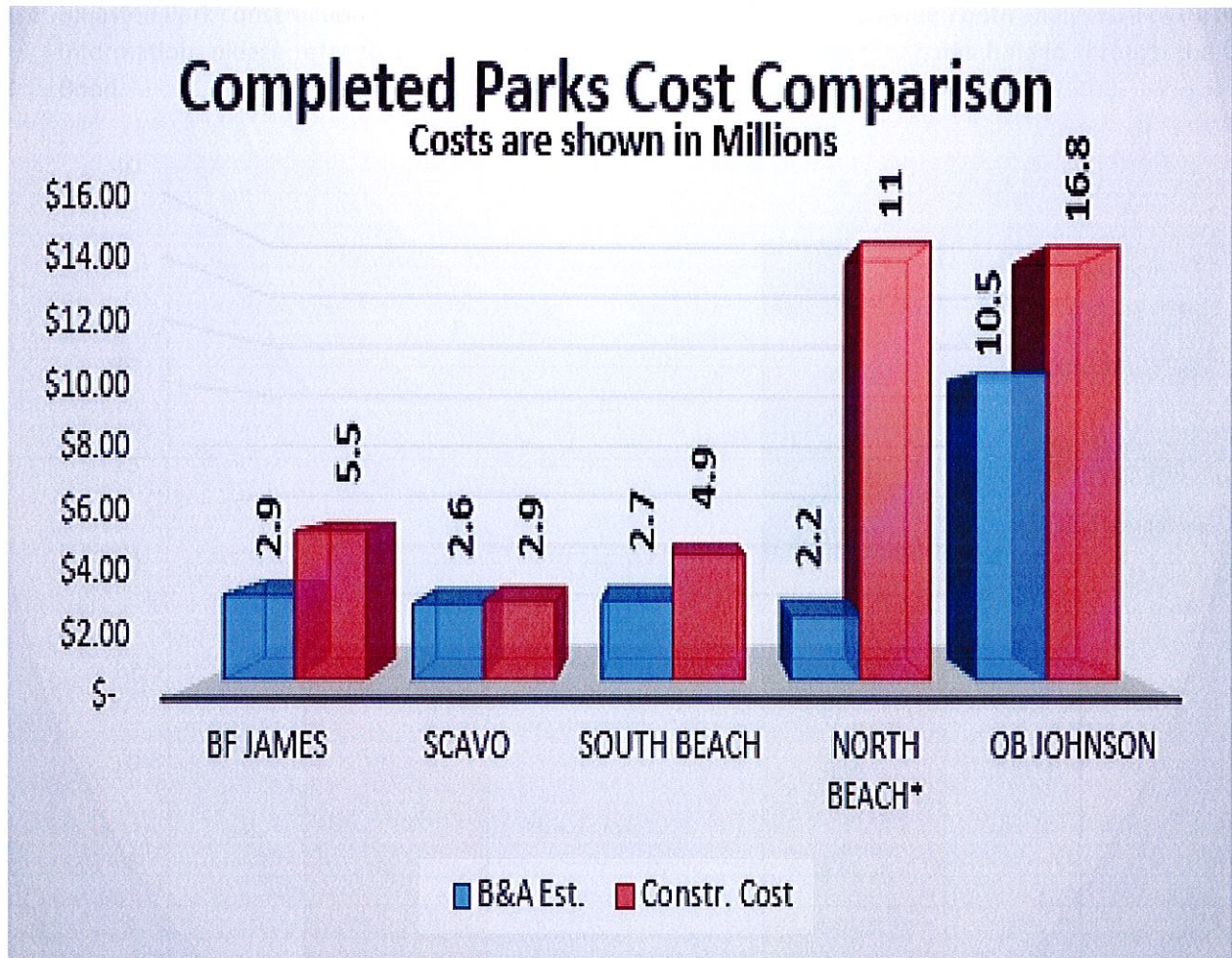


Figure 14. Construction Costs Comparison: B&A estimated Costs vs. City's estimated Costs

*Funded by Developer through Public Private Partnership

PARKS OPERATIONS PLAN

During the development of the Citywide Parks Master Plan, Ballard King and Associates, acting as subcontractor for B&A, performed a Needs Assessment and Analysis of the City's parks and programs. Said needs assessment and analysis included the departmental operations of Parks & Recreation, Human Services, and the Police Athletic League. It also included an operations cost analysis of the City's parks and their facilities.

Final recommendations included system-wide operations, department organization, budget, future operations and maintenance standards, funding, recreation programs, general assessment of the Parks, Human Services and PAL Operations, and recommendations. This information was included in the Citywide Parks Master Plan document adopted by the City Commission, and can be found in Chapter 7, Pages 92-95 of the Parks Master Plan.

Shortly following the Citywide Parks Master Plan process, in May 2011 the City of Hallandale Beach contracted directly with Ballard King and Associates to develop and implement the findings and recommendations of the Citywide Parks Master Plan needs assessment by developing an operation and management plan for the Parks & Recreation Department.

The objective of the Operations and Management Plan was to provide guidance, assistance, and review of the Parks & Recreation operations and management, and to assist the Parks & Recreation Department with the development of the mechanisms, listed below, by providing planning, timelines, and results evaluation. The recommendations from the needs assessment and findings included the development of:

-  Overall Service Plan;
-  Recreation Program Planning;
-  Staff Development;
-  Budget Development & Management;
-  Maintenance Planning;
-  Technology;
-  Marketing Plans;
-  Operations Plans; and,
-  Safety & Security.

The development of the Parks & Recreation Operations and Management plan has been instrumental in guiding the Department's operations and management. The budget developed through this process is attached as Exhibit F*.

***As operational budgets for the Parks and Recreation Department have been developed each fiscal year, sufficient funds have been provided to achieve the maximum potential for parks operations and maintenance within the constraints of a balanced budget. Grants to provide outside revenue sources are sought, and partnerships with other units of government and the private sector, i.e., YMCA, and sponsorships are a major element of the process of developing the annual budgets. Staff is currently working with a consultant to develop a Five-Year Financial Strategic Operations Plan for all elements of City Operations which will reflect a detailed estimate of the costs of operating the Park System when implementation of the Parks Master Plan is completed.**

III. PARKS MASTER PLAN IMPLEMENTATION – NEXT STEPS AND STRATEGY RECOMMENDATIONS

Upon City Commission review, staff is prepared to continue with the development and programming of Bluesten Park. Following are the main features of the Park as well as the benefits to the Community upon its completion.

BLUESTEN PARK AS CITY CENTER

Bluesten Park is located on Dixie Highway, between SE 5th Street and SE 7th Street. As the City's largest community park serving the entire City of Hallandale Beach, Bluesten Park has been identified and established as the City's premier open space with the recommendation to develop the park and its surroundings as a new City Center. Bluesten Park is also located in the City's Regional Activity Center (RAC) area. The effort to develop Bluesten Park as the City Center began when the City initiated the acquisition of surrounding open space in 2007, including an attempt to purchase the US Post Office property located to the east of Bluesten Park and south of the Municipal Complex.

Bluesten Park design does not only include park amenities, and recreational and athletic programs, but also sets the groundwork for the incorporation of the City's Regional Activity Center Vision.

See Exhibit D for Regional Activity Center concept and historical background.

OPENING GATEWAY TO THE CITY

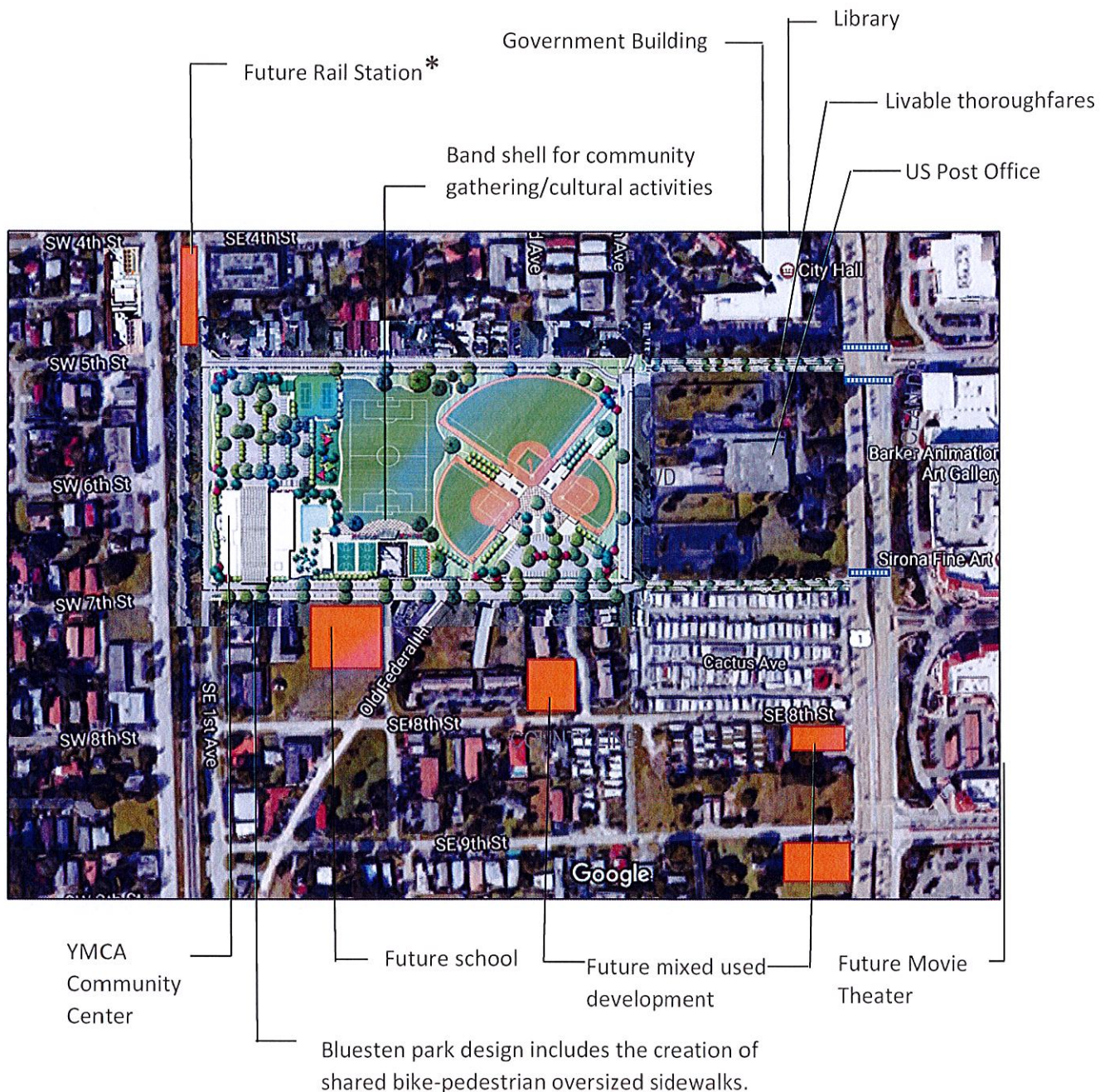
The proposed construction of the "tri-rail coastal link" rail station on the corner of SE 5th Street has been anticipated and incorporated into the Bluesten Park design concept. This concept proposes locating the parking area on the NW corner of the site, allowing for the opportunity to convert the space into a multi-level parking garage should a transit station become possible in the future.



Figure 16. Bluesten Park - Rendering of the Proposed Coastal Link.

GREAT URBAN SPACE

The location, size and surroundings of Bluesten Park, provide all the elements that define a great urban public space. These elements include libraries, schools, government buildings, transportation hubs, retail centers, a variety of housing types, and open/recreational space. Accordingly, a bustling area redevelopment is anticipated within the RAC area, spearheaded by the mixed use concept providing a sophisticated urban feel to the center of the City.



* Location of future rail station is desired within the general vicinity, between SE 3rd and SE 5th Streets.

TRUE CITY CENTER

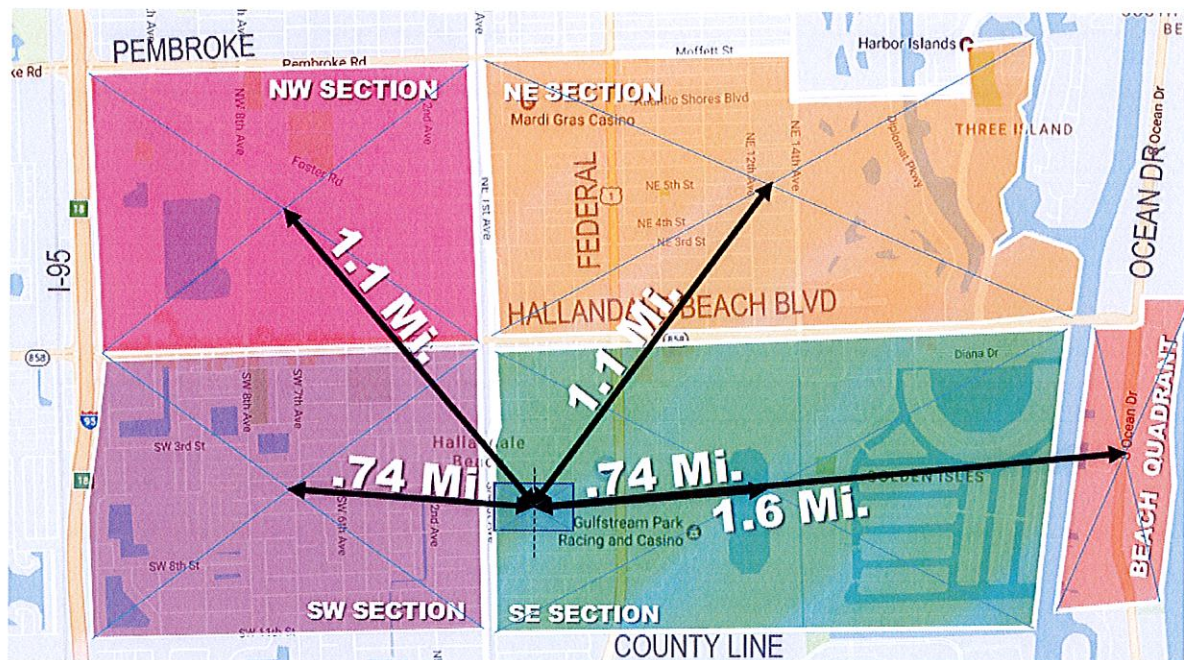


Figure 17. This map depicts distance from center Point of Bluesten Park to center point of each City section.

PRIVATE- PUBLIC PARTNERSHIP

By entering into an operation agreement with the YMCA, the City will gain savings and efficiencies, both in operations/maintenance and the provision of services to the Community. This agreement provides operations of a full mix of health and recreation programs, including operations of the swimming facility. The agreement with the YMCA may be found in the following link: www.cohb.org/YMCAAgreement

A COMPREHENSIVE PLAN FOR ALL SECTIONS OF THE CITY

The Parks Master Plan cost impact shown in Figure 18, represents the park investments/consolidated costs per Section of the City from 2011 until the complete implementation of the Parks Master Plan and utilization of GO Bond funding. These costs represent the economic impact associated with the construction of the parks, their infrastructure upgrades and the right-of-way improvements brought into each Section of the City. It is important to note that the costs depicted in the chart below consider Bluesten Park as an important investment to each Section of the City, and as such its economic impact is shared by its proximity to all Sections.

The costs depicted in Figure 18 are based on actual costs for completed projects and estimated costs for projects underway or not yet started. The total cost at full implementation will be \$98.6 million. The percentage of expenditure by section of the City is NW (35 percent); SW (13 percent); SE (13 percent); NE (13 percent); SE (19 percent); and Beach (20 percent). Note that the percentages are approximate and predictions of full buildout, and that Bluesten Park's estimated costs have been spread across the entire City because it is a centralized facility within the City limits.

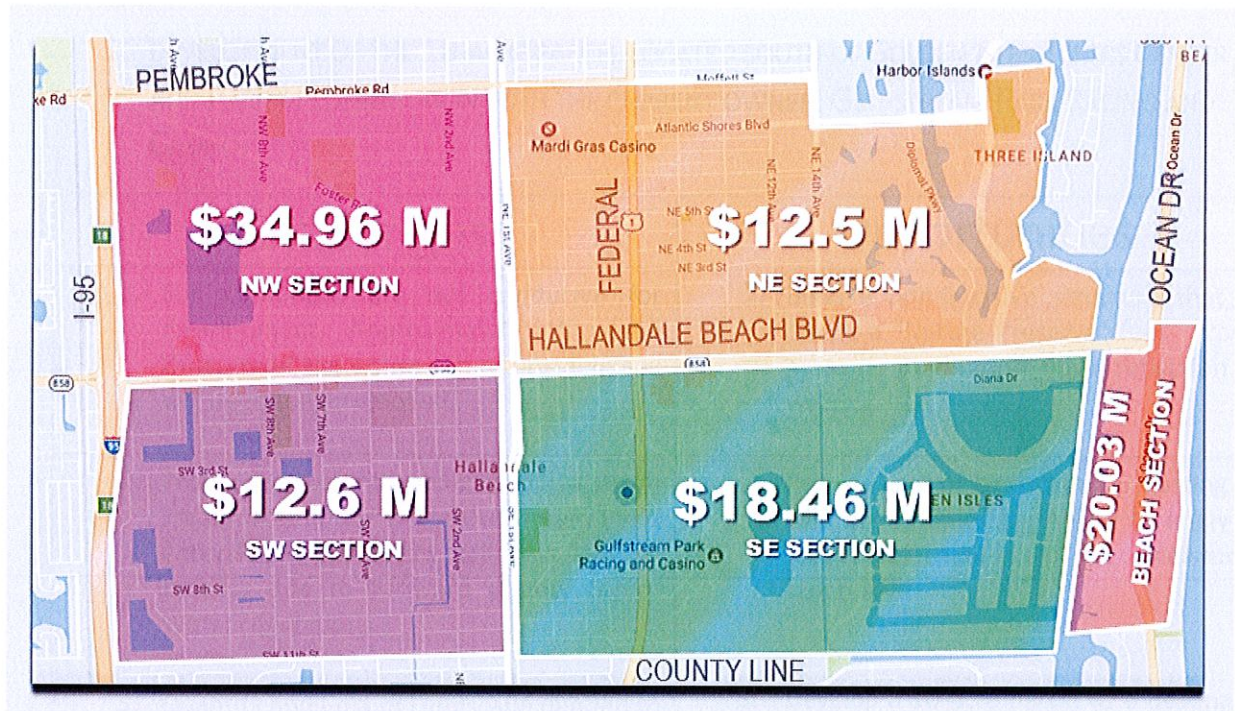


Figure 18. Parks Economic Impact by Section of the City.

OPPORTUNITY - USE OF CONTINGENCY RESERVE FUNDS

The construction costs provided in Figure 8 denote the anticipated cost of each park based on the B&A Park Master Plan recommendations. It should be noted that, since adoption of the Parks Master Plan comprehensive construction cost analyses have been completed (Exhibit C). During the schematic design, various community meetings were held to reconfirm the needs and desires of the Community. Once those needs were established, the design development process was completed. In every project, the design and cost development were developed concurrently in order to control cost and provide value engineering, if needed. Accordingly, it is expected that at the completion of the project, any funding left over will return to the Capital Improvements/Parks Master Plan Reserve Fund Account. This funding will be used either to provide additional cost assistance on those projects that have grown from their original scope, i.e., the Community has requested and the Commission has approved additional amenities, or will be utilized in new initiatives as deemed suitable by the City Commission, assuming that this flexibility is allowed by the General Obligation Bond Trust Indentures.

2. DEVELOPMENT OF DeSOTO PARK CONDO ASSOCIATION PROPERTY ON THREE ISLANDS SAFE NEIGHBORHOOD DISTRICT.

Challenges	Opportunities
1. Property currently has established Australian Pines that provide shade and shelter to a wide variety of migrating birds. Note: Australian pines are considered an invasive species, therefore the scope will require removal of all existing trees.	1. Identify the <u>area</u> desired to develop the passive linear park environment for residents to enjoy the waterfront property. Provide shade structures within the plan's design.
2. Lengthy permitting process due to the engagement of the Environmental Resources Department and other state regulatory agencies.	2. Provide a Nature base project combining the waterways to provide docks for pedestrian enjoyment and the development of a Florida Friendly plants and wildlife.
3. Need for careful analysis of existing road elevations and storm water runoff due to the drastic differential in elevation between the road and top of the sea wall.	3. An opportunity to incorporate a dog walk can be added.
4. The City of Hallandale does not currently own this property.	4. Opportunity to incorporate a natural trail and linear park.

IV. CONCLUSION

There are a number of questions which have been properly raised by members of the City Commission at this stage of implementing this extraordinary Parks Master Plan as approved by the voters (and tax payers) of the City of Hallandale Beach:

- 1) Are we on schedule to complete the implementation as directed by the City Commission? Yes, if the decision to award Bluesten Park is made by the City Commission on April 19, 2017.
- 2) Are we getting value for the dollars invested? Yes, the City's review processes before construction and monitoring during construction, as well as new processes for project closeout that assign responsibility for change orders to the cause of the change order rather than the City just absorbing the cost, will give the City the value this process deserves. It should be noted that time is of the essence in an inflationary construction market, and we must continue to implement the program as rapidly as possible and to adjust project scope if costs come in higher than anticipated. There is a finite sum of money available in this program and staff is keenly aware of this concern. We need to be sure that each park, as the details emerge, is based on a balance of wants and needs in relation to the funds available.
- 3) Have we engaged all the staff/consultants needed to get the job done? Not yet. There are staffing and operational changes being developed that will enhance the Administration's ability to deliver the desired results. A report regarding this changes will be made in the near future after Assistant City Manager recruitments are completed. Our thinking at this time is that one of the two Assistant City Manager vacant positions will focus on capital projects implementation.
- 4) When taken as a whole, are the projects envisioned in the Parks Master Plan equitably distributed throughout the entirety of Hallandale Beach? Frankly, the time to have asked this question was when the Parks Master Plan was adopted nearly six years ago. Nevertheless, the process of implementing the Plan could have been better timed to demonstrate the basic equity from a geographic distribution standpoint. The concern about "place" equity will resolve as the remaining parks are built. The concern about "dollar" equity cannot be resolved based on variables such as land availability, program needs for differing nearby populations, and the potential for public private partnerships, such as North Beach Park and the YMCA project in Bluesten Park. Adjustments to the "dollar" equity will be made when the limitations on utilizing available funds in the GO Bond are worked out as the amount of those funds become known as new projects are developed.
- 5) Are the operational costs of all these new and upgraded parks and programs incorporated into the City's Long Range Financial Planning? Yes, the process of developing a Five-Year Financial and Strategic Operations Plan is underway, and the requirement of including the operating needs of a fully developed parks system is included within the Five-Year Financial and Strategic Operations Plan scope of work.
- 6) It is important to mention that the Community Benefits Plan (CBP) and Hallandale Opportunity Project (HOP), which are programs designed to assist Hallandale Beach businesses and citizens to expand their corporate and personal growth, have been applied to many of the projects included

in this report. We are currently working to evolve these programs to improve their potential for sustainable gains that can be made for a reasonable and measurable cost. There will be more to follow on this effort in the near future.

- 7) Are we maximizing contributions from developers to improve existing parks, beautification projects, and expand the parks system where appropriate? Since every new development is unique, it is difficult to provide a comprehensive answer to this question. Nevertheless, this Administration is committed to ensuring that future development projects provide an equitable contribution to the parks system and that the relevance of the contributions is defensible and measurable.
- 8) When the full implementation of the Parks Master Plan is complete, will we have a world class parks and recreation program for a community our size? We will have a world class parks and recreation program for a community of any size and second to none for a community of our size. This Program is truly extraordinary by any standard, and now the challenge is to complete the effort in the most cost effective and timely manner possible. The goal of this Administration is to make the City Commission and your constituents proud of what has been done and how it has been done so that future Bond-funded efforts will be supported.
- 9) What are the next steps? Continue to build out all approved projects. Incorporate the parks operations in our long range financial planning. Restructure our implementation team to maximize talent utilization across the entire City staff. Implement a better reporting system to keep the City Commission, Parks and Recreation Advisory Board, and the Community aware of progress and to rise issues for resolution on a timely basis.

Appreciations: Prior to my recruitment, members of the City Commission expressed their concerns regarding the implementation of the Parks General Obligation Bond Program by deferring the “go/no go” decision on Bluesten Park until the new City Manager had a chance to review the entire program. Due to the magnitude of this program and many other efforts not related to Parks and Recreation, it has taken eight weeks to complete the review which is represented in this report. This has been time well spent.

It is important to thank Greg Chavarria, CIO; Director Keven Klopp, Development Services Department; Greg Harris, Capital Projects Manager; Director Celeste Lucia, Finance; Director Cathie Schanz, Parks and Recreation; Director Sarita Shamah, Office of Capital Improvements; and City Attorney, Jennifer Merino, for their extraordinary effort to research and develop this report. It has been a learning experience for these dedicated employees in maximizing outcome through cross-departmental team work, and for me in just knowing how talented and dedicated our employees are.



Roger M. Carlton,
City Manager

EXHIBITS

CITY WIDE PARKS MASTER PLAN

10.12. ESTIMATED COST OF CONSTRUCTION

The following table illustrates the estimated cost of construction for each of the park plans presented in this chapter. The estimates are preliminary figures and will change as the park programs develop further and additional information is known about each site. Also listed, are the parks which have only minor improvements proposed and those with no anticipated construction costs due to their present condition.

Total estimated cost of construction based on the cost opinion developed for each individual park a total is \$39.509 million dollars. The Park Master Plan Programs investment cost, the major park improvements identified, is a sum total of \$39.45 million dollars. The Parks Improvements Programs, the parks requiring minor investment, is a total of \$64,000. Chapter 12, Project Phasing, establishes the required funding outlays for these projects.

Park Master Plan Programs	
Park	Estimated Construction Cost
Joseph Scavo Park	\$ 2,429,000.00
B.F. James Park	\$ 2,886,000.00
Orestle Blake Johnson Park	\$ 10,518,000.00
Chavez Lake Park	\$ 1,428,000.00
Ingalls Park	\$ 330,000.00
Peter Bluestein Park	\$ 15,219,000.00
Golden Isles Park	\$ 997,000.00
Golden Isles Tennis Complex & Dog Park	\$ 430,000.00
North Beach Park	\$ 2,229,000.00
South Beach Park	\$ 2,718,000.00
Park Improvement Programs	
Sunsel Park	\$ 24,000.00
Historic Village	\$ 30,000.00
Sunrise Park	\$ 10,000.00
Foster Park	\$ 0.00
City Marina	\$ 0.00
HACC Athletic Fields	\$ 0.00

RESOLUTION NO. 2012 - 90

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AUTHORIZING THE CITY MANAGER TO EXPLORE THE ISSUANCE OF REVENUE BONDS IN THE AMOUNT OF TWELVE MILLION AND SEVEN HUNDRED THOUSAND (\$12,700,000) DOLLARS TO FINANCE THE CAPITAL IMPROVEMENT PROJECTS INCLUDING THE ACQUISITION OF THE POST OFFICE PROPERTY LOCATED AT 500 SOUTH FEDERAL HIGHWAY FOR PARK LAND, AND THE CONSTRUCTION OF A NEW MAIN FIRE STATION; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission has previously approved the Citywide Parks Master Plan which includes the acquisition of the Post Office Property located at 500 South Federal Highway in order to sustain and improve the City's parks for future generations; and

WHEREAS, the City Commission has also approved the construction of a new Main Fire Station which will result in the improvement of the infrastructure and delivery of services; and

WHEREAS, the City Administration has evaluated the various funding sources and methods available to fully fund these capital improvement projects; and

WHEREAS, the City Administration has determined that it is in the best interest of the City to issue Revenue Bonds to finance the acquisition of the Post Office Property located at 500 South Federal Highway for the future development of park land and for the construction of the new Main Fire Station; and

WHEREAS, a total of Twelve Million and Seven Hundred Thousand (\$12,700,000.00) dollar's worth of revenue bonds is required to complete the abovementioned capital improvements; and

WHEREAS, the City Manager desires to utilize a solicitation process to determine the best rates available to the City for the issuance of such revenue bonds; and

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WHEREAS, the Mayor and City Commission have determined that it is in the best interest of the residents of the City of Hallandale Beach to issue revenue bonds for the financing of the capital improvements projects; and

WHEREAS, the Mayor and City Commission desires to authorize the City Manager to utilize a solicitation process to determine the best rates available for the issuance of such revenue bonds; and

WHEREAS, the Charter of the City of Hallandale Beach requires that once the City Administration has determined to issue the revenue bonds, the Mayor and City Commission shall adopt an Ordinance authorizing the borrowing of money not inconsistent with the limitations in the constitution and the general laws of the state.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA:

SECTION 1. Authority of the City Manager. The Mayor and City Commission hereby authorize the City Manager to explore the issuance of Twelve Million Seven Hundred Thousand (\$12,700,000.00) Dollars of revenue bonds for the financing of capital improvement projects which include the purchase of the Post Office property located at 500 South Federal Highway, and the construction of a new main fire station.

SECTION 2. Effective Date. This Ordinance shall take effect immediately upon its adoption after second reading.

APPROVED and ADOPTED this 17th of October, 2012.


MAYOR-COMMISSIONER

SPONSORED BY: CITY ADMINISTRATION

77 ATTEST:

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82 CITY CLERK

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85 Approved as to legal sufficiency and form

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90 V. LYNN WHITFIELD

91 CITY ATTORNEY

OPINION OF PROBABLE COST PARKS MASTER PLAN - CMAR STYLE CONSTRUCTION

February 2,2014

PHASE II

Name	Direct Construction Costs	General Conditions	Construction Management Fee's	Profit	Project Contingency	GMP	Permit Fee's - 2.5%	Furnishings	Pre-Construction Phase	GRAND TOTAL	Size (A)	Price/Acre	Price/Acre Direct
Bluestern Park	20,227,469.50	2,589,116.10	3,539,807.16	1,751,698.96	4,045,493.90	32,153,505.52	505,686.74	1,234,350.82	2,559,586.95	36,453,210.03	21.46	1,698,658	942,566
Sunset Park	342,625.00	43,856.00	59,959.33	29,671.33	51,393.75	527,505.45	8,565.63	0	17,131.25	553,202.33	0.475	1,164,636	721,316
Ingalls Park	1,145,577.50	146,633.92	200,476.06	99,207.01	171,836.63	1,763,731.12	28,639.44	22,650.00	104,367.33	1,919,387.89	4.64	413,661	246,892
G.I. Tennis Center	53,976,745.00	509,023.36	695,930.38	344,386.12	596,511.75	6,122,596.60	99,418.63	596,525.00	9351,674.50	7,170,214.73	5.25	1,365,755	757,475
Golden Isles Park	978,396.50	125,234.75	171,219.39	84,729.14	146,759.48	1,506,339.25	24,459.91	0	111,839.65	1,642,638.31	1.61	1,020,273	607,700
Staffing	1,000,517.30									1,000,517.30			
Total Phase I	527,671,330.80	\$3,413,864.13	\$4,667,392.36	\$2,309,692.45	\$5,011,995.50	\$42,073,757.94	\$666,770.34	\$1,353,525.82	\$3,644,599.68	\$47,738,653.78	33.44	1,427,805	827,616

PHASE III

Name	Direct Construction Costs	General Conditions	Construction Management Fee's	Profit	Project Contingency	GMP	Permit Fee's - 2.5%	Furnishings	Pre-Construction Phase	GRAND TOTAL	Size (A)	Price/Acre	Price/Acre Direct
Chaves Lake Park	2,048,825.00	262,249.60	358,544.38	177,428.25	307,323.75	3,154,370.97	51,220.63	56,000.00	370,882.50	3,632,474.10	3.17	1,145,891	646,317
Historic Village	489,500.00	N/A	N/A	N/A	48,950.00	538,450.00	7,342.50	20,000.00	15,000.00	580,792.50	2000 SF	\$280/SF	\$245/SF
Sunrise Park	51,695,733.65	217,053.91	296,753.39	146,850.53	254,360.05	2,610,751.53	42,393.34	25,000.00	30,000.00	2,708,144.87	1.95	1,385,792	868,607
Staffing	690,175.68									690,175.68			
Total Phase II	\$4,924,234.33	\$479,303.51	\$655,297.76	\$324,276.78	\$610,633.80	\$6,303,572.50	\$100,956.47	\$101,000.00	\$415,882.50	\$6,921,411.46			
Total Phase III	\$32,595,565.13	\$3,893,167.64	\$5,322,680.13	\$2,633,971.23	\$5,622,629.30	\$48,377,330.44	\$767,726.80	\$1,454,525.82	\$4,060,482.18	\$54,660,065.24			
Total Staffing										\$1,690,692.98			
GRAND TOTAL										\$56,350,758.22			

Ballard Hallandale New Facilities Operations Budget

Exhibit E

Hallandale Beach New Facilities Operating Budget						
Operational Budget Summary						
Category	North Beach	Foster Park	HACC	Hist. Village	General	Total
Operating Expenses	\$ 278,022.00	\$ 164,248.00	\$ 105,145.00	\$ 81,149.00	\$ 82,125.00	\$ 710,689.00
Operating Revenues	\$ 125,000.00	\$ 14,000.00	\$ 11,000.00	\$ 12,000.00	-	\$ 162,000.00
Difference	\$ (153,022.00)	\$ (150,248.00)	\$ (94,145.00)	\$ (69,149.00)	\$ (82,125.00)	\$ (548,689.00)
Recovery %	45%	9%	10%	15%	0%	23%

Hallandale Beach New Facilities Operating Budget Expenses						
Category	North Beach	Foster Park	HACC	Hist. Village	General	Total
Personnel (new positions)						
Full-time	85,050	37,800	20,925	20,925	77,625	242,325
Part-time	32,472	19,448	5,720	9,724		67,364
Total	\$ 117,522	\$ 57,248	\$ 26,645	\$ 30,649	\$ 77,625	\$ 309,689
Commodities						
Office supplies (paper, etc.)	4,000	4,000	-	500	500	9,000
Pool chemicals	-		-	-	-	-
Maintenance/repair/materials	15,000	12,000	5,000	5,000	-	37,000
Janitor supplies	15,000	10,000	5,000	5,000		35,000
Parks maint supplies	-	-	5,000	2,000	-	7,000
Recreation supplies	3,000	5,000	3,000	3,000	-	14,000
Tools & equipment	4,000	2,000	4,000	2,000	-	12,000
Fuel	500	500	1,000	500	-	2,500
Uniforms	500	500	500	500		2,000
Printing/postage	4,000	2,000	-	500	-	6,500
Items for resale	-	-	-	-	-	-
Other misc. expenses	5,000	3,000	3,000	2,000	500	13,500
Total	\$ 51,000	\$ 39,000	\$ 26,500	\$ 21,000	\$ 1,000	\$ 138,500
Contractual						
Utilities	60,000	36,000	20,000	7,000	-	123,000
Water/sewer	4,000	4,000	5,000	2,000	-	15,000
Insurance (property & liability)	10,000	8,000	5,000	5,000		28,000
Communications (phone)	2,000	2,000	-	1,000	1,000	6,000
Park contract services	-	-	3,000	500	-	3,500
Building contract services (mechanical, accounting, legal, etc.)	10,000	7,000	1,000	1,000		19,000
Contract Management (Aquatics, etc.)	-					-
Rental equipment	-	-	-	-	-	-
Advertising	5,000	1,000	-	3,000	-	9,000
Training	1,000	-	-	500	1,000	2,500
Conference	500	-	-	500	1,000	2,000
Trash pickup	4,000	2,000	2,000	2,000	-	10,000
Bank charges (credit card fees)	-	-	-	-	-	-
Other	3,000	3,000	3,000	2,000	500	11,500
Total	\$ 99,500	\$ 63,000	\$ 39,000	\$ 24,500	\$ 3,500	\$ 229,500
Capital						
Replacement fund	\$ 10,000	\$ 5,000	\$ 3,000	\$ 5,000	\$ -	23,000
Parks Vehicles and Equipment	\$ -		\$ 10,000			10,000
Grand Total	\$ 278,022	\$ 164,248	\$ 105,145	\$ 81,149	\$ 82,125	\$ 710,689

Hallandale Beach New Facilities Operating Budget Revenues						
Category	North Beach	Foster Park	HACC	Hist. Village	General	Total
Fees						
Daily Admissions	-	-	-	-	-	-
Corporate/Group	-		-			-
Rentals	100,000	5,000	-	10,000		115,000
Total	\$ 100,000	\$ 5,000	\$ -	\$ 10,000		\$ 115,000
Outdoor Amenities						
Admissions	-					-
Rentals	-	-	-		-	-
Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Programs**						
General Outdoor	-		4,000			4,000.00
Aquatics	0					-
General Indoor	3,000	3,000				6,000.00
Contract Classes/Services	2,000	500	-		-	2,500.00
Total	\$ 5,000	\$ 3,500	\$ 4,000	\$ -	\$ -	\$ 12,500.00
Other						
Sponsorships	5,000	3,000	5,000		-	13,000.00
Resale items	-		-			-
Special Events	-		2,000	2,000	-	4,000.00
Parking Fees	10,000	-				10,000.00
Lease Payments			-			-
Percentage of Goods Sold	5,000	-				5,000.00
Vending (net to the center)	-	2,500	-		-	2,500.00
Total	\$ 20,000	\$ 5,500	\$ 7,000	\$ 2,000	\$ -	\$ 34,500.00
Grand Total	\$ 125,000	\$ 14,000	\$ 11,000	\$ 12,000	\$ -	\$ 162,000.00

Hallandale Beach New Facilities Operating Budget Full-Time Staff														
North Beach Building				Foster Park Comm Center			HACC Athletic Fields			Historic Village			General	
Full-Time Staff	#	Pay	Total	#	Pay	Total	#	Pay	Total	#	Pay	Total	#	Total
Administration														
Administrative Assistant	0	\$ 30,000	\$ -	0	\$ 30,000	\$ -	0	\$ 30,000	\$ -	0	\$ 30,000	\$ -	0	\$ 30,000
			\$ -			\$ -			\$ -			\$ -		\$ -
Marketing Specialist	0	\$ 35,000	\$ -	0	\$ 35,000	\$ -	0	\$ 35,000	\$ -	0	\$ 35,000	\$ -	1	\$ 35,000
			\$ -			\$ -			\$ -			\$ -		\$ 35,000
Outdoor														
			\$ -			\$ -			\$ -			\$ -		\$ -
Public Service Worker III	0	\$ 38,000	\$ -	0	\$ 38,000	\$ -	0	\$ 38,000	\$ -	0	\$ 38,000	\$ -	0	\$ 38,000
			\$ -			\$ -			\$ -			\$ -		\$ -
Parks Service Worker II	0	\$ 34,000	\$ -	0	\$ 34,000	\$ -	0	\$ 34,000	\$ -	0	\$ 34,000	\$ -	0	\$ 34,000
			\$ -			\$ -			\$ -			\$ -		\$ -
Park Service Worker I	0	\$ 31,000	\$ -	0	\$ 31,000	\$ -	0.5	\$ 31,000	\$ 15,500	0.5	\$ 31,000	\$ 15,500	0	\$ 31,000
			\$ -			\$ -			\$ -			\$ -		\$ -
Indoor														
			\$ -			\$ -			\$ -			\$ -		\$ -
Recreation Coordinator	0	\$ 45,000	\$ -	0	\$ 45,000	\$ -	0	\$ 45,000	\$ -	0	\$ 45,000	\$ -	0.5	\$ 45,000
			\$ -			\$ -			\$ -			\$ -		\$ 22,500
Recreation Supervisor	1	\$ 35,000	\$ 35,000	0	\$ 35,000	\$ -	0	\$ 35,000	\$ -	0	\$ 35,000	\$ -	0	\$ 35,000
			\$ -			\$ -			\$ -			\$ -		\$ -
Recreation Aide	1	\$ 28,000	\$ 28,000	1	\$ 28,000	\$ 28,000	0	\$ 28,000	\$ -	0	\$ 28,000	\$ -	0	\$ 28,000
			\$ -			\$ -			\$ -			\$ -		\$ -
Total	2	\$ 276,000	\$ 63,000	1	\$ 276,000	\$ 28,000	0.5	\$ 276,000	\$ 15,500	0.5	\$ 276,000	\$ 15,500	1.5	\$ 276,000
Benefit Percentage 35%			\$ 22,050			\$ 9,800			\$ 5,425			\$ 5,425		\$ 20,125
Grand Total			\$ 85,050			\$ 37,800			\$ 20,925			\$ 20,925		\$ 77,625

Hallandale Beach New Facilities Operating Budget Part-time Staff																		
Part-Time	North Beach Building				Foster Park Comm Center				HACC Athletic Fields				Historic Village					
	Rate	Hours	Weeks	Total	Rate	Hours	Weeks	Total	Rate	Hours	Weeks	Total	Rate	Hours	Weeks	Total		
Outdoor																		
Park Service Worker I	\$ 10	0	52	\$ -	\$ 10	0	52.00	\$ -	\$ 10	10	52	\$ 5,200	\$ 10	0	52	\$ -		
				\$ -				\$ -				\$ -				\$ -		
Recreation Aide	\$ 9	0	52	\$ -	\$ 9	0	52.00	\$ -	\$ 9	0	52	\$ -	\$ 9	0	52	\$ -		
				\$ -				\$ -				\$ -				\$ -		
Youth Aide	\$ 8	0	52	\$ -	\$ 8	0	52.00	\$ -	\$ 8	0	52	\$ -	\$ 8	0	52	\$ -		
				\$ -				\$ -				\$ -				\$ -		
Indoor				\$ -					\$ -					\$ -				\$ -
Front Desk Supervisor	\$ 10	0	52	\$ -	\$ 10	0	52.00	\$ -	\$ 10	0	52	\$ -	\$ 10	0	52	\$ -		
Recreation Aide	\$ 9	60	52	\$ 26,520	\$ 9	40	52.00	\$ 17,680	\$ 9	0	52	\$ -	\$ 9	20	52	\$ 8,840		
				\$ -				\$ -				\$ -				\$ -		
Youth Aide	\$ 8	0	52	\$ -	\$ 8	0	52.00	\$ -	\$ 8	0	52	\$ -	\$ 8	0	52	\$ -		
				\$ -				\$ -				\$ -				\$ -		
Programs																		
General Outdoor				\$ -				\$ -				\$ -				\$ -		
General Indoor				\$ 3,000				\$ -				\$ -				\$ -		
				\$ -				\$ -				\$ -				\$ -		
Total		60	312.00	\$ 29,520		40	312.00	\$ 17,680		10	312.00	\$ 5,200		20	312.00	\$ 8,840		
Benefit Percentage 10%				\$ 2,952				\$ 1,768				\$ 520				\$ 884		
Grand Total				\$ 32,472				\$ 19,448				\$ 5,720				\$ 9,724		

HISTORY/BACKGROUND

Hallandale Beach Citywide Master Plan and Implementation Strategy

In 2007, the City purchased the Tower Mobile Home Park located at 600 Old Federal Highway (adjacent to the existing park) and the vacant lot at 601 Old Federal Highway (located east of the existing park) for future park expansion of Peter Bluesten Park.

Citywide Parks Master Plan

In July 2011, The City of Hallandale Beach adopted a Citywide Parks Master Plan to provide a community driven and professionally prepared roadmap to improve public recreation, program offerings, and leisure facilities throughout the community. The Plan included proposed improvements to Peter Bluesten Park. Hopes for the park's re-design combined the City's and community's desire to have a central public venue for hosting major events and festivals in a welcoming setting that allows park visitors to endure the south Florida climate. The acquisition of the two parcels, added an additional 8.6 acres to the existing 8.28 acre Park. In May 2012, the two parcels comprising the site were rezoned to Open Space (OS) District in preparation for the redevelopment and expansion of the park. Passage of the Citywide Parks Master Plan General Obligation Bond in 2014 also included plans to improve and renovate Peter Bluesten Park.

Regional Activity Center

The Peter Bluesten Park property lies within the City's Regional Activity Center (RAC) in the Transit Core Subdistrict. The Transit Core subdistrict is compact and appropriate for mid-rise multistory, mostly attached buildings accommodating a wide range of uses, including employment, shopping, civic, and entertainment destinations as well as residential uses. The purpose of the subdistrict is to create a vibrant, pedestrian-friendly, mixed-use district around the planned Tri-Rail Coastal Link station and along main transit routes. This is consistent with the City's vision of creating a Town Center around a new Bluesten Park. The town center is to be anchored by the Municipal Complex/Government Center, the Village at Gulfstream Park and a future commuter rail station on the FEC Corridor, which is currently being planned by the Florida Department of Transportation (FDOT) and the Miami-Dade, Broward and Palm Beach Metropolitan Planning Organization (MPOs).

CREATING CHARACTER AND BUILDING COMMUNITY

Camaraderie and Community Cohesion

Town center projects build a sense of community. Having access to a broad range of amenities is quite attractive to the public, in general. While Hallandale Beach is not planning the traditional town center, it should be recognized that "Peter Bluesten Park City Center", which houses the campus for City Hall, City Police Department, Cultural Community Center, and a Broward County Public Library, provides "good bones" for a hallmark location that can become the nucleus of the City. The robust plans to redevelop Bluestein Park serves as the impetus for creating a vibrant city center that includes culture, civics, entertainment, education, retail, and employment. Access to these merged amenities and services creates character for a destination that attracts residents from all four quadrants of the city.

Civic Space, Recreation, and Culture

City parks and recreation centers offer countless benefits to residents. They serve as an affordable place for people to exercise, enjoy nature, and spend time with their family and friends. Parks unite

communities by providing residents with a common setting to congregate for recreation, social activities, and to exercise. Bluestein Park will provide youth sports, playground equipment, space for kite flying, and picnics. However, the proposed band shell offers the greatest potential for uniting the entire Hallandale Beach community. The band shell is envisioned to be a place where the community can gather in celebration of the arts and enjoy a musical concert, dance recital, live theater, a movie, cultural celebrations, and weddings. This gathering place will be a great setting for Hallandale Beach community events (i.e. Independence Day, Spring Symphony Picnic Under the Stars, Earth Day, Easter Egg Hunts, PAL Festivals, City Field Day, or Costume Contests) that bring the entire community together for celebrations and entertainment.

In 2011, Florida International University (FIU) completed a Livability Study for the Hollywood - Hallandale Beach area. The study cited several community and cultural events hosted by Hallandale Beach; and, attributed the city's population growth in the mid 90's to the "strides made in bolstering its appeal to young families, working to make beaches and parks more inviting, building a community cultural center to house activities for younger people, and trying to attract family-oriented businesses". The 2011 livability study completed by FIU summarized employment industries, household data, and educational attainment as well.

Of course, much has changed since Hallandale Beach's growth spurt in the mid 90's, but livability indices still include the qualities of amenities (cultural and entertainment related criteria). A more current livability index takes into account essential indicators like average salary, employment rates, growth rates for quality, high-paying jobs in the region, and the cost of rent and utilities measured against everyday factors like bike lanes for commuting, low-cost broadband and the availability of good, cheap takeout. Livability.com takes pride in its meticulous research and methodology for determining the best places to live in the United States. The Livability.com website touts the following "Our research (and common sense) shows that a good city needs a strong foundation: reputable schools, hospitals, airports and infrastructure, low crime, and a good climate. The great cities differentiate themselves by the quality of their amenities like parks, golf courses, farmers markets, and arts and culture. The natural and built environment are factors we consider as well."

Livability.com has also ranked the top ten downtowns in the United States, and admonishes the very best downtowns consistently change as lifestyles, priorities and work patterns evolve. In fact, the site ranked downtowns using some of the following ranking criteria:

- Percentage of New Homeowners
- Population increase since 2010
- Entertainment Options
- Walkability score
- Daytime Population
- Arts and Cultural Attractions

In addition to the Hallandale Beach Citywide Master Plan and Implementation Strategy, Citywide Parks Master Plan, Regional Activity Center policies, Mobility Plan, and Basis of Design Report, the City Commission has set the foundation to make the city most livable for all by supporting initiatives like Healthy Communities and community gardens. In addition, the City Commission directs policy on sustainability, green development, complete streets, and affordable housing. The City Commission can continue to guide policy that ensures that growth is predictable, vibrant, healthy, and livable. Essentially, this means finding mechanisms for accommodating growth that are less likely to have an impact on

environmental resources, transportation networks and overall quality of life. Bluesten Park redevelopment plan accommodates the exponential growth the city is witnessing, while raising the livability index of the community as a whole.

Commerce and Connectivity

The park is surrounded by single and multi-family residences, small scale commercial uses and civic spaces. About ¼ east of the park is devoted to recreational, commercial and retail uses at the Village of Gulfstream Park. In the short term (5-10 years), it is expected that the commercial and retail uses at the Village of Gulfstream Park will continue. The plans for Pegasus Park and the impending movie theater will likely provide some focus directed towards improvement of the pedestrian environment on and around the neighboring site.

In the long term (10-20 years), the Bluesten Park and surrounding area will benefit from the proximity to a potential Tri-Rail station. Currently under study, Tri- Rail will be a driver of redevelopment (it is assumed that a commuter rail station will be located at the intersection of SE 1st Avenue, between 3rd and 4th Street). Associated redevelopment will include a mixture of residential, retail and civic spaces.

Connectivity

Ideally, the new design allows any city resident or visitor to access the park with ease. New sidewalks are proposed along the perimeter of the park as well as walking paths throughout the park. In addition to on-site parking lot, the design includes on-street parking adjacent to the site. The Hallandale Beach mini-bus and Broward Transit provide stops within a block of the park. The existing City Hall site could be used for evening events, youth sports leagues, and informal gatherings.

Cohesiveness Promotes One Hallandale

Bluesten Park provides the perfect location and programming to encourage city-wide inclusiveness. The integration of commerce, culture, connectivity, and civic spaces will create cohesion. Peter Bluesten Park is the only city recreational facility that lies at the periphery of four major employment hubs (Village of Gulfstream Park, Post Office/City Hall/Broward Library, Aventura Mall, and Aventura Hospital and Medical Center) – and it is also entertainment-adjacent. When developed, Bluesten Park will be the anchor of a signature destination that offers programmed and passive space with access to retail, employment, transit, education, culture and socialization. Approval of the Bluestein Park renovation and expansion project is the first step in the design and development of a signature public space which will be a key element in realizing One Hallandale. Peter Bluesten Park City Center will be a catalyst for revitalization and redevelopment.

References:

1. Hollywood - Hallandale Livability Study Area (2011). *Broward County*. Paper 35.
2. www.Livability.com

**The YMCA of South Florida
Partnership Proposal**

Purpose: To develop a partnership agreement that will expand and benefit the City and the YMCA of South Florida in providing quality programs and services to the residents of the community.

Goal: Serve the residents of the community
Create a strong partnership between the City and the YMCA that Strengthens Community

Benefits to Partnership

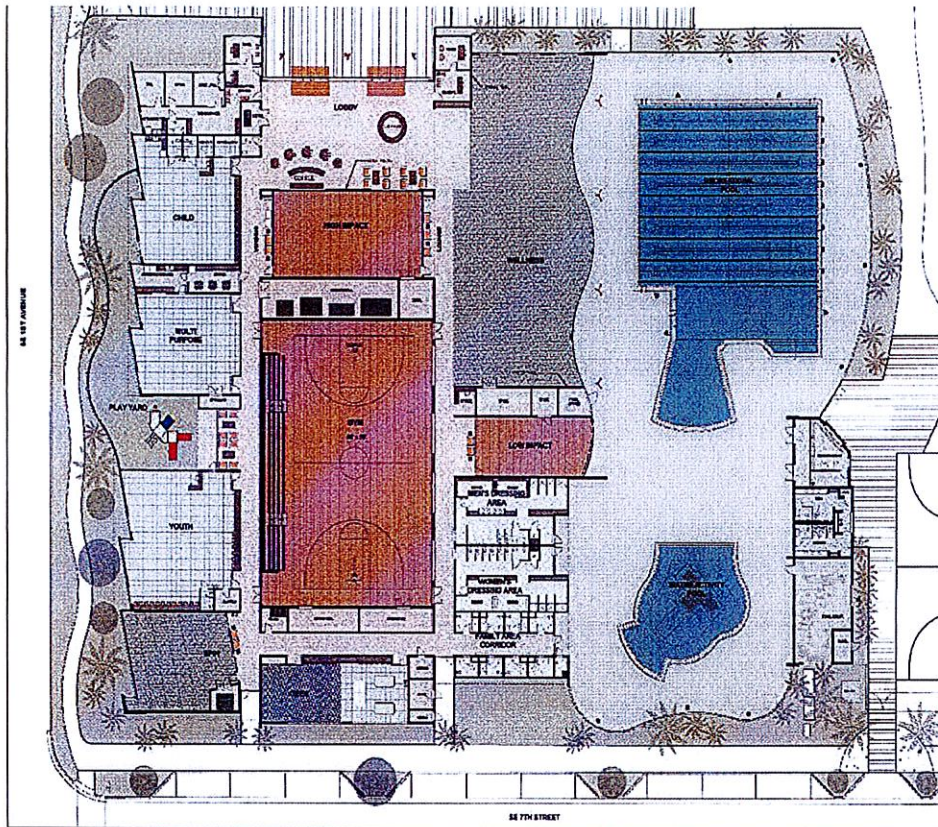
Serve More People

- Efficiencies
- Economies of Scale
- Cross Pollination of Programs and Service
- Leverage Strategic Partners
- Funding Resources
- Integrated Strategies
- Partnership Opportunities
- Corporate Engagement
- Maximize Best Practices
- Staff Development / Career Opportunities
- Strengthen Team
- Raise Bar for Board Engagement / Recruitment
- Pioneers of South Florida



HALLANDALE BEACH YMCA FAMILY CENTER





BLUESTEN PARK

10/10/2017 10:00 AM

PRESENTATION PLAN

SCALE 1/16" = 1'-0"

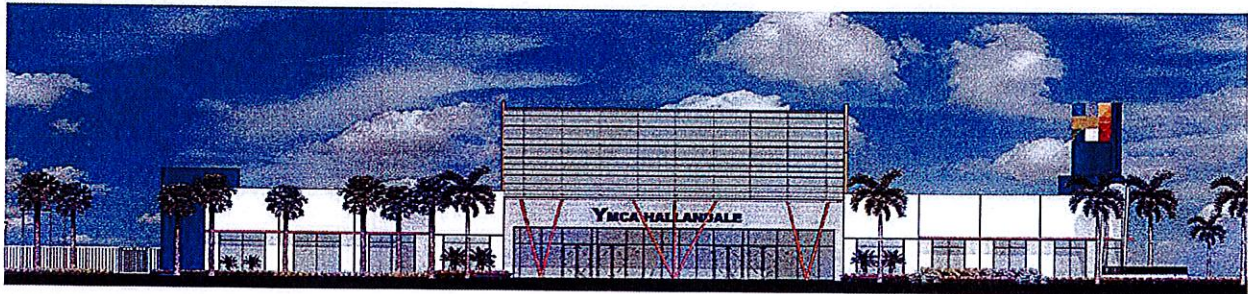
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ACA I
ARCHITECTURAL
CONSULTANTS
ARCHITECTS
PLANNERS
INTERIORS
LANDSCAPE ARCHITECTS
CONSTRUCTION MANAGEMENT

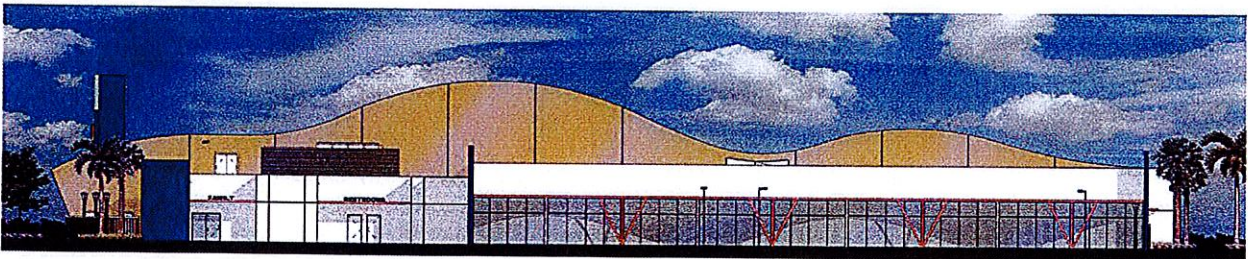
CURRIE SOWARDS AGUILA architects
ARCHITECTS
PLANNERS
INTERIORS
LANDSCAPE ARCHITECTS
CONSTRUCTION MANAGEMENT



PETER BLUESTEN PARK



NORTH ELEVATION



EAST ELEVATION



BLUESTEN PARK

HOLLANDALE, FL 33430

ELEVATIONS

SCALE:

09/07/16

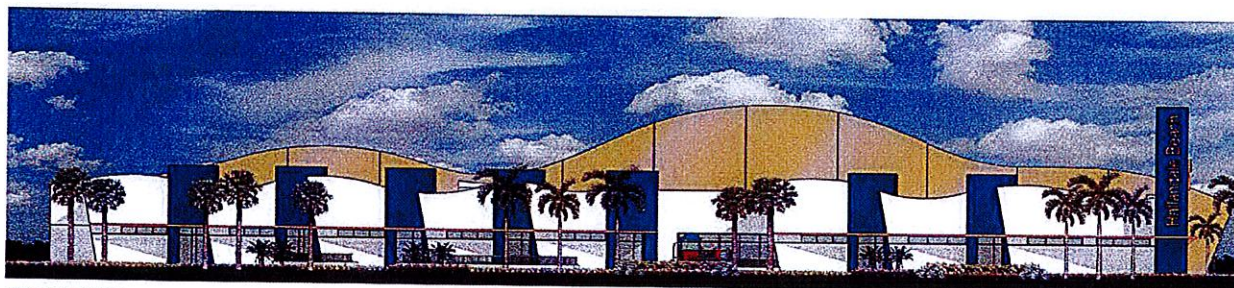




PETER BLUESTEN PARK



SOUTH ELEVATION



WEST ELEVATION



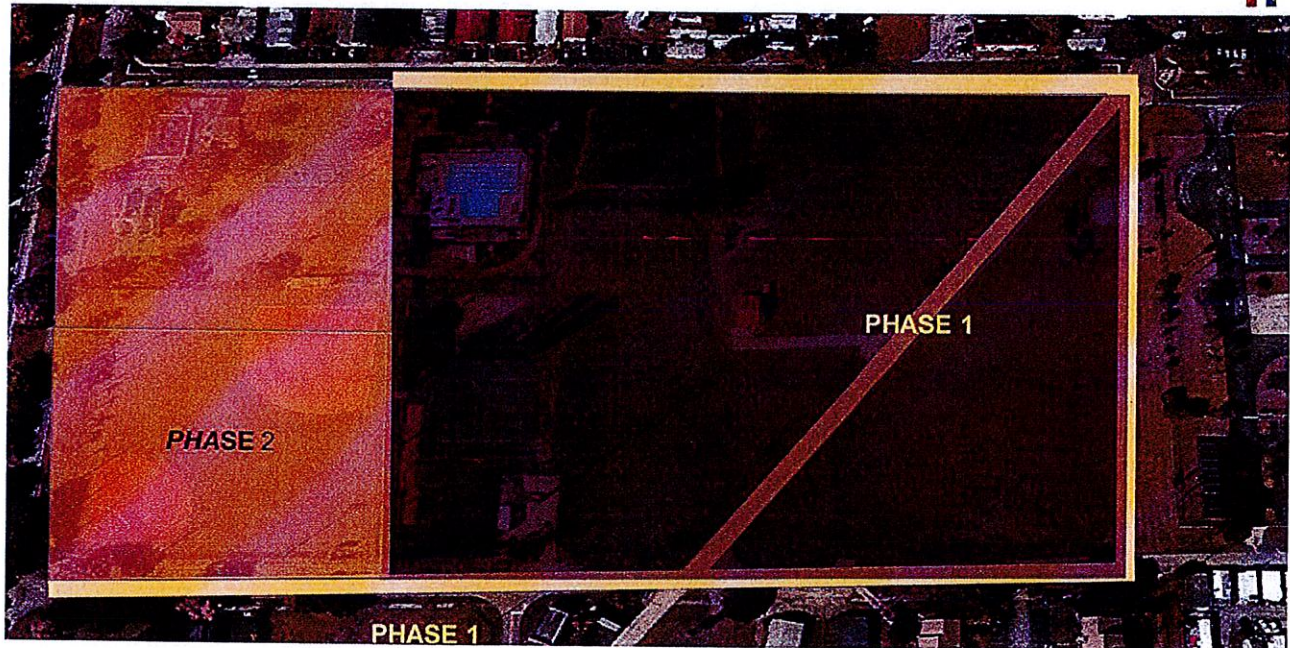
BLUESTEN PARK
HOLLANDALE BEACH, FL

ELEVATIONS
SCALE

ACA I
ARCHITECTURAL CONSULTANTS ASSOCIATES
00/07/10
CURRIE SOWARDS AGUILA architects
ARCHITECTS



Construction Phasing





NORTH ELEVATION



EAST ELEVATION



Hallandale Beach
FLORIDA BEACHES, INC. (2011)

BLUESTEN PARK

CHARTER, BLDG. 11

ELEVATIONS

SCALE:

09/07/16



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