

MINUTES OF MEETING  
DANIA BEACH CITY COMMISSION  
WORKSHOP – PARKS & RECREATION MASTER PLAN  
THURSDAY, APRIL 18, 2019 – 10:30 A.M.

1. Call to Order/Roll Call

Mayor Lewellen called the meeting to order at 10:34 a.m.

Present:

|                |                        |
|----------------|------------------------|
| Mayor:         | Lori Lewellen          |
| Vice-Mayor:    | Lauren Odman           |
| Commissioners: | Chickie Brandimarte    |
|                | Bill Harris            |
|                | Tamara James           |
| City Manager:  | Ana M. Garcia, ICMA-CM |
| City Attorney: | Thomas J. Ansbro       |
| City Clerk:    | Thomas Schneider       |

2. Items for Discussion

2.1 Parks & Recreation Master Plan

City Manager Garcia noted our City in the position it is in will afford us the opportunity to tap into County, State and Federal dollars. Our parks should be for kids from 2 to 92 years old. There will be more meetings held in the community and we will be more aggressive with the School Board regarding the Olsen Middle School property. She spoke of the meeting with the DEP, and said we should have more beach than parking area at the beach.

Randy Hollingworth, Director of Planning & Urban Design Development, and Alfredo Sanchez, Senior Partner, Bermello, Ajamil & Partners, Inc., gave a PowerPoint presentation, which is attached to and incorporated into these minutes.

Vice-Mayor Odman commented on the study and those elements not addressed in the survey, such as patrons' physical and developmental issues, and STEM.

Eric Brown, Department of Parks & Recreation, noted parks and playgrounds cannot be developed without being ADA accessible and meeting safety requirements.

Commissioner Brandimarte said the Commission's input is more valuable than the survey as they know the residents and their needs.

Discussion ensued regarding an outdoor amphitheater, which initially had been planned for the beach area.

Commissioner James felt we should be mindful that conditions on the beach are ever-changing and an amphitheater should be located in a more permanent area.

Commissioner Harris questioned the use of composite materials and synthetic turf that are padded for playground surfaces to protect children when they fall down.

Mr. Hollingworth noted they typically use rubberized surfaces for playgrounds.

Discussion ensued regarding children's indoor play areas, and upgrades and enhancements to the IT Parker Center.

Discussion ensued about the concept plans for the following parks:

- P.J. Meli Aquatic Complex

Mayor Lewellen questioned the design of the swimming pool.

Commissioner James commented on making all parks dog-friendly.

Discussion was held about incorporating a dog park within dog-friendly parks.

- Chester Byrd Park

Vice-Mayor Odman asked about the corners being opened up.

Mr. Hollingworth noted there would be access points at each corner.

Commissioner James agreed with the exercise stations being placed along the walkway.

- C.W. Thomas Park

Commissioner James said a concession stand and press box need to be programmed into the multi-purpose field for when it is used as a football field, and bleachers need to be located on both sides of the field.

- Frost Park

Mayor Lewellen questioned the uses for the multi-purpose courts.

- Frank C. Tootie Adler Park
- Ocean Beach

Commissioner James commented on the proposed parking garage and the fact we are still paying for the garage at City Hall.

City Attorney Ansbro noted he is looking into the ownership and title to the entire Sea-Tech area.

Mr. Hollingworth explained more parking revenue can be achieved at a beach parking garage. Existing parking can be re-configured and reduced in the short-term without having to build a garage immediately.

City Manager Garcia noted an agreement with FAU would be great for additional beach parking at night and on weekends.

- Olsen Middle School Park Site

Commissioner James felt there is potential for an innovative aquatic facility at this location.

Commissioner Brandimarte said the residents are in opposition to this development and she is against paying for tearing down the old school.

Mr. Hollingworth spoke of the transformative nature of parks to neighborhoods in Hallandale Beach. He noted all of the Commissioners would be emailed the revised plans that were discussed today.

Mr. Sanchez explained design detail recommendations for individual parks would be the next step.

Mr. Hollingworth discussed the steps in the ongoing process after the Master Plan is complete.

City Manager Garcia noted adoption of a Parks Master Plan, which is a fluid document, does not require any money being spent; when there is a plan in place, funding opportunities become available.

Commissioner James commented the plan is important, but funding is a major issue.

Mayor Lewellen spoke about the beach master plan being a different plan.

Discussion ensued regarding adoption of the Parks & Recreation Master Plan versus the concept plans for individual parks, and the existing Beach Master Plan and how it fits into this plan.

Bobbie H. Grace commented we have been kicking this can down the road since 2010; it is time that the elected officials try to get funding for our parks and recreation.

Mr. Sanchez noted the Commission's comments would be included in their report and they would be coming back to the Commission to present the plan. Once the Commission signs off on the plan, they will prepare the final report and bring it back. There is a third phase that looks

at providing a specific cost analysis for three major parks and they will prepare a new program for the specific buildings. From there, the plan would be adopted and decisions made on funding sources.

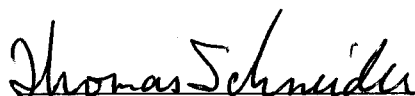
Mayor Lewellen added there is a lot of funding that is available, based upon the way you do things, so that all of the funding would not have to come from the City.

Mr. Sanchez also noted a general cost analysis of operations and maintenance would be provided.

### 3. Adjournment

Mayor Lewellen adjourned the meeting at 12:58 p.m.

ATTEST:

  
THOMAS SCHNEIDER, CMC  
CITY CLERK



CITY OF DANIA BEACH

  
LORI LEWELLEN  
MAYOR

Approved: May 14, 2019

# City of Dania Beach City-Wide Parks Master Plan

## CITY COMMISSSION – MASTER PLAN WORKSHOP

April 18, 2019



# City of Dania Beach City-Wide Parks Master Plan

- Mayor Lori Lewellen
- Vice-Mayor Lauren Doman
- Commissioner Chickie Brandimarte
- Commissioner Bill Harris
- Commissioner Tamara James

## CITY COMMISSSION – MASTER PLAN WORKSHOP

April 18, 2019



## THE PLANNING TEAM



- Bermello Ajamil & Partners, Inc.
  - Randy Hollingworth – Project Manager
  - Alfredo C. Sanchez, AIA, AICP – Sr. Planner
  - Kirk Olney, RLA - Senior Landscape Architect
  - Joshua Rak, LEED GA – Planner/Urban Designer
- Ballard King & Associates
  - Ken Ballard
- ETC Institute

# B&A'S WORLDWIDE EXPERIENCE



# BERMELLO AJAMIL & PARTNERS, INC.



- Landscape Architecture
- Planning
- Architecture
- Civil Engineering
- Construction Services
- Interior Design
- Public Involvement



## THE PLANNING TEAM



### ■ City of Dania Beach

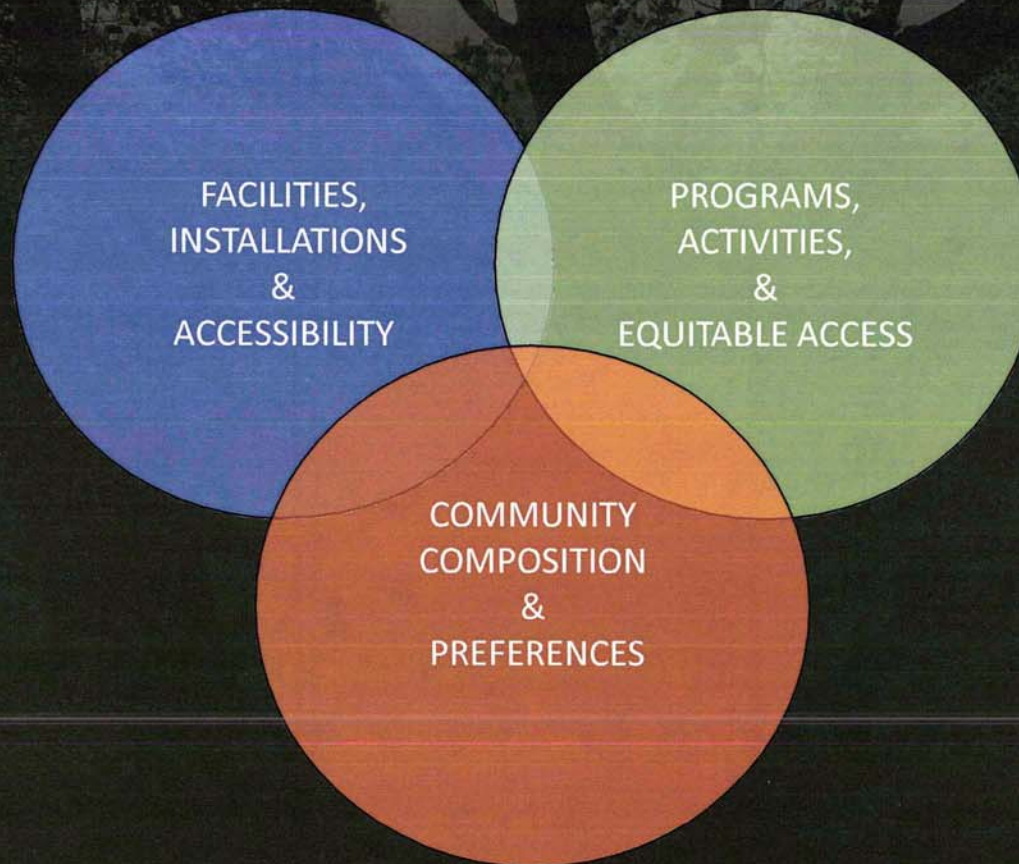
- Ana M. Garcia (ICMA,-CM)
- Eric Brown
- Rickelle Williams

City Manager

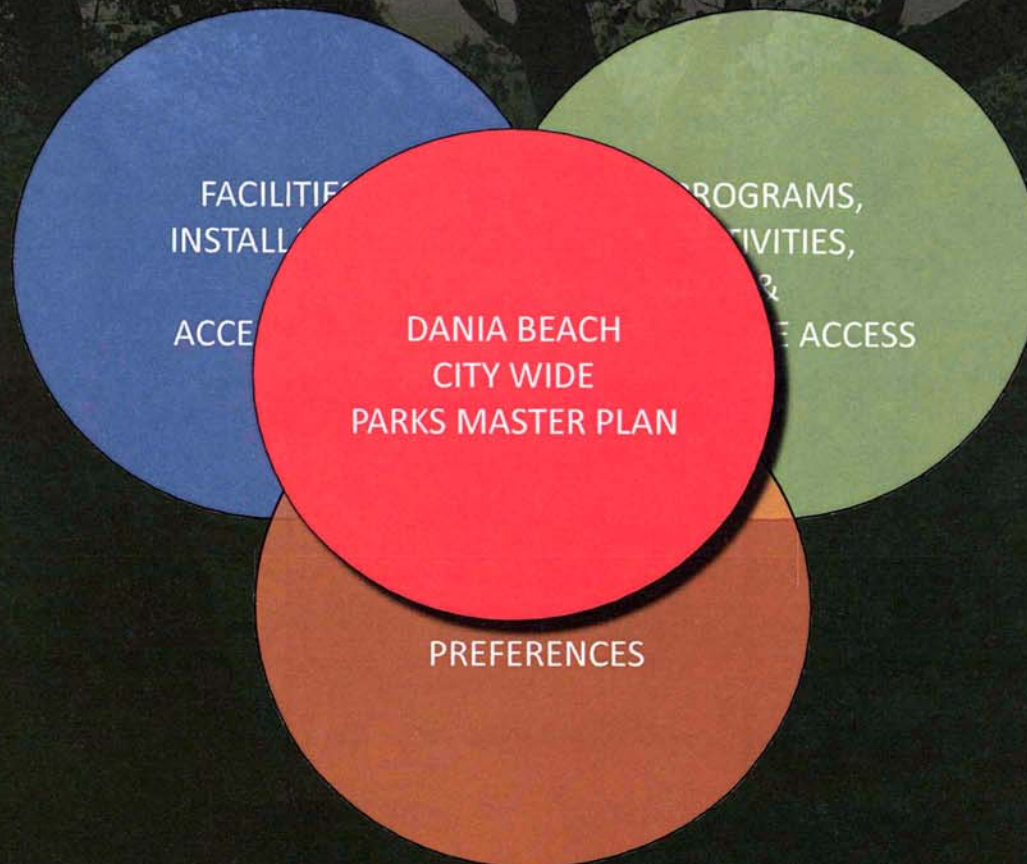
Parks and Recreation  
Director

Executive Director - CRA

# PARK SYSTEM MASTER PLAN ELEMENTS



# PARK SYSTEM MASTER PLAN ELEMENTS



# Workshop Organization



## NEEDS ASSESSMENT

GEOGRAPHIC DISTRIBUTION  
DEMOGRAPHICS  
LEVELS OF SERVICE  
EXISTING CONDITIONS

COMMUNITY MEETING INPUT  
PARKS DIRECTOR INPUT  
COMMUNITY SURVEY  
COMMUNITY PRIORITIES

## COMMUNITY PRIORITY INVESTMENTS PARK DESIGN ELEMENTS

PARK PROGRAMMING  
(BALLARD KING)



## PARK SPECIFIC MASTER PLANS

P.J. MELI AQUATIC COMPLEX  
C.W. THOMAS PARK  
FROST PARK

CHESTER BYRD PARK  
FRANK C. TOOTIE ADLER PARK  
OLSEN MIDDLE SCHOOL PARK SITE

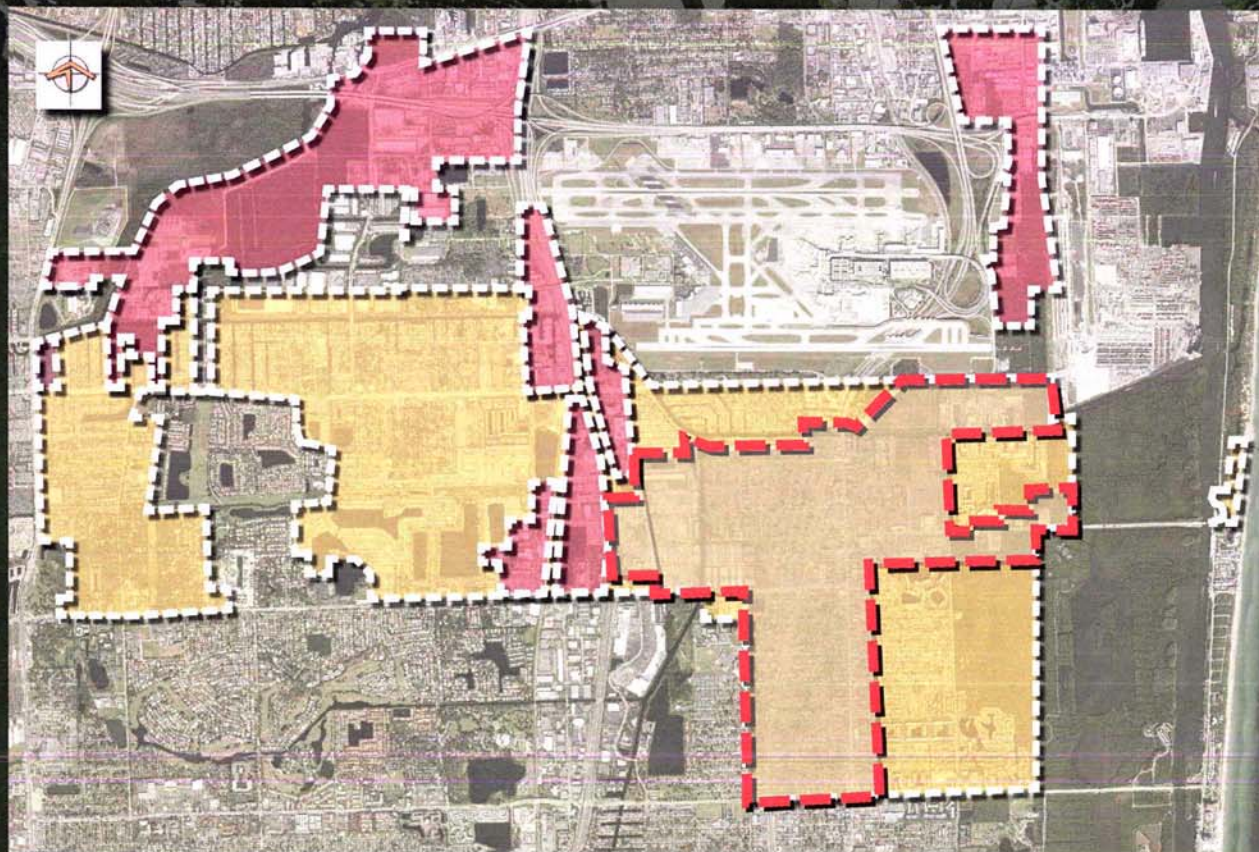
## SUMMARY/QUESTIONS

NOT ALL ISSUES AND  
QUESTIONS WILL BE RESOLVED  
TODAY

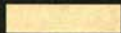
# NEEDS ASSESSMENT



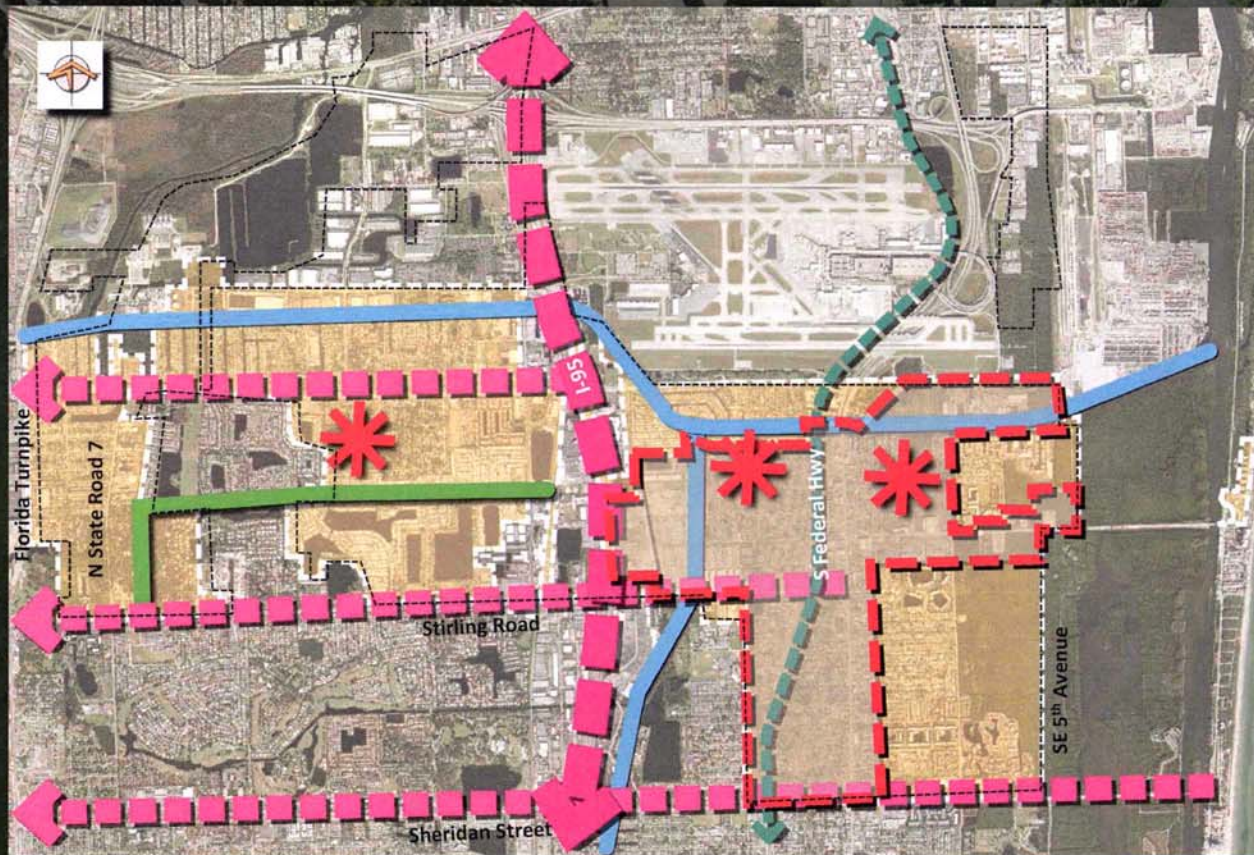
# PARKS GEOGRAPHIC DISTRIBUTION/ACCESSIBILITY



## LAND-USE AREAS

-  Residential & Commercial Uses
-  Non-Residential Uses
-  Dania Beach CRA Boundaries

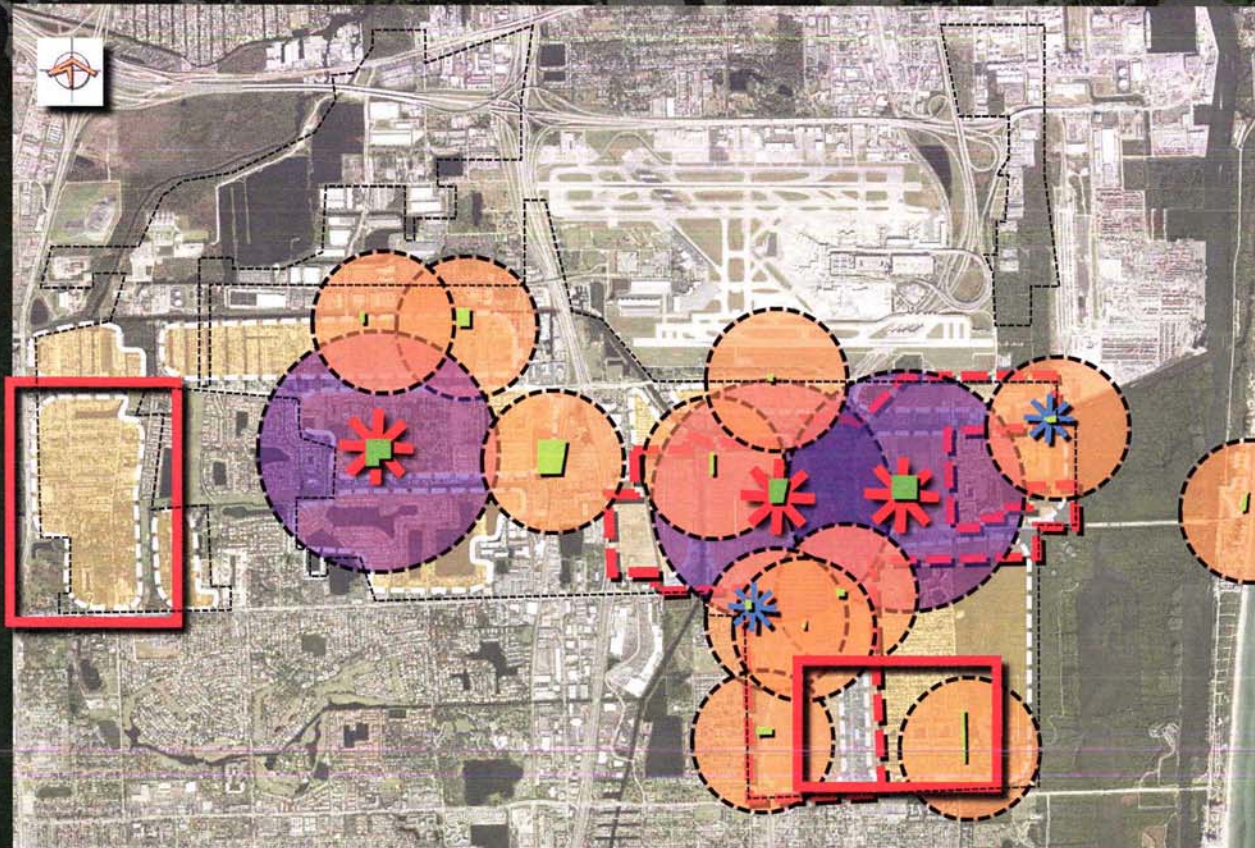
# PARKS GEOGRAPHIC DISTRIBUTION/ACCESSIBILITY



## GEOGRAPHIC INFLUENCERS ON URBAN DESIGN

- Greenway
- Canal
- Rail Line
- Interstate 95
- Major Streets
- Minor Connectors
- Dania Beach Community Centers

# PARKS GEOGRAPHIC DISTRIBUTION/ACCESSIBILITY



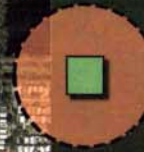
## PARKS IN THE CONTEXT AREA

- Neighborhood Sectors
- Dania Beach Community Centers With Parks (3)
- Dania Beach Community Centers/ No Park (2)
- Dania Beach Parks (10)
- Areas lacking City park facilities

# PARKS GEOGRAPHIC DISTRIBUTION/ACCESSIBILITY



AREAS WITHOUT PARK  
ACCESS – WEST SECTOR



# PARKS GEOGRAPHIC DISTRIBUTION/ACCESSIBILITY



## PARKS IN THE CONTEXT AREA

- City of Hollywood Parks
- Broward County Parks
- State Parks
- Dania Beach Parks (10)
- Community Centers (3)
- Community Centers/  
No Park (2)

# DEMOGRAPHICS



## Key Facts

32,014

Population



2.3  
Average Household Size

42.7

Median Age

\$48,191

Median Household Income

## Income



\$28,505

Per Capita Income



\$47,260

Median Net Worth

## Employment

60%

White Collar



21%

Blue Collar



19%

Services

6.4%  
Unemployment Rate

## Business



2,097

Total Businesses



22,875

Total Employees

## Education

13%

No High School Diploma



33%

High School Graduate



28%

Some College



26%

Bachelor's/Grad/Prof Degree

### Households By Income

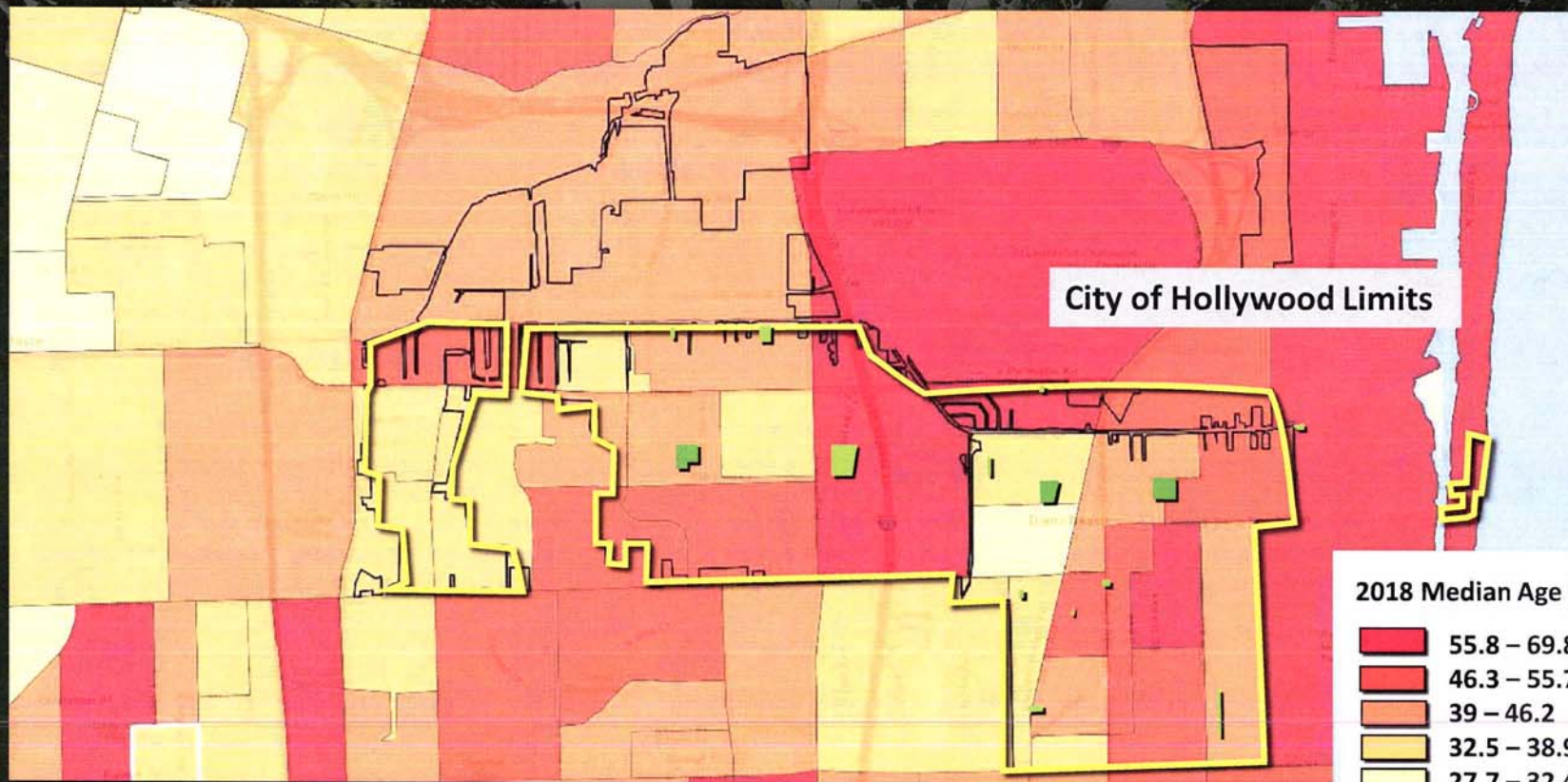
The largest group: \$50,000 - \$74,999 (18.3%)

The smallest group: \$200,000+ (3.4%)

| Indicator             | Value | Difference |
|-----------------------|-------|------------|
| <\$15,000             | 13.0% | +2.2%      |
| \$15,000 - \$24,999   | 10.0% | +0.2%      |
| \$25,000 - \$34,999   | 11.5% | +1.3%      |
| \$35,000 - \$49,999   | 12.0% | +3.1%      |
| \$50,000 - \$74,999   | 18.3% | +0.2%      |
| \$75,000 - \$99,999   | 11.4% | -0.7%      |
| \$100,000 - \$149,999 | 11.6% | -1.9%      |
| \$150,000 - \$199,999 | 3.8%  | -1.9%      |
| \$200,000+            | 3.4%  | -2.5%      |

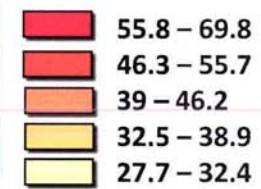
Bars show deviation from  
Broward County

# MEDIAN AGE BY CENSUS BLOCK GROUP



City of Hollywood Limits

2018 Median Age (Esri) by Block Groups

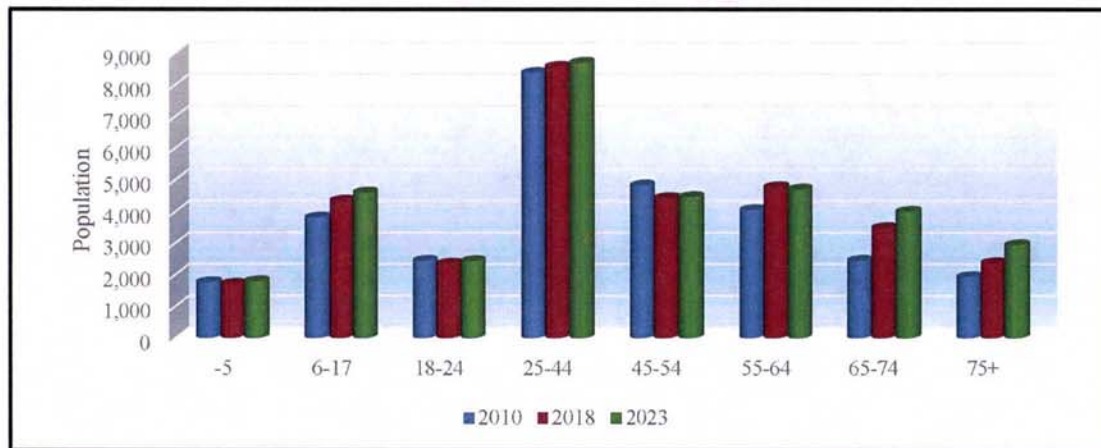


# POPULATION GROWTH ESTIMATES

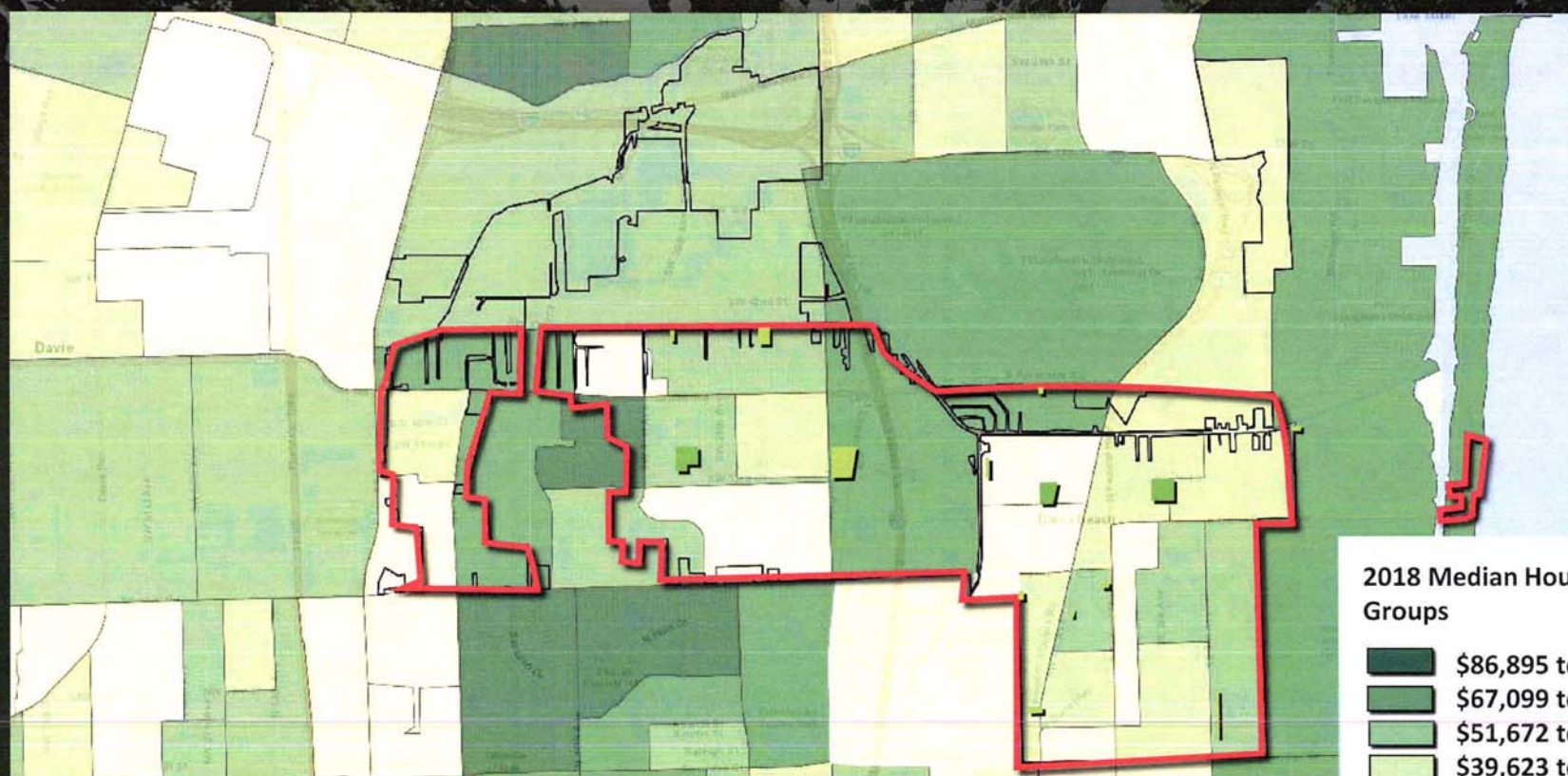


| Ages  | 2010 Census | 2018<br>Projection | 2023<br>Projection | Percent<br>Change | Percent<br>Change Nat'l |
|-------|-------------|--------------------|--------------------|-------------------|-------------------------|
| -5    | 1,756       | 1,708              | 1,788              | +1.8%             | +2.5%                   |
| 5-17  | 3,806       | 4,341              | 4,594              | +20.7%            | +0.9%                   |
| 18-24 | 2,438       | 2,344              | 2,427              | -0.5%             | +0.7%                   |
| 25-44 | 8,379       | 8,573              | 8,697              | +3.8%             | +12.5%                  |
| 45-54 | 4,827       | 4,429              | 4,459              | -7.6%             | -9.5%                   |
| 55-64 | 4,053       | 4,769              | 4,703              | +16.0%            | +17.2%                  |
| 65-74 | 2,446       | 3,482              | 3,998              | +63.5%            | +65.8%                  |
| 75+   | 1,934       | 2,368              | 2,942              | +52.1%            | +40.2%                  |

**Chart G – Dania Beach Population Growth**



# MEDIAN INCOME BY CENSUS BLOCK GROUP



2018 Median Household (Esri) by Block Groups



# LEVELS OF SERVICE



| Facility                                                                                                                              | Land Area (Acre)s |
|---------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| <b>Community Parks</b>                                                                                                                |                   |
| Frost Park                                                                                                                            | 8.55              |
| C.W Thomas Park                                                                                                                       | 6.05              |
| P. J. Meli Aquatic Center Park                                                                                                        | 12.30             |
| <b>Mini Parks</b>                                                                                                                     |                   |
| Chester Byrd Park                                                                                                                     | 1.80              |
| Frank C. Tootie Adler Park  <b>Included in Beach</b> |                   |
| Linear park                                                                                                                           | 1.31              |
| Mullikin Park                                                                                                                         | 0.60              |
| North Side Garden Park Maleleuca                                                                                                      | 0.59              |
| Dania Cove Park                                                                                                                       | 4.70              |
| Mildred V Jones Park                                                                                                                  | 0.65              |
| Star Centennial Park                                                                                                                  | 0.11              |
| <b>Special Facilities</b>                                                                                                             |                   |
| I.T. Parker Community Center                                                                                                          | 20.11             |
| S.W Community Center                                                                                                                  | 0.53              |
| Tigertail Dog Park                                                                                                                    | 11.90             |
| Tigertail Lake Center                                                                                                                 | 27.40             |
| Griffin Marine Park                                                                                                                   | 1.86              |
| <b>Beach Facilities</b>                                                                                                               |                   |
| Ocean Park Beach                                                                                                                      | 26.50             |
| Marina                                                                                                                                | 2.87              |
| <b>Public Spaces</b>                                                                                                                  |                   |
| City Hall Complex                                                                                                                     | 2.84              |
| <b>Natural Areas</b>                                                                                                                  |                   |
| Dania Salt Marsh                                                                                                                      | 130.00            |
| <b>Total Park and Recreation Lands</b>                                                                                                | <b>260.67</b>     |

## ■ Level of Service Standards

- Dania Beach Comp Plan - 3 Acres /1,000 population
- Broward County Comp Plan
  - Local Parks 3 acres/1,000 population
  - Regional parks 3 acres/1,000 population

## ■ Present population 2019 - 32,014

## ■ Population growth projections for Dania Beach:

- 2023 - 33,614
- 2030 - 44,573

## ■ Total recreation lands required at 3acres/1,000 population:

- By 2023 - 100.84 acres
- By 2030 - 131.00 acres

## ■ Recreation Lands available:

- Excludes natural areas/City Hall - 128 acres
  - City Hall open space - 2.87 acres
  - Natural Areas - 130.00 acres
- Total of 260.67 acres of available Park and Recreation lands

# EXISTING CONDITIONS



## DANIA BEACH NEIGHBORHOOD SECTORS

Western Neighborhood Sector

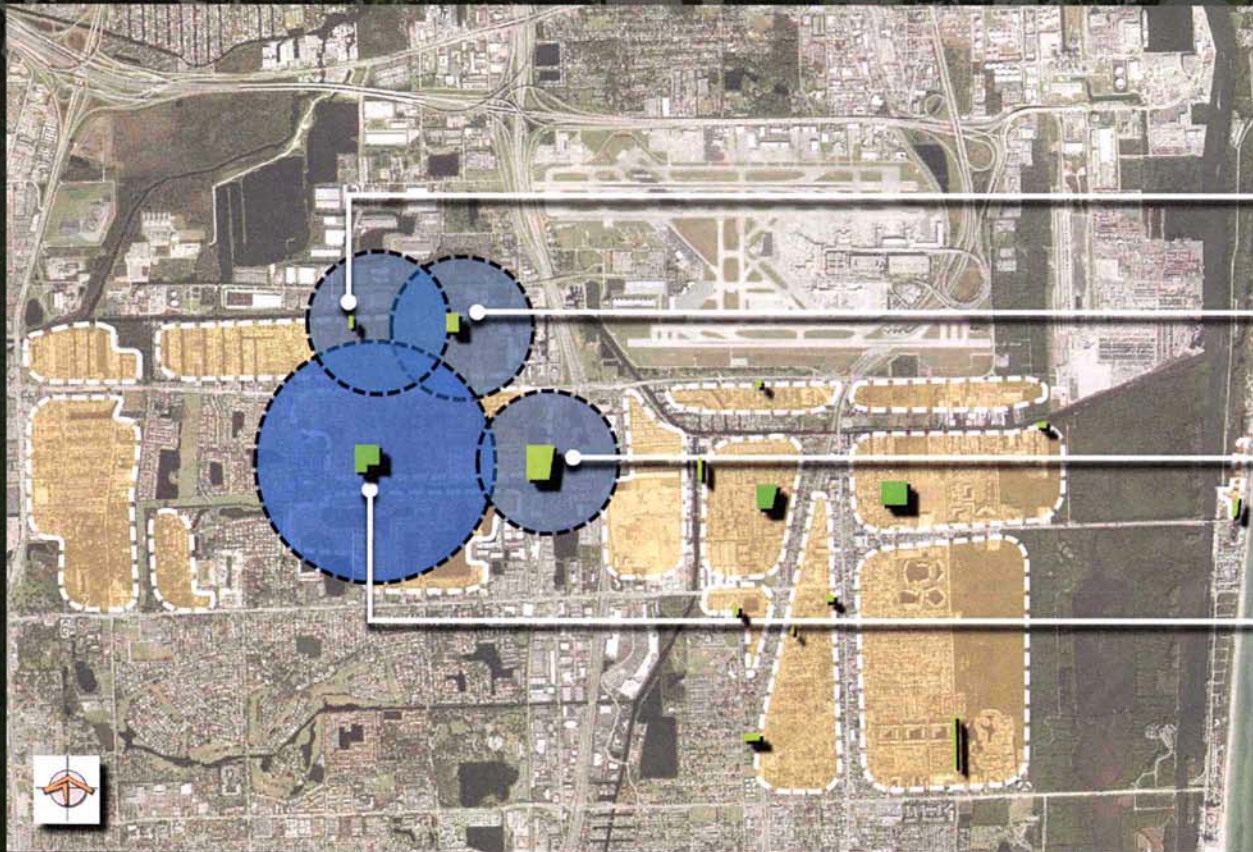
Central Neighborhood Sector

Eastern Neighborhood Sector

# EXISTING CONDITIONS



## WESTERN NEIGHBORHOOD SECTOR (October 4, 2018)



Griffin Marine Park

Dania Cove Park

Tigertail Dog Lake

P.J. Meli Aquatic Complex

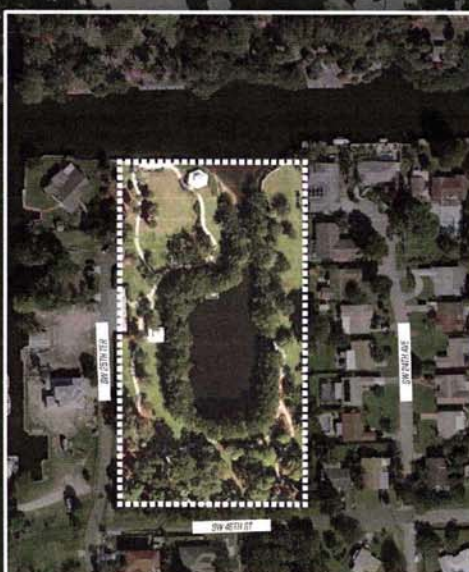
# EXISTING CONDITIONS



**GRIFFIN MARINE PARK**

2987 SW 45TH STREET  
DANIA BEACH, FLORIDA

FIGURE 3 — GRIFFIN MARINE PARK AERIAL



**DANIA COVE PARK**

SW 46TH ST (BETWEEN SW 24TH AVENUE AND SW 25TH TERRACE)  
DANIA BEACH, FLORIDA

FIGURE 4 — DANIA COVE PARK AERIAL



**TIGERTAIL DOG LAKE**

580 GULFSTREAM WAY  
DANIA BEACH, FLORIDA

FIGURE 5 — TIGERTAIL DOG LAKE AERIAL



**P.J. MELI AQUATIC CENTER**

2901 SW 52ND STREET  
FORT LAUDERDALE, FLORIDA

FIGURE 6 — P.J. MELI AQUATIC CENTER AERIAL

## WESTERN NEIGHBORHOOD SECTOR PARKS

# EXISTING CONDITIONS



## CENTRAL NEIGHBORHOOD SECTOR (October 3, 2018)

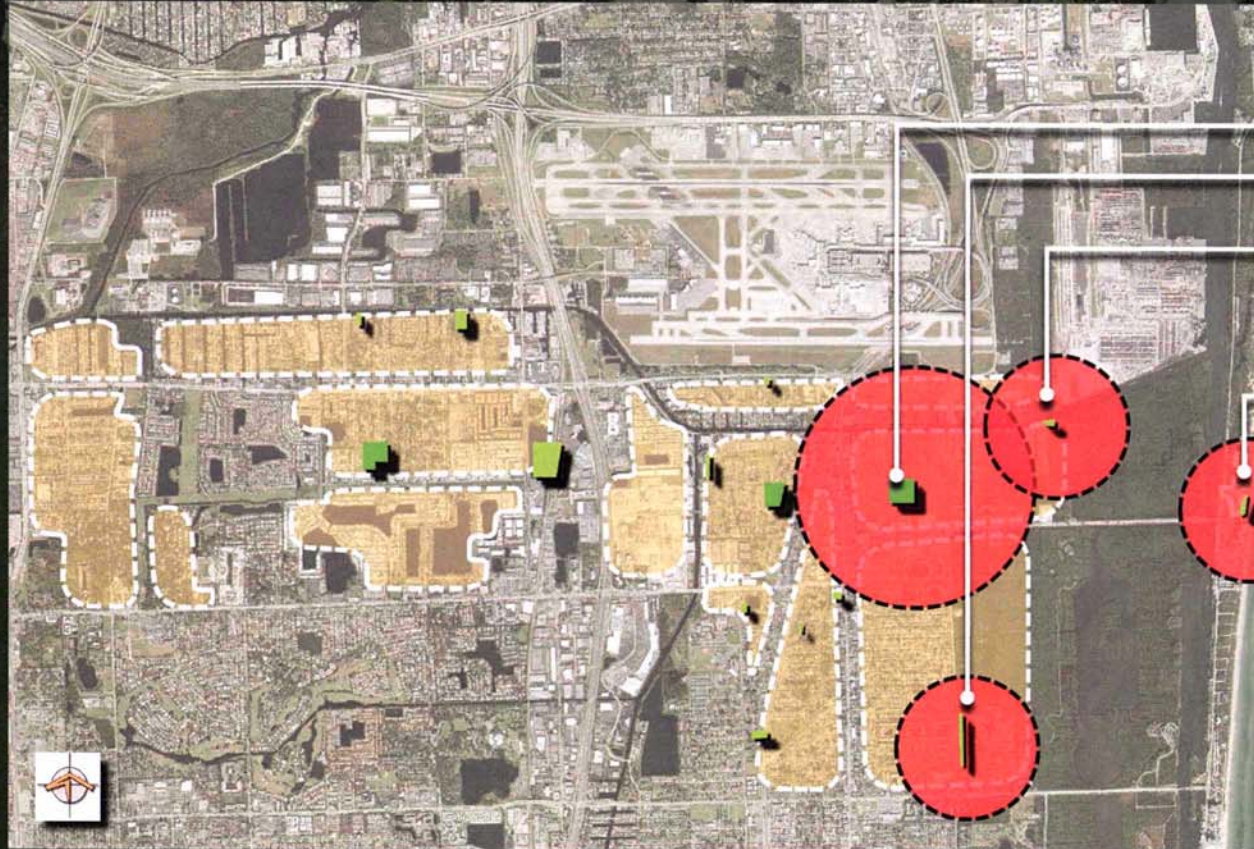
- Mildred V. Jones Park
- Northside Melaleuca Park
- C.W. Thomas Park
- Mullikin Park
- Star Centennial Park
- S.W. Community Center
- Chester Byrd Park

# EXISTING CONDITIONS



## CENTRAL NEIGHBORHOOD SECTOR PARKS

# EXISTING CONDITIONS



## EASTERN NEIGHBORHOOD SECTOR (October 2, 2018)

Frost Park

Linear Park

IT Parker Center

Frank C. Tootie Adler Park  
(Ocean Beach Park)

# EXISTING CONDITIONS



**LINEAR PARK**  
SE 5TH AVENUE (FROM SE 10TH STREET TO SE 4TH STREET)  
DANIA BEACH, FLORIDA

FIGURE 8 - LINEAR PARK AREA



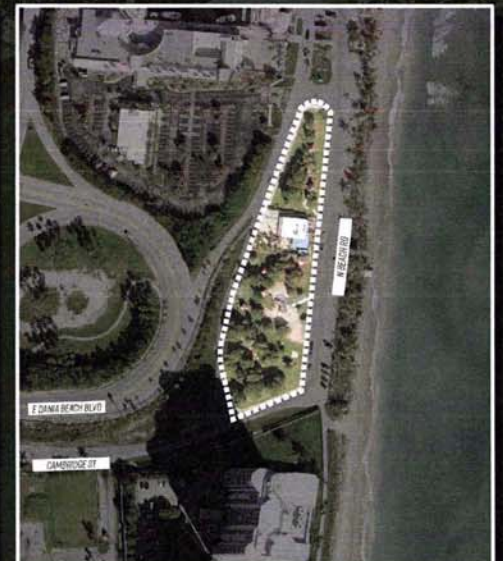
**I.T. PARKER CENTER**  
901 NE 3RD STREET  
DANIA BEACH, FLORIDA

FIGURE 9 - I.T. PARKER CENTER AREA



**FROST PARK**  
300 NE 2ND STREET  
DANIA BEACH, FLORIDA

FIGURE 10 - FROST PARK AREA

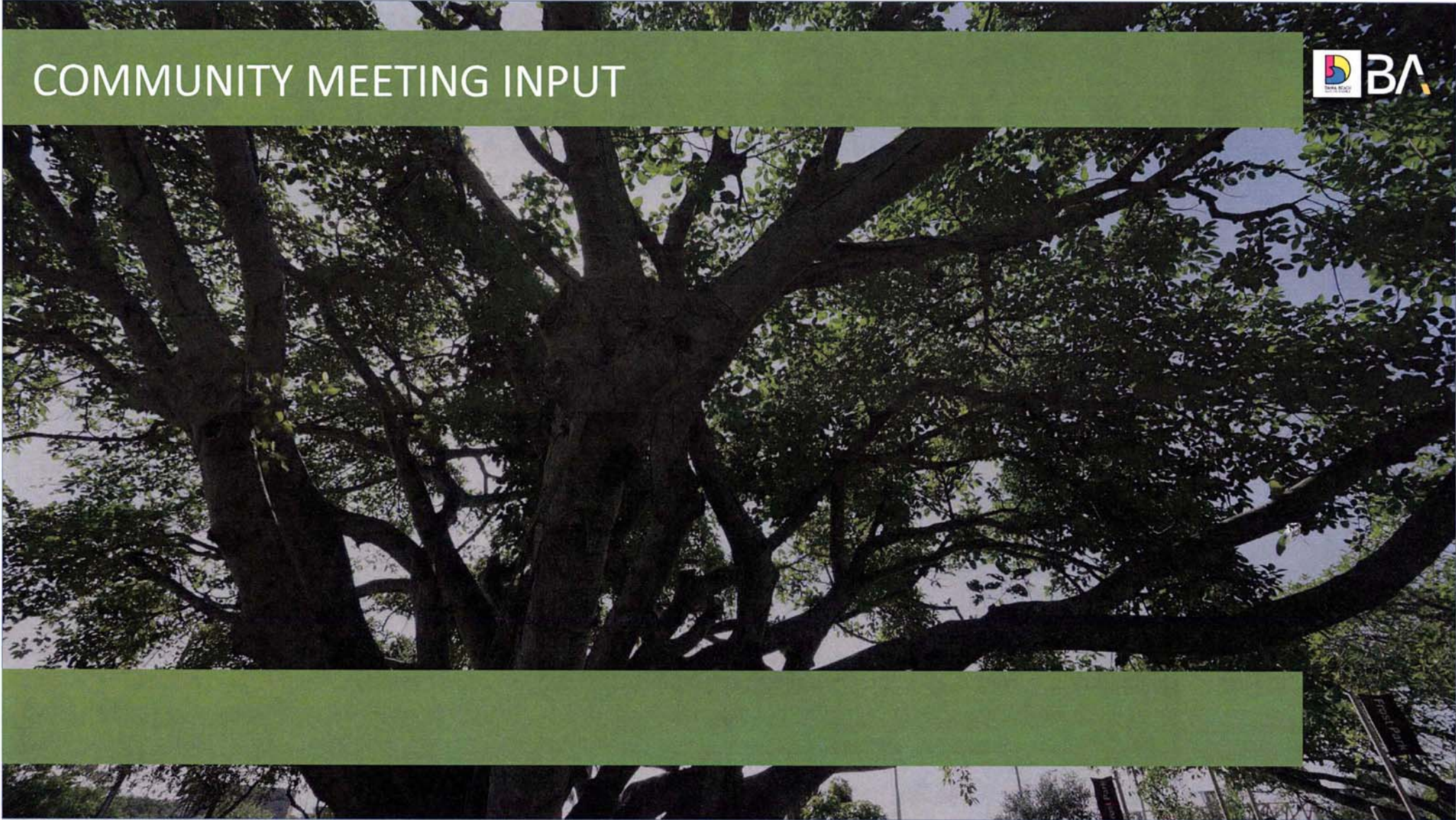


**FRANK C. "TOOTIE" ADLER PARK**  
NORTH BEACH ROAD AND CAMBRIDGE STREET  
DANIA BEACH, FLORIDA

FIGURE 11 - ADLER PARK AREA

## EASTERN NEIGHBORHOOD SECTOR PARKS

# COMMUNITY MEETING INPUT



# COMMUNITY MEETINGS INPUT



## **PARKS IN MOTION** CITY-WIDE PARKS MASTER PLAN

Join us in conversation to provide input and creative solutions, as the City of Dania Beach commences planning and conceptual design for our future world-class parks and open spaces.



**Tuesday, October 2nd, 2018**  
(7:00p-8:30p)

**FROST PARK COMMUNITY CENTER**  
300 NE 2nd Street  
Dania Beach, FL.



**Wednesday, October 3rd, 2018**  
(7:00p-8:30p)

**C.W. THOMAS PARK COMMUNITY CENTER**  
800 NW 2nd Street  
Dania Beach, FL.



**Thursday, October 4th, 2018**  
(7:00p-8:30p)

**P.J. MELI AQUATIC COMPLEX**  
2901 SW 52nd Street  
Dania Beach, FL.

- Three community meetings in different sectors of the City
- Gathered community input at different sectors of City
  - Each park had specific concerns and issues
  - Varied demographics
- Common themes
  - Upgrade facilities
  - Replace obsolete uses
  - Expand successful uses
  - Provide water related uses
  - Provide indoor spaces /Activities
  - Walking areas
  - Shade
  - Accessibility
- Community meetings comments in general consonance with Park Director's input and Community Survey

# PARK DIRECTOR'S INPUT



## ■ PJ Meli Aquatic Center -General

- Competition pool
- Water park playground
- Senior programs (flex buildings with dividers)
- Group exercise (non-fixed stage)
- Serving kitchen
- Bathrooms
- Indoor shower to serve the pool
- Restrooms accessible to pool (exterior access)
- Separate restrooms for the building
- Fitness rooms-more cardio based
  - Open space stretching
  - Mirrors
  - STORAGE (outdoor and indoor)
  - Major Flooding issues (Maybe 6' below)1
- Soccer field not football field
  - Neighborhood is predominantly Hispanic
- 1 basketball, 1 pickle ball, 2 tennis courts

## ■ C.W. Thomas-General

- Internal Gymnasium
  - Indoor basketball
  - Bleachers
- Computer room
- Fitness center
- Flex Rooms (dividers)
- Multi-purpose room
- Art and Craft
- Locker room for pool
- Basic pool
- No laps
- Outdoor storage area
- Administration area
- Basketball and football
- Showers (access from inside of building)

# PARK DIRECTOR'S INPUT



## ■ Frost Park

- More space for exercise and wellness program
- Racquetball courts
- Tennis is big
- Expand fitness gym (modern)
  - Locker rooms
  - Showers
- Computer room not a big property
- Aerobics room (mirrors, wood floor)
  - 30 people
- Summer camp room (large great room)
  - Game room/arts and crafts room
  - Would be nice separate summer camp for kids
- Control access points
- Indoor and outdoor storage
- Serving kitchen
- No concession area ( vending yes)
- Mosquitos are real problem

# COMMUNITY SURVEY



- **3,000 Mailed surveys to random sample of households**
  - Survey packet: Cover letter, a copy of the survey, and a postage-paid return envelope.
  - Residents who received survey could return by mail or complete online
- **Encourage participation:**
  - 10 days after surveys mailed, we sent emails & placed phone calls
  - Emails with link to online version were provided
  - Prevented people who were not residents of Dania Beach from participating
    - Everyone who completed survey online required to enter home address prior to submitting survey
    - Matched addresses online with addresses originally selected for random sample.
    - If address from online survey did not match address selected for sample, online survey was not counted.
- **Goal: Obtain completed surveys from at least 400 residents**
  - Goal exceeded: total of 419 residents completed the survey.

**Overall results for sample of 419 households have a precision of at least +/-4.75% at the 95% level of confidence.**

# ETC REPORT ELEMENTS



## City of Dania Beach Community Interest and Opinion Survey

418

...helping organizations make better decisions since 1982

### Findings Report

Submitted to the City of Dania Beach (FL)

ETC Institute  
725 W. Frontier Lane,  
Olathe, Kansas  
66061

January 2019



- Three categories of survey questions:
  - Overall Use and Satisfaction of City Parks
  - Overall Participation and Satisfaction of Programs
  - Facility/Amenity Needs and Priorities
- Survey Document Content
  - Charts showing the overall results of the survey (Section 1)
  - Priority Investment Rating (PIR)
  - Identifies priorities for facilities/programs (Section 2)
  - Benchmarking analysis: City's results to national results (Section 3)
  - Tabular data: Results for all survey questions (Section 4)
  - Copy of survey instrument (Section 5)

# TOP PRIORITY FOR INVESTMENT RATING (PIR)



- Developed by ETC
- Provides objective tool for evaluating residents' priority investments for P&R programs and facilities
- Equally weighs importance residents place on:
  - Facilities
  - Programs
  - Number of residents with unmet need for programs and facilities
  - PIR reflects sum of Unmet Needs Rating and Importance Rating
    - $PIR = UNR + IR$

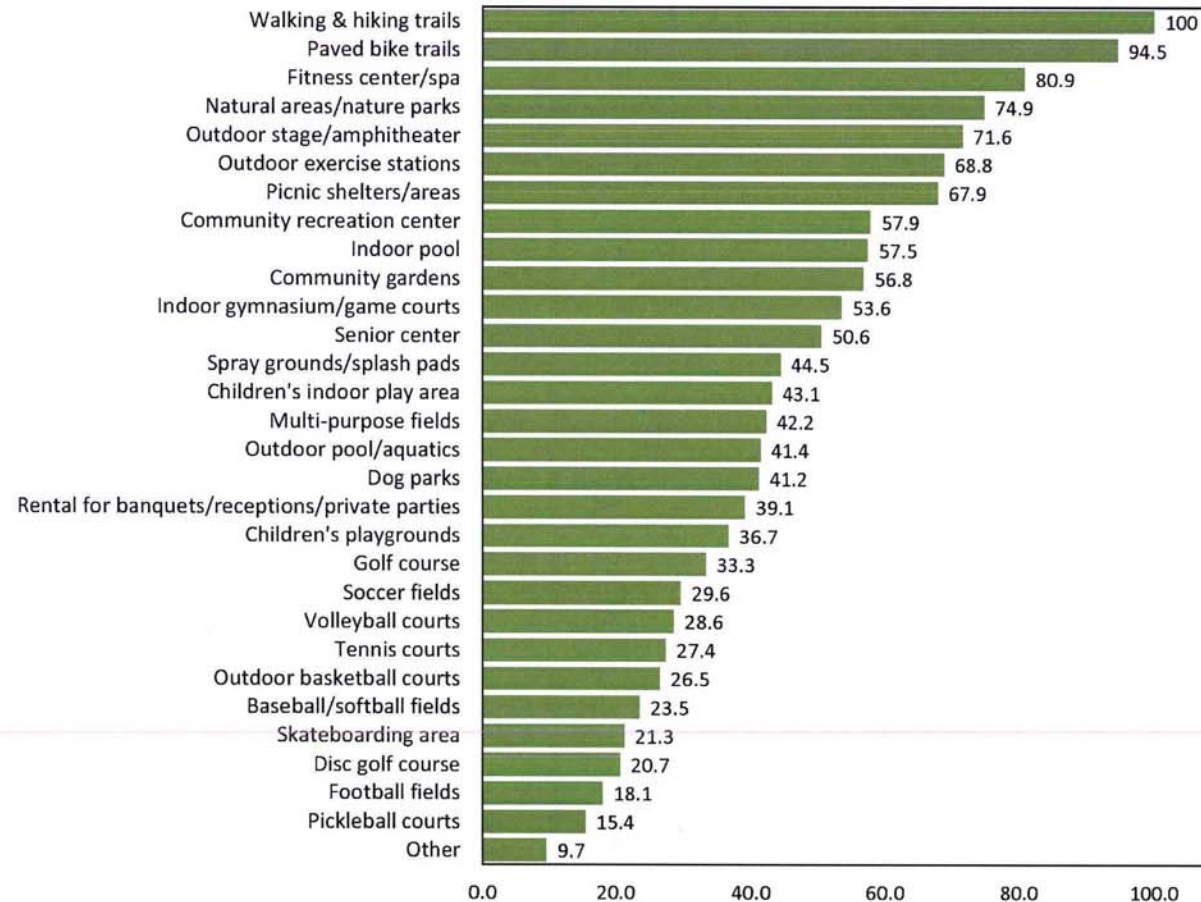
# TOP PRIORITIES FOR INVESTMENT FOR RECREATION FACILITIES



## Unmet Needs Rating for Recreation Facilities

*the rating for the item with the most unmet need=100*

*the rating of all other items reflects the relative amount of unmet need for each item compared to the item with the most unmet need*



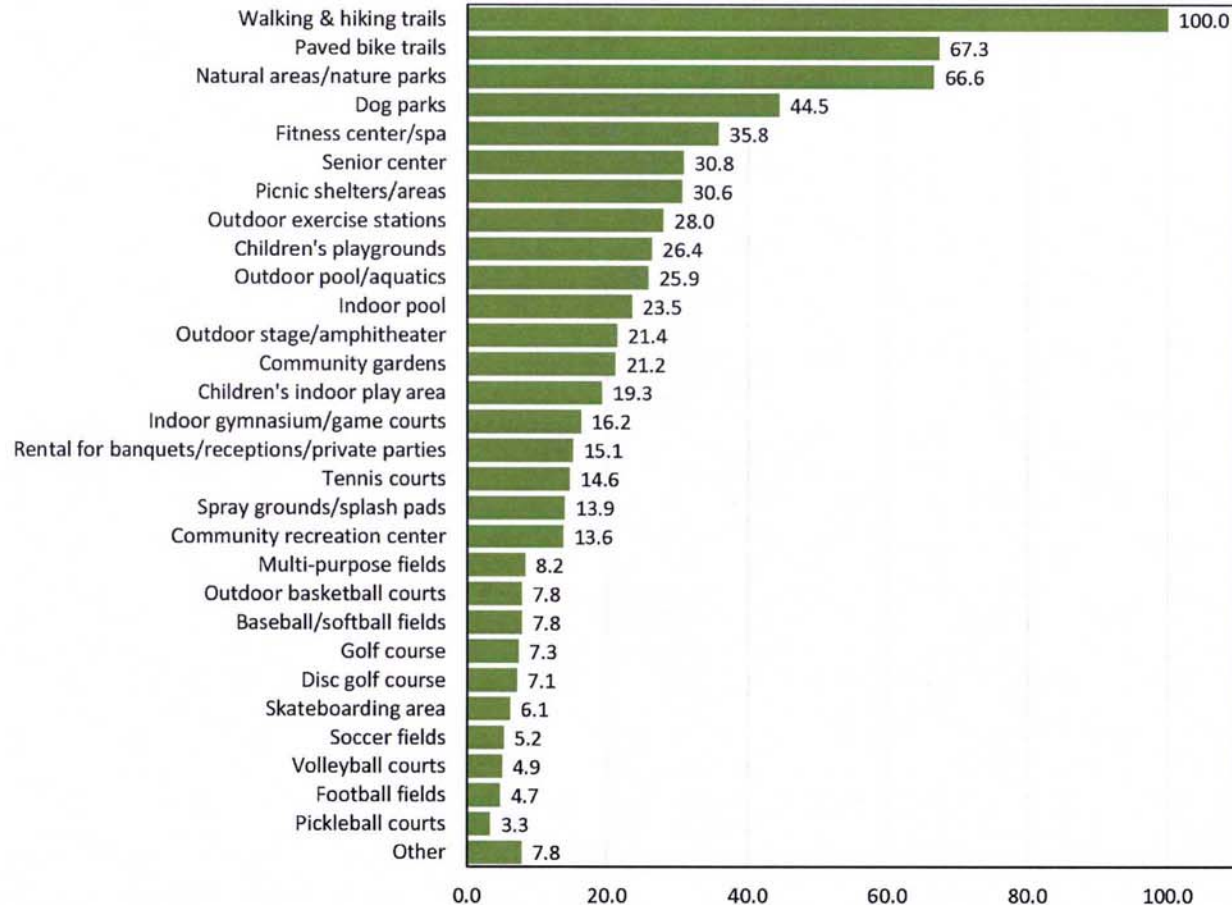
# TOP PRIORITIES FOR INVESTMENT FOR RECREATION FACILITIES



## Importance Rating for Recreation Facilities

*the rating for the item rated  
as the most important=100*

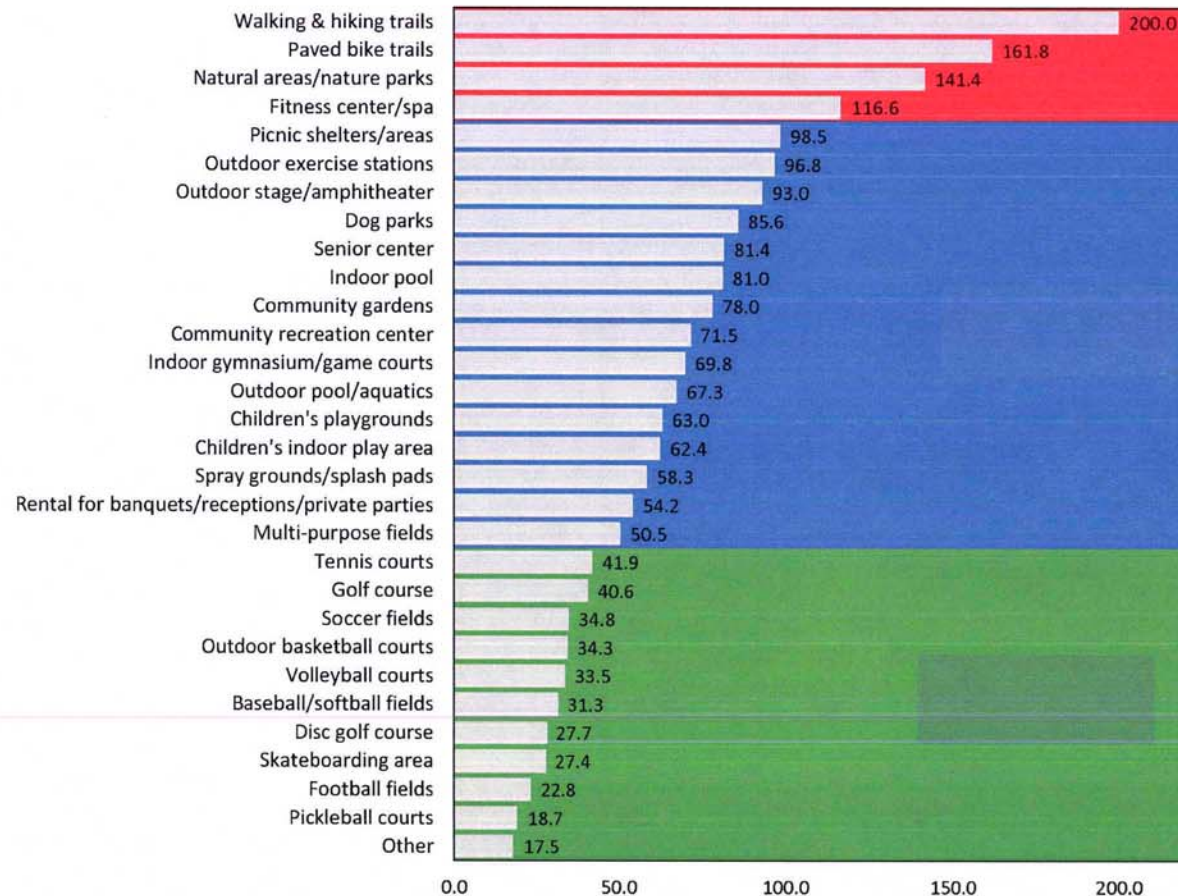
*the rating of all other items  
reflects the relative level of  
importance for each item  
compared to the item rated  
as the most important*



# TOP PRIORITIES FOR INVESTMENT FOR RECREATION FACILITIES



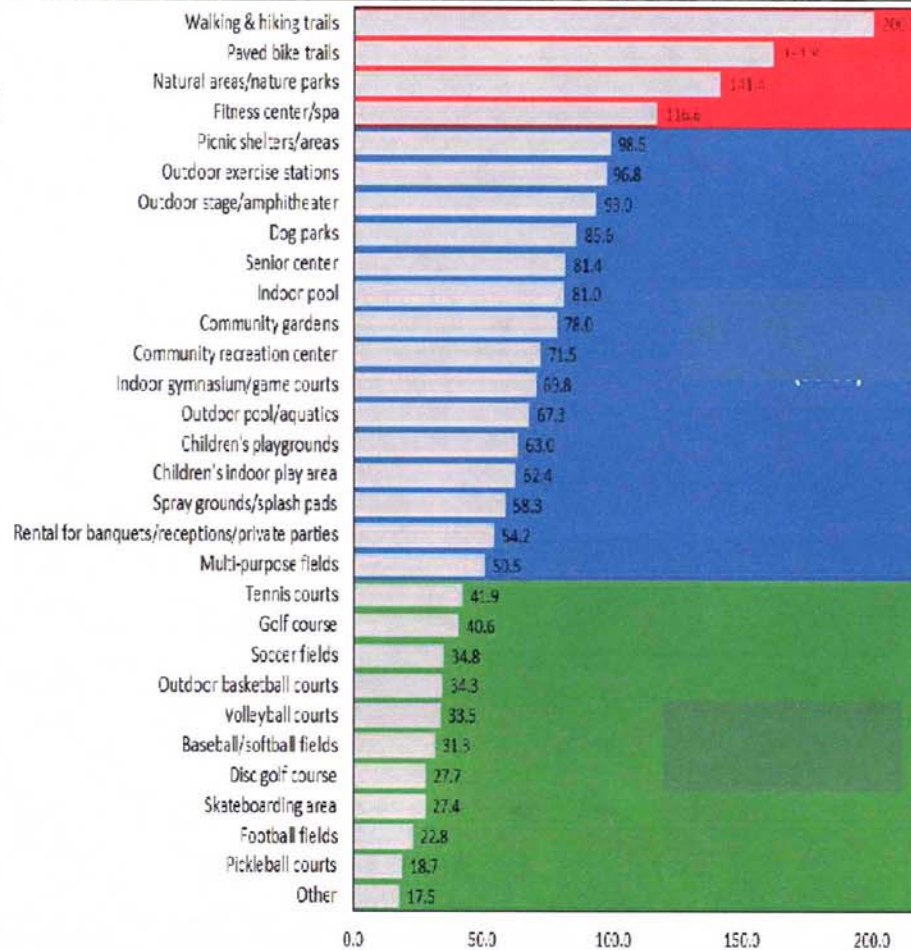
## Top Priorities for Investment for Recreation Facilities Based on the Priority Investment Rating



# TOP PRIORITIES FOR INVESTMENT FOR RECREATION FACILITIES



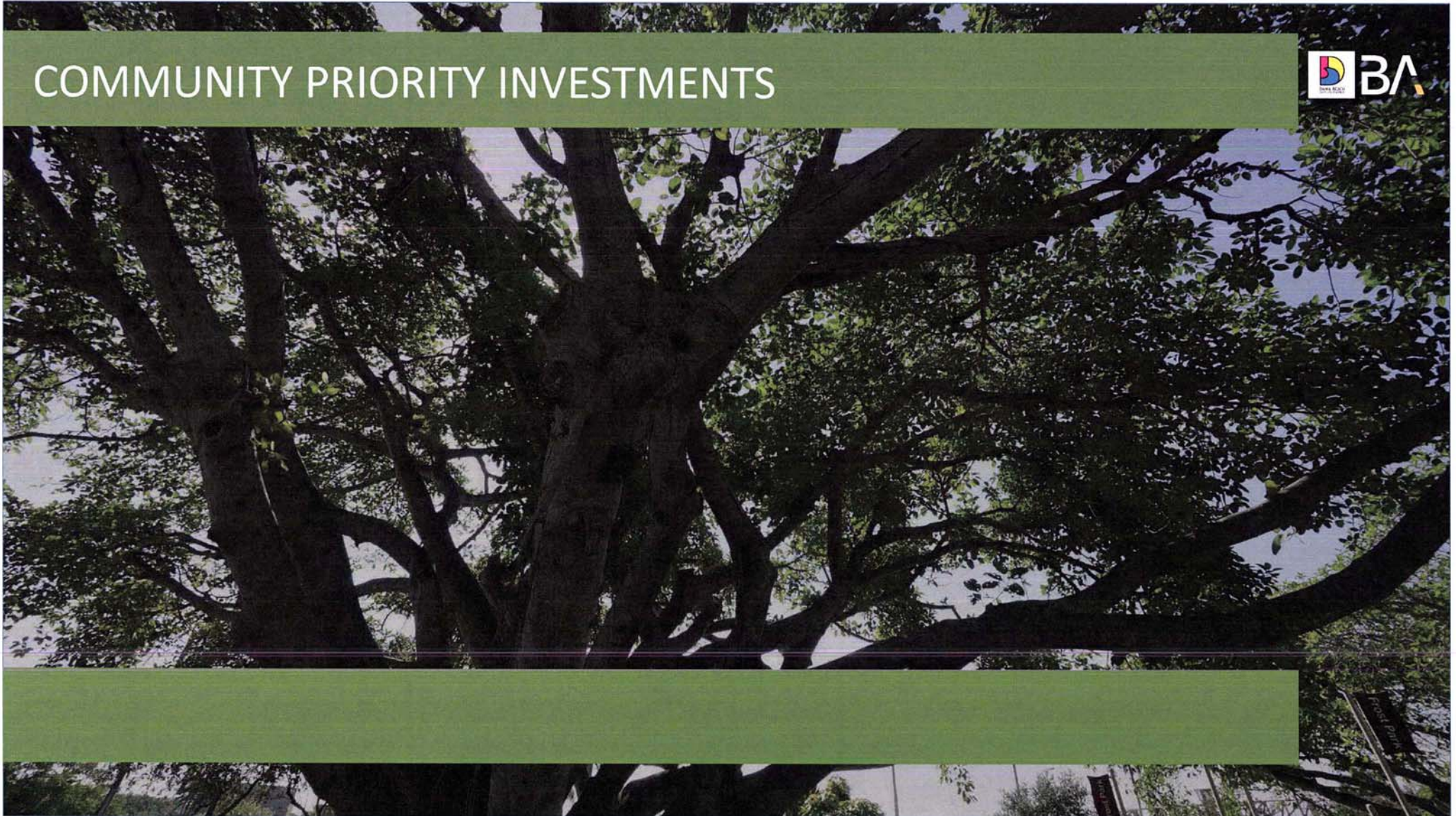
## Top Priorities for Investment for Recreation Facilities Based on the Priority Investment Rating



- Needs expressed by Park Directors & at community meetings in consonance with expressed desires of community:
  - Fitness center
  - Activity rooms
    - Senior
    - Classes
    - Children
  - Walking areas in parks important
  - Splash pools desired by community
  - Pools desired by community
- Indoor Gym part of medium priority investments
  - Much more than basketball court
  - Used for variety of uses /programs, many of which are not even active-based.



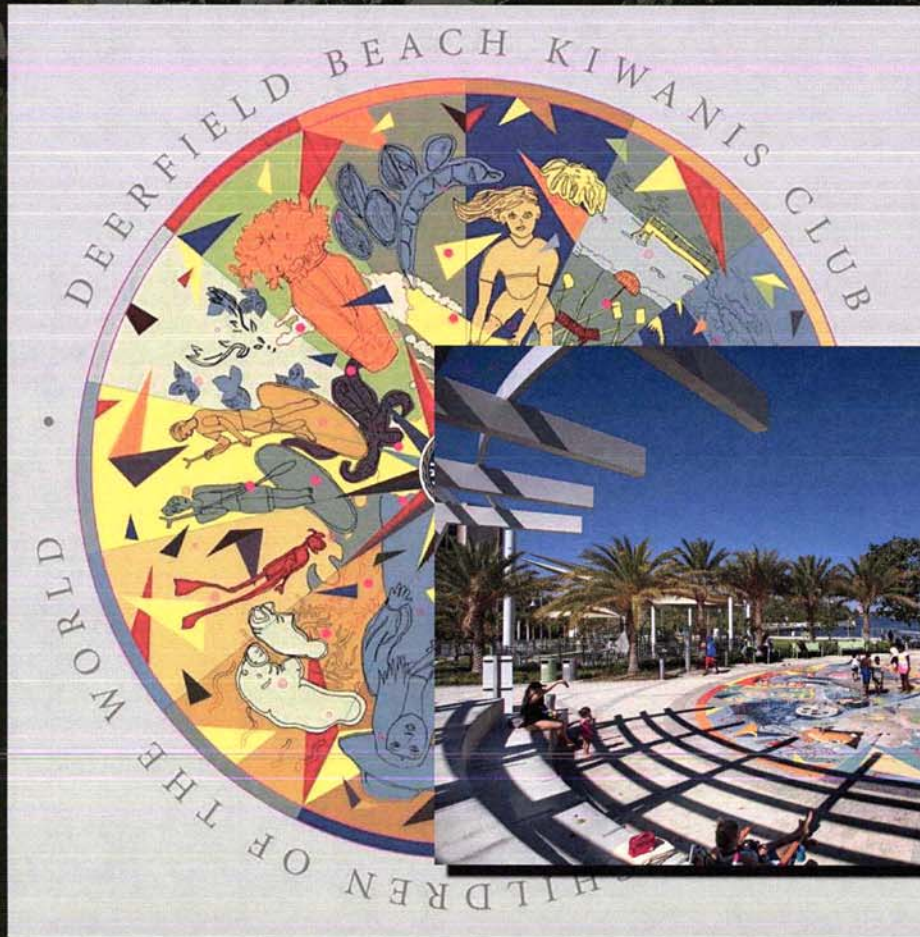
# COMMUNITY PRIORITY INVESTMENTS



# INCORPORATING ART IN PARKS



# INCORPORATING ART IN PARKS



## WALKING PATHS



# NATURAL AREAS/NATURE PARKS



# FITNESS CENTERS



# PICNIC SHELTERS/AREAS



# OUTDOOR EXERCISE STATIONS



# OUTDOOR STAGE AMPHITHEATER



# DOG PARK/DOG-FRIENDLY AREAS



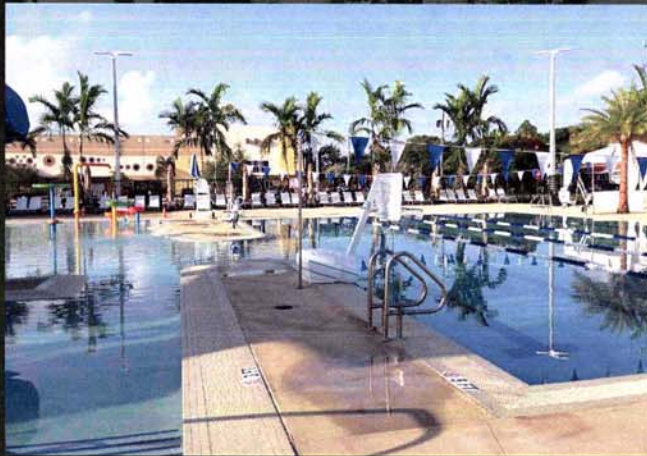
# ACTIVE ADULT CENTERS/MULTI-USE SPACES



# INDOOR GYMNASIUM/GAME COURTS



# OUTDOOR POOL/AQUATICS



# CHILDREN'S PLAYGROUNDS



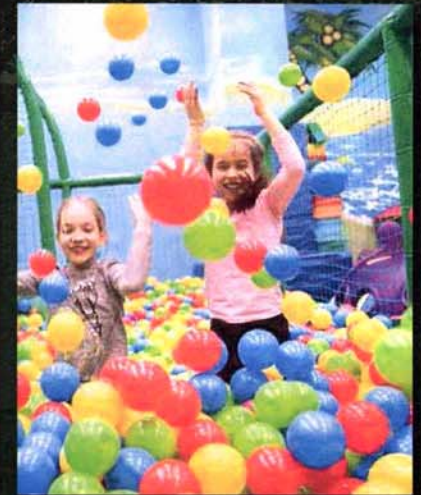
- Incorporate Art in Public Places within play structures
- Analytical play grounds
- Music concept playground amenities
- ADA inclusive playground equipment



# CHILDREN'S PLAYGROUNDS



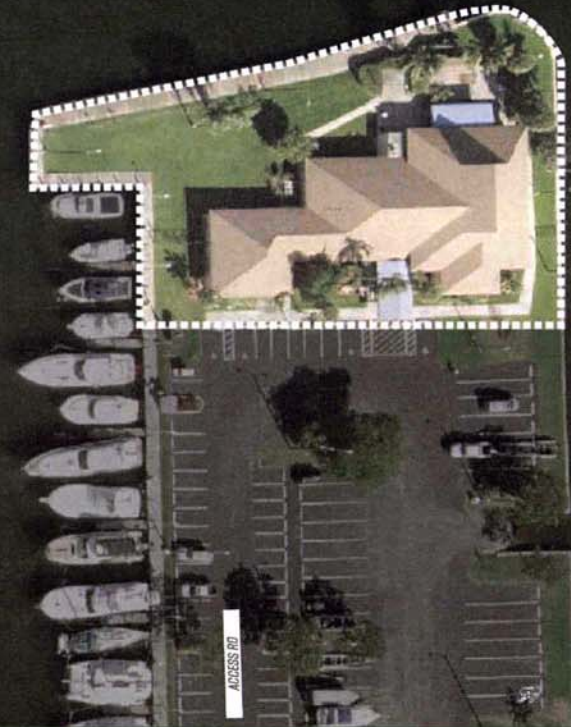
# CHILDREN'S INDOOR PLAY AREA



# SPRAY GROUNDS/SPLASH PADS/ART IN PUBLIC PLACES



# RENTAL FOR BANQUETS/RECEPTIONS/PRIVATE PARTIES



**I.T. PARKER CENTER**

901 NE 3RD STREET  
DANIA BEACH, FLORIDA

FIGURE 8 - I.T. PARKER CENTER AERIAL

# MULTI-PURPOSE FIELDS/MULTI-PURPOSE ROOMS AT COMMUNITY CENTERS

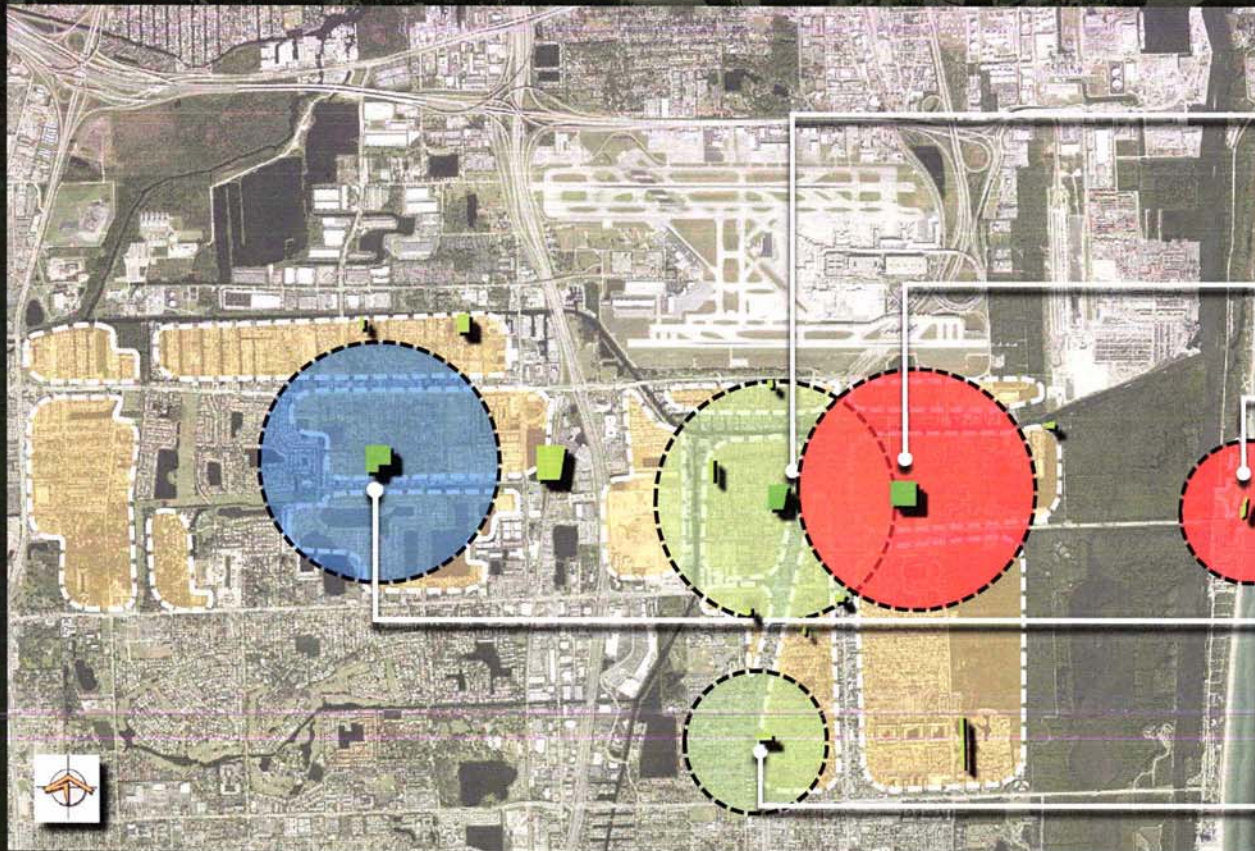


## OTHER POTENTIAL AMENITIES IN PARKS



- TENNIS COURTS
- SOCCER FIELDS
- BASKETBALL COURTS
- VOLLEYBALL COURTS
- BASEBALL/SOFTBALL
- FOOTBALL
- PICKLEBALL COURTS

# PARK SPECIFIC PARK MASTER PLAN CONCEPTS



C.W. Thomas Park

Frost Park

Ocean Park Master Plan

P.J. Meli Aquatic Complex

Chester Byrd Park

# P.J. MELI AQUATIC COMPLEX



## P.J. MELI AQUATIC CENTER

2901 SW 52ND STREET  
FORT LAUDERDALE, FLORIDA

FIGURE 14 - P.J. MELI AQUATIC CENTER AERIAL



# P.J. MELI AQUATIC COMPLEX

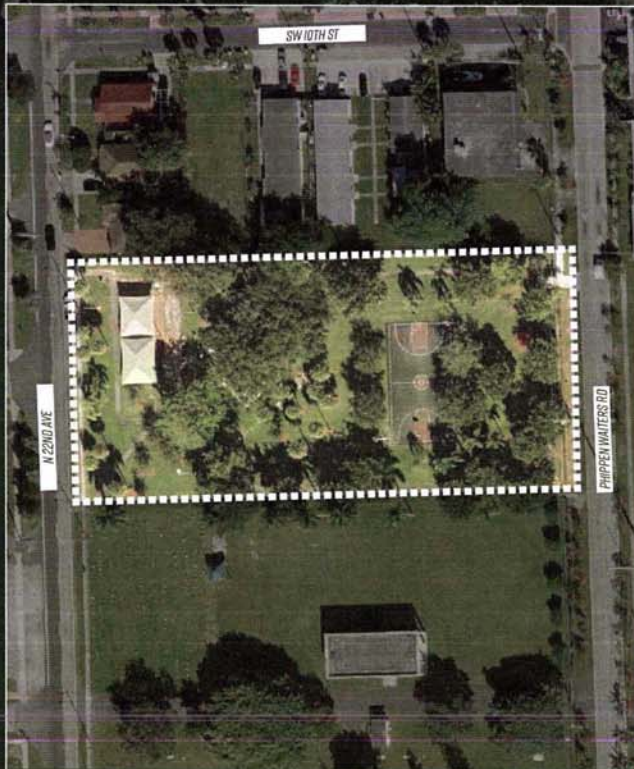


- Outdated Building – Not designed as an adequate community center.
  - Composed of one main space for all users
  - No private space for special activities
  - Visually and physically separated from play fields
- Pool area not integrated into building –visually or physically
- Building is well maintained
- No rectangular fields
- Underutilized baseball field at west end of property
- Well-kept dual dog park
- Grounds well maintained
- Field sports lighting needs updating
- Overall landscape environment could be improved
- Playground equipment is rusted and needs replacement
- Playground is remote and poorly located for convenient access

# P.J. MELI AQUATIC COMPLEX - CONCEPT PLAN



# CHESTER BYRD PARK



## CHESTER BYRD PARK

1021 SW 12TH AVENUE  
DANIA BEACH, FLORIDA

FIGURE 1— CHESTER BYRD PARK AERIAL



# CHESTER BYRD PARK



## CHESTER BYRD PARK

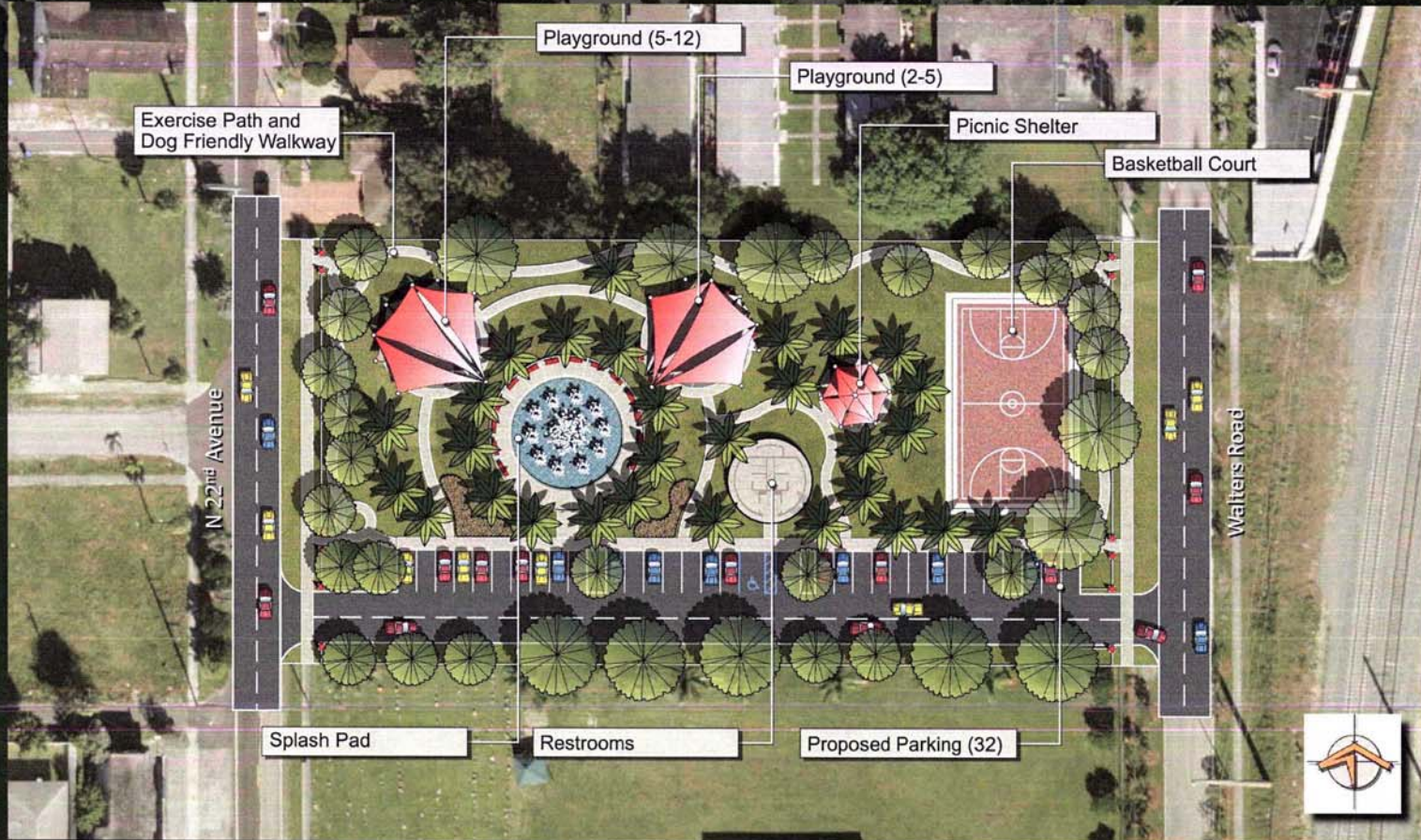
1021 SW 12TH AVENUE  
DANIA BEACH, FLORIDA

FIGURE 1— CHESTER BYRD PARK AERIAL

- Park requires very high maintenance due to user abuse
- Playground needs updating
- Park has good tree canopy and shade
- Park needs additional park furniture such as benches and waste receptacles
- Park is not lit at night



# CHESTER BYRD PARK - CONCEPT PLAN



# C.W. THOMAS PARK



## C.W. THOMAS PARK

100 NW 8TH AVENUE  
DANIA BEACH, FLORIDA

FIGURE 2- C.W. THOMAS PARK AERIAL



# C.W. THOMAS PARK



## C.W. THOMAS PARK

100 NW 8TH AVENUE  
DANIA BEACH, FLORIDA

FIGURE 2 - C.W. THOMAS PARK AERIAL



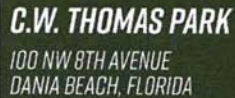


FIGURE 2 - CW THOMAS PARK AERIAL

- Park is well maintained
- Community Center Building
  - Building in good condition but dated
  - Lack of storage space
  - Lack of office space
  - Lack of activity space
  - Building Plan divorced from open space activities
- No indoor basketball courts/gym
- Pool area is restricted in space
- Distribution of field uses separated from building
  - Basketball courts far from Community Center
- Playground covered and in good condition but separated from park activities and access
- No rectangular playing field
- Present open field has a baseball dugout but is undefined
- Field lighting needs to be updated

# C.W. THOMAS PARK - CONCEPT PLAN



# FROST PARK



**FROST PARK**  
300 NE 2ND STREET  
DANIA BEACH, FLORIDA

FIGURE 6 - FROST PARK AERIAL



# FROST PARK



**FROST PARK**  
300 NE 2ND STREET  
DANIA BEACH, FLORIDA

FIGURE 6 - FROST PARK AERIAL



# FROST PARK



## FROST PARK

300 NE 2ND STREET  
DANIA BEACH, FLORIDA

FIGURE 6 – FROST PARK AERIAL

- Lack of a rectangular sports field/underutilized baseball fields
- Field lighting requires updating
- Field drainage – retention done as part of play fields results in uneven surface and collects water
- Lack of storage for field equipment
- Underutilized skateboard park
- Need to improve playground
- No pickle ball court
- No indoor basketball courts/gym
- Building
  - Building in good condition but dated
  - Lack of storage space
  - Lack of office space
  - Building plan divorced from open space activities

# FROST PARK - CONCEPT PLAN



# FRANK C. TOOTIE ADLER PARK



**FRANK C. "TOOTIE" ADLER PARK**  
NORTH BEACH ROAD AND CAMBRIDGE STREET  
DANIA BEACH, FLORIDA

FIGURE 6 - ADLER PARK AERIAL



# FRANK C. TOOTIE ADLER PARK



## FRANK C. "TOOTIE" ADLER PARK

NORTH BEACH ROAD AND CAMBRIDGE STREET  
DANIA BEACH, FLORIDA

FIGURE 5 - ADLER PARK AERIAL

- Overall park appearance is poor
  - Landscape – damaged during hurricane and has not been repaired to 100%
  - Site is lacking tree canopy for shade
- Picnic shelters are in poor condition, require reconstruction
- Playground equipment requires updating
  - Lack of shade structures
  - Lack of seating areas
- Poor proximity to restrooms
- Lacking recreational facilities
- Concession building appears in poor condition and needs updating
- Sidewalks appear inadequate

# OCEAN BEACH CONCEPT PLAN – MAXIMUM PARK EXPANSION



# DANIA BEACH – OCEAN BEACH MASTER PLAN



# DANIA BEACH – OCEAN BEACH MASTER PLAN



- 18 Even County Stations
- 19 Drop-Off Area
- 20 Pier Shaded Cleaning Stations

# DETAIL - SOUTH SECTOR- ADLER PARK



# DETAIL – NORTH SECTOR - PIER



# PARKING SUPPLY COMPARISON



## Options Provided Parking Comparison

|                                     | Present Parking Supply | Ocean Park Master Plan With Parking Structure | Concept Plan |
|-------------------------------------|------------------------|-----------------------------------------------|--------------|
| <b>Beach Areas</b>                  |                        |                                               |              |
| Central Beach                       | 550                    | 413                                           |              |
| Adler Park                          |                        | 159                                           | 20           |
| Marina Village Surface              |                        |                                               |              |
| Marina                              |                        |                                               | 202          |
| Pier                                |                        |                                               | 96           |
| <b>Total Surface Parking**</b>      | <b>550</b>             | <b>572</b>                                    | <b>318</b>   |
| Parking Structure @ Marina Village* |                        | 946                                           | 840          |
| <b>Total Parking Supply</b>         | <b>550</b>             | <b>1,518</b>                                  | <b>1,158</b> |

\*Includes present 196 surface spaces plus 750 parking structure

## \*Concept Plan

### Marina Village Parking Structure Space Assignment

|                                                    |            |
|----------------------------------------------------|------------|
| <b>Proposed Parking Structure</b>                  | <b>840</b> |
| Renovated Educational Building<br>110,400 s.f.     | 196        |
| Retail 10,000 s.f.                                 | 40         |
| <b>Total Marina Village Demand</b>                 | <b>236</b> |
| <b>Parking Available for Beach Users (840-236)</b> | <b>604</b> |

# CONCEPTUAL PARK PLANS



Frost Park

C.W. Thomas Park

Frank C. Tootie Adler Park

P.J. Meli Aquatic Complex

Olsen Middle School Site

Chester Byrd Park

# OLSEN MIDDLE SCHOOL PARK SITE - EXISTING SITE CONDITIONS



# PARK CONCEPT PLANS



**P.J. Meli Aquatic Complex**



**Frost Park**



**Ocean Park Concept**



**C.W. Thomas Park**



**Chester Byrd Park**



**Olsen Middle School Park Site**



# TRANSFORMATION OF CITY PARKS

