

Golden Isles Park and Tennis Facility Project Summary

Golden Isles Park and the Golden Isles Tennis Facility are both existing City owned and operated recreational facilities located on Egret Drive in the Golden Isles neighborhood of Hallandale.

Programmatic considerations for the park, identified by the community and incorporated into the master plan, included new basketball courts, bocce ball courts, playgrounds, a walking/exercise trail, passive open areas, a dog park, a picnic shelter, restrooms, and on site parking.

Although not included in the original Citywide Park Master Plan project, the Golden Isles Tennis Facility is being planned and developed at the same time as the park. Programmatic requirements for this facility, developed with input from the Community during meetings held between November 2016 and February 2017 include new lighted tennis courts, a new building with locker rooms, offices, a multipurpose room, restrooms and a pro shop.

Central to the concept for the parks development was the integration of the park parcel, and associated amenities, with the tennis parcel and its amenities as well as a connection to an existing ten (10) acre undeveloped parcel located to the south directly contiguous to the park.

Golden Isles Park is a small 2.3 acre neighborhood park which currently includes basketball courts, a playground, walking trails, a dog park and pavilions. The Park property is bounded on the south and north by 2-story multifamily development with existing single family development on the east and an existing utility pump station owned and operated by the City to the west.

Golden Isles Tennis Facility is located on a 2.7 acre parcel and current includes (10) tennis courts, (2) bocce ball courts, a storage building and a tennis center /proshop which occupies the west portion of an original municipal utility building that included a since abandoned water storage tank. The Tennis property is bounded by the utility pump station to the south, a canal to the west, a church and (2) story multifamily to the east and retail development to the north. The total floor area of the existing habitable structures, on the tennis and adjacent utility site is 3,250 SF not including the storage tanks. Additional information related to the relationship of the park to the surrounding community is presented in the application.

The scope of this project includes the redevelopment of the park and tennis facilities incorporating an underutilized area of the existing pump station site, the removal of the existing on street parking fronting the park on Egret Drive to be replaced with secured on site parking, and a new entrance to the tennis facility from Heron Drive.

Considerations incorporated in the planning and design of the park include a connection to the future development of the (10) acre open space parcel south of the park, the connectivity of the Park site to the Tennis Facility site, the development of secured, off street parking, providing for an entrance drive to the existing pump station which is

currently accessed through the tennis facility site, and the development of a separate, readily identifiable entrance to the tennis facility.

Improvements include ten (10) new tennis courts along with a new tennis facility housing a proshop, concessions area, changing rooms, a large multipurpose room, office and storage. A new equipment and materials storage area, two (2) new basketball courts and new bocce ball courts are located south of the tennis courts across from the new park area.

A new drive, located in an existing right of way at the west end of Egret Drive, provides access to an existing municipal pump station. A new pedestrian walkway, connects the tennis complex with the new park which is located just south of Egret Drive. Amenities in the park include dog parks for large and small dogs, a playground, a fitness area, an open grass area, a new pavilion and new restrooms for park visitors.

Twenty seven (26) new off street parking spaces are provided adjacent to the park with an additional forty three (43) spaces located near the tennis facilities for a total of sixty nine (69) spaces. The current number of parking spaces provided is sixty (60) which includes fifteen (15) back out parking spaces on Egret Drive which are being removed.

GOLDEN ISLES PARK VARIANCE- TREE REQUIREMENTS

This variance request is related to the reduction of the overall total number of required trees provided. The code calls for 1 tree to be provided for every 1,500 sf of total site area which requires us to have 198 total trees on site. Fifty five (155) trees are being provided.

The following are justifications for this variance request pursuant to Section 32-965 (b):

1. Special conditions exist for this property that inhibit us from being able to provide the 207 trees. This site is being developed as a park with a heavy emphasis on hardcourt sports (10 tennis, 2 basketball) as well as the playground and fitness zone, parking and 8'500+ sf tennis center building. These uses do not allow for heavy tree planting and we cannot fit the required trees with the required project scope elements.
2. This property has a special condition due to the overall design of the park and the necessity to have all the required sports, amenities and uses on the site.
3. This parcel is a park and is being redeveloped as a park. Neighboring properties are multi-family residential and commercial recreational activity center. Therefore this property automatically is different in its requirements from the surrounding properties. We are still providing ample tree and palm installation and the reduced tree counts will not change the overall view and look from outside the park.
4. During the early design phase, we created and reviewed with our client several different options for the design and layout of the park. It was agreed that the proposed design provides the client with the most functional option for including all the required uses, sports and amenities. If we had to comply with tree requirement, we would have to remove one or more of the sports fields and/or court sports and potentially parking.
5. We have created and reviewed with our client various different options for the design and layout of the park. It was agreed that the proposed design provides the client with the best option for including all the required uses, sports and amenities. The available land is tight and we are fitting a lot of amenities into one small site.
6. The tree planting will still be ample with trees being located at the perimeter and surrounding the buildings of the park giving a park atmosphere and aesthetic from the surrounding streetscapes.
7. The redevelopment of this park will improve the entire neighborhood and will likely be a catalyst for redevelopment and expansion. The granting of this variance will not negatively impact the neighboring properties because we are still able to provide a large quantity of trees which will be predominantly located at the perimeters of the park.