

# Golden Isles Vision Master Plan

Hallandale Beach, Florida





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April 7, 2021

Peter A. Kunen, P.E., CFM  
Assistant Director of Public Works / City Engineer  
City of Hallandale Beach  
630 NW 2nd St.  
Hallandale Beach, FL 33009

Re: Vision Master Plan - Revised

Dear Peter,

We are pleased to submit our understanding and proposed approach to develop the Golden Isles Safe Neighborhood District (GISND) Vision Master Plan. We have also included our fee estimate and detailed personnel hour allocation for your reference.

This is an exciting undertaking for the district and one that will help guide future investment within it. We have helped many communities throughout South Florida in realizing similar visions including the Town of Golden Beach, Village of Indian Creek, Village of Key Biscayne, Town of Cutler Bay, and City of Coral Gables. We've also worked extensively on similar projects on Palm, Hibiscus, and Sunset Islands in the City of Miami Beach.

The following pages outline what we understand should be included in the Vision Master Plan, and a proposed approach to develop it. We will be glad to discuss the project understanding and proposed approach further to ensure what we have formulated meets your expectations.

We appreciate your consideration of Stantec for this important project.

Sincerely,  
Stantec Consulting Services, Inc.

A handwritten signature in blue ink that reads 'Sean Compel'.

Sean Compel, P.E.  
Principal

A handwritten signature in blue ink that reads 'Jared Beck'.

Jared Beck, AICP  
Associate



## Project Understanding:

As redevelopment of homesites has occurred throughout Golden Isles Safe Neighborhood District (GISND), there has been limited change in the streetscape to reflect the increasing investment. Residents would like to develop a vision master plan to depict the design options for future streetscape improvements that more appropriately reflect the evolving character of the community, and those with similar home types.

Layne Boulevard provides the direct access from Hallandale Beach Boulevard through several blocks of single and multi-family housing before arriving at the gatehouse to the district. The primary focus of the vision master plan will be the portion of Layne Boulevard from the gatehouse into the district. However, design consideration should include the entire portion of the boulevard including the entry monument at Hallandale Beach Boulevard. The finger streets within the district will also be included for considerations.

The resulting vision master plan will depict in graphic form the overall reimagining of Layne Boulevard in both street and plan view. This plan should be vibrant and inspirational to residents to be the base for future detailed study and design that may lead to implementation. It will articulate concepts specific to:

- Gatehouse and supporting arrival features;
- Potential lane or alignment shifting of Layne Boulevard;
- Undergrounding of utilities;
- Consideration for sidewalks, bike lanes, shared-use path, and medians;
- Landscape plantings including vegetative walls or buffers;
- Lighting, signage, and community identified furnishings;
- Intersection enhancements.

This plan will also conceptually articulate future improvements along the finger streets including:

- Bridge enhancements and lighting;
- Cul-de-sac design options.

The focus of this plan is to convey the visual experience residents would like to have within the district. General review of existing conditions and constraints such as utilities and stormwater will be conducted however, these will not necessarily be limitations to design concepts.



Town of Golden Beach: previous conditions and conceptual streetscape view.

## Project Approach:

Based on our experience, we recommend the following program to assist in developing a vision master plan that is both inspirational and supported by the residents of Golden Isles.

### Project Kickoff and Plan

- Stantec will work with the City of Hallandale Beach and the GISND representatives to establish the vision plan team, develop the project plan including overall goals, schedule, milestones, public engagement plan, primary points of contact, and communication protocol;
- Review and confirm vision master plan contents and key areas of emphasis;
- Identify existing plans and data sources including underground utilities, stormwater, and proposed capital improvement projects. Note, it is understood the vision master plan will not be limited by existing conditions.

### Site Analysis

- Stantec will conduct an on-site analysis and an existing conditions assessment of the boulevard, gatehouse, bridges, cul-de-sacs, and arrival from Hallandale Beach Boulevard;

- We will meet with the designated City staff and/or GISND project representatives to identify and confirm key issues or current design ideas.

### Conceptual Alternatives

- Stantec will work with the vision plan team in developing up to three preliminary conceptual alternatives for the boulevard design and potential gatehouse reconfiguration;
- The alternatives will include roadway alignment, medians, sidewalks and bike lanes, access drives to existing multi-family developments, street tree patterns and general landscape theme such as vegetative walls, buffers, or signature features, as well as areas of enhanced hardscape, potential monuments, or other important design features;
- These concepts will be graphic and loose in nature yet convey design intent with three to four images per concept;
- Stantec will review these preliminary concepts with vision plan team and refine in preparation for community review;
- Conduct up to two presentations to the City, GISND Advisory Board, or design committee.



Town of Golden Beach: conceptual streetscape view and built example.



## Community Review

It is important that the community be excited by this vision master plan and support its continued efforts. To appropriately engage residents, the following should be included:

- Develop a vision master plan project website with one design review with the vision plan team;
- Each of the conceptual alternatives and appropriate graphics to convey their intent will be posted on the project site for community review and input. This site may include features such as a message board, comment submission, rankings, or other methods to gather input;
- A digital survey may be distributed through the Golden Isles Safe Neighborhood District that gathers input from residents on preferred concepts and features that will be used to further refine the conceptual alternatives to one overall design. This survey would be developed with the vision plan team.

**OR**

- In place of an online survey, host two community workshops to display the conceptual alternatives and gather feedback with the residents on preferred features and designs.

## Preferred Alternative

- With the community feedback, we will refine one overall concept plan that should include the highest priority items identified by the residents and design review committee;
- The conceptual plan will be developed to fully include the boulevard within the district and beyond to Hallandale Beach Boulevard, gatehouse, all intersections within the neighborhood, canal crossings, and cul-de-sacs;
- Review with the vision plan team;
- Post a draft and final preferred alternative concept plans on the project website.

## Vision Master Plan

- The vision master plan will be a booklet including all conceptual designs, the preferred alternative in plan view throughout the community (including Layne Boulevard extending to Hallandale Beach Boulevard), estimated three to five elevations or perspectives to convey the overall design, and other imagery such as photographs, hardscape, lighting, or furnishing recommendations, and gatehouse or entry features;
- This plan will provide the necessary level of detail to build upon for a future phase.



Village of Indian Creek: conceptual streetscape view.

Task:	Fee*:
Project Kickoff and Plan	\$2,208
Site Analysis	\$2,176
Conceptual Alternatives	\$14,063
Community Review	\$7,476
Preferred Alternative	\$11,016
Vision Master Plan	\$10,978
Reimbursables	\$1,500
<b>Vision Master Plan Total</b>	<b>\$49,417</b>

\*Fee schedule revised on April 7, 2021 to reflect exact personnel hour allocations. Previous fee estimate provided on March 15, 2021 rounded task fees. A detailed fee and personnel hour allocations are included on the following page. This fee represents a reduction of \$83.

We understand the vision master plan will be the first of multiple phases as this project proceeds. This plan is intended to be conceptual in nature to depict the overall design theme and intent. Preliminary review will be performed of existing constraints, including underground utilities and stormwater, however will not include detailed analysis. We will perform this with GIS data provided by the City, or otherwise publicly available sources. Land surveying, cost estimating, detailed or civil design, permitting, etc. are excluded from this proposal.

Stantec will provide up to six copies of the bound vision master plan booklet, and one set of 24" x 36" display boards for future use by the City or GISND. Presentation boards, website, online survey, or other materials required for public input, meetings and presentations will be billed to reimbursables.



Village of Indian Creek: conceptual streetscape view.

PROJECT WORKPLAN (KEY TASKS/STAFFING/BUDGET): Base Scope												
Project Name: Golden Isles				Task Manager: JB				Project No.				
Client Name: Hallandale Beach				Revised.: April 7, 2021				Reviewed by: SC				
Personnel	PM Design	Civil	CAD	GIS	Design	-	-	-	-	-	-	Total
Role/Responsibility:	JB	SC	RM	ES	KB	-	-	-	-	-	-	Hours
Personnel Initials:	JB	SC	RM	ES	KB	-	-	-	-	-	-	
Hourly Rates:	\$183	\$212	\$158	\$140	\$154	\$0	\$0	\$0	\$0	\$0	\$0	
Tasks/ Activities	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
<b>210: Project kickoff and plan</b>	Start date:			End date:			Total duration of this phase:					
Project kickoff	2	2										4
Develop project plan	4											4
Identify and gather existing data		1	3									4
												0
SubTotal Hours	6	3	3	0	0	0	0	0	0	0	0	12
Sub Total Cost	\$1,098	\$636	\$474	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,208
<b>220: Site Analysis</b>	Start date:			End date:			Total duration of this phase:					
On-site analysis	4				5							9
Meet w/ team	2				2							4
												0
SubTotal Hours	6	0	0	0	7	0	0	0	0	0	0	13
Sub Total Cost	\$1,098	\$0	\$0	\$0	\$1,078	\$0	\$0	\$0	\$0	\$0	\$0	\$2,176
<b>230: Conceptual Alternatives</b>	Start date:			End date:			Total duration of this phase:					
Conceptual alternatives (3 - 4)	32	4	8		16							60
Review w/team	3	3										6
Presentations	6	2			6							14
												0
SubTotal Hours	41	9	8	0	22	0	0	0	0	0	0	80
Sub Total Cost	\$7,503	\$1,908	\$1,264	\$0	\$3,388	\$0	\$0	\$0	\$0	\$0	\$0	\$14,063
<b>240: Community Review</b>	Start date:			End date:			Total duration of this phase:					
Website	8											8
Refine and edit concepts for website	8			4	4							16
Online survey	8			4	4							16
OR												0
Two workshops												0
Analyze and compile results	4											4
												0
SubTotal Hours	28	0	0	8	8	0	0	0	0	0	0	44
Sub Total Cost	\$5,124	\$0	\$0	\$1,120	\$1,232	\$0	\$0	\$0	\$0	\$0	\$0	\$7,476
<b>250: Preferred Alternative</b>	Start date:			End date:			Total duration of this phase:					
Refine one overall concept plan	16		5		16							37
Concept outside GISND	8				10							18
Review w/ vision plan team	4											4
Prep and post to website	6											6
												0
SubTotal Hours	34	0	5	0	26	0	0	0	0	0	0	65
Sub Total Cost	\$6,222	\$0	\$790	\$0	\$4,004	\$0	\$0	\$0	\$0	\$0	\$0	\$11,016
<b>260: Vision Master Plan</b>	Start date:			End date:			Total duration of this phase:					
Graphic preparation	12				13							25
Text components	8	4			4							16
Layout	4				2							6
Review	4											4
Revisions and packaging	8				4							12
												0
SubTotal Hours	36	4	0	0	23	0	0	0	0	0	0	63
Sub Total Cost	\$6,588	\$848	\$0	\$0	\$3,542	\$0	\$0	\$0	\$0	\$0	\$0	\$10,978
<b>270: -</b>	Start date:			End date:			Total duration of this phase:					
												0
												0
SubTotal Hours	0	0	0	0	0	0	0	0	0	0	0	0
Sub Total Cost	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>280: -</b>	Start date:			End date:			Total duration of this phase:					
												0
												0
SubTotal Hours	0	0	0	0	0	0	0	0	0	0	0	0
Sub Total Cost	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
												0
												0
SubTotal Hours	151	16	16	8	86	0	0	0	0	0	0	277
Sub Total Cost	\$27,633	\$3,392	\$2,528	\$1,120	\$13,244	\$0	\$0	\$0	\$0	\$0	\$0	\$47,917
Normal disbursements @8% of fees												\$0
Reimbursable Expenses												\$1,500
Unusual disbursements (models etc.)												\$0
<b>Total Project Cost</b>												<b>\$49,417</b>
<b>Total Project Hours</b>												<b>277</b>

The project and cost are in conformance with the fees through award of contract RFP # FY 2018-2019-012  
CCNA Continuing Services contracts.

