

# CITY OF PEMBROKE PINES

## CITYWIDE PARKS MASTER PLAN

**PEMBROKE PINES, FLORIDA**
SUMMER 2023

PREPARED BY:

BA

# ACKNOWLEDGEMENTS

PREPARED FOR:

The City Of PEMBROKE PINES Florida

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# INTRODUCTION

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## I. I INTRODUCTION

In 2022, the City of Pembroke Pines (City) embarked on the creation of a comprehensive Citywide Parks and Recreation Master Plan (Plan) to address latent community park and recreation needs and provide the professional framework to improve public recreation and leisure facilities throughout the City.

The professional team (Team) selected to prepare the Plan was led by Bermello Ajamil & Partners (BA) as the prime consultant. Assisting BA with the development of the detailed plan was Ballard King & Associates (B*K), ETC Institute (ETC), FCS Group (FCS), and the Bosch Group (TBG). This document outlines the process utilized to arrive at the Plan and its proposed recommendations.

There are many benefits to creating a Citywide Parks and Recreation Master Plan. Improvements to the City's recreation offerings foster the betterment of its children, teens, adults, and seniors. Cross-generational

parks and community centers help bring together all age groups and build a sense of place and community.

These master plans are intended to be a community-driven, user-oriented process guided by the professional team's research, analysis, and the collaborative support of City staff. The process identifies recreation needs, evaluates the available program and physical facility resources, proposes changes and improvements to programs and facilities to meet these needs, and defines a path to implement and finance the future improvements of the full park system.

The process is a highly collaborative one shared amongst the government entity, the community, and the professional team.

The Plan is intended to provide a road map for improving the City's park and recreation system, with particular emphasis on physical improvements of existing facilities that require updating and expansion. The Plan is a living document that may be improved, elaborated, and amended as conditions vary over time, new influences occur, and more detail is developed for specific park design and their future construction.

The Citywide Parks and Recreation Master Plan provides an evaluation of existing park conditions, citywide and neighborhood park needs, park and recreation development policies, programs, and specific park design where required. As a community-driven plan, it places special emphasis on the identification of neighborhood-specific and citywide recreational needs through participation and input from City residents, elected officials, administration, and recreation and cultural arts staff. Its content reflects the findings of community forums convened to gather citizen preferences and priorities for improving recreation facilities and program offerings along both short- and long-term horizons.

The Plan serves as the basis for future investments in parks and recreation facilities and programs. It supports the pursuit of recreation grant applications and provides a potential capital investment path for implementing the proposed park improvements. These include varied funding sources and future bond referendums.

## GOALS

The Plan is comprised of three overarching thematic goals:

- Improve the citywide system of park and recreation amenities to meet the needs of the citizens of the City of Pembroke Pines
- Provide improvements that enhance the quality of life of all citizens
- Improve the neighborhoods through investments in the City's park system

## OBJECTIVES

The following specific guiding objectives were established to meet the Plan's goals:

- Identify perceived and real community recreation needs
- Maximize to the greatest extent possible, the use of available recreation lands and facilities resources
- Provide multi-use fields and multi-use spaces in buildings to meet the cross-generational needs of the Pembroke Pines Community
- Provide for the rational and equitable distribution of recreational facilities throughout Pembroke Pines and improve accessibility to said facilities
- Plan park and recreation investments to create the most significant benefit for all citizens of Pembroke Pines while limiting duplication of high-maintenance facilities

## I. 2 PLANNING PROCESS

The Planning Process was organized into seven principal tasks, encompassing the following:

### INITIAL TARGETED COMMUNITY OUTREACH

The process began with an Initial Targeted Community Outreach campaign to present the process and the Team in a more informal venue, while obtaining the initial pulse of the community. One-on-one meetings with elected officials, stakeholders, community leaders, and City-staff were conducted to understand the community in the initial stages of project development, including the major issues and opportunities for improvement of the park system.

### INVENTORY AND ASSESSMENT

The Inventory and Assessment began with a high-level, thorough understanding of existing conditions, including the identification of issues and the opportunities that present to improve the park system. The Team evaluated park system resources, including physical park conditions, recreation programs and services, their delivery, as well as an assessment of existing funding sources.

### NEEDS ASSESSMENT

The Needs Assessment was comprised of a comprehensive analysis of the existing parks and recreation system. A statistically valid community recreation survey (the Survey) was carried out to help identify recreation and open space needs, both latent and actual. The Survey identified public interests, desires, expectations, and priorities for the future, including the public's willingness to fund expanded programs and services. The ETC Institute, a nationally recognized firm in this field, administered the survey and evaluated its findings. One of the Survey highlights is the Priority Investment Rating (PIR), which identifies the facilities and recreation programs that residents rank as the highest priority for investment. Through a demographic analysis, the Team evaluated the community's composition and identified the distribution of parks and community access to these recreation facilities. Lastly, the Team evaluated any regulatory requirements for recreation Levels-of-Service (LOS) and their relationship to the community, including community recreation trends and preferences.



### SUMMARY OF ISSUES AND OPPORTUNITIES

Upon completion of the first three principal tasks, the Team organized the findings in a Summary of Issues and Opportunities to be considered to improve the park system. The purpose was to ensure buy-in on the issues and opportunities to be addressed. At this juncture, the Team conducted the first community outreach meeting. Through discussions with the City of Pembroke Pines Parks and Cultural Arts Department, it was determined that three separate meetings would be held across different sectors of the City to maximize participation.

### MASTER PLAN DEVELOPMENT

The Master Plan Development Phase included formulating physical improvements, recommending new recreation programs or program changes, and other improvements identified through the analysis. The Team closely considered capital and operation costs to avoid false expectations. The Team worked intimately with the City of Pembroke Pines Recreation and Cultural Arts staff. Upon development of this task, the second community outreach meeting was conducted. In this meeting, the Team presented the proposed improvements and obtained community input. With valid community comments, and through consultations with City Officials and Staff, a consensus was arrived at for the proposed master plan improvements.



### IMPLEMENTATION PLAN

Without an Implementation Plan, the master plan would be a shelve-bound document. A well-thought-out implementation plan establishes funding opportunities and considerations, implementation timeline criteria, preliminary cost opinions and an operations plan. The full Implementation Plan is available as a standalone document to best guide the future decisions and policies in implementing this Master Plan.

### MASTER PLAN DOCUMENT

A comprehensive document guides the future processes and provides documentation for potential future funding solicitations. Finally, once all the master plan elements were accepted, the Team prepared the Master Plan Document to record the process, findings, recommendations, formulated designs, and implementation. At the conclusion of the report, the Team presented the complete master plan to the City Commission for adoption. This presentation concluded the master plan's long collaborative effort.

The master plan is a living document that may be revised or expanded as time progresses. BA and the sub-consultant team will be available to assist the City in implementing the master plan. Once adopted, a new process will begin for the City of Pembroke Pines, implementing the recommendations.

Specific park improvement plans are provided where warranted and for needed new facilities that have been identified.

## I. 3 COMMUNITY DRIVEN PUBLIC OUTREACH

The planning process was deliberately framed around the organized collection of community input and comments through area-specific



community/neighborhood outreach campaigns, meetings and City Commission workshops. Three major outreach efforts guided the development of the master plan.

- A statistically valid community survey performed by ETC Institute was distributed to collect a citywide perspective on community needs and preferences.
- To address the geographic footprint of the City community meetings were held in three different sectors of the City, divided by the major sector boundaries of expressways and major roadway thoroughfares. These meetings were held to obtain community-specific input on recreation facilities/program needs, concerns, and aspirations.
- City Commission meetings were conducted to obtain elected official input to address sector-specific and Citywide recreational issues and investments. The City Commission meetings were geared to gather input from all sectors and areas of the community and to provide a forum for active discussions with elected officials and City staff.

Following is a list of elected officials, community workshops/meetings, and public workshops held during the project process:

- City Commission One-On-One Meetings (Various): One-on-one meetings were held between the Team and various City-staff and other stakeholders. The purpose of these meetings served to provide a check-in on the process, gain focused input and provide updates.
- Community Workshop Meeting No. 1: The first meeting occurred at the conclusion of the summary of issues and opportunities task. The Team presented and obtained input on the research and the issues and opportunities identified for individual parks within the overall park system.
  - West Sector (05/02/2022)
  - Central Sector (05/03/2022)
  - East Sector (05/09/2022)
- Community Workshop Meeting No. 2 (2/07/2023): The second meeting occurred once the master plan development options were fully conceived and vetted with staff. The primary intent of the meeting was to obtain buy-in on the preferred concept

plans at this meeting.

- City Commission Presentation Meeting No. 3: The third meeting ocurred at the conclusion of the master plan process. At this meeting, the Team presented the final master plan to the City's elected officials. The master plan process will conclude with a final presentation to elected officials for adoption. .

Each of these events, including the City Commission workshops, were duly advertised to the public for maximum participation

Community driven public engagement outreach shall not end at the Plan's adoption. This coordination shall continue as individual parks are contemplated for design and implementation. Prior to any significant milestone updates, community participation shall be solicited to confirm that the final venue reflect the needs and aspirations of the immediate community and the residents of the City.

## I. 4 MASTER PLAN SUPPORTING DOCUMENTS

The Pembroke Pines Citywide Parks and Recreation Master Plan incorporates the goals and objectives identified in the City Of Pembroke Pines Comprehensive Plan, as adopted on December 15, 1999, by Pembroke Pines City Commission Ordinance No. 1324, and Amended on October 2, 2013, by Pembroke Pines City Commission Ordinance 1759.

The Recreation And Open Space Element Of The City Of Pembroke Pines Comprehensive Plan's Adoption Document indicates under Policy 3.1 of the Comprehensive Plan level of service that local and regional parks shall be provided at a level of service of 10 acre/1,000 population with 7 acres/1,000 in neighborhood and community parks provided by the City and 3 acres/1,000 in regional parks provided by the County. Further, Policy 4.1 indicates that "Planning of new public park facilities will continue to consider and be based on the needs of the area to be served."

The Parks and Recreation Master Plan also reviewed and evaluated the Environmental Advisory Board (EAB) (previously the Landscape Advisory Board) 2017-2018 Parks Report. This comprehensive report evaluates the City's Park facilities and recommended improvements that agree with those identified in the Master Plan.

## I. 5 REPORT ORGANIZATION

This document is organized into 10 chapters that follow the master plan process, approach, and methodology. The chapters are presented as follows:

### CHAPTER I: INTRODUCTION

This chapter is comprised of a statement of the purpose and intent of the master plan and its overall goals and objectives; the public outreach process; the planning process; master plan supporting documents; and report organization.

### CHAPTER 2: URBAN CONTEXT

This chapter includes a detailed understanding of the form of the City of Pembroke Pines and its influences on the parks system, the location and service area of each park, and regional and neighboring city parks accessible to Pembroke Pines residents. The intent of this section is to clarify geographic and physical accessibility to recreational venues.

### CHAPTER 3: EXISTING PARK CONDITIONS

Identifying existing park conditions and the needed improvements is a major thrust of the Master Plan. This chapter includes an outline of

the design team's visit to each park, including a summary inventory of each of the City's recreation and cultural arts parks and facilities, broken down by geographic district. The summary of existing parks and facilities includes a general description of the facility and identifies initial observations by the design team across numerous site visits. Issues and opportunities were identified during these visits, along with preliminary recommendations to improve each facility.

### CHAPTER 4: NEEDS ASSESSMENT

This chapter is comprised of the necessary analyses required to establish recreational facility needs:

- Summary of the statistically valid community survey, the Community Interest and Opinion Survey, August 2022, prepared by the ETC Institute, which presents citizen-identified priority investments;
- A demographic analysis evaluating the effect of population characteristics on recreational demand;
- Level of Service Analysis to ascertain that the City meets the anticipated park acreage as a function of its population numbers and distribution.

### CHAPTER 5: RECREATION SERVICES AND MANAGEMENT ASSESSMENT

This chapter includes an assessment of the current recreation services, management, and operations practices of the City's Recreation and Cultural Arts Department.

### CHAPTER 6: RECREATION PROGRAMS AND SERVICES RECOMMENDATIONS

This chapter includes a set of recommendations to improve the delivery of recreation programs and services.

### CHAPTER 7: MASTER PLAN DEVELOPMENT

This chapter includes a summary of proposed physical improvements to the City's parks and proposed design concepts for some of the individual park facilities.

### CHAPTER 8: FUNDING STRATEGY

This chapter provides an overview of how the City funds its parks operations, maintenance, and capital expansion projects, as well as Community Services. In addition to funding benchmarks, the identification of potentical funding sources are identified.

### CHAPTER 9: DESIGN PRINCIPLES

This chapter includes general guidelines for park facility design excellence to be considered in the future implementation of the master plan's park improvements recommendations.

### APPENDIX

The Appendix includes the full documentation and analysis used to formulate the recommendations of this Plan, in their originally presented format. These included the following:

- Public Workshop #1 Presentation
- Public Workshop #2 Presentation
- Community Interest and Opinion Survey
- Pembroke Pines Parks Master Plan Funding Strategy
- Marketing Assessment and Recommendations

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# 2

# URBAN CONTEXT

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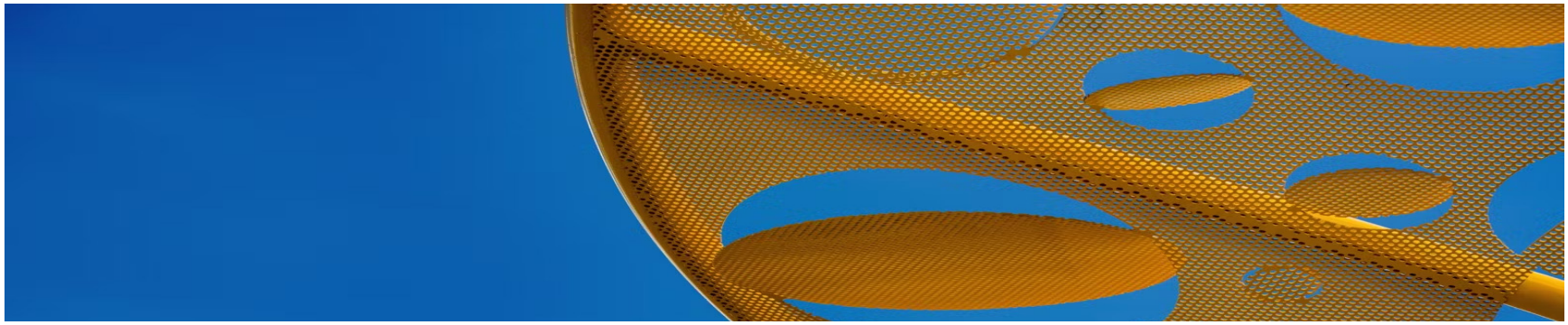

## 2.1 INTRODUCTION

In this chapter, the Team evaluated the urban context and form determinants that shape the City and how the park and recreation system operates. Form determinants are both the physical and non-physical characteristics that define the City. These characteristics include:

- The City's regional location in the context of surrounding urban areas;
- The land area of the City in physical terms, such as its length and the impacts it may have on the distribution of land uses, parks, and physical accessibility;
- The different sectors of the City as defined by the distribution of roadways; and
- An understanding of the City's historical urban development pattern. This historical understanding reveals how the different periods of urban development, their regulations, and market conditions have impacted each district with unique recreation and open space offerings and needs.

The City's park and recreation system has been shaped by the urban form and how it is affected and supported by this urban pattern. Through this understanding of the City's urban form, the Team can identify an approach for community outreach, the characteristics of different districts of the city, and recreation lands and venue offerings, including recommend actions to improve the system.

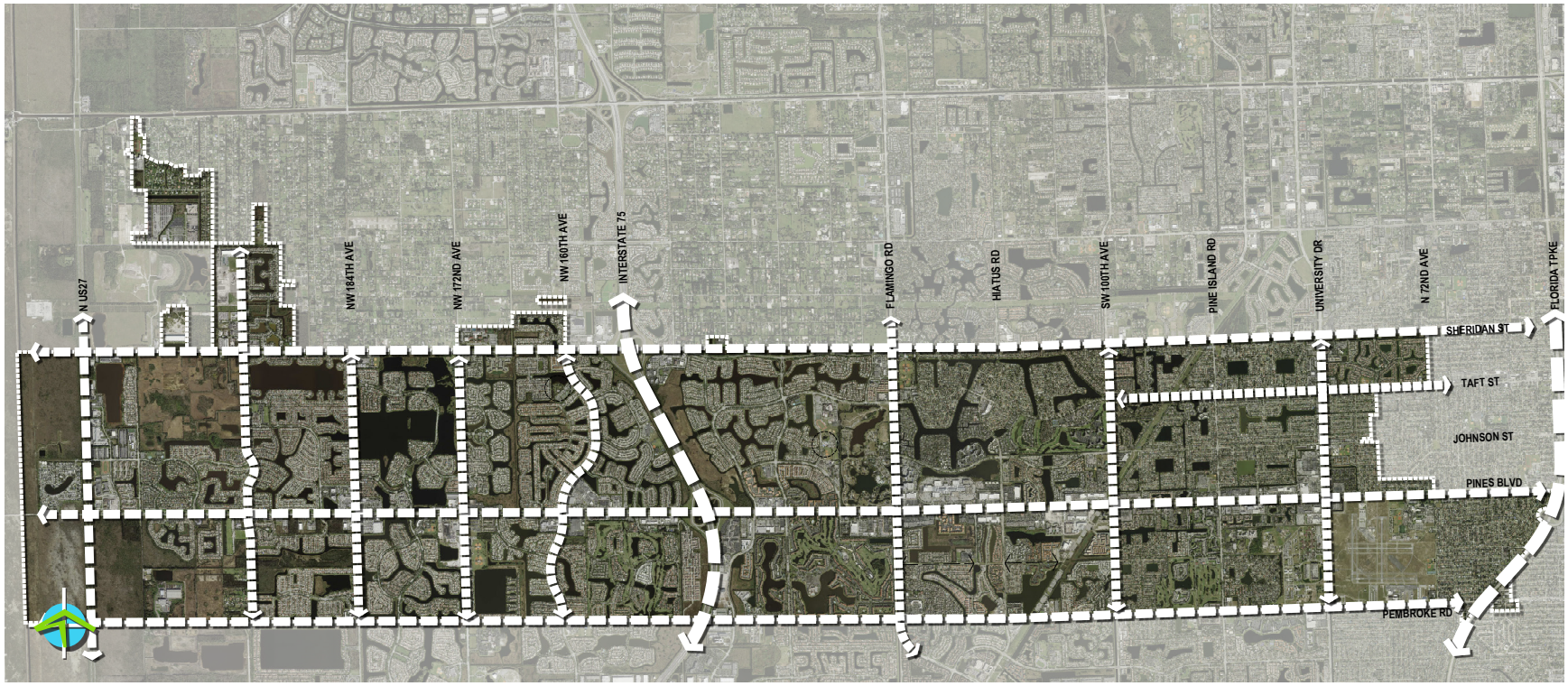


FIGURE I – *URBAN FORM DIAGRAM*

## 2. 2 URBAN FORM

Centrally located within Broward County and the South Florida Metropolitan area, the City of Pembroke Pines is interconnected with this conurbation by the significant north-south expressways, the Florida Turnpike on the east, and I-75 on the west. The City of Pembroke Pines is 13.4 miles long from east to west and 2.4 miles from north to south, and within these two major expressways, the major roadway grid pattern defines distinct sectors of the City. The overall City, as in many other areas of Broward County and South Florida, was planned on the quarter section principle, a one-mile grid with major north-south and east-west connector roads defining these square mile urbanized sectors.

While the quarter section lines roadways can be clearly visible, the urban development within these delimiting streets has varied over the development timeline of the city.

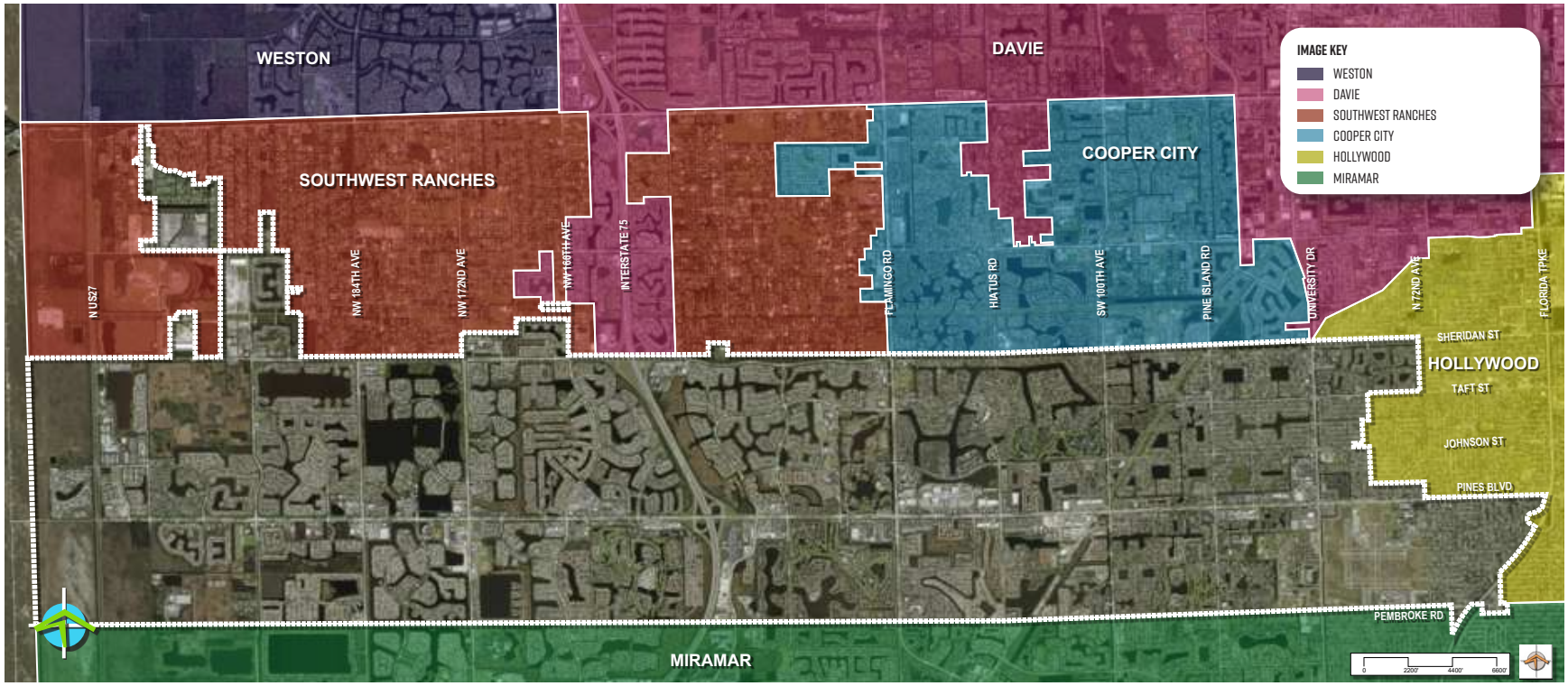


**FIGURE 2 –** *CITY OF PEMBROKE PINES AND NEIGHBORING MUNICIPALITIES DIAGRAM*

## 2. 3 BORDERING MUNICIPALITIES

Four municipalities directly border the City of Pembroke Pines. The City of Hollywood on the east; the City of Miramar on the south; and on the north is Cooper City and Southwest Ranches. The City of Pembroke Pines boundaries aligns with major east-west and north-south streets and roads to define a land area composed of unique sectors and neighborhoods delimited by these thoroughfares.

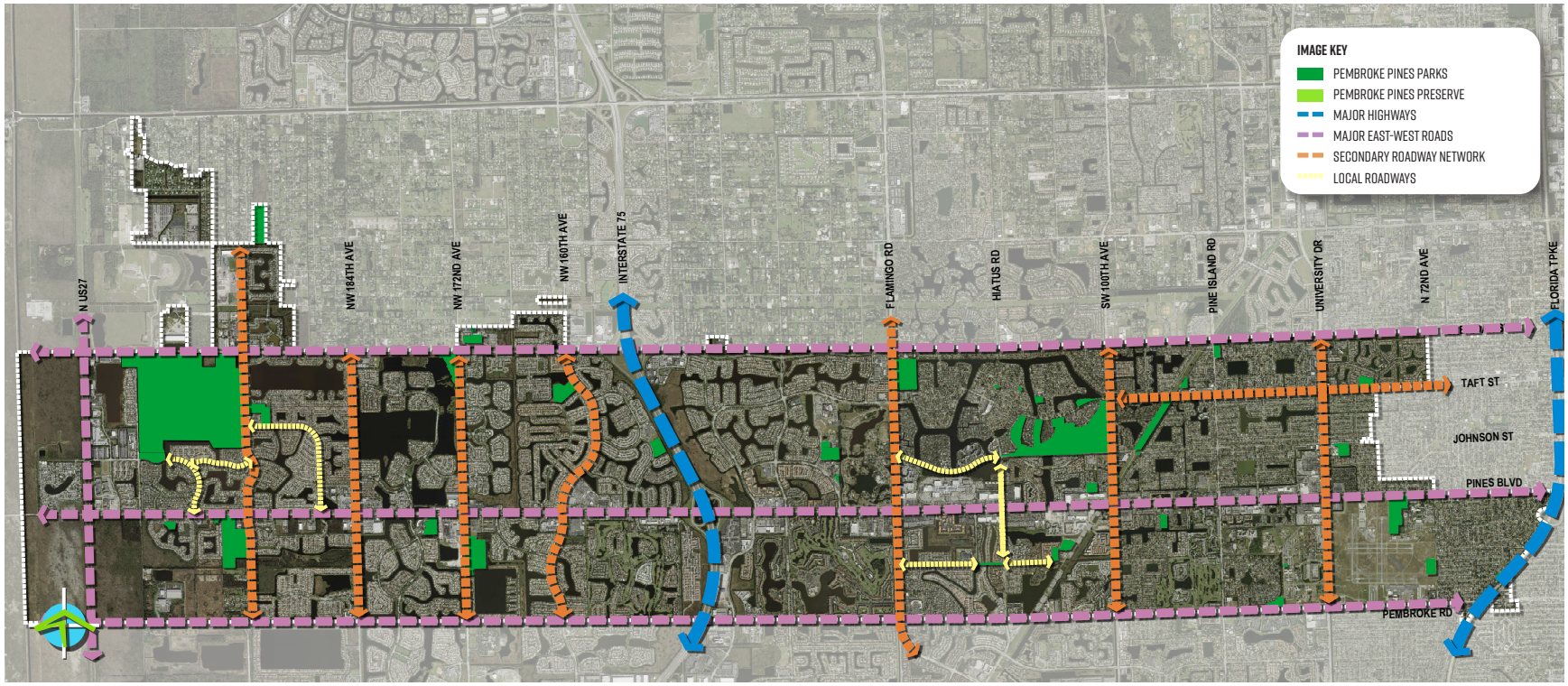


FIGURE 3 – *FORM DETERMINANTS DIAGRAM*

## 2.4 FORM DETERMINANTS

The major east-west thoroughfares define the north and south boundaries of the City. These significant thoroughfares traverse other municipalities running from US 1 and the beaches to the Florida Turnpike, which is the eastern limit of the City, all the way to the west boundary of US 27.

The northern City limit generally follows the alignment of Sheridan Street, except for two areas that extend beyond bordering the Town of Southwest Ranches. The primary roadway traversing the central axis of the City is Pines Boulevard, where the City's principal commercial areas activate. The south edge is bounded by Pembroke Road for the length of the City's shared border with the City of Miramar.

Bounded by the major roadway network, the City's distinct sectors and districts are created amongst and between these and the secondary roadway network.

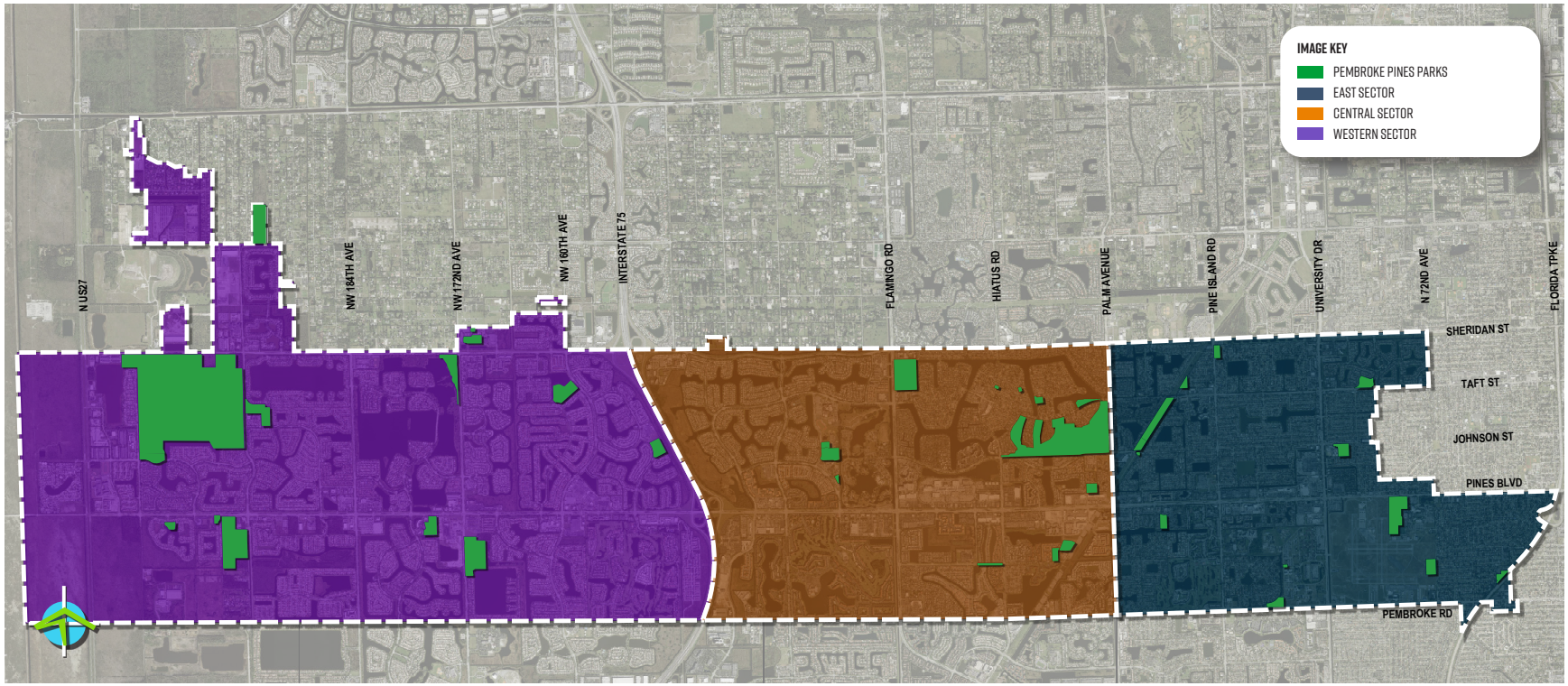


FIGURE 4 – *MASTER PLAN DISTRICTS DIAGRAM*

## 2. 5 URBAN PATTERNS AND THE MASTER PLAN DISTRICTS

Over time, the City's development has occurred in differing urban patterns, those with a traditional grids and others that reflect patterns of singular large land parcels, planned developments.

When overlaid upon the form determinants, the City is clearly divided into separate districts reflecting the clear pattern of development of their separate times.

The Plan is broken up into the City's three districts: East, Central and West Districts.

### EAST DISTRICT

Sectors of the City east of Palm Avenue to the City-limits have a land development pattern based on a grid system distributed between the major quarter section lines defined by the major roads. This district contains the North Perry General Aviation Airport and the Broward College South Campus.

## CENTRAL DISTRICT

The areas west of Palm Avenue reflect a different urban development pattern, mainly large land parcels developed as planned unit developments with the residential areas mostly organized around central lakes designed for drainage. These central lakes often serve as visual expansion and sometimes private recreation attractions for the communities. The quarter section lines still define the major roads north-south and east-west.

This residential development pattern type is intensified west of South Flamingo Road to the I-75 Expressway. Most notably, this sector includes Century Village and Pembroke Falls.

## WEST DISTRICT

West of the I-75 Expressway, the development pattern is almost solely based on large Planned Unit Developments with large lakes and numerous land preservation parcels. I-75 defines the West District, which developed after the middle of the 1990s and possesses this distinct urban pattern.

Environmental preservation of lands and the creation of lakes and canals to address drainage are significant elements of the district. Over 1,200 acres of land are dedicated to preservation and lakes.

The north-south roads, planned on the Quarter Section principle, one mile across, define areas of the West District. Each quarter section area contains a major City park facility. The substantial number of parks in the West District provide major sports fields not presently provided by the Homeowners Associations (HOAs) that occupy most of the land.



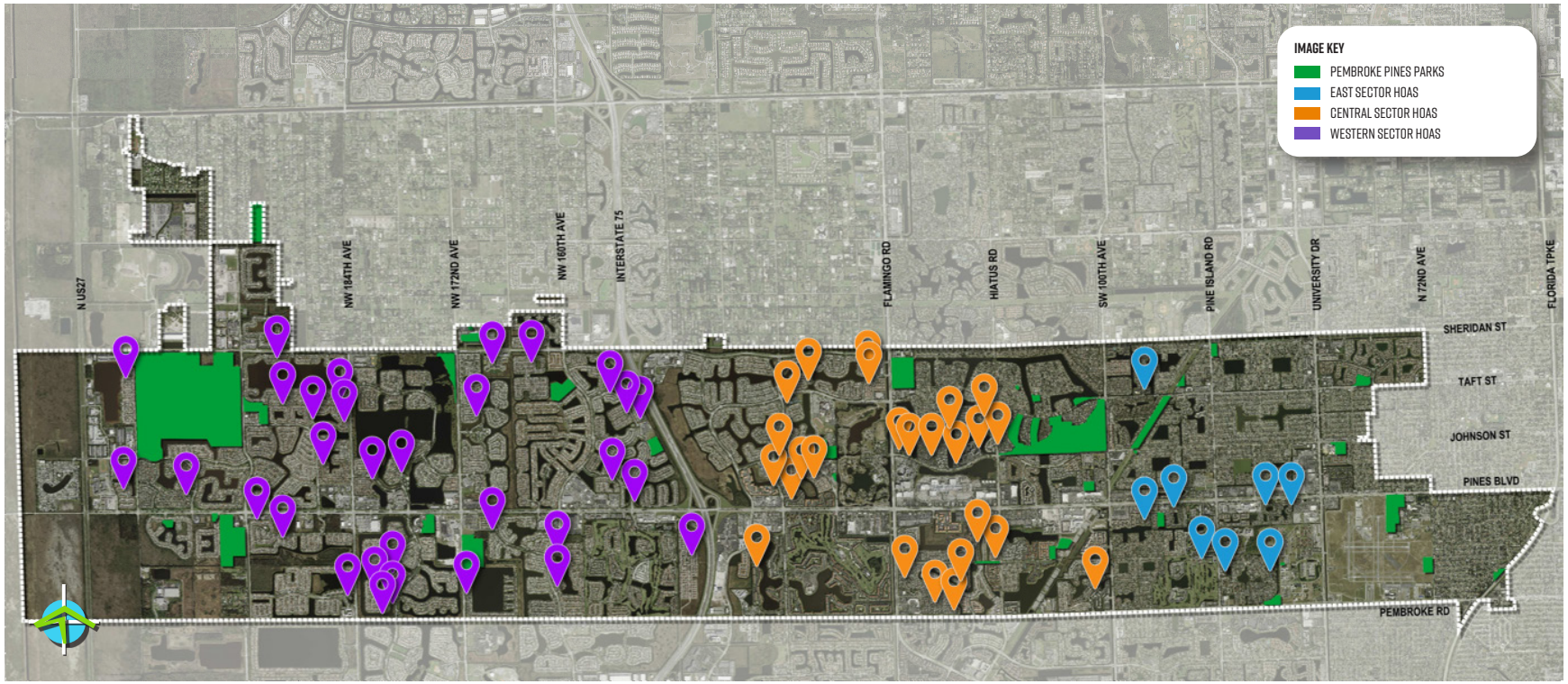


FIGURE 5 – *CITYWIDE HOMEOWNER'S ASSOCIATION DIAGRAM*

## 2. 6 RESIDENTIAL COMMUNITY HOAs

A significant amount of the urban fabric of the City is centered around enclaves of single-family residential communities, some neighborhoods secured and some open to pass through.

As these communities were developed, they were formed around homeowner's associations (HOAs), the greatest quantity being in the West District. (Figure 5) illustrates the various organized homeowner's associations across the City.

Generally, the HOAs provide some limited recreational areas as a market attraction, and/or to meet regulatory development requirements for open space. These recreational areas include swimming pools, clubhouses, tennis courts, tot lots, and passive open areas for the exclusive use of the HOA residents. Given their land value, these HOA amenities are limited by the availability of community land and do not provide sports fields.

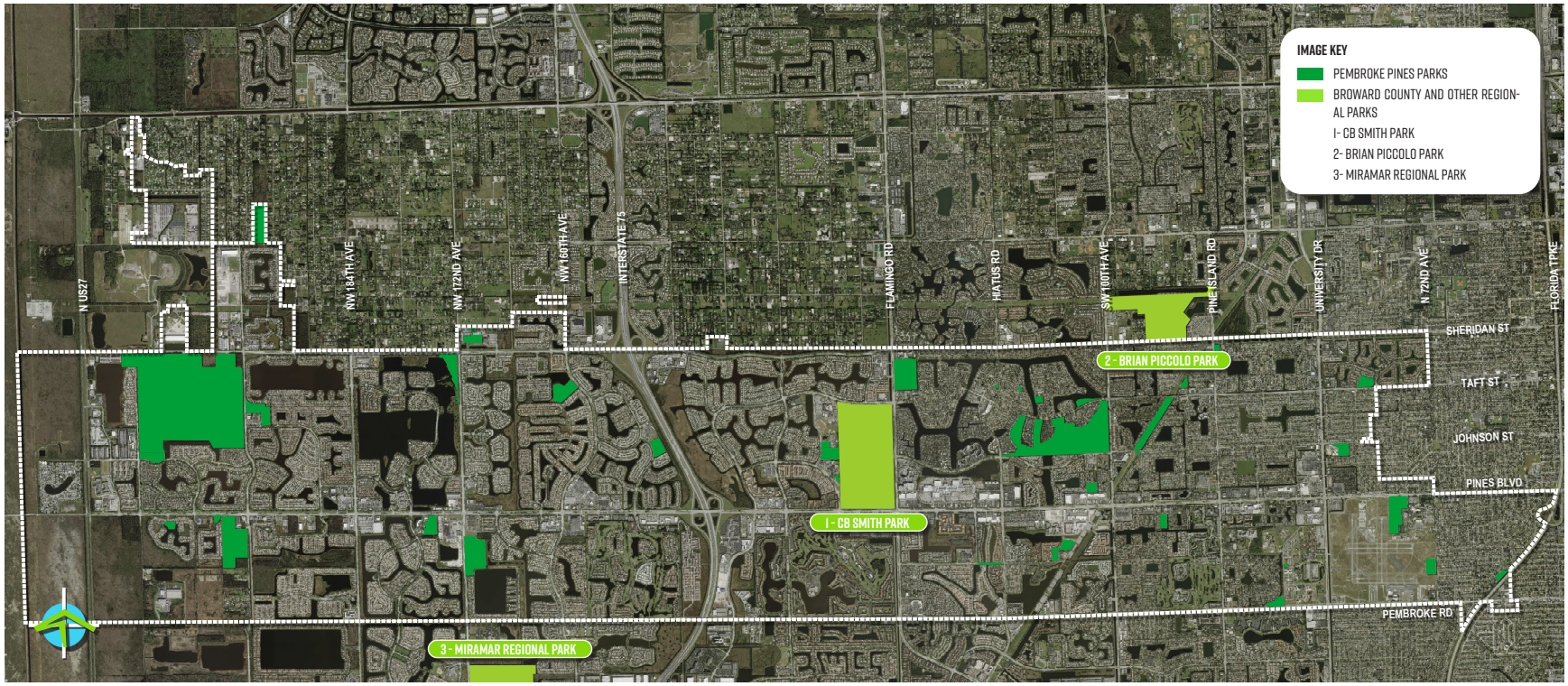


FIGURE 6 – *BROWARD COUNTY AND REGIONAL PARKS DIAGRAM*

## 2.7 BROWARD COUNTY AND REGIONAL PARKS

**CB Smith Park:** This park is a 320-acre Broward County regional park. Facilities include water slides, tube rides, a miniature golf course, a driving range, paddle boat rides, canoeing, bicycling, roller skating, tennis, racquetball, camping, beach areas, an amphitheater for outdoor concerts, picnic areas, and passive open space.

**Brian Piccolo Park:** This park is a 180-acre Broward County active park, located in Cooper City. Facilities include a velodrome, skate/bmx amenities, a baseball/softball field, a basketball (full court), a concession area, a football/soccer field, grills, horseshoes, jogging path, passive open areas, playground, racquetball, shelters/pavilions, tennis courts, and volleyball.

**Miramar Regional Park:** This park is a 172-acre park within the City of Miramar. The park offers fitness stations, baseball, basketball, cricket, playgrounds, BBQ pavilions, multi-use fields, volleyball, an amphitheater, aquatics, and a dog park.

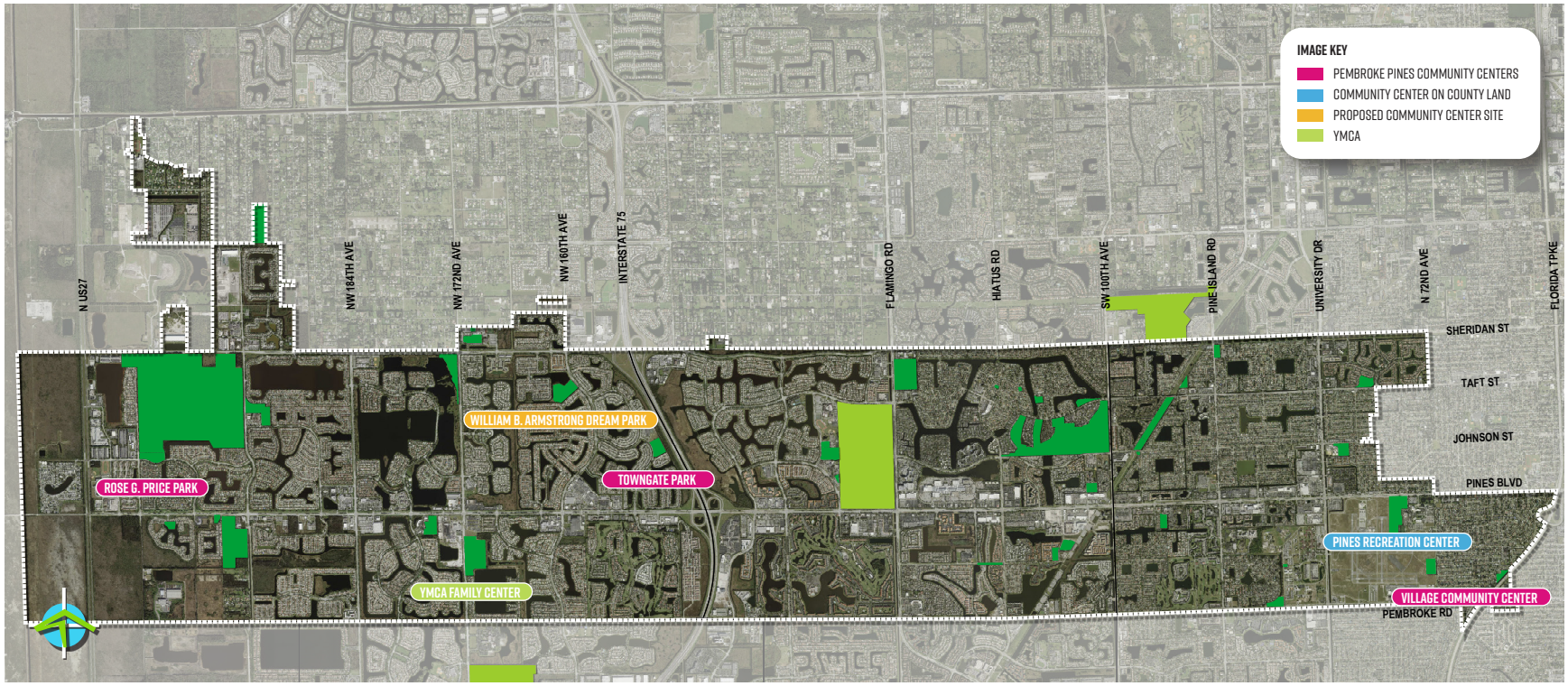


FIGURE 7 – *COMMUNITY FACILITIES AND RECREATION CENTERS DIAGRAM*

## 2. 8 COMMUNITY FACILITIES AND RECREATION CENTERS

(Figure 7) shows the location of the parks where community facilities are located. The City of Pembroke Pines has three community buildings that are in Rose G. Price Park, Towngate Park, and Village Community Center. Also, a proposed community facility in the West Sector will be constructed in the William B. Armstrong Dream Park. In Pembroke Shores Park, in the West District, we find a recreation facility with a gymnasium and other recreation spaces. This facility is owned by the City of Pembroke Pines but operated by the YMCA. On the East Sector is Pines Recreation Center which is presently closed. These facilities are further discussed in Chapter 5, Recreation Programs and Operations Assessment.

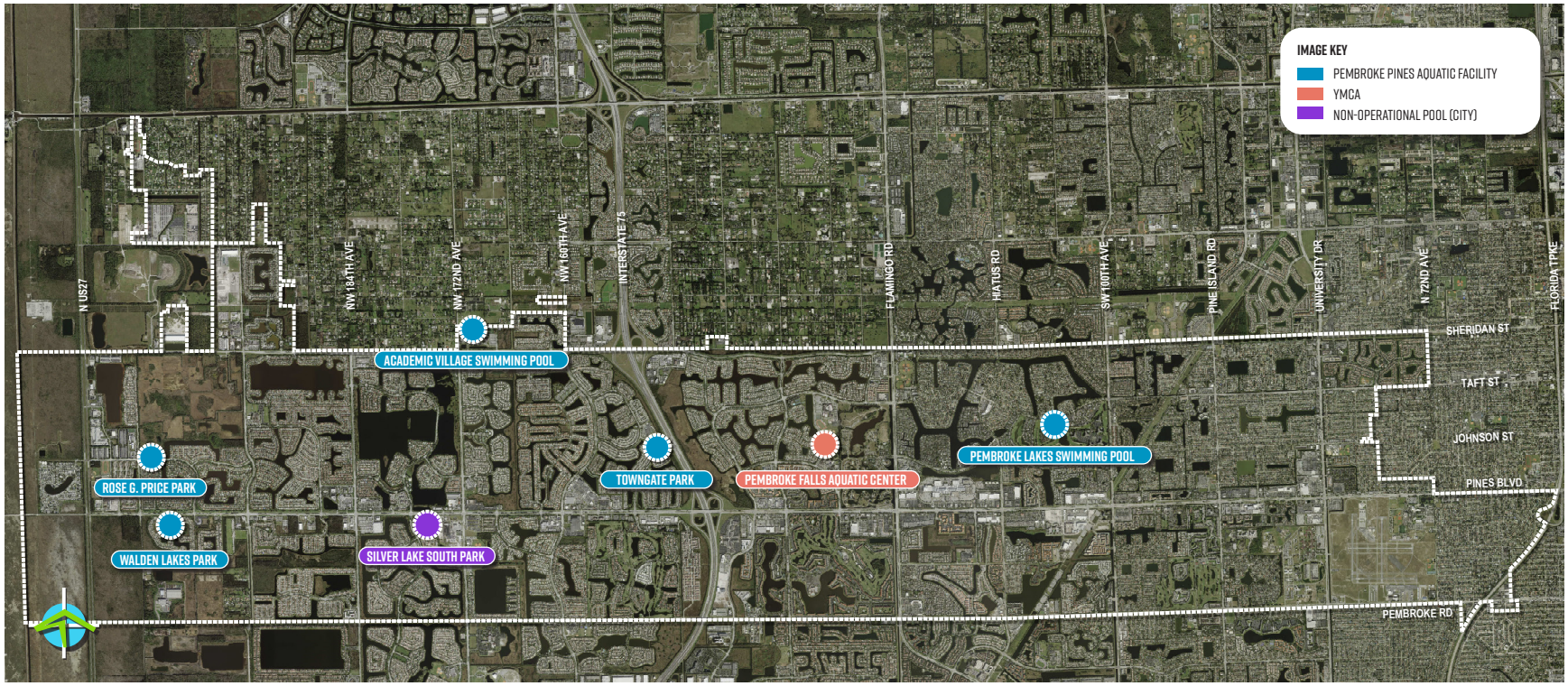


FIGURE 8 – *AQUATIC FACILITIES DIAGRAM*

## 2. 9 AQUATIC FACILITIES

(Figure 8) shows the location of the City's aquatic facilities. The Pembroke Pines YMCA Aquatic Center is located at 1361 NW 129th Avenue, the Central Sector, and serves a wide community area. The facility, owned by the City of Pembroke Pines, is operated by the YMCA. The Academic Village Swimming Pool is a 50-meter facility with the Charter High School and swim teams as its primary users. Three small pools serve the West District: Towngate Park Pool, Rose G. Price Pool, and Walden Lakes Park Pool are open from April to November. There is a non-operational pool at Silver Lakes South Park, as well. One small pool serves the East and Central District at the Pembroke Lakes Pool and Tennis Center.

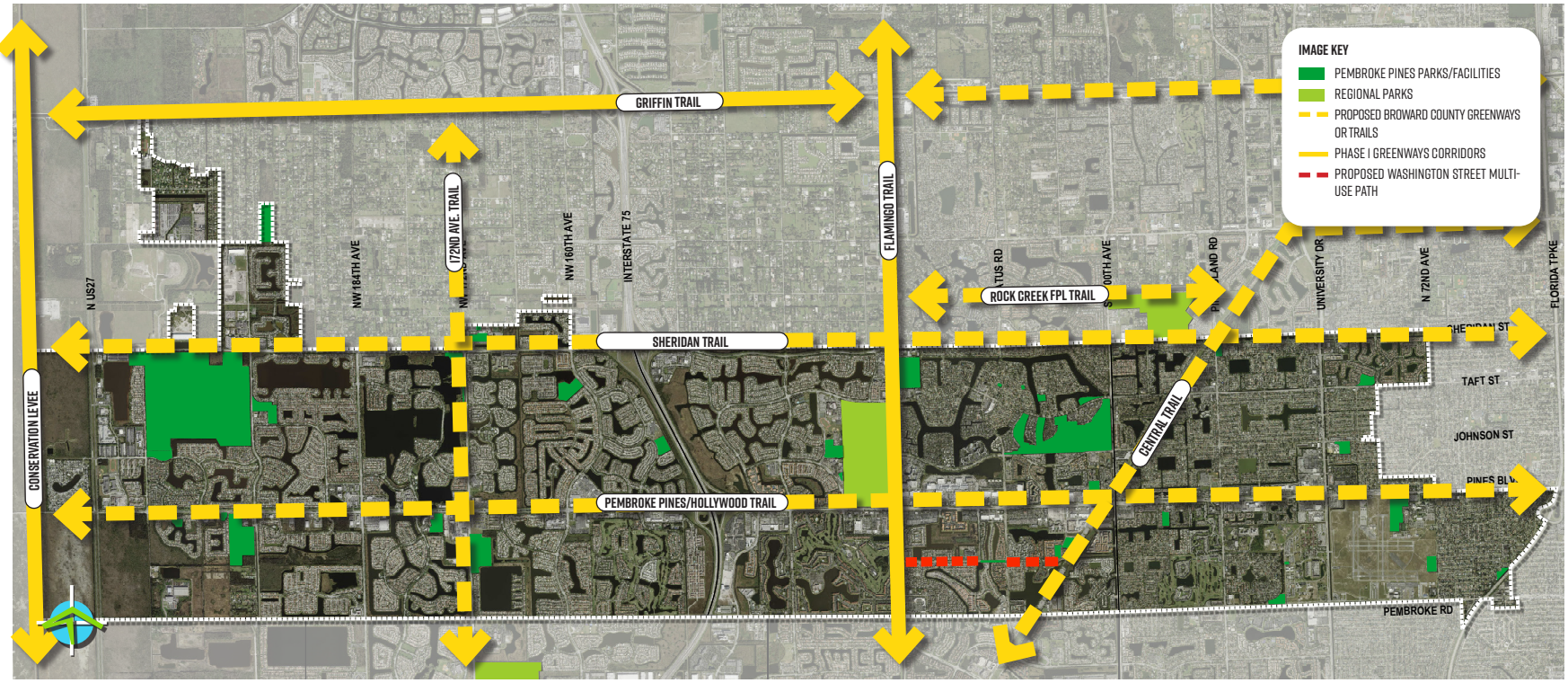


FIGURE 9 – *GREENWAY CONNECTIVITY DIAGRAM*

## 2. 10 GREENWAYS

(Figure 9) illustrates the existing and proposed greenways for Pembroke Pines, including those of Broward County from the Broward County Potential Greenways System Map in the County Land-Use Plan. The city collaborates with the county to expand greenways and pedestrian connectivity throughout the area.

The City of Pembroke Pines aims to expand its network of paths and trails. The proposed Washington Street Multi-Use Path will extend the multi-use, pedestrian, and bicycle paths from Flamingo Road east to Raintree Park. From Raintree Park, the multi-use path will continue east on Washington Street to Memorial Park and City Center, providing a 1.5-mile-long pedestrian and bicycle mobility and recreation path.

The Flamingo Greenway, a nine-mile-long north-south trail, will connect County Line in Miramar to New River Greenway at I-595. The City of Pembroke Pines' portion spans 2.4 miles, and the first completed section will run from Pembroke Road to Pines Boulevard. The eight to twelve feet wide multi-use path will be constructed adjacent to Snake Creek Canal along the west side of Flamingo Road.

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# 3

# EXISTING PARKS CONDITIONS

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# 3.1 EXISTING PARKS CONDITIONS

This chapter provides an inventory of existing park resources and their urban context, conditions, and identified issues. The recreation facility conditions analysis was developed by BA personnel through numerous site visits and a detailed evaluation of existing conditions. In addition, each park was the subject of a photographic analysis.

## SUMMARY: INVENTORY OF RECREATION LANDS & FACILITIES

As part of the existing conditions analysis, a detailed evaluation of present conditions at each of the City's parks addressed various aspects of each park's physical conditions. The analysis included park perimeter evaluation; parking at both on-street and off-street locations; existing shelters; active recreational facilities/sports fields; existing buildings and their condition; present level of landscaping and general overall condition of the landscape; urban context and proposed City improvements and investments; and the overall aesthetic conditions of each of the parks.

The recreation lands and facilities inventory provided a basis for identifying necessary improvements and additional activities and structures within the City's existing park system. This inventory, the analysis that accompanied it, the needs assessment, and community preferences identified during the site surveys formed the basis for the development of alternative concept designs for selected parks, as well as the basis for the proposed redistribution of sports facilities and uses within the City's park system.

The following pages summarize the inventory of recreation lands and facilities. The inventory and analysis include a summary of the B&A team findings, illustrated with photos and aerial photographs of the existing recreation facilities. As with all the analyses, the City's parks are organized according to their respective geographic districts (East, Central, West), designated by B&A for study and report organizational purposes.

## GEOGRAPHIC DISTRICTS OF THE CITY

The city-limits of Pembroke Pines, occupy an overall length of nearly 14-miles in the east west direction. Given a City of this size, it is imperative to identify the geographical features that help delineate logical segmentation points that help organize the identifiable regions. For the purposes in arranging the City's vast park facilities, this section of the report has been organized by geographic districts -Figure 10.



## 3. 2 INDIVIDUAL CITY PARKS BY DISTRICT

### EAST DISTRICT

- Cinnamon Place Park
- Craig Rupp K9 Dog Park
- Fahey Park
- Fletcher Park
- Linear Park
- Pasadena Park
- Paul J. Maxwell Park
- Pines Recreation Center
- Jack McCluskey Rainbow Lakes Park
- Studio 18 Art Complex
- Tanglewood Park
- Village Community Center
- Walnut Creek Park

### CENTRAL DISTRICT

- 108th Ave Kiddie Park
- 111th Ave Kiddie Park
- Ashley W. Hale Park
- Ben Fiorendino Park
- Flamingo Park
- Frank C. Ortis Art Gallery and Exhibit Hall
- Charles F. Dodge City Center
- Memorial Park
- Pembroke Falls Aquatic Center
- Pembroke Lakes Golf and Tennis Center
- Pembroke Pines Art and Cultural Center
- Raintree Park
- SW Focal Point Community Center
- Walter C. Young Field and Gymnasium

### WEST DISTRICT

- Academic Village Swimming Pool
- Alhambra Park
- Chapel Trail Nature Preserve
- Chapel Trail Park
- Pembroke Shores Park
- Susan B. Katz River of Grass Theater
- Rose G. Price Park
- Silver Lakes North Park
- Silver Lakes South Park
- Spring Valley Park
- Steven L Josias Dog and Equestrian Park
- Towngate Park
- Walden Lakes Park
- West Pines Soccer Park and Preserve
- William B. Armstrong Dream Park





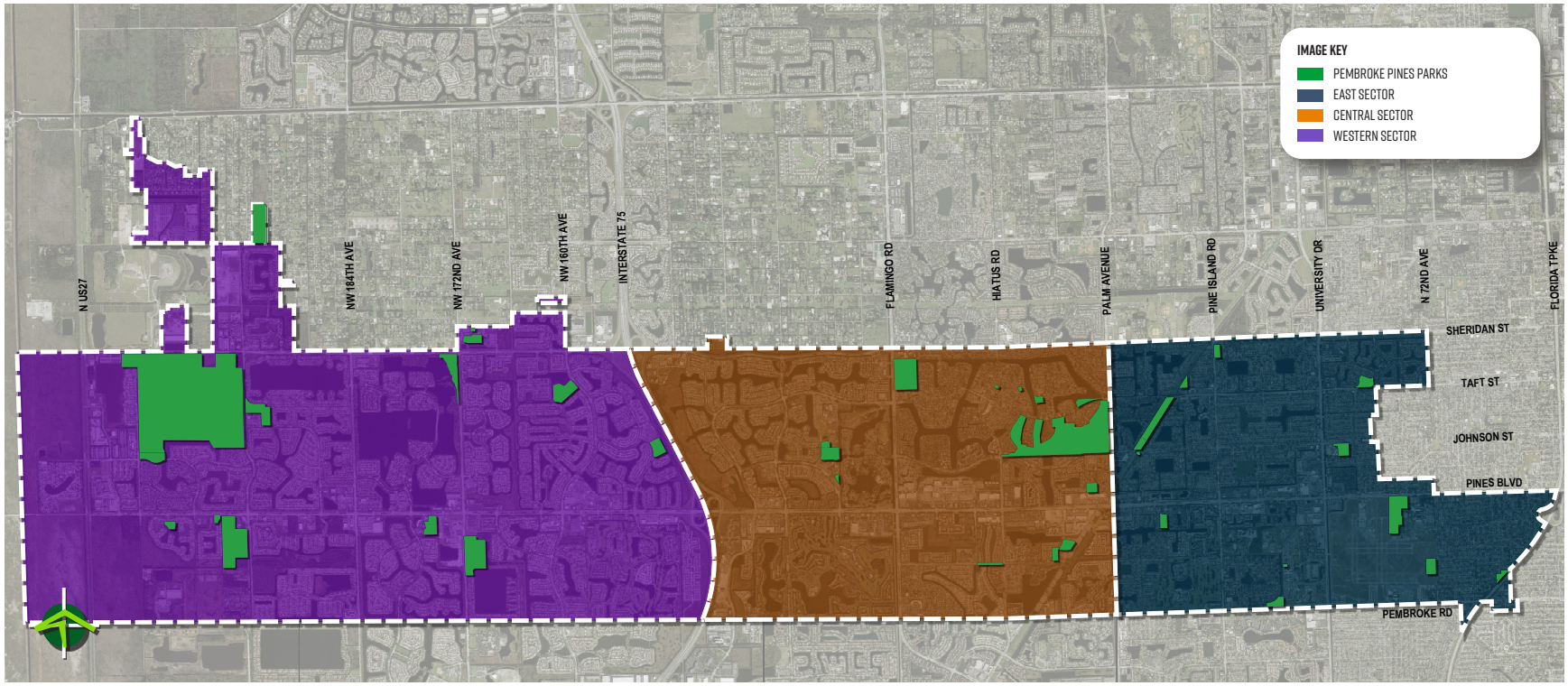
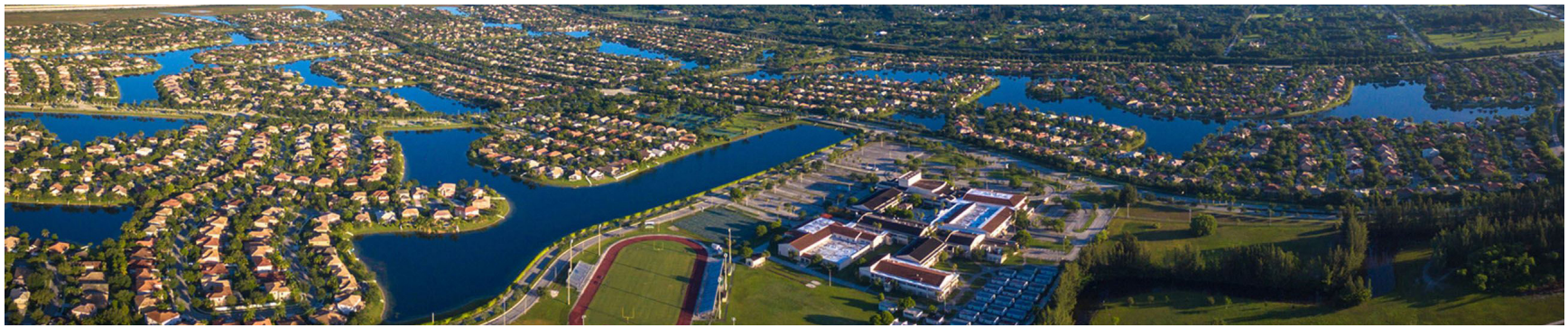



**FIGURE 10 –** *GEOGRAPHIC DISTRICTS DIAGRAM*



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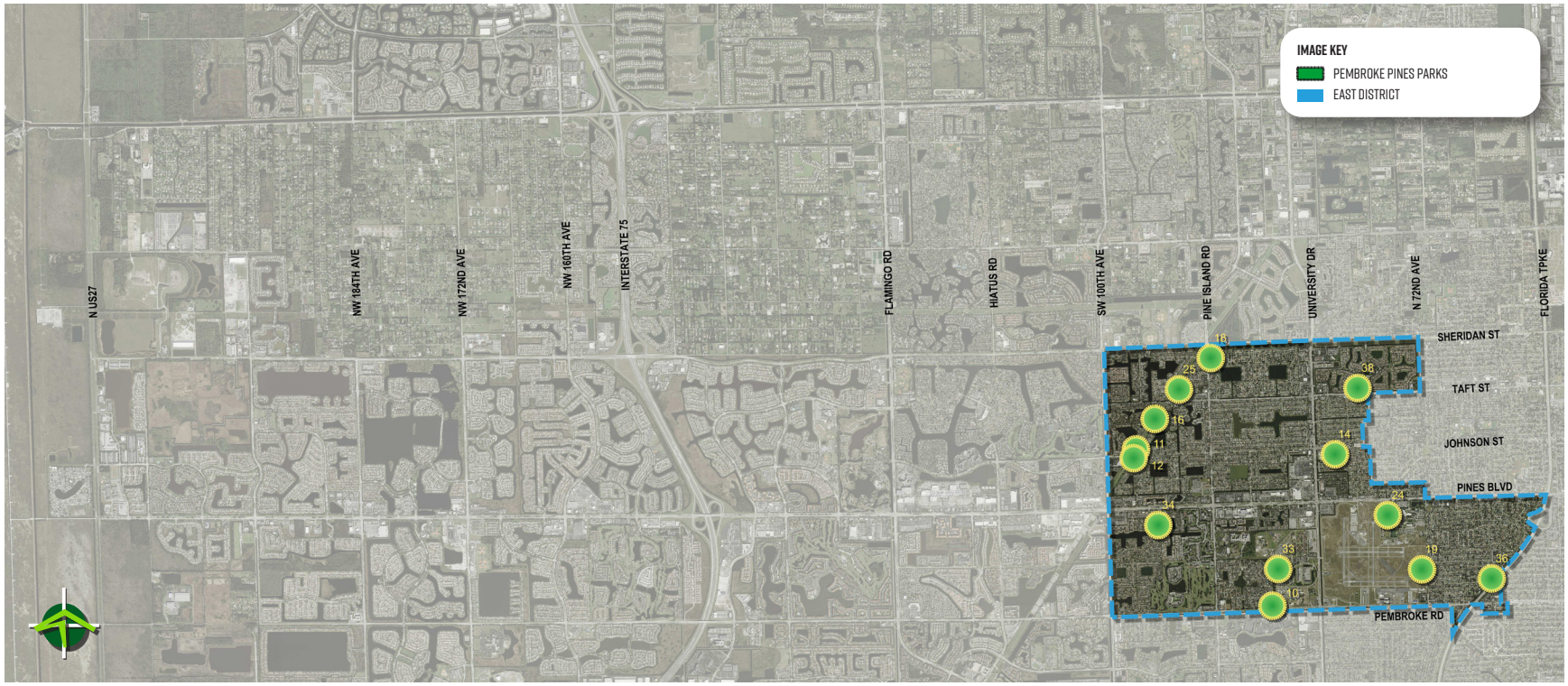


FIGURE II – *GEOGRAPHIC DISTRICTS DIAGRAM (EAST)*

## EAST DISTRICT PARKS

- Cinnamon Place Park (10)
- Craig Rupp K9 Dog Park (11)
- Fahey Park (12)
- Fletcher Park (14)
- Linear Park (16)
- Pasadena Park (18)
- Paul J. Maxwell Park (19)
- Pines Recreation Center (24)
- Jack McCluskey Rainbow Lakes Park (25)
- Studio 18 Art Complex (33)
- Tanglewood Park (34)
- Village Community Center (36)
- Walnut Creek Park (38)




FIGURE 12 – *CINNAMON PLACE PARK AERIAL*

## CINNAMON PLACE PARK

### General Description

Cinnamon Place Park is a neighborhood park of approximately six (6.0) acres, located on the northwest corner of Pembroke Road and Poinciana Drive. Although the park is located adjacent to a high-traffic roadway and at an intersection, there is no pedestrian or vehicular access from either Pembroke Road or SW 86th Avenue/Poinciana Drive. A fence prevents pedestrian access to the park at these locations.

The park is visible to the traffic on Pembroke Road but limited access through a single-family residential area. The park's vehicular and pedestrian access is from SW 85th Avenue, a quiet residential street. There are eleven (11) off street parking spaces within the park boundary. Adjacent single-family homes are somewhat distant from the parking area. Because of its location away from the major roadways and residential properties, there are minimal eyes on the park and parking area to control activities.

Walking paths, seating areas, and exercise equipment are placed within the park, emphasizing the more passive nature of the park. There are two shaded playgrounds, two small pavilions with one grill, one sand volleyball court, and a restroom building.

### Initial Observations

The following issues and opportunities were identified within the facility:

- Limited vehicular access from the residential street
- Parking location makes it a convenient place for undesirable activities
- Remnants of former baseball field dirt within grass area
- Lack of shade area provided by newly planted trees within the passive area

The following preliminary recommendations may improve this facility:

- Evaluate relocation of vehicular access and parking area
- Improve visibility to the parking area from surrounding areas
- Explore additional pedestrian-only access from SW 85th Street
- Program additional passive uses at the former location of the baseball field

| PARK INVENTORY | AVAILABILITY | | CONDITION | | |
|---|---|---|---|---|---|
| | YES | NO | GOOD | FAIR | POOR |
| BASEBALL FIELD | ● | | | | ● |
| BASKETBALL COURT | | ● | | | |
| BIKE RACKS | ● | | ● | | |
| BOAT LAUNCH/DOCK | | ● | | | |
| COMMUNITY CENTER | | ● | | | |
| ENTRY SIGNS | ● | | | ● | |
| EXERCISE EQUIPMENT | ● | | ● | | |
| FENCING AND WALLS | ● | | ● | | |
| FIELD LIGHTING | | ● | | | |
| FIELD STORAGE | | ● | | | |
| FOOTBALL FIELD | | ● | | | |
| GENERAL LANDSCAPING | ● | | | ● | |
| PARKING | ● | | | ● | |
| PARK LIGHTING | | ● | | | |
| PARKING LOT LIGHTING | ● | | | | ● |
| PLAYGROUND EQUIPMENT | ● | | ● | | |
| PLAYGROUND SURFACES | ● | | | ● | |
| RACQUETBALL COURTS | | ● | | | |
| RESTROOMS | ● | | ● | | |
| SEATING AND FURNITURE | ● | | | ● | |
| SHADE STRUCTURE | ● | | ● | | |
| SKATING FACILITIES | | ● | | | |
| SOCCER FIELD | | ● | | | |
| SOD | ● | | | ● | |
| SWIMMING POOL | | ● | | | |
| TENNIS COURTS | | ● | | | |
| TREE CANOPY | ● | | | | ● |
| WALKWAY SURFACES | ● | | | ● | |
| WASTE RECEPTACLES | ● | | | ● | |
| WATER FOUNTAINS | ● | | ● | | |

**TABLE I –** *CINNAMON PLACE PARK EXISTING SITE CHECKLIST*








**FIGURE I3 –** *CINNAMON PLACE PARK EXISTING SITE PHOTOS*











**FIGURE 14 –** *CINNAMON PLACE PARK EXISTING SITE PHOTOS*




FIGURE 15 – *CRAIG RUPP K9 DOG PARK AERIAL*

## CRAIG RUPP K9 DOG PARK

### General Description

Craig Rupp K9 Dog Park is specialty park of approximately three (3.0) acres, located off Johnson Street, a major east-west street in Pembroke Pines. The dog park functions beneath the FPL high tension lines within an easement area, which makes up a portion of the overall Pembroke Pines Linear Park. This facility begins at the parking area for the dog park and runs on the east side, northward within the easement.

The dog park features two separate animal play areas, based on the dog's size. There are benches for owners to relax and socialize with other park users. The dog park's physical program area is significantly impacted by its location beneath the electrical lines and underground utility easement beneath the park. These limitations greatly influence the construction of vertical elements to improve the facility, including new shade structures and additional trees. The dog park offers 46 surface parking spaces, shared with the Linear Park, and directly accessible from Johnson Street.

### Initial Observations

The following issues and opportunities were identified within the facility:

- Landscape showing signs of excessive wear and tear within sodded areas
- Visual appearance of fencing and walls may be improved
- Limited amount of park furniture to accommodate dog-owners
- Lack of tree canopy to provide shade protection and reduce heat effects on park space
- Parking surface and markings displaying signs of cracking
- Minimal and outdated dog play equipment

The following preliminary recommendations may improve this facility:

- Explored use of synthetic turf to address excessive wear from dog-activities
- Coordinate all potential improvements with the utility providers within the linear park, i.e. overhead electrical wires and underground fuel lines
- Utilize under programmed areas to include expanded dog-play areas, new landscaping, and furnishings
- Introduce new play equipment for dogs

| PARK INVENTORY | AVAILABILITY | | CONDITION | | |
|---|---|---|---|---|---|
| | YES | NO | GOOD | FAIR | POOR |
| BASEBALL FIELD | | ● | | | |
| BASKETBALL COURT | | ● | | | |
| BIKE RACKS | | ● | | | |
| BOAT LAUNCH/DOCK | | ● | | | |
| COMMUNITY CENTER | | ● | | | |
| ENTRY SIGNS | ● | | ● | | |
| EXERCISE EQUIPMENT | | ● | | | |
| FENCING AND WALLS | ● | | | ● | |
| FIELD LIGHTING | | ● | | | |
| FIELD STORAGE | | ● | | | |
| FOOTBALL FIELD | | ● | | | |
| GENERAL LANDSCAPING | ● | | | ● | ● |
| PARKING | ● | | | ● | ● |
| PARK LIGHTING | | ● | | | |
| PARKING LOT LIGHTING | | ● | | | |
| PLAYGROUND EQUIPMENT | | ● | | | |
| PLAYGROUND SURFACES | | ● | | | |
| RACQUETBALL COURTS | | ● | | | |
| RESTROOMS | | ● | | | |
| SEATING AND FURNITURE | ● | | | ● | |
| SHADE STRUCTURE | ● | | | ● | |
| SKATING FACILITIES | | ● | | | |
| SOCCER FIELD | | ● | | | |
| SOD | ● | | | | ● |
| SWIMMING POOL | | ● | | | |
| TENNIS COURTS | | ● | | | |
| TREE CANOPY | | ● | | | |
| WALKWAY SURFACES | ● | | | ● | |
| WASTE RECEPTACLES | ● | | | ● | |
| WATER FOUNTAINS | | ● | | | |

**TABLE 2 –** *CRAIG RUPP K9 DOG PARK EXISTING SITE CHECKLIST*








**FIGURE 16 –** *CRAIG RUPP K9 DOG PARK EXISTING SITE PHOTOS*









**FIGURE 17 –** *CRAIG RUPP K9 DOG PARK EXISTING SITE PHOTOS*




FIGURE 18 – *FAHEY PARK AERIAL*

## FAHEY PARK

### General Description

Fahey Park is a pocket park of approximately 1.5 acres, located at the intersection of Johnson Street and 98th Avenue. The park is adjacent to the Pembroke Pines Linear Park, just south of the Craig Rupp K9 Dog Park.

The park serves the surrounding residential neighborhood. However, angled parking available within the Johnson Street right-of-way expands the park's geographical reach, making it more accessible to the broader neighborhood and city-wide audience. Located on the north side of the park, there are 15 angled, on-street parking spaces and one ADA parking space for a total of 16 parking spaces.

Surrounded within a fenced area, the park features an open-air playground, with a portion of the play-equipment and furnishings protected by a shade structure. The playground surface is the standard American Disabilities Act (ADA) wood chip material used throughout the City of Pembroke Pines playgrounds.

### Initial Observations

The following issues and opportunities were identified within the facility:

- Minimal perimeter landscaping to provide buffer to single family homes to the south
- Installed in 2019, playground equipment seems dated
- Landscape surface outside of playground area is uneven and worn
- Park furniture was in fair condition although waste receptacles were in poor condition.
- Unassuming entrance to the park, including the sidewalk, gate, signage and treatment of parking areas
- Significant tree coverage only occurs at the periphery of the park

The following preliminary recommendations may improve this facility:

- Install landscape, bushes/hedges around the park edges to improve the view from outside of the park, including improved buffering towards the residential
- Modernize playground equipment with new, more challenging elements for children
- Improve grass surfaces, especially where there is heavy foot traffic, seating
- Consider ways to make the entrance to the park more inviting
- Explore more landscape areas, especially shade trees to reduce heat/sun exposure outside of the playground shade structure

| PARK INVENTORY | AVAILABILITY | | CONDITION | | |
|---|---|---|---|---|---|
| | YES | NO | GOOD | FAIR | POOR |
| BASEBALL FIELD | | ● | | | |
| BASKETBALL COURT | | ● | | | |
| BIKE RACKS | | ● | | | |
| BOAT LAUNCH/DOCK | | ● | | | |
| COMMUNITY CENTER | | ● | | | |
| ENTRY SIGNS | ● | | ● | | |
| EXERCISE EQUIPMENT | | ● | | | |
| FENCING AND WALLS | ● | | | ● | |
| FIELD LIGHTING | | ● | | | |
| FIELD STORAGE | | ● | | | |
| FOOTBALL FIELD | | ● | | | |
| GENERAL LANDSCAPING | ● | | | ● | |
| PARKING | ● | | ● | | |
| PARK LIGHTING | | ● | | | |
| PARKING LOT LIGHTING | | ● | | | |
| PLAYGROUND EQUIPMENT | ● | | | ● | |
| PLAYGROUND SURFACES | ● | | ● | | |
| RACQUETBALL COURTS | | ● | | | |
| RESTROOMS | | ● | | | |
| SEATING AND FURNITURE | ● | | | ● | |
| SHADE STRUCTURE | ● | | ● | | |
| SKATING FACILITIES | | ● | | | |
| SOCCER FIELD | | ● | | | |
| SOD | ● | | | | ● |
| SWIMMING POOL | | ● | | | |
| TENNIS COURTS | | ● | | | |
| TREE CANOPY | ● | | | | ● |
| WALKWAY SURFACES | ● | | | | ● |
| WASTE RECEPTACLES | ● | | | | ● |
| WATER FOUNTAINS | ● | | ● | | |

**TABLE 3 –** *FAHEY PARK EXISTING SITE CHECKLIST*







**FIGURE 19 –** *FAHEY PARK EXISTING SITE PHOTOS*









**FIGURE 20 –** *FAHEY PARK EXISTING SITE PHOTOS*




FIGURE 21 – *FLETCHER PARK AERIAL*

## FLETCHER PARK

### General Description

Fletcher Park is a neighborhood park of approximately seven (7.0) acres located on the south side of Johnson Street, west of the corner of NW 78th Avenue. The park's primary access point is a central drive from Johnson Street, entering into an expansive surface parking lot with 150 parking spaces. There are existing single-family residential houses that back up to the park along the east side. On the west side, the park abuts the Pembroke Pines Water Treatment Facility.

Presently, the park has four softball fields, two batting cages, one pavilion, and one covered playground. On access with the main entrance, within the center of the park is a two-story concessions building. There is also an old storage building on the west side of the park.

Present plans are for the basketball court on the east side of the park to be removed and the land used by the water treatment facility. The basketball court will need to be replaced on the park grounds. A new city pump system will be constructed on the site.

### Initial Observations

The following issues and opportunities were identified within the facility:

- Minimal tree plantings along the street frontage
- Park signage is old and worn, and does not portray an exciting community facility
- Single basketball court is separate from the rest of the park, and not conveniently located
- Dated playground equipment
- Lacking tree canopy, especially in the front, within parking
- Wall separates the single family houses from the park on the east side

The following preliminary recommendations may improve this facility:

- Reprogram extra park area to include relocated/new basketball court
- Explore potential opportunities for park reprogramming/redesign to include new/additional park amenities
- Evaluate the need for softball fields, where other options may be available in the immediate area
- Improve entrance appearance with landscaping and updated signage
- Install more challenging/interactive playground equipment
- Improve buffering to the surrounding uses

| PARK INVENTORY | AVAILABILITY | | CONDITION | | |
|---|---|---|---|---|---|
| | YES | NO | GOOD | FAIR | POOR |
| SOFTBALL FIELD | ● | | | ● | |
| BASKETBALL COURT | ● | | | ● | |
| BIKE RACKS | | ● | | | |
| BOAT LAUNCH/DOCK | | ● | | | |
| ENTRY SIGNS | ● | | | | ● |
| EXERCISE EQUIPMENT | | ● | | | |
| FENCING AND WALLS | ● | | | | ● |
| FIELD LIGHTING | ● | | | ● | |
| FIELD STORAGE | ● | | | ● | |
| FOOTBALL FIELD | | ● | | | |
| GENERAL LANDSCAPING | ● | | | ● | |
| PARKING | ● | | | ● | |
| PARK LIGHTING | ● | | | ● | |
| PARKING LOT LIGHTING | ● | | ● | | |
| PLAYGROUND EQUIPMENT | ● | | | | ● |
| PLAYGROUND SURFACES | ● | | | ● | |
| RACQUETBALL COURTS | | ● | | | |
| RESTROOMS | ● | | | ● | |
| SEATING AND FURNITURE | ● | | | ● | |
| SHADE STRUCTURE | ● | | | | ● |
| SKATING FACILITIES | | ● | | | |
| SOCCER FIELD | | ● | | | |
| SOD | ● | | ● | | |
| SWIMMING POOL | | ● | | | |
| TENNIS COURTS | | ● | | | |
| TREE CANOPY | ● | | | ● | |
| WALKWAY SURFACES | ● | | | ● | |
| WASTE RECEPTACLES | ● | | | ● | |
| WATER FOUNTAINS | ● | | | ● | |

**TABLE 4 –** *FLETCHER PARK EXISTING SITE CHECKLIST*







**FIGURE 22 –** *FLETCHER PARK EXISTING SITE PHOTOS*









**FIGURE 23 –** *FLETCHER PARK EXISTING SITE PHOTOS*




## LINEAR PARK

JOHNSON STREET AND 98TH AVENUE

FIGURE 24 – *LINEAR PARK AERIAL*

## LINEAR PARK

### General Description

The Linear Park is a community park facility of approximately 22 acres that occupies the area beneath the FPL overhead wires, within an easement on city-owned property.

The Linear Park extends from Johnson Street to Taft Street. It is approximately 300 feet wide spanning the area between 97th and 98th Street. Major east-west streets, Taft and Johnson break the continuity of access to the rest of the FPL easement area. At the southern edge of the Linear Park, Craig Rupp K-9 Dog Park is accessed from Johnson Street. The Linear Park bends around the Dog Park to allow continuity to the walking trail. Parking for the Linear Park is shared with the dog park at Johnson Street.

There are significant constraints on any vertical construction, above ground, or disruption to the underground areas, due to the fact that the Linear Park is within an easement. The easement area is designated for the FPL High Tension Transmission Line overhead and a fuel line that runs from Port Everglades to Miami International Airport, below. Any design improvements must consider these two constraints.

### Initial Observations

The following issues and opportunities were identified within the facility:

- Lacks any significant trees/shaded areas
- Limited amenities outside of the walking path
- Minimal seating areas for rest/refuge
- Easements greatly influence what improvements can occur within the park

The following preliminary recommendations may improve this facility:

- Amenitize the walking trail with exercise stations
- Provide places for relaxation and quiet reflection
- Incorporate natural shade areas via landscape
- All improvements should be coordinated to minimize any conflicts with the overhead wires/underground fuel line

| PARK INVENTORY | AVAILABILITY | | CONDITION | | |
|---|---|---|---|---|---|
| | YES | NO | GOOD | FAIR | POOR |
| BASEBALL FIELD | | ● | | | |
| BASKETBALL COURT | | ● | | | |
| BIKE RACKS | | ● | | | |
| BOAT LAUNCH/DOCK | | ● | | | |
| COMMUNITY CENTER | | ● | | | |
| ENTRY SIGNS | | ● | | | |
| EXERCISE EQUIPMENT | | ● | | | |
| FENCING AND WALLS | | ● | | | |
| FIELD LIGHTING | | ● | | | |
| FIELD STORAGE | | ● | | | |
| FOOTBALL FIELD | | ● | | | |
| GENERAL LANDSCAPING | ● | | | ● | |
| PARKING | | ● | | | |
| PARK LIGHTING | | ● | | | |
| PARKING LOT LIGHTING | | ● | | | |
| PLAYGROUND EQUIPMENT | | ● | | | |
| PLAYGROUND SURFACES | | ● | | | |
| RACQUETBALL COURTS | | ● | | | |
| RESTROOMS | | ● | | | |
| SEATING AND FURNITURE | ● | | ● | | |
| SHADE STRUCTURE | ● | | | ● | |
| SKATING FACILITIES | | ● | | | |
| SOCCER FIELD | | ● | | | |
| SOD | ● | | ● | | |
| SWIMMING POOL | | ● | | | |
| TENNIS COURTS | | ● | | | |
| TREE CANOPY | | ● | | | |
| WALKWAY SURFACES | ● | | ● | | |
| WASTE RECEPTACLES | ● | | ● | | |
| WATER FOUNTAINS | | ● | | | |

**TABLE 5 –** *LINEAR PARK EXISTING SITE CHECKLIST*



**FIGURE 25 –** *LINEAR PARK EXISTING SITE PHOTOS*







**FIGURE 26 –** *LINEAR PARK EXISTING SITE PHOTOS*




## PASADENA PARK

8815 PASADENA BOULEVARD

FIGURE 27 – *PASADENA PARK AERIAL*

## PASADENA PARK

### General Description

Pasadena Park is a neighborhood park of approximately six (6.3) acres located on the northeast corner of Pasadena Boulevard (NW 22nd Street) and NW 89th Avenue. Pasadena Park extends from Pasadena Boulevard to Sheridan Street on the north. The park has an extended frontage on NW 89th Avenue to the west and is bordered on the east by Pasadena Lakes Elementary School.

Pasadena Park offers a football field with bleachers, a pavilion, a restroom building, two fenced/covered playgrounds, and a storage building along 89th Avenue. On the north side of the park, towards Sheridan Street, there is a parking area with 150 parking spaces to serve park needs.

### Initial Observations

The following issues and opportunities were identified within the facility:

- Lacking tree canopy within parking areas
- Limited amount of bleacher seating available to view sports
- Field surface showing signs of excess use
- Minimal pedestrian connection from the parking lot to the park
- Sidewalk and landscape surface is worn out

The following preliminary recommendations may improve this facility:

- Improved pedestrian connection from the parking to the park including updated landscaping, ground covering and sidewalk surface
- Explore artificial turf surface to improve playing surface and reduce maintenance of wear and tear
- Incorporate signage/wayfinding to help guide patrons from the parking lot to the amenities along the south side

| PARK INVENTORY | AVAILABILITY | | CONDITION | | |
|---|---|---|---|---|---|
| | YES | NO | GOOD | FAIR | POOR |
| BASEBALL FIELD | | ● | | | |
| BASKETBALL COURT | | ● | | | |
| BIKE RACKS | | ● | | | |
| BOAT LAUNCH/DOCK | | ● | | | |
| COMMUNITY CENTER | | ● | | | |
| ENTRY SIGNS | ● | | | ● | |
| EXERCISE EQUIPMENT | | ● | | | |
| FENCING AND WALLS | ● | | | ● | |
| FIELD LIGHTING | ● | | ● | | |
| FIELD STORAGE | ● | | | ● | |
| FOOTBALL FIELD | ● | | ● | | |
| GENERAL LANDSCAPING | ● | | | ● | |
| PARKING | ● | | | ● | |
| PARK LIGHTING | | ● | | | |
| PARKING LOT LIGHTING | | ● | | | |
| PLAYGROUND EQUIPMENT | ● | | | ● | |
| PLAYGROUND SURFACES | ● | | | ● | |
| RACQUETBALL COURTS | | ● | | | |
| RESTROOMS | ● | | | ● | |
| SEATING AND FURNITURE | ● | | | ● | |
| SHADE STRUCTURE | ● | | ● | | |
| SKATING FACILITIES | | ● | | | |
| SOCCER FIELD | | ● | | | |
| SOD | ● | | | ● | |
| SWIMMING POOL | | ● | | | |
| TENNIS COURTS | | ● | | | |
| TREE CANOPY | ● | | | ● | |
| WALKWAY SURFACES | ● | | | ● | |
| WASTE RECEPTACLES | ● | | | ● | |
| WATER FOUNTAINS | ● | | | ● | |

**TABLE 6 –** *PASADENA PARK EXISTING SITE CHECKLIST*



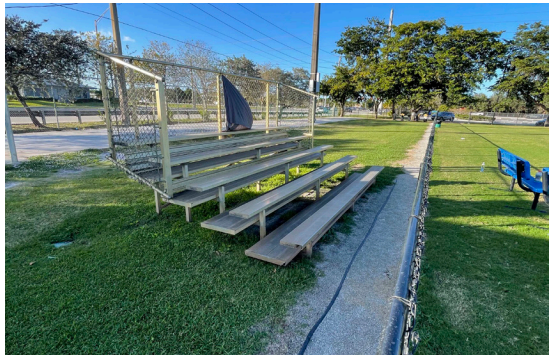



**FIGURE 28 –** *PASADENA PARK EXISTING SITE PHOTOS*











**FIGURE 29 –** *PASADENA PARK EXISTING SITE PHOTOS*




FIGURE 30 – *PAUL J. MAXWELL PARK AERIAL*

## PAUL J. MAXWELL PARK

### General Description

Paul J. Maxwell Park is a community park of almost seven (7.0) acres located on the west side of SW 72nd Avenue. The Park extends to nearly SW 16th Street on the north to SW 13th street on the south. The park is located amongst interesting geographic location as it is bounded on the west, north, and south by the North Perry Airport, a general aviation airport. The North Perry Airport is devoted to private and business light aircraft activity, property of the Broward County Aviation Department. The park property is part of an agreement for land lease with Broward Aviation.

The park has eight lighted hard tennis courts, three lighted baseball/softball fields, two batting cages, four outdoor racquetball courts, a pavilion, a concessions building, a small office building with restrooms, and a playground. The park amenities are accessed via a surface parking lot at the entrance from SW 72nd Avenue. There are a total of 143 off-street parking spaces to accommodate park patrons.

### Initial Observations

The following issues and opportunities were identified within the facility:

- Entrance to the park is lost amongst the attractively designed landscape along the SW 72nd Avenue ROW
- Parking curbs and striping displaying signs of wear
- Playground surface is sand
- Outdated playground equipment
- Lack of shade canopy/coverage over playground
- Walkway surfaces showing signs of heavy use, including uneven areas, and buildup of field dirt
- Rusty scoreboard obstructed by overgrown landscape
- Racquetball/handball playing surface is dilapidated

The following preliminary recommendations may improve this facility:

- Improve park experience with increased tree canopy
- Update parking curbs and striping
- Install new playground, including surfaces, equipment and shade structures
- Update/maintain walkway surfaces
- Explore the viability of the racquetball/handball, and whether or not a new use would be a better fit for this area

| PARK INVENTORY | AVAILABILITY | | CONDITION | | |
|---|---|---|---|---|---|
| | YES | NO | GOOD | FAIR | POOR |
| BASEBALL FIELD | ● | | ● | | |
| BASKETBALL COURT | | ● | | | |
| BIKE RACKS | | ● | | | |
| BOAT LAUNCH/DOCK | | ● | | | |
| COMMUNITY CENTER | | ● | | | |
| ENTRY SIGNS | ● | | | | ● |
| EXERCISE EQUIPMENT | | ● | | | |
| FENCING AND WALLS | ● | | | ● | |
| FIELD LIGHTING | ● | | | ● | |
| FIELD STORAGE | | ● | | | |
| FOOTBALL FIELD | | ● | | | |
| GENERAL LANDSCAPING | ● | | | ● | |
| PARKING | ● | | | | ● |
| PARK LIGHTING | ● | | | ● | |
| PARKING LOT LIGHTING | ● | | | ● | |
| PLAYGROUND EQUIPMENT | ● | | | | ● |
| PLAYGROUND SURFACES | ● | | | | ● |
| RACQUETBALL COURTS | ● | | | | ● |
| RESTROOMS | ● | | | ● | |
| SEATING AND FURNITURE | ● | | | | ● |
| SHADE STRUCTURE | ● | | | | ● |
| SKATING FACILITIES | | ● | | | |
| SOCCER FIELD | | ● | | | |
| SOD | ● | | ● | | |
| SWIMMING POOL | | ● | | | |
| TENNIS COURTS | ● | | ● | | |
| TREE CANOPY | ● | | | ● | |
| WALKWAY SURFACES | ● | | | | ● |
| WASTE RECEPTACLES | ● | | | ● | |
| WATER FOUNTAINS | ● | | | | ● |

**TABLE 7 –** *PAUL J. MAXWELL PARK EXISTING SITE CHECKLIST*







**FIGURE 31 –** *PAUL J. MAXWELL PARK EXISTING SITE PHOTOS*












**FIGURE 32 –** *PAUL J. MAXWELL PARK EXISTING SITE PHOTOS*

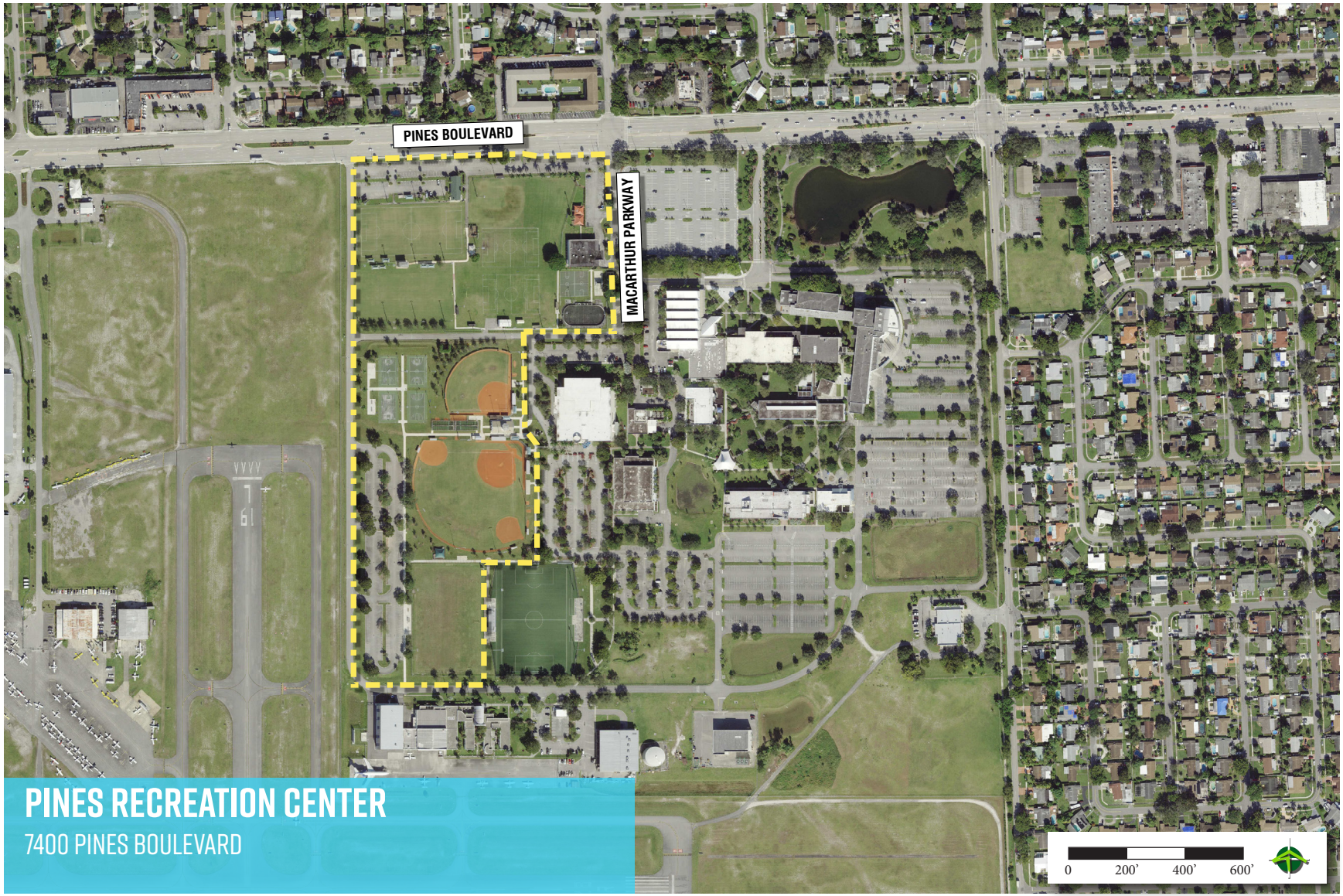


FIGURE 33 – *PINES RECREATION CENTER AERIAL*

## PINES RECREATION CENTER

### General Description

The Pines Recreation Center Park is a community park of approximately 27 acres located on the south side of Pines Boulevard between Broward Community College and North Perry Airport. The northern portion of the park that includes soccer/football fields, the recreation community center building and hockey rink is owned by Broward County Aviation and leased to the City. The southern portion that includes the baseball fields, basketball courts and soccer field is property of the Broward Community College and there is no long-term lease agreement for this portion of the park. The northern boundary of the park, and primary access is from Pines Boulevard. McArthur Parkway is the eastern edge of the park and serves as the primary access street from Pines Boulevard. North Perry airport establishes the western and southern limits of the recreation center park land.

The Pines Recreation Center Park offers four lighted baseball fields, batting cages, four outdoor basketball courts (two lighted), three lighted multi-purpose fields, two paddle-ball courts, a pavilion, an outdoor hockey rink, and two playgrounds. The recreation center building is a structure of approximately 9,600 square feet. Due to its poor condition, the building is not currently operational.

Three hundred and eighty (380) off street parking spaces are distributed in two sectors around the park. The parking area on the north accessed from McArthur Parkway (the Broward College Campus entrance) has one hundred and seventy-four (174) parking spaces. The area on the west side of the park, accessed from a road that leads from Pines Boulevard and connects to MacArthur Parkway, has two hundred and six (206) parking spaces. Given the heavy use of the park, City Staff has advised that parking is limited, as it is shared with the college.

### Initial Observations

The following issues and opportunities were identified within the facility:

- Recreation building is in disrepair
- Lack of connectivity from the parking area to the multi-use fields
- Sufficient tree canopy was lacking in areas of the park, especially along pathways
- Parking availability is limited during certain times of the year, when school conflicts with heavy-use events
- Lacking storage areas for the fields

The following preliminary recommendations may improve this facility:

- Improve pedestrian connectivity into and around park, via comfortable pathways and landscape/shade trees
- Provide adequate field storage, given the large athletic events that take place in park
- Establish signage and wayfinding program for a park of this scale

| PARK INVENTORY | AVAILABILITY | | CONDITION | | |
|---|---|---|---|---|---|
| | YES | NO | GOOD | FAIR | POOR |
| BASEBALL FIELD | ● | | ● | | |
| BASKETBALL COURT | ● | | | ● | |
| BIKE RACKS | | ● | | ● | |
| BOAT LAUNCH/DOCK | | ● | | ● | |
| COMMUNITY CENTER | ● | | | | ● |
| ENTRY SIGNS | | ● | | ● | |
| EXERCISE EQUIPMENT | | ● | | ● | |
| FENCING AND WALLS | ● | | | ● | |
| FIELD LIGHTING | ● | | ● | | |
| FIELD STORAGE | ● | | | | ● |
| FOOTBALL FIELD | ● | | ● | | |
| GENERAL LANDSCAPING | ● | | | ● | |
| PARKING | ● | | | ● | |
| PARK LIGHTING | ● | | ● | | |
| PARKING LOT LIGHTING | ● | | | ● | |
| PLAYGROUND EQUIPMENT | ● | | | ● | |
| PLAYGROUND SURFACES | ● | | | ● | |
| RACQUETBALL COURTS | ● | | | ● | |
| RESTROOMS | ● | | | ● | |
| SEATING AND FURNITURE | ● | | | ● | |
| SHADE STRUCTURE | ● | | | | ● |
| SKATING FACILITIES | ● | | | ● | |
| SOCCER FIELD | ● | | ● | | |
| SOD | ● | | ● | | |
| SWIMMING POOL | | ● | | ● | |
| TENNIS COURTS | | ● | | ● | |
| TREE CANOPY | ● | | | | ● |
| WALKWAY SURFACES | ● | | | ● | |
| WASTE RECEPTACLES | ● | | | ● | |
| WATER FOUNTAINS | ● | | | ● | |

**TABLE 8 –** *PINES RECREATION CENTER EXISTING SITE CHECKLIST*







**FIGURE 34 –** *PINES RECREATION CENTER EXISTING SITE PHOTOS*







**FIGURE 35 –** *PINES RECREATION CENTER EXISTING SITE PHOTOS*




FIGURE 36 – *JACK MCCLUSKEY RAINBOW LAKES PARK AERIAL*

## JACK MCCLUSKEY RAINBOW LAKES PARK

### General Description

The Jack McCluskey Rainbow Lakes Park is a neighborhood park of approximately eight (7.60) acres located at the end of NW 19th Street east of NW 93rd Avenue. The park land is composed of part of the FPL easement, with a substantial area directly fronting the east side. NW 19th Street traverses west to east under the easement to reach the park on the east. The surrounding neighborhood context is predominantly single-family residential houses on the east and west side, with limited pedestrian connectivity between the neighborhoods. A wooden fence limits pedestrian access from NW 19th Street to the grass area under the transmission lines.

The park offers eight outdoor, lighted racquetball/handball courts, one walking/jogging path, a covered playground, and is served by 23 parking spaces. The playground is separated from the street or parking views and appears isolated in the south east corner of the site. A wooded area is directly north of the courts/playground, which includes the pathway and some picnic tables. This wooded area appears to be composed of numerous Melaleuca trees. The park walkways wrap around the park's eastern edge, run north, and create a pedestrian path loop that flows into the easement.

### Initial Observations

The following issues and opportunities were identified within the facility:

- Handball/racquetball courts were not actively used
- Lack of visibility to the playground area, given its tucked-away location
- No permanent restroom facilities
- All other park facilities and support uses were in fair condition.

The following preliminary recommendations may improve this facility:

- Improve playground visibility with signage/wayfinding, pedestrian-scaled lighting
- Reprogram underutilized areas of the park to attract new users
- Evaluate the need to remove invasive species from the park space, and the effect removal may have on tree canopy
- Incorporate furnishings overlooking areas of activity, near the playground and where people play in the easement

| PARK INVENTORY | AVAILABILITY | | CONDITION | | |
|---|---|---|---|---|---|
| | YES | NO | GOOD | FAIR | POOR |
| BASEBALL FIELD | | ● | | | |
| BASKETBALL COURT | | ● | | | |
| BIKE RACKS | | ● | | | |
| BOAT LAUNCH/DOCK | | ● | | | |
| COMMUNITY CENTER | | ● | | | |
| ENTRY SIGNS | ● | | ● | | |
| EXERCISE EQUIPMENT | | ● | | | |
| FENCING AND WALLS | ● | | | ● | |
| FIELD LIGHTING | ● | | | ● | |
| FIELD STORAGE | | ● | | | |
| FOOTBALL FIELD | | ● | | | |
| GENERAL LANDSCAPING | ● | | ● | | |
| PARKING | ● | | | ● | |
| PARK LIGHTING | ● | | | ● | |
| PARKING LOT LIGHTING | ● | | | ● | |
| PLAYGROUND EQUIPMENT | ● | | | ● | |
| PLAYGROUND SURFACES | ● | | | ● | |
| RACQUETBALL COURTS | ● | | | ● | |
| RESTROOMS | ● | | | | ● |
| SEATING AND FURNITURE | ● | | | ● | |
| SHADE STRUCTURE | ● | | | ● | |
| SKATING FACILITIES | | ● | | | |
| SOCCER FIELD | | ● | | | |
| SOD | ● | | ● | | |
| SWIMMING POOL | | ● | | | |
| TENNIS COURTS | | ● | | | |
| TREE CANOPY | ● | | ● | | |
| WALKWAY SURFACES | ● | | ● | | |
| WASTE RECEPTACLES | ● | | | ● | |
| WATER FOUNTAINS | | ● | | | |

**TABLE 9 –** *JACK MCCLUSKEY RAINBOW LAKES PARK EXISTING SITE CHECKLIST*







**FIGURE 37 –** *JACK MCCLUSKEY RAINBOW LAKES PARK EXISTING SITE PHOTOS*









**FIGURE 38 –** *JACK MCCLUSKEY RAINBOW LAKES PARK EXISTING SITE PHOTOS*




FIGURE 39 – *STUDIO 18 ART COMPLEX AERIAL*

## STUDIO 18 ART COMPLEX

### General Description

Studio 18 Art Complex is occupies a site approximately less than one (.6) acres with a building of eleven thousand (11,000) square feet. The facility is located on the north east corner of Florida Drive and Poinciana Drive, in the heart of a series of City buildings within Health Park. The art complex was developed by the Arts and Culture Advisory Board, whose mission is to promote the arts in Pembroke Pines. The facility aims to create a vibrant cultural environment that allows artists to exchange ideas. The unique facility is available for lease by local artists to display their works as an art exhibition.

Directly to the east of the building, is a surface parking lot, providing 41 off-street parking spaces. On event days where additional parking is required, there are on-street spaces distributed throughout the surrounding streets and right-of-ways.

### Initial Observations

The following issues were identified within the facility:

- Minimal shade canopy and landscape associated with the surface parking lot
- Limited visibility towards the building as it is located amongst a series of City buildings in the Health Park
- Lack of access to major street frontage to provide awareness of the facility

The following preliminary recommendations may improve this facility:

- Incorporate more landscaping, especially within surface parking lot
- Improve signage and wayfinding along University Drive and Pembroke Road to advertise the facility

| PARK INVENTORY | AVAILABILITY | | CONDITION | | |
|---|---|---|---|---|---|
| | YES | NO | GOOD | FAIR | POOR |
| BASEBALL FIELD | | ● | | | |
| BASKETBALL COURT | | ● | | | |
| BIKE RACKS | | ● | | | |
| BOAT LAUNCH/DOCK | | ● | | | |
| COMMUNITY CENTER | ● | | ● | | |
| ENTRY SIGNS | ● | | ● | | |
| EXERCISE EQUIPMENT | | ● | | | |
| FENCING AND WALLS | ● | | ● | | |
| FIELD LIGHTING | | ● | | | |
| FIELD STORAGE | | ● | | | |
| FOOTBALL FIELD | | ● | | | |
| GENERAL LANDSCAPING | ● | | ● | | |
| PARKING | ● | | | ● | |
| PARK LIGHTING | | ● | | | |
| PARKING LOT LIGHTING | ● | | ● | | |
| PLAYGROUND EQUIPMENT | | ● | | | |
| PLAYGROUND SURFACES | | ● | | | |
| RACQUETBALL COURTS | | ● | | | |
| RESTROOMS | ● | | ● | | |
| SEATING AND FURNITURE | | ● | | | |
| SHADE STRUCTURE | | ● | | | |
| SKATING FACILITIES | | ● | | | |
| SOCCER FIELD | | ● | | | |
| SOD | ● | | | ● | |
| SWIMMING POOL | | ● | | | |
| TENNIS COURTS | | ● | | | |
| TREE CANOPY | ● | | | | ● |
| WALKWAY SURFACES | ● | | ● | | |
| WASTE RECEPTACLES | | ● | | | |
| WATER FOUNTAINS | | ● | | | |

**TABLE 10 –** *STUDIO 18 ART COMPLEX EXISTING SITE CHECKLIST*




**FIGURE 40 –** *STUDIO 18 ART COMPLEX EXISTING SITE PHOTOS*









**FIGURE 41 –** *STUDIO 18 ART COMPLEX EXISTING SITE PHOTOS*

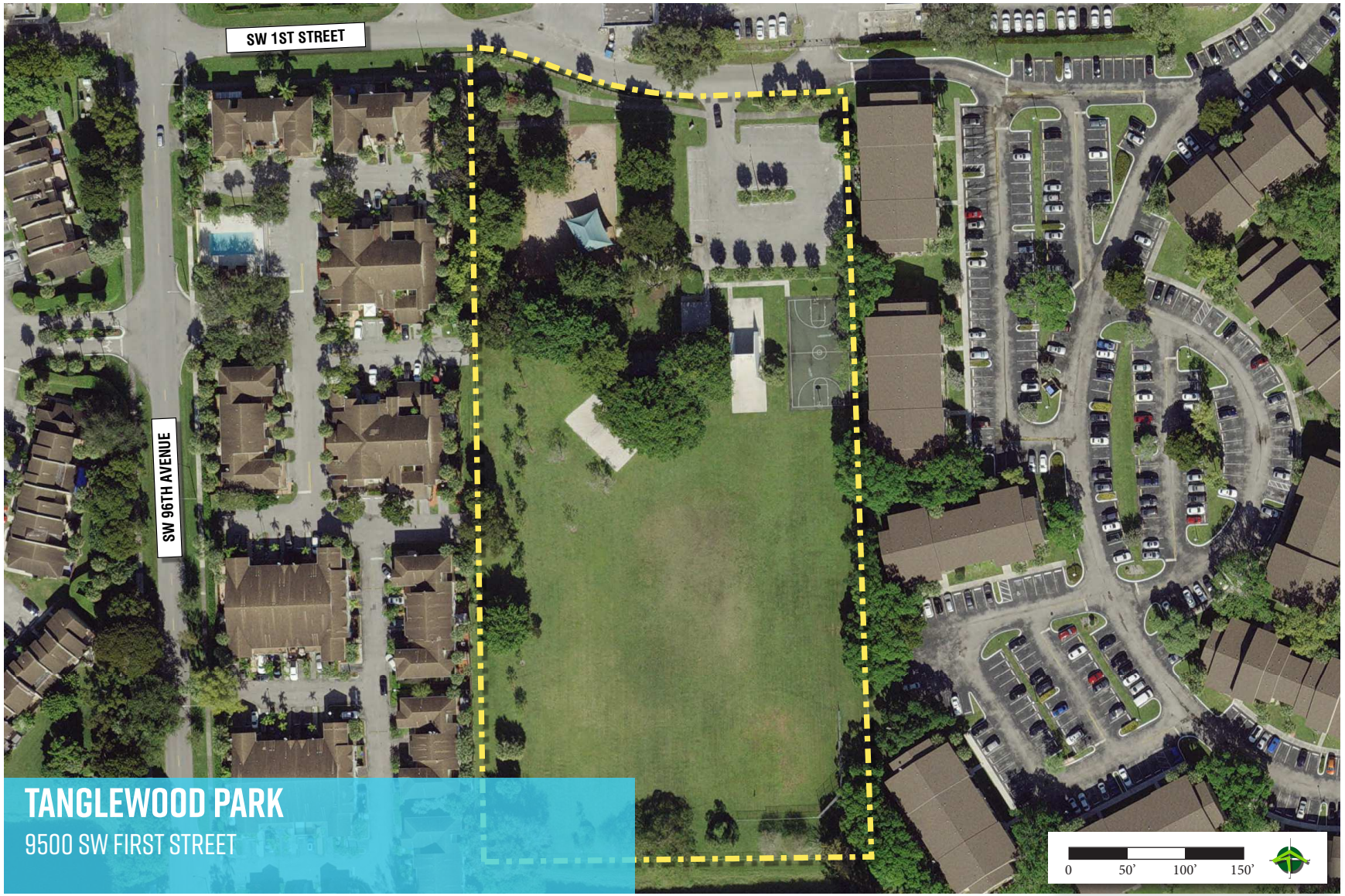


FIGURE 42 – *TANGLEWOOD PARK AERIAL*

## TANGLEWOOD PARK

### General Description

Tanglewood Park is a neighborhood park of approximately seven (7.0) acres located south of Pines Boulevard on SW 1st Court, across the street from the City of Pembroke Pines Police Station and Fire Department Headquarters. The park is in an urban area composed of multi-family residential complexes and commercial uses that front Pines Boulevard.

One block south of Pines Boulevard, the park enjoys a primary frontage along SW 1st Street, along its northern boundary. To the south of the park is a canal, and the east and west boundary of the park are multi-family residential developments. These residential uses are provided with limited vegetation buffering to the park.

The park offers restroom facilities, a children's playground, two handball/racquetball courts, a basketball court, and a multi-use play field. A pavilion is available for rental for special occasions. Accessed from the street frontage on the north is an off-street surface parking lot with 45 parking spaces.

### Initial Observations

The following issues and opportunities were identified within the facility:

- Lack of street frontage and limited access points from the neighborhood
- Limited vegetation buffer to the surrounding neighborhood
- Remnants of the baseball backstop remain on the south side of the multi-use field

The following preliminary recommendations may improve this facility:

- Maintain similar levels of activity within the park, given it has limited access, visibility and surrounded by low intensity residential uses
- Location and present park conditions allow redevelopment of an underutilized park as an area for additional passive uses
- Availability of space may provide opportunity to reprogram the park areas that are not as heavily utilized
- Create walking paths and exercise stations around the substantially open boundary of the park

| PARK INVENTORY | AVAILABILITY | | CONDITION | | |
|---|---|---|---|---|---|
| | YES | NO | GOOD | FAIR | POOR |
| BASEBALL FIELD | ● | | | | ● |
| BASKETBALL COURT | ● | | | ● | |
| BIKE RACKS | | ● | | | |
| BOAT LAUNCH/DOCK | | ● | | | |
| COMMUNITY CENTER | | ● | | | |
| ENTRY SIGNS | ● | | ● | | |
| EXERCISE EQUIPMENT | | ● | | | |
| FENCING AND WALLS | ● | | | ● | |
| FIELD LIGHTING | | ● | | | |
| FIELD STORAGE | | ● | | | |
| FOOTBALL FIELD | | ● | | | |
| GENERAL LANDSCAPING | ● | | ● | | |
| PARKING | ● | | | ● | |
| PARK LIGHTING | | ● | | | |
| PARKING LOT LIGHTING | ● | | | ● | |
| PLAYGROUND EQUIPMENT | ● | | ● | | |
| PLAYGROUND SURFACES | ● | | ● | | |
| RACQUETBALL COURTS | ● | | ● | | |
| RESTROOMS | ● | | | ● | |
| SEATING AND FURNITURE | ● | | | ● | |
| SHADE STRUCTURE | ● | | ● | | |
| SKATING FACILITIES | | ● | | | |
| SOCCER FIELD | | ● | | | |
| SOD | ● | | ● | | |
| SWIMMING POOL | | ● | | | |
| TENNIS COURTS | | ● | | | |
| TREE CANOPY | ● | | ● | | |
| WALKWAY SURFACES | ● | | | ● | |
| WASTE RECEPTACLES | ● | | | ● | |
| WATER FOUNTAINS | ● | | ● | | |

**TABLE II –** *TANGLEWOOD PARK EXISTING SITE CHECKLIST*







**FIGURE 43 –** *TANGLEWOOD PARK EXISTING SITE PHOTOS*











**FIGURE 44 –** *TANGLEWOOD PARK EXISTING SITE PHOTOS*




FIGURE 45 – *VILLAGE COMMUNITY CENTER AERIAL*

## VILLAGE COMMUNITY CENTER

### General Description

Village Community Center is a community facility with an adjacent park between two and three (2.5) acres located at the east end of SW 13th Street in the Pines Village Neighborhood. The Florida Turnpike borders the Village Community Center on the east side. The facility is located within a stable single-family residential area.

The community center comprises a fifteen thousand (15,000) square foot building, set amongst a surface parking lot with 45 parking spaces. The park area north of the facility is closed off from public use. The site has a significant tree canopy that creates an attractive setting for the facility and the surrounding neighborhood. The park grounds, while closed from public use, contain a pavilion and an open play field.

The facility is occupied under a rental agreement for a portion, Monday through Friday until 3:00pm, with sole occupancy. The City's dedicated portion of the facility may be programmed during the afternoon and weekend hours, when not in conflict with the renter.

#### Initial Observations

The following issues and opportunities were identified within the facility:

- Areas of surface parking located behind the building that may attract undesired use around the facility
- Entry sign showing signs of wear and tear
- Embedded location within the community may make the facility difficult to locate
- Lack of furnishings and bicycle racks

The following preliminary recommendations may improve this facility:

- Provide adaptive reuse amenable to the single-family residential surrounding the Village Community Center
- Maintain and enhance the tree canopy of the site
- Incorporate street furnishings and bicycle racks for non-vehicular access to the surrounding neighborhood
- Improve the monument signage at the entrance to the facility

| PARK INVENTORY | AVAILABILITY | | CONDITION | | |
|---|---|---|---|---|---|
| | YES | NO | GOOD | FAIR | POOR |
| BASEBALL FIELD | | ● | | | |
| BASKETBALL COURT | ● | | | ● | |
| BIKE RACKS | | ● | | | |
| BOAT LAUNCH/DOCK | | ● | | | |
| COMMUNITY CENTER | ● | | | ● | |
| ENTRY SIGNS | ● | | | | ● |
| EXERCISE EQUIPMENT | | ● | | | |
| FENCING AND WALLS | ● | | | ● | |
| FIELD LIGHTING | | ● | | | |
| FIELD STORAGE | | ● | | | |
| FOOTBALL FIELD | | ● | | | |
| GENERAL LANDSCAPING | ● | | ● | | |
| PARKING | ● | | | ● | |
| PARK LIGHTING | | ● | | | |
| PARKING LOT LIGHTING | ● | | | ● | |
| PLAYGROUND EQUIPMENT | ● | | | ● | |
| PLAYGROUND SURFACES | ● | | | ● | |
| RACQUETBALL COURTS | | ● | | | |
| RESTROOMS | ● | | | ● | |
| SEATING AND FURNITURE | | ● | | | |
| SHADE STRUCTURE | | ● | | | |
| SKATING FACILITIES | | ● | | | |
| SOCCER FIELD | | ● | | | |
| SOD | ● | | | ● | |
| SWIMMING POOL | | ● | | | |
| TENNIS COURTS | | ● | | | |
| TREE CANOPY | ● | | | ● | |
| WALKWAY SURFACES | ● | | | ● | |
| WASTE RECEPTACLES | | ● | | | |
| WATER FOUNTAINS | | ● | | | |

**TABLE 12 –** *VILLAGE COMMUNITY CENTER EXISTING SITE CHECKLIST*




**FIGURE 46 –** *VILLAGE COMMUNITY CENTER EXISTING SITE PHOTOS*







**FIGURE 47 –** *VILLAGE COMMUNITY CENTER EXISTING SITE PHOTOS*




FIGURE 48 – *WALNUT CREEK PARK AERIAL*

## WALNUT CREEK PARK

### General Description

Walnut Creek Park is a neighborhood park of approximately eight (8.0) acres located just east of University Drive on Taft Street and is adjacent to the Walnut Creek gated community entrance. The park is accessed from the primary street frontage along Taft Street, which establishes the southern boundary of the property. The eastern edge of the park is NW 76th Avenue, while the north and west sides of the park are abutting the back of single family houses.

At the front entrance to the park is a significant on-street parking lot with 132 parking spaces. The drive aisle is terminated by a significant turn-around on the northeast side of the property, which may provide significant areas to include new park program. Beyond that, the park has three lighted baseball/softball fields, two batting cages, three small pavilions, and a covered playground. The covered playground is set to the back of the site behind the baseball/softball fields. A centrally located concessions and restroom building is easily accessible from all park venues.

### Initial Observations

The following issues and opportunities were identified within the facility:

- Significant landscape buffer along the street frontage makes it difficult to identify park
- Playground is dated and showing signs of wear
- Canopy above baseball dugouts are deteriorating
- Limited tree canopy, especially within the green areas between the parking lots and fields
- Walkways show signs of wear, with buildup of field dirt
- Assortment of park furniture, waste baskets, benches in various conditions

The following preliminary recommendations may improve this facility:

- Incorporate contemporary playground equipment that presents a challenge for different age groups
- Reclaim as much vehicular use area as park space
- Improve entrance access to the park from the parking lot, at the location of the flag pole
- Consider a new design for an entrance plaza into the park
- Improve new tree plantings along the walking areas at parks periphery

| PARK INVENTORY | AVAILABILITY | | CONDITION | | |
|---|---|---|---|---|---|
| | YES | NO | GOOD | FAIR | POOR |
| BASEBALL FIELD | ● | | | ● | |
| BASKETBALL COURT | | ● | | | |
| BIKE RACKS | ● | | | ● | |
| BOAT LAUNCH/DOCK | | ● | | | |
| COMMUNITY CENTER | | ● | | | |
| ENTRY SIGNS | ● | | | | ● |
| EXERCISE EQUIPMENT | | ● | | | |
| FENCING AND WALLS | ● | | | | ● |
| FIELD LIGHTING | ● | | | ● | |
| FIELD STORAGE | ● | | | ● | |
| FOOTBALL FIELD | | ● | | | |
| GENERAL LANDSCAPING | ● | | | ● | |
| PARKING | ● | | | ● | |
| PARK LIGHTING | ● | | | ● | |
| PARKING LOT LIGHTING | ● | | | ● | |
| PLAYGROUND EQUIPMENT | ● | | | | ● |
| PLAYGROUND SURFACES | ● | | | | ● |
| RACQUETBALL COURTS | | ● | | | |
| RESTROOMS | ● | | | ● | |
| SEATING AND FURNITURE | ● | | | ● | |
| SHADE STRUCTURE | ● | | | | ● |
| SKATING FACILITIES | | ● | | | |
| SOCCER FIELD | | ● | | | |
| SOD | ● | | ● | | |
| SWIMMING POOL | | ● | | | |
| TENNIS COURTS | | ● | | | |
| TREE CANOPY | ● | | | | ● |
| WALKWAY SURFACES | ● | | ● | | |
| WASTE RECEPTACLES | ● | | | | ● |
| WATER FOUNTAINS | ● | | | ● | |

**TABLE 13 –** *WALNUT CREEK PARK EXISTING SITE CHECKLIST*







**FIGURE 49 –** *WALNUT CREEK PARK EXISTING SITE PHOTOS*











**FIGURE 50 –** *WALNUT CREEK PARK EXISTING SITE PHOTOS*

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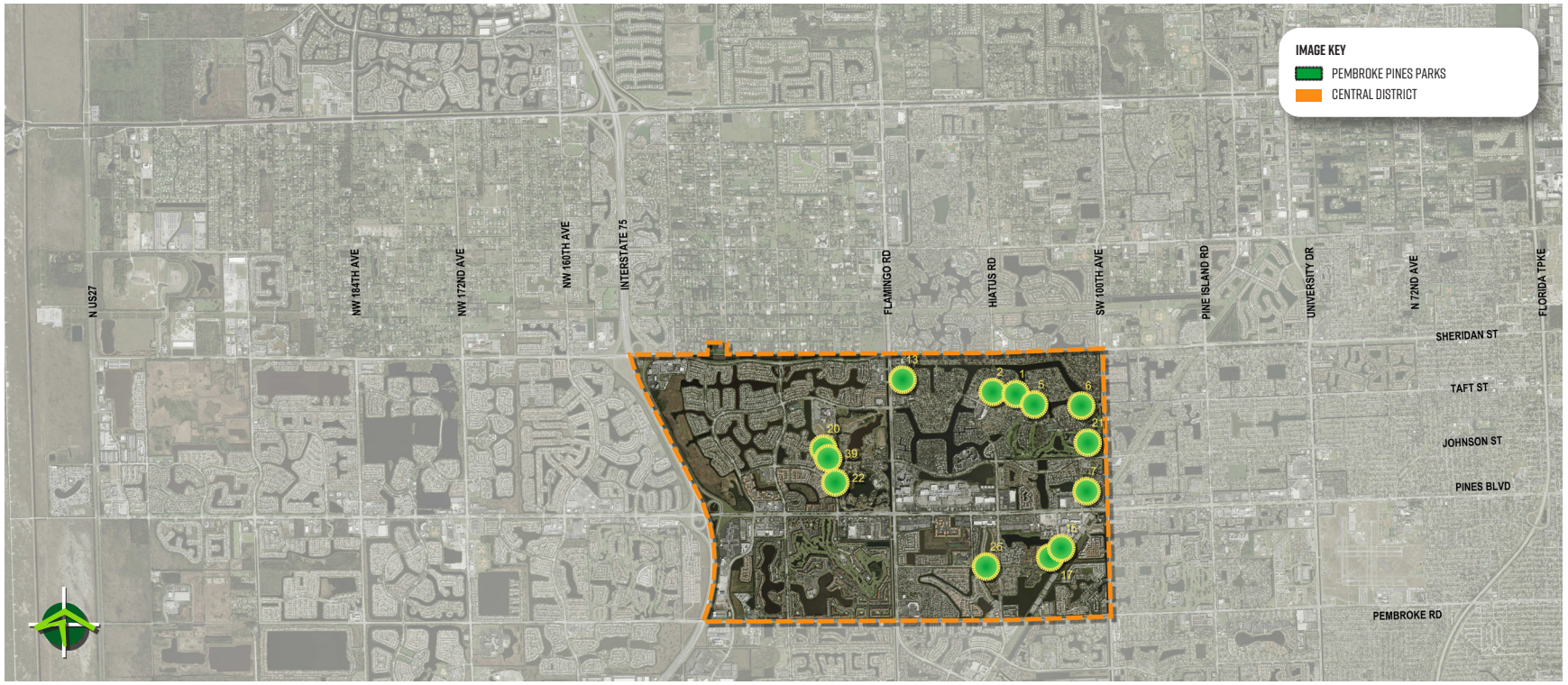



FIGURE 5I – *GEOGRAPHIC DISTRICTS DIAGRAM (CENTRAL)*

## CENTRAL DISTRICT PARKS

- 108th Ave Kiddie Park (1)
- 111th Ave Kiddie Park (2)
- Ashley W. Hale Park (5)
- Ben Fiorendino Park (6)
- Flamingo Park (13)
- Frank C. Ortis Art Gallery and Exhibit Hall (15)
- Charles F. Dodge City Center (15)
- Memorial Park (17)
- Pembroke Falls Aquatic Center (20)
- Pembroke Lakes Golf and Tennis Center (21)
- Pembroke Pines Art and Cultural Center (22)
- Raintree Park (26)
- SW Focal Point Community Center (7)
- Walter C. Young Field and Gymnasium (39)




## 108TH AVENUE KIDDIE PARK

NW 108TH AVENUE AND 19TH STREET

FIGURE 52 – *108TH AVENUE KIDDIE PARK AERIAL*

## 108TH AVENUE KIDDIE PARK

### General Description

The NW 108th Avenue Kiddie Park is a pocket park less than one (0.75) acres in the Pembroke Lakes Neighborhood. The park is embedded within close walking distance to single-family houses on all four sides. The northern boundary of the park is NW 19th Street, and the southern edge is NW 18th Place. The park is bounded by NW 108th Avenue on the east, and abuts the sides of two single-family houses on the western side.

The park is generally considered to be accessible mainly by pedestrians from the surrounding neighborhoods. Taft Street is the nearest main arterial, providing access to the surrounding neighborhood and the park. Park amenities include a covered playground, seating areas, picnic tables, shade trees, and an open play area. To best provide accessibility from the neighborhood, the park is surrounded by a sidewalk area, devoid of any fencing/enclosure.

### Initial Observations

The following issues and opportunities were identified within the facility:

- Lack of landscaping within the right-of-way along each street frontage
- No pavement markings/textured crosswalks for improved pedestrian safety

The following preliminary recommendations may improve this facility:

- Provide street trees to preserve the grass swale area and increase shade along the sidewalks
- Upgrade playground equipment to provide greater physical challenge for kids of different ages
- Incorporate striping/textured crosswalks to increase safety for pedestrians
- Include bicycle racks for people arriving from the surrounding neighborhoods

| PARK INVENTORY | AVAILABILITY | | CONDITION | | |
|---|---|---|---|---|---|
| | YES | NO | GOOD | FAIR | POOR |
| BASEBALL FIELD | | ● | | | |
| BASKETBALL COURT | | ● | | | |
| BIKE RACKS | | ● | | | |
| BOAT LAUNCH/DOCK | | ● | | | |
| COMMUNITY CENTER | | ● | | | |
| ENTRY SIGNS | ● | | | ● | |
| EXERCISE EQUIPMENT | | ● | | | |
| FENCING AND WALLS | | ● | | | |
| FIELD LIGHTING | | ● | | | |
| FIELD STORAGE | | ● | | | |
| FOOTBALL FIELD | | ● | | | |
| GENERAL LANDSCAPING | ● | | ● | | |
| PARKING | | ● | | | |
| PARK LIGHTING | | ● | | | |
| PARKING LOT LIGHTING | | ● | | | |
| PLAYGROUND EQUIPMENT | ● | | | ● | |
| PLAYGROUND SURFACES | ● | | | ● | |
| RACQUETBALL COURTS | | ● | | | |
| RESTROOMS | | ● | | | |
| SEATING AND FURNITURE | ● | | | ● | |
| SHADE STRUCTURE | ● | | | ● | |
| SKATING FACILITIES | | ● | | | |
| SOCCER FIELD | | ● | | | |
| SOD | ● | | | ● | |
| SWIMMING POOL | | ● | | | |
| TENNIS COURTS | | ● | | | |
| TREE CANOPY | ● | | ● | | |
| WALKWAY SURFACES | ● | | | ● | |
| WASTE RECEPTACLES | ● | | | ● | |
| WATER FOUNTAINS | | ● | | | |

**TABLE 14 –** *108TH AVENUE KIDDIE PARK EXISTING SITE CHECKLIST*



**FIGURE 53 –** *108TH AVENUE KIDDIE PARK EXISTING SITE PHOTOS*







**FIGURE 54 –** *108TH AVENUE KIDDIE PARK EXISTING SITE PHOTOS*




# 111TH AVENUE KIDDIE PARK

NW 111TH AVENUE AND 18TH STREET

**FIGURE 55 –** *111TH AVENUE KIDDIE PARK AERIAL*

## 111TH AVENUE KIDDIE PARK

### General Description

The NW 111th Avenue Kiddie Park is a pocket park less than one (0.7) acres in the Pembroke Lakes Neighborhood. The park is embedded within close walking distance to single-family houses on all four sides. The northern boundary of the park is NW 18th Place, and the southern edge is composed of the side yards of two single-family houses. The park is bounded by NW 111th Terrace on the west, and NW 111th Avenue to the east.

The park is located within a stable single-family neighborhood and generally accessible by pedestrians from the surrounding vicinity. The intersection of Taft Street and Hiatus Road is the nearest major thoroughfare intersection providing access to the neighborhood and the park.

Park amenities include a two covered playgrounds, a kiddie play area with swings, and shade trees at the edge of an open play area. To best provide accessibility from the neighborhood, the park is surrounded by a sidewalk area, separated from the park by a fence. Unlike the counterpart on 108th Avenue, this park does offer seven (7) on-street parking spaces.

### Initial Observations

The following issues and opportunities were identified within the facility:

- Lack of parking stumps at head of parking spaces
- Dated playground equipment
- Limited seating/furniture for parents to watch children
- Lack of landscaping within the right-of-way along each street frontage
- No pavement markings/textured crosswalks for improved pedestrian safety

The following preliminary recommendations may improve this facility:

- Provide street trees to preserve the grass swale area and increase shade along the sidewalks
- Upgrade playground equipment to provide greater physical challenge for kids of different ages
- Incorporate striping/textured crosswalks to increase safety for pedestrians
- Include bicycle racks for people arriving from the surrounding neighborhoods

| PARK INVENTORY | AVAILABILITY | | CONDITION | | |
|---|---|---|---|---|---|
| | YES | NO | GOOD | FAIR | POOR |
| BASEBALL FIELD | | ● | | | |
| BASKETBALL COURT | | ● | | | |
| BIKE RACKS | | ● | | | |
| BOAT LAUNCH/DOCK | | ● | | | |
| COMMUNITY CENTER | | ● | | | |
| ENTRY SIGNS | ● | | | ● | |
| EXERCISE EQUIPMENT | | ● | | | |
| FENCING AND WALLS | ● | | | ● | |
| FIELD LIGHTING | | ● | | | |
| FIELD STORAGE | | ● | | | |
| FOOTBALL FIELD | | ● | | | |
| GENERAL LANDSCAPING | ● | | | ● | |
| PARKING | ● | | | ● | |
| PARK LIGHTING | | ● | | | |
| PARKING LOT LIGHTING | | ● | | | |
| PLAYGROUND EQUIPMENT | ● | | | ● | |
| PLAYGROUND SURFACES | ● | | | ● | |
| RACQUETBALL COURTS | | ● | | | |
| RESTROOMS | | ● | | | |
| SEATING AND FURNITURE | ● | | | | ● |
| SHADE STRUCTURE | ● | | | ● | |
| SKATING FACILITIES | | ● | | | |
| SOCCER FIELD | | ● | | | |
| SOD | ● | | | ● | |
| SWIMMING POOL | | ● | | | |
| TENNIS COURTS | | ● | | | |
| TREE CANOPY | ● | | ● | | |
| WALKWAY SURFACES | ● | | | ● | |
| WASTE RECEPTACLES | ● | | | ● | |
| WATER FOUNTAINS | | ● | | | |

**TABLE 15 –** *111TH AVENUE KIDDIE PARK EXISTING SITE CHECKLIST*







**FIGURE 56 –** *111TH AVENUE KIDDIE PARK EXISTING SITE PHOTOS*









**FIGURE 57 –** *11TH AVENUE KIDDIE PARK EXISTING SITE PHOTOS*




FIGURE 58 – *ASHLEY W. HALE PARK AERIAL*

## ASHLEY W. HALE PARK

### General Description

Ashley W. Hale Park is a neighborhood park of approximately three (3.0) acres located on the corner of NW 106th Terrace and NW 18th Place. The park maintains street frontage on two sides, with NW 18th Place establishing the northern boundary of the park, and primary point of access. NW 106th Terrace holds the eastern side of the park. The south side of the park abuts the back of single family houses and the western edge is adjacent to a canal.

The quiet, passive character of the park in a single-family residential location makes it appear to function more as a pocket park, though the size and current program conflict with such. The park offers two covered children's playgrounds, an open-air children's play area, a basketball court, and a large open lawn. There are numerous shade trees, and the canal side is protected with a six-foot-high chain-link fence. Along the primary frontage, the park is served by a surface parking lot with 19 parking spaces.

### Initial Observations

The following issues and opportunities were identified within the facility:

- Evidence of owl nesting on premises
- Neighborhood park size functioning as a pocket park
- Basketball courts generate users/noise within a quaint neighborhood setting
- Large parking lot that encourages users to access neighborhood via vehicles
- Interrupted fencing along the canal edge

The following preliminary recommendations may improve this facility:

- Utilize substantial amount of open space to reprogram the park with more compatible/desirable amenities for the neighborhood
- Evaluate the viability of keeping the partial basketball court within this park
- Improve the fencing along the canal
- Consider utilizing a portion of the park as a "pocket park" that maybe separated with landscape buffering
- Include bicycle racks and furnishings to encourage pedestrian access from the neighborhoods
- Update the playground equipment

| PARK INVENTORY | AVAILABILITY | | CONDITION | | |
|---|---|---|---|---|---|
| | YES | NO | GOOD | FAIR | POOR |
| BASEBALL FIELD | | ● | | | |
| BASKETBALL COURT | ● | | ● | | |
| BIKE RACKS | | ● | | | |
| BOAT LAUNCH/DOCK | | ● | | | |
| COMMUNITY CENTER | | ● | | | |
| ENTRY SIGNS | ● | | | ● | |
| EXERCISE EQUIPMENT | | ● | | | |
| FENCING AND WALLS | ● | | ● | | |
| FIELD LIGHTING | | ● | | | |
| FIELD STORAGE | | ● | | | |
| FOOTBALL FIELD | | ● | | | |
| GENERAL LANDSCAPING | ● | | | ● | |
| PARKING | ● | | | ● | |
| PARK LIGHTING | | ● | | | |
| PARKING LOT LIGHTING | | ● | | | |
| PLAYGROUND EQUIPMENT | ● | | | ● | |
| PLAYGROUND SURFACES | ● | | | ● | |
| RACQUETBALL COURTS | | ● | | | |
| RESTROOMS | | ● | | | |
| SEATING AND FURNITURE | ● | | | ● | |
| SHADE STRUCTURE | ● | | | ● | |
| SKATING FACILITIES | | ● | | | |
| SOCCER FIELD | | ● | | | |
| SOD | ● | | ● | | |
| SWIMMING POOL | | ● | | | |
| TENNIS COURTS | | ● | | | |
| TREE CANOPY | ● | | ● | | |
| WALKWAY SURFACES | | ● | | | |
| WASTE RECEPTACLES | ● | | | ● | |
| WATER FOUNTAINS | | ● | | | |

**TABLE 16 –** *ASHLEY W. HALE PARK EXISTING SITE CHECKLIST*







**FIGURE 59 –** *ASHLEY W. HALE PARK EXISTING SITE PHOTOS*









**FIGURE 60 –** *ASHLEY W. HALE PARK EXISTING SITE PHOTOS*




FIGURE 61 – *BEN FIORENDINO PARK AERIAL*

## BEN FIORENDINO PARK

### General Description

Ben Fiorendino Park is a neighborhood park of approximately five (5.0) acres located on Taft Street west of Cedarwood Avenue, within the Pembroke Lakes Neighborhood. The park is set on a triangular piece of land, and functions as a large passive park that offers serenity and excellent views of the surrounding lake.

The park maintains approximately 1,000 feet along its primary south frontage of Taft Street. This frontage also serves as the park's southern boundary. To the east, the park ends at Cedarwood Avenue. The parks northern and western boundaries are lake frontages.

The park program includes amenities such as: exercise stations, waterfront walking trails, and a structured pavilion. A substantial tree canopy adds to the peaceful environment, while protecting patrons from the South Florida sunshine/heat. At various points along the canal frontage, beautiful views extend north. Accessed from Taft street, there is a surface parking lot with 20 parking spaces to serve patrons of the park.

### Initial Observations

The following issues and opportunities were identified within the facility:

- Bird waste along the water's edge affect both the appearance and smell within the park
- Pergola structures in the center of the landscape area are not accessible via pathway
- Ground surface below exercise equipment is uneven and worn out in some places

The following preliminary recommendations may improve this facility:

- Explore ways to mitigate bird waste and the appearance/smell
- Provide path connections to areas of the park that with amenities, such as pergolas and other seating areas
- Improve areas around the exercise equipment where mulch has yet to be installed

| PARK INVENTORY | AVAILABILITY | | CONDITION | | |
|---|---|---|---|---|---|
| | YES | NO | GOOD | FAIR | POOR |
| BASEBALL FIELD | | ● | | | |
| BASKETBALL COURT | | ● | | | |
| BIKE RACKS | | ● | | | |
| BOAT LAUNCH/DOCK | | ● | | | |
| COMMUNITY CENTER | | ● | | | |
| ENTRY SIGNS | ● | | ● | | |
| EXERCISE EQUIPMENT | ● | | | ● | |
| FENCING AND WALLS | | ● | | | |
| FIELD LIGHTING | | ● | | | |
| FIELD STORAGE | | ● | | | |
| FOOTBALL FIELD | | ● | | | |
| GENERAL LANDSCAPING | ● | | ● | | |
| PARKING | ● | | ● | | |
| PARK LIGHTING | | ● | | | |
| PARKING LOT LIGHTING | ● | | | ● | |
| PLAYGROUND EQUIPMENT | | ● | | | |
| PLAYGROUND SURFACES | | ● | | | |
| RACQUETBALL COURTS | | ● | | | |
| RESTROOMS | | ● | | | |
| SEATING AND FURNITURE | ● | | | ● | |
| SHADE STRUCTURE | ● | | ● | | |
| SKATING FACILITIES | | ● | | | |
| SOCCER FIELD | | ● | | | |
| SOD | ● | | ● | | |
| SWIMMING POOL | | ● | | | |
| TENNIS COURTS | | ● | | | |
| TREE CANOPY | ● | | ● | | |
| WALKWAY SURFACES | ● | | | | ● |
| WASTE RECEPTACLES | | ● | | | |
| WATER FOUNTAINS | | ● | | | |

**TABLE 17 –** *BEN FIORENDINO PARK EXISTING SITE CHECKLIST*







**FIGURE 62 –** *BEN FIORENDINO PARK EXISTING SITE PHOTOS*









**FIGURE 63 –** *BEN FIORENDINO PARK EXISTING SITE PHOTOS*

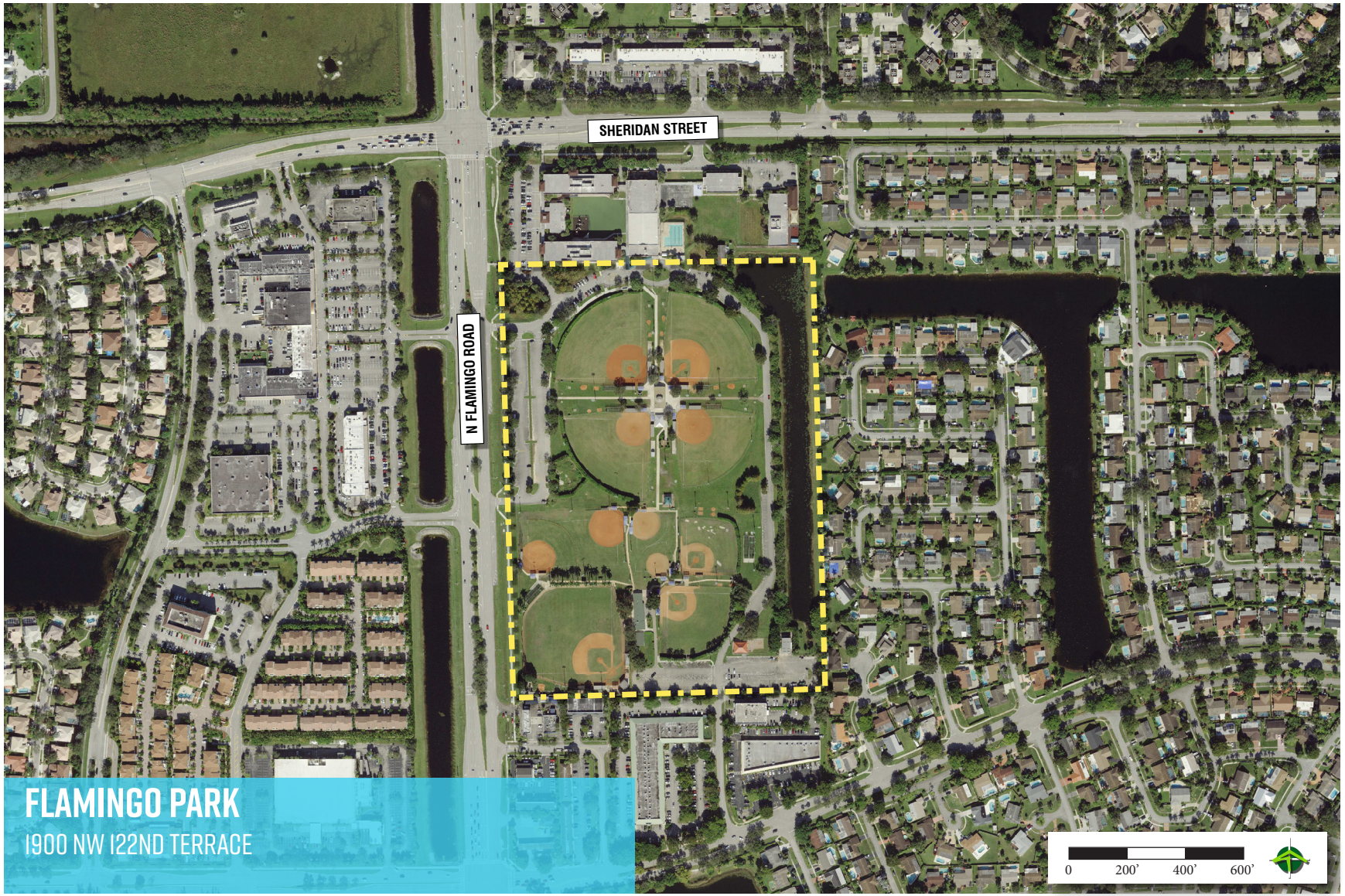



FIGURE 64 – *FLAMINGO PARK AERIAL*

## FLAMINGO PARK

### General Description

Flamingo Park is a community park of approximately 35 acres located on Flamingo Road, just south of Sheridan Street. The north side of the park abuts the Pembroke Pines Charter School Campus, while the south boundary is adjacent to a commercial development. The east side of the park includes a canal running the full length of the park with a single-family residential neighborhood beyond. Flamingo Road runs the western side of the park for the full length, and provides the primary point of access.

There are a total of 406 parking spaces are provided in the park, spread across three separate surface parking lots. The main parking lot is accessed directly from Flamingo Road, on the west side of the park, and has a capacity of 186 parking spaces. An internal perimeter drive provides vehicular access internal to the park and the other two parking lots, which have a capacity of 47 parking spaces and 173 parking spaces. The parking areas are devoid of shade trees and need improvements to the asphalt pavement.

Flamingo Park provides eleven lighted baseball/softball fields, four batting cages, two shaded playgrounds, two pavilions, and a concessions building. The park also serves as the field recreation space for the Pembroke Pines Charter Middle Central Campus.

### Initial Observations

The following issues and opportunities were identified within the facility:

- Lack of shade trees and landscaping within the parking lots
- Pavement within the parking lots showing signs of wear
- Sod areas between each of the fields are worn out due to maintenance vehicle traffic
- Limited signage to direct users to the various field complexes within the park
- Minimal seating options outside of field bleachers

The following preliminary recommendations may improve this facility:

- Increase amount of tree canopy within parking areas and general congregation space within the park
- Identify areas within the parking lot that require pavement resurface/striping
- Reduce the maintenance traffic on non-field landscape areas
- Incorporate updated signage/wayfinding directing patrons to different fields/areas
- Introduce new seating within congregation areas around the center of complex
- Update playground equipment to provide greater physical challenge for children of different age groups

| PARK INVENTORY | AVAILABILITY | | CONDITION | | |
|---|---|---|---|---|---|
| | YES | NO | GOOD | FAIR | POOR |
| BASEBALL FIELD | ● | | | ● | |
| BASKETBALL COURT | | ● | | | |
| BIKE RACKS | | ● | | | |
| BOAT LAUNCH/DOCK | | ● | | | |
| COMMUNITY CENTER | | ● | | | |
| ENTRY SIGNS | ● | | | ● | |
| EXERCISE EQUIPMENT | | ● | | | |
| FENCING AND WALLS | ● | | | ● | |
| FIELD LIGHTING | ● | | ● | | |
| FIELD STORAGE | ● | | | ● | |
| FOOTBALL FIELD | | ● | | | |
| GENERAL LANDSCAPING | ● | | | ● | |
| PARKING | ● | | | ● | |
| PARK LIGHTING | ● | | | ● | |
| PARKING LOT LIGHTING | ● | | | ● | |
| PLAYGROUND EQUIPMENT | ● | | | ● | |
| PLAYGROUND SURFACES | ● | | | ● | |
| RACQUETBALL COURTS | | ● | | | |
| RESTROOMS | ● | | | ● | |
| SEATING AND FURNITURE | ● | | | ● | |
| SHADE STRUCTURE | ● | | ● | | |
| SKATING FACILITIES | | ● | | | |
| SOCCER FIELD | | ● | | | |
| SOD | ● | | | | ● |
| SWIMMING POOL | | ● | | | |
| TENNIS COURTS | | ● | | | |
| TREE CANOPY | ● | | | | ● |
| WALKWAY SURFACES | ● | | | | ● |
| WASTE RECEPTACLES | ● | | | ● | |
| WATER FOUNTAINS | | ● | | | |

**TABLE 18 –** *FLAMINGO PARK EXISTING SITE CHECKLIST*







**FIGURE 65 –** *FLAMINGO PARK EXISTING SITE PHOTOS*







**FIGURE 66 –** *FLAMINGO PARK EXISTING SITE PHOTOS*

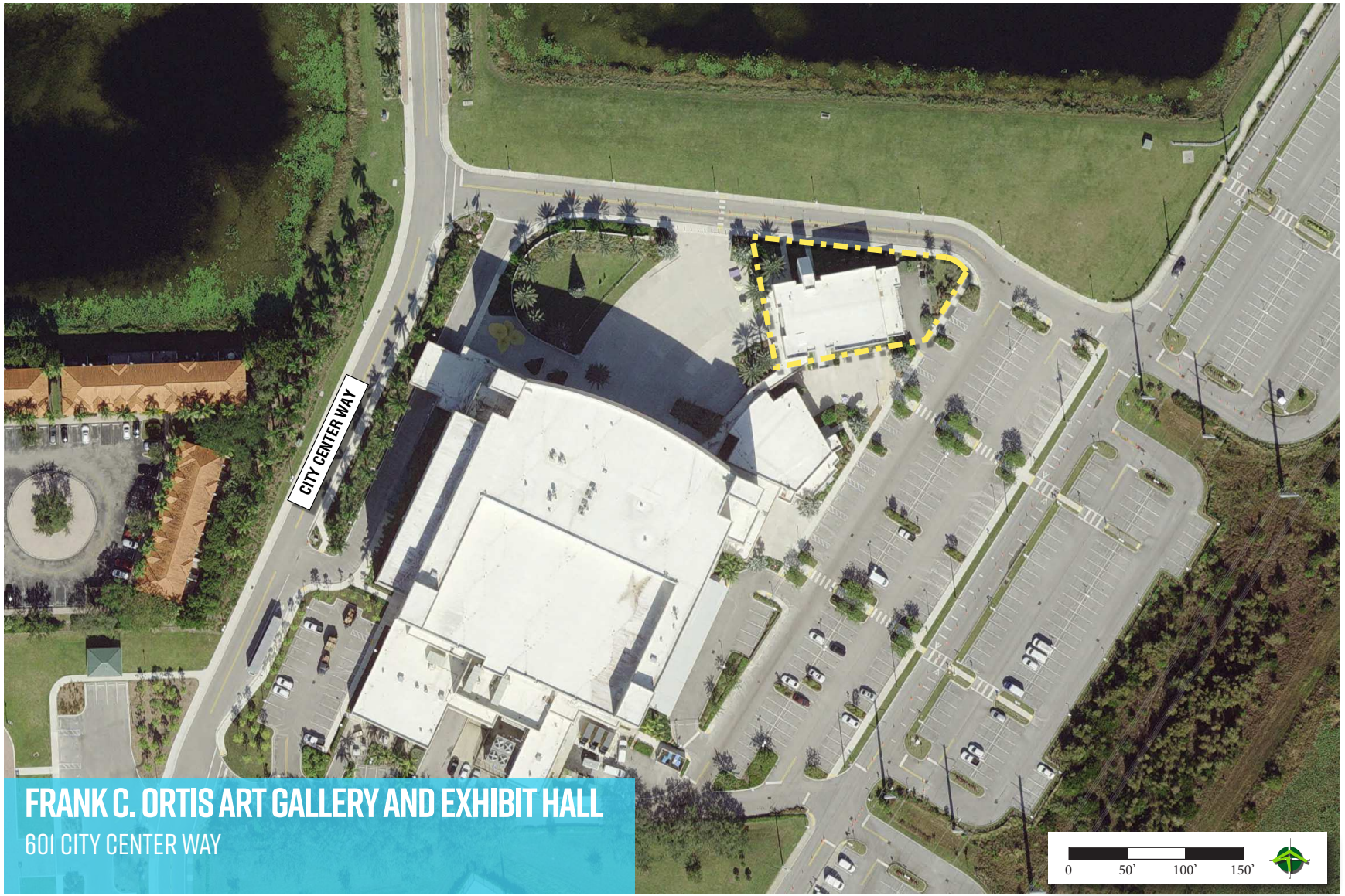



**FIGURE 67 –** *FRANK C. ORTIS ART GALLERY AND EXHIBIT HALL AERIAL*

## FRANK C. ORTIS ART GALLERY AND EXHIBIT HALL

### General Description

The Frank C. Ortis Art Gallery is a city facility that occupies the north east corner of the Charles F. Dodge City Center Complex; the municipal center for the City of Pembroke Pines. The art gallery is a two-story structure that overlooks the City Hall Plaza, from its primary building frontage. The art gallery's north side abuts a landscape area directly off of City Center Way. The rear of the gallery is accessible from a surface parking lot that provides parking for the overall municipal complex's day to day business.

The south side of the gallery is a small transition open space that visitors walk through to access the City Hall Plaza from the parking lots. Within this small open space is a series of interactive public art pieces and some furnishings to complement the main art space within the gallery.

Known as "The Frank," the building is a contemporary, functional, and beautifully designed facility that provides the City Hall Complex with a unique cultural attraction uncommon in most municipal complexes. The spacious exhibition gallery is located on the ground floor of the two-story structure. The Frank Aisles Lobby occupies the first floor, with an additional exhibition space on the second floor, known as The Third Space. In addition to the exhibition space, there are connecting classrooms that are utilized for workshops and lecture space.

### Initial Observations

The following issues and opportunities were identified within the facility:

- There are no significant architectural issues identified during the site visit
- Plaza space lacks identity beyond the sculpture and limited landscape areas on the west
- Disconnect between the civic nature of the complex and day to day use of the space

The following preliminary recommendations may improve this facility:

- Improve landscape/hardscape of the plaza to allow further integration of outdoor activities associated with The Frank.
- Explore utilization of the outdoor space on non-event times/dates
- Introduce public/interactive art elements within the main plaza

| PARK INVENTORY | AVAILABILITY | | CONDITION | | |
|---|---|---|---|---|---|
| | YES | NO | GOOD | FAIR | POOR |
| BASEBALL FIELD | | ● | | | |
| BASKETBALL COURT | | ● | | | |
| BIKE RACKS | ● | | ● | | |
| BOAT LAUNCH/DOCK | | ● | | | |
| COMMUNITY CENTER | ● | | ● | | |
| ENTRY SIGNS | ● | | ● | | |
| EXERCISE EQUIPMENT | | ● | | | |
| FENCING AND WALLS | | ● | | | |
| FIELD LIGHTING | | ● | | | |
| FIELD STORAGE | | ● | | | |
| FOOTBALL FIELD | | ● | | | |
| GENERAL LANDSCAPING | ● | | ● | | |
| PARKING | ● | | ● | | |
| PARK LIGHTING | | ● | | | |
| PARKING LOT LIGHTING | ● | | ● | | |
| PLAYGROUND EQUIPMENT | | ● | | | |
| PLAYGROUND SURFACES | | ● | | | |
| RACQUETBALL COURTS | | ● | | | |
| RESTROOMS | ● | | ● | | |
| SEATING AND FURNITURE | ● | | ● | | |
| SHADE STRUCTURE | | ● | | | |
| SKATING FACILITIES | | ● | | | |
| SOCCER FIELD | | ● | | | |
| SOD | ● | | ● | | |
| SWIMMING POOL | | ● | | | |
| TENNIS COURTS | | ● | | | |
| TREE CANOPY | | ● | | | |
| WALKWAY SURFACES | ● | | ● | | |
| WASTE RECEPTACLES | ● | | | ● | |
| WATER FOUNTAINS | | ● | | | |

**TABLE 19 –** *FRANK C. ORTIS ART GALLERY AND EXHIBIT HALL EXISTING SITE CHECKLIST*








**FIGURE 68 –** *FRANK C. ORTIS ART GALLERY AND EXHIBIT HALL EXISTING SITE PHOTOS*







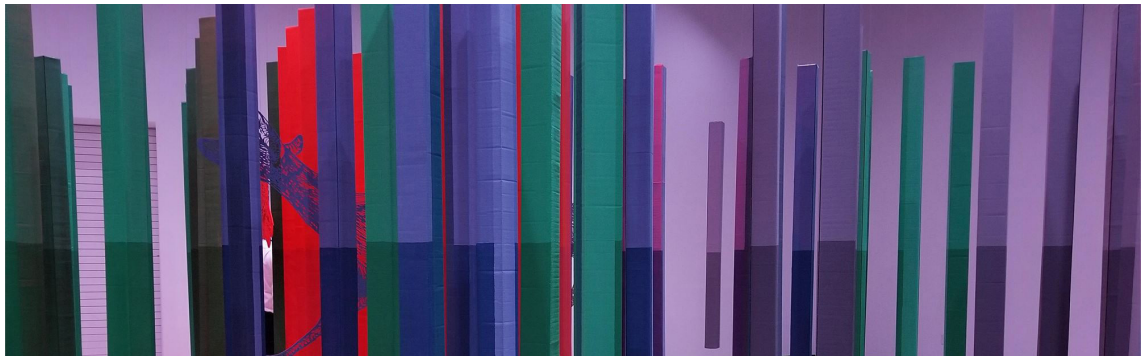




**FIGURE 69 –** *FRANK C. ORTIS ART GALLERY AND EXHIBIT HALL EXISTING SITE PHOTOS*

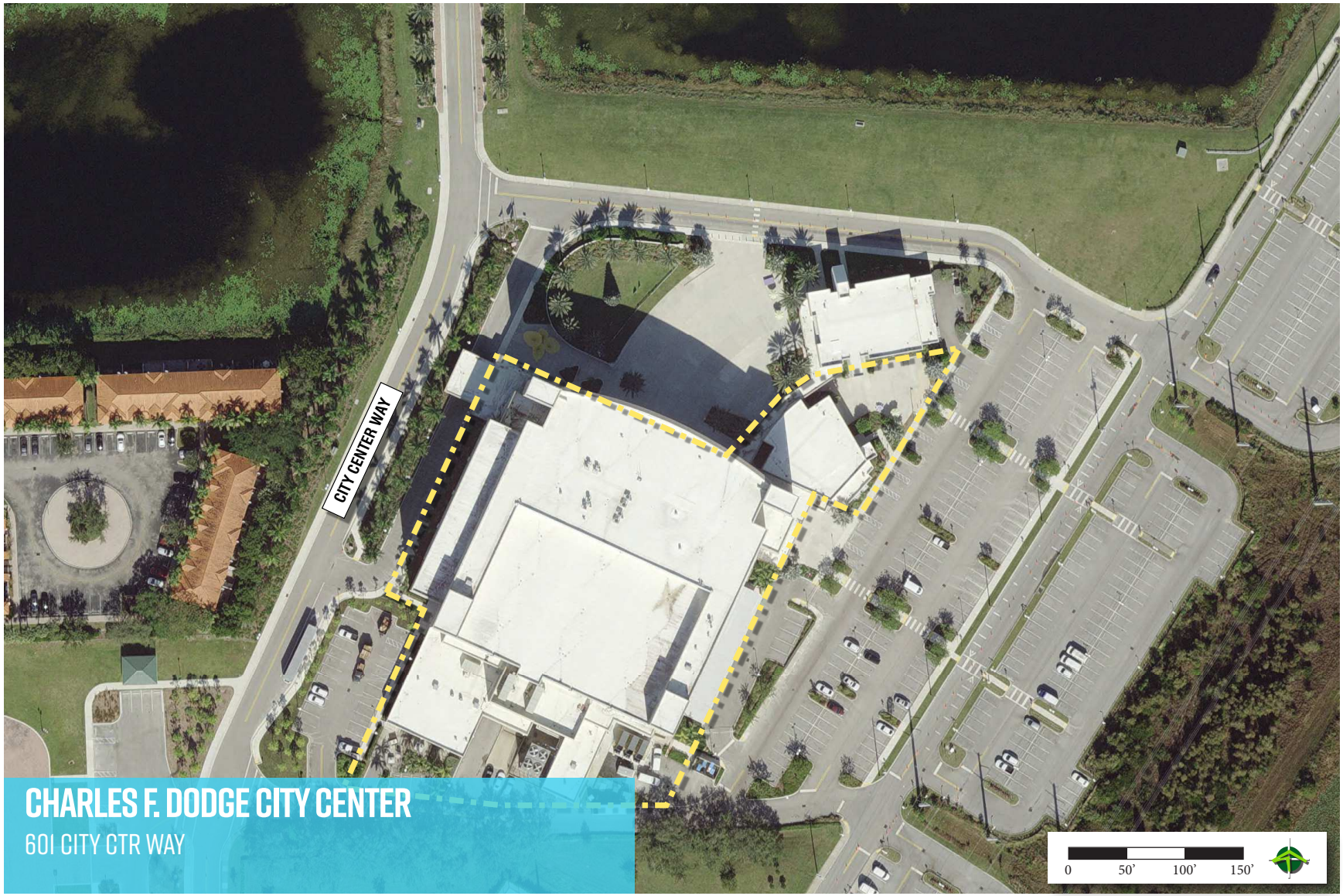



FIGURE 70 – *CHARLES F. DODGE CITY CENTER AERIAL*

## CHARLES F. DODGE CITY CENTER

### General Description

The Charles F. Dodge City Center is the civic and cultural center of Pembroke Pines. The center offers a state-of-the-art facility, managed professionally, with spaces to host local events, conventions, trade shows, meetings, and concerts. It houses City Hall, the Commission Chambers, and cultural spaces. The center generates a significant economic impact for the City of Pembroke Pines and promotes education, entertainment, and community pride.

The 175,000 square foot modern, contemporary building complex has 45,000 square feet of flexible indoor and outdoor event space. The Great Hall, with over 23,000 square feet, has space for over 3,200 guests seated theater style; 2,100 standing for concerts, 1,300 classroom style, 1,120 banquet style, and over 100 exhibits for trade shows. The Mezzanine is 4,544 square feet and can seat up to 210 guests for banquets. The center also offers nine (9) flexible meeting rooms with state-of-the-art amenities and accommodates 220 attendees. The City Center's well-equipped catering facilities support these spaces by SAVOR, which means that everything from coffee breaks to five-course banquets will run seamlessly.

City Hall Plaza, located north of the building, provides an outdoor civic space for community events. A grassed open space, property of the City, and across a lightly traveled street allows views and access to the lake immediately north.

### Initial Observations

The following issues and opportunities were identified within the facility:

- There are no significant architectural issues identified during the site visit
- Plaza space lacks identity beyond the sculpture and limited landscape areas on the west
- Disconnect between the civic nature of the complex and day to day use of the space
- Extensive paved areas in the plaza
- No connection from the plaza to the open space fronting the canal across the street on the north side of the plaza

The following preliminary recommendations may improve this facility:

- Investigate opportunity to create a designed extension of the civic space into the vacant landscape area along the waterfront
- Incorporate open space area facing City Center with the existing City Center Plaza to create a larger community accessible open space
- Evaluate design of the City Center Plaza to "soften" the overall environment and enhance the appearance during non event days

| PARK INVENTORY | AVAILABILITY | | CONDITION | | |
|---|---|---|---|---|---|
| | YES | NO | GOOD | FAIR | POOR |
| BASEBALL FIELD | | ● | | | |
| BASKETBALL COURT | | ● | | | |
| BIKE RACKS | ● | | ● | | |
| BOAT LAUNCH/DOCK | | ● | | | |
| COMMUNITY CENTER | ● | | ● | | |
| ENTRY SIGNS | ● | | ● | | |
| EXERCISE EQUIPMENT | | ● | | | |
| FENCING AND WALLS | | ● | | | |
| FIELD LIGHTING | | ● | | | |
| FIELD STORAGE | | ● | | | |
| FOOTBALL FIELD | | ● | | | |
| GENERAL LANDSCAPING | ● | | ● | | |
| PARKING | ● | | ● | | |
| PARK LIGHTING | | ● | | | |
| PARKING LOT LIGHTING | ● | | ● | | |
| PLAYGROUND EQUIPMENT | | ● | | | |
| PLAYGROUND SURFACES | | ● | | | |
| RACQUETBALL COURTS | | ● | | | |
| RESTROOMS | ● | | ● | | |
| SEATING AND FURNITURE | ● | | ● | | |
| SHADE STRUCTURE | | ● | | | |
| SKATING FACILITIES | | ● | | | |
| SOCCER FIELD | | ● | | | |
| SOD | ● | | ● | | |
| SWIMMING POOL | | ● | | | |
| TENNIS COURTS | | ● | | | |
| TREE CANOPY | | ● | | | |
| WALKWAY SURFACES | ● | | ● | | |
| WASTE RECEPTACLES | ● | | | ● | |
| WATER FOUNTAINS | | ● | | | |

**TABLE 20 –** *CHARLES F. DODGE CITY CENTER EXISTING SITE CHECKLIST*



**FIGURE 71 –** *CHARLES F. DODGE CITY CENTER EXISTING SITE PHOTOS*

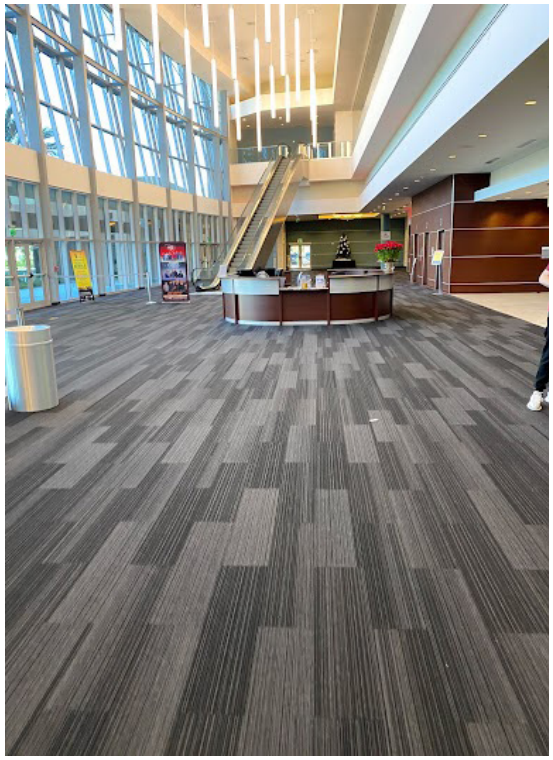










**FIGURE 72 –** *CHARLES F. DODGE CITY CENTER EXISTING SITE PHOTOS*




FIGURE 73 – *MEMORIAL PARK AERIAL*

## MEMORIAL PARK

### General Description

Memorial Park is a neighborhood park of over four (4.4) acres, with city-wide significance, located directly west of the Charles F. Dodge City Center. This facility is part of the Pembroke Pines civic and cultural center of the city.

The park is located on the north west side of the intersection of Washington Street and City Center Way. These streets form the south and east side of the park space, providing direct access to the Charles F. Dodge City Center. Also along the south side is a pedestrian walkway that connects to Raintree Park along Hiatus Road, west to 114th Avenue. The park's north and west sides abut an existing multi-family residential development.

Memorial Park is composed of three major programmatic elements. Overlooking a grand paved plaza on the north side of the park is an open pavilion housing works of art dedicated to those lost in the 9/11 tragedy. The plaza is a ceremonial open space paved in bricks, connecting the open pavilion to a granite obelisk that pays respect to those who have served or are actively serving in the military. Beneath the granite obelisk, the bricks feature the names of a veterans living and deceased. On the south end of the park, there is a special needs/inclusive covered playground that is well-used by the community. To compliment the park program, there is a restroom building located at the north end of the park. There are large amounts of the sodded area around the playground, Memorial Plaza and pavilion. The park is served by 84 off street parking spaces along its eastern perimeter.

### Initial Observations

The following issues and opportunities were identified within the facility:

- Lack of landscape buffer from the surrounding residential areas
- Limited landscape/shade areas for patrons of the park, especially around the memorial areas
- Considerable land area without program
- Large ceremonial plaza lacks shade and orientation

The following preliminary recommendations may improve this facility:

- Uphold the memorial space as the central determinant when considering new programming at the park
- Incorporate new landscape design elements into the park, including increased tree canopy
- Explore new program elements, including additional recreation amenities within the unprogrammed open space

| PARK INVENTORY | AVAILABILITY | | CONDITION | | |
|---|---|---|---|---|---|
| | YES | NO | GOOD | FAIR | POOR |
| BASEBALL FIELD | | ● | | | |
| BASKETBALL COURT | | ● | | | |
| BIKE RACKS | ● | | ● | | |
| BOAT LAUNCH/DOCK | | ● | | | |
| COMMUNITY CENTER | | ● | | | |
| ENTRY SIGNS | ● | | ● | | |
| EXERCISE EQUIPMENT | | ● | | | |
| FENCING AND WALLS | | ● | | | |
| FIELD LIGHTING | | ● | | | |
| FIELD STORAGE | | ● | | | |
| FOOTBALL FIELD | | ● | | | |
| GENERAL LANDSCAPING | ● | | ● | | |
| PARKING | ● | | ● | | |
| PARK LIGHTING | ● | | ● | | |
| PARKING LOT LIGHTING | ● | | ● | | |
| PLAYGROUND EQUIPMENT | ● | | ● | | |
| PLAYGROUND SURFACES | ● | | ● | | |
| RACQUETBALL COURTS | | ● | | | |
| RESTROOMS | ● | | ● | | |
| SEATING AND FURNITURE | ● | | ● | | |
| SHADE STRUCTURE | ● | | ● | | |
| SKATING FACILITIES | | ● | | | |
| SOCCER FIELD | | ● | | | |
| SOD | ● | | ● | | |
| SWIMMING POOL | | ● | | | |
| TENNIS COURTS | | ● | | | |
| TREE CANOPY | | ● | | | |
| WALKWAY SURFACES | ● | | ● | | |
| WASTE RECEPTACLES | ● | | | ● | |
| WATER FOUNTAINS | ● | | ● | | |

**TABLE 21 –** *MEMORIAL PARK EXISTING SITE CHECKLIST*





**FIGURE 74 –** *MEMORIAL PARK EXISTING SITE PHOTOS*













**FIGURE 75 –** *PARK EXISTING SITE PHOTOS*




FIGURE 76 – *PEMBROKE FALLS AQUATIC CENTER AERIAL*

## PEMBROKE FALLS AQUATIC CENTER

### General Description

The Pembroke Falls YMCA Aquatic Center is a specialty park of approximately two (2.0) acres located on SW 129th Avenue north of the Walter C. Young Middle School. The facility maintains primary frontage along NW 129th Avenue on the west, which is the primary point of access to the surface parking lot (176 parking spaces) on the east side of the center. There is an access drive, with retention lake on the north side of the center, and the south edge of the center is marked by recreational fields and Walter C. Young Middle School beyond.

The aquatics complex includes a lap pool, zero-depth pool, splash park, and water slides. To the west, across the parking area, is the Soccer Town facility that occupies the City of Pembroke Pines park property. The Pembroke Pines YMCA Aquatic Center is part of the Pembroke Pines YMCA Family Center, which was renovated in 2010, when it was given to the YMCA.

#### Initial Observations

The following issues and opportunities were identified within the facility:

- The park facilities and support uses were in fair condition.

The following preliminary recommendations may improve this facility:

- There is an opportunity to substantially improve the park with added investments to address the issues identified.

| PARK INVENTORY | AVAILABILITY | | CONDITION | | |
|---|---|---|---|---|---|
| | YES | NO | GOOD | FAIR | POOR |
| BASEBALL FIELD | | ● | | | |
| BASKETBALL COURT | | ● | | | |
| BIKE RACKS | | ● | | | |
| BOAT LAUNCH/DOCK | | ● | | | |
| COMMUNITY CENTER | ● | | ● | | |
| ENTRY SIGNS | ● | | | ● | |
| EXERCISE EQUIPMENT | | ● | | | |
| FENCING AND WALLS | ● | | | ● | |
| FIELD LIGHTING | | ● | | | |
| FIELD STORAGE | | ● | | | |
| FOOTBALL FIELD | | ● | | | |
| GENERAL LANDSCAPING | ● | | | ● | |
| PARKING | ● | | | ● | |
| PARK LIGHTING | | ● | | | |
| PARKING LOT LIGHTING | ● | | | ● | |
| PLAYGROUND EQUIPMENT | | ● | | | |
| PLAYGROUND SURFACES | | ● | | | |
| RACQUETBALL COURTS | | ● | | | |
| RESTROOMS | ● | | | ● | |
| SEATING AND FURNITURE | ● | | | ● | |
| SHADE STRUCTURE | ● | | | ● | |
| SKATING FACILITIES | | ● | | | |
| SOCCER FIELD | | ● | | | |
| SOD | ● | | | | ● |
| SWIMMING POOL | ● | | ● | | |
| TENNIS COURTS | | ● | | | |
| TREE CANOPY | | ● | | | |
| WALKWAY SURFACES | ● | | | ● | |
| WASTE RECEPTACLES | ● | | | ● | |
| WATER FOUNTAINS | ● | | | | ● |

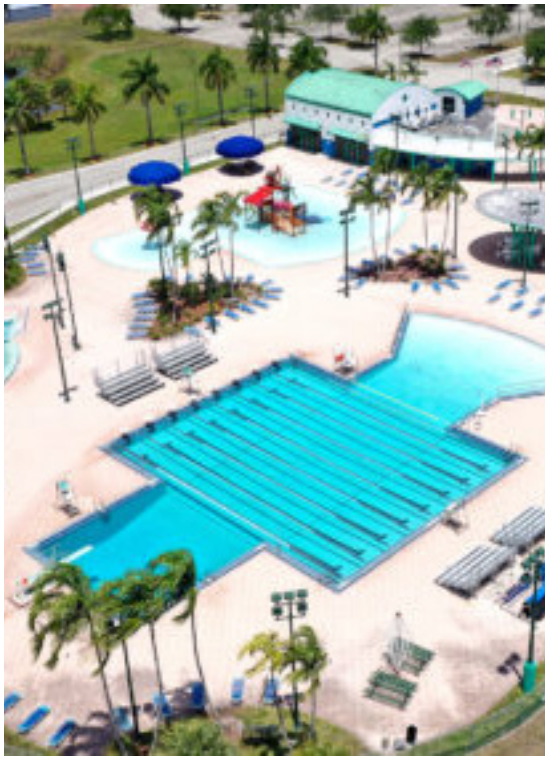
**TABLE 22 –** *PEMBROKE FALLS AQUATIC CENTER EXISTING SITE CHECKLIST*




**FIGURE 77 –** *PEMBROKE FALLS AQUATIC CENTER EXISTING SITE PHOTOS*







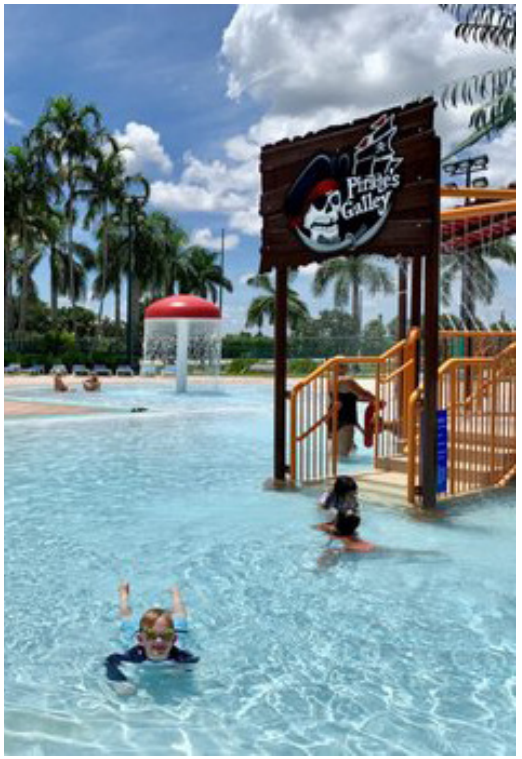



**FIGURE 78 –** *PEMBROKE FALLS AQUATIC CENTER EXISTING SITE PHOTOS*




FIGURE 79 – *PEMBROKE LAKES GOLF AND TENNIS CENTER AERIAL*

## PEMBROKE LAKES GOLF AND TENNIS CENTER

### General Description

The Pembroke Lakes Golf and Tennis Center is a county/regional recreational facility of approximately 113 acres located along Taft Street in the Pembroke Lakes Neighborhood. The facility is bounded by Taft Street on the north, and Johnson Street to the south. The course runs along NW 101st Avenue on the east side, with parts extending to NW 112th Avenue on the west. The majority of the west side of the course is routed adjacent to multi-family townhouse development.

The Pembroke Lakes Golf and Tennis Center is an attractive, public recreation facility with a country club style club house, 18-hole golf course, and tennis facility. The golf course consists of a full length course, sprawling greens, short game practice area and a water driving range. The clubhouse offers a large meeting room, spacious bar/restaurant and open terrace with views of the course. The tennis center is highlighted by a separate clubhouse/swimming pool with separate restrooms, lockers and administrative areas. The club offers a combination of nine hard courts and five clay courts. The full facility is provided with off street parking totaling 182 parking spaces to serve guests.

### Initial Observations

The following issues and opportunities were identified within the facility:

- Small pool is not conducive to lap swimming
- Location of pool is not easily identified
- Lack of tree canopy within the parking lot
- Tennis court facility and clubhouse/banquet areas appear dated

The following preliminary recommendations may improve this facility:

- Improve signage and wayfinding
- Improve shaded areas within the parking lot
- Explore upgrades to modernize the interior facilities

| PARK INVENTORY | AVAILABILITY | | CONDITION | | |
|---|---|---|---|---|---|
| | YES | NO | GOOD | FAIR | POOR |
| BASEBALL FIELD | | ● | | | |
| BASKETBALL COURT | | ● | | | |
| BIKE RACKS | | ● | | | |
| BOAT LAUNCH/DOCK | | ● | | | |
| COMMUNITY CENTER | | ● | | | |
| ENTRY SIGNS | ● | | | ● | |
| EXERCISE EQUIPMENT | | ● | | | |
| FENCING AND WALLS | ● | | | ● | |
| FIELD LIGHTING | | ● | | | |
| FIELD STORAGE | | ● | | | |
| FOOTBALL FIELD | | ● | | | |
| GENERAL LANDSCAPING | ● | | | ● | |
| PARKING | ● | | | ● | |
| PARK LIGHTING | ● | | ● | | |
| PARKING LOT LIGHTING | ● | | ● | | |
| PLAYGROUND EQUIPMENT | | ● | | | |
| PLAYGROUND SURFACES | | ● | | | |
| RACQUETBALL COURTS | | ● | | | |
| RESTROOMS | ● | | | ● | |
| SEATING AND FURNITURE | ● | | | ● | |
| SHADE STRUCTURE | ● | | | ● | |
| SKATING FACILITIES | | ● | | | |
| SOCCER FIELD | | ● | | | |
| SOD | ● | | | ● | |
| SWIMMING POOL | ● | | | ● | |
| TENNIS COURTS | ● | | | ● | |
| TREE CANOPY | ● | | | ● | |
| WALKWAY SURFACES | ● | | | ● | |
| WASTE RECEPTACLES | ● | | | ● | |
| WATER FOUNTAINS | | ● | | | |

**TABLE 23 –** *PEMBROKE LAKES GOLF AND TENNIS CENTER EXISTING SITE CHECKLIST*







**FIGURE 80 –** *PEMBROKE LAKES GOLF AND TENNIS CENTER EXISTING SITE PHOTOS*











**FIGURE 81 –** *PEMBROKE LAKES GOLF AND TENNIS CENTER EXISTING SITE PHOTOS*




FIGURE 82 – *PEMBROKE PINES ART AND CULTURAL CENTER AERIAL*

## PEMBROKE PINES ART AND CULTURAL CENTER

### General Description

The Pembroke Pines Art and Cultural Center is a community facility of just over one (1.3) acres that occupies a triangular site on the south side of Walter C. Young Middle School. The building is setback from NW 129th Avenue, with the nearest main thoroughfare intersection at Pines Boulevard just to the south.

Behind a surface parking lot, with 26 parking spaces, the center building is approximately 13,000 SF of air-conditioned space. The multi-use space offers a selection of classes targeting the fine arts, including music, art and drama. Additionally, after school, spring break and summer camps are offered through this facility. In addition to the interior space, the center maintains a covered playground, outdoor arts space and passive recreation for children to enjoy.

The center is part of the middle school property, thus any improvements to the center must be consistent to the exterior appearance of the adjoining school.

### Initial Observations

The following issues and opportunities were identified within the facility:

- Entrance/drop-off area does not offer a sense of arrival given the community-centric use of the facility
- Difficult to locate the center from the street and general vicinity
- Lack of pedestrian/bicyclist amenities for a community center

The following preliminary recommendations may improve this facility:

- Improve the drop-off area with new landscape/signage/sense of arrival
- Increase shade canopy within the parking lot to reduce heat
- Explore ways to improve safety of pedestrian/bicycle connectivity to the center via bike paths, marked intersections and crosswalks
- Provide areas for bicycle storage

| PARK INVENTORY | AVAILABILITY | | CONDITION | | |
|---|---|---|---|---|---|
| | YES | NO | GOOD | FAIR | POOR |
| BASEBALL FIELD | | ● | | | |
| BASKETBALL COURT | | ● | | | |
| BIKE RACKS | | ● | | | |
| BOAT LAUNCH/DOCK | | ● | | | |
| COMMUNITY CENTER | ● | | ● | | |
| ENTRY SIGNS | ● | | | ● | |
| EXERCISE EQUIPMENT | | ● | | | |
| FENCING AND WALLS | | ● | | | |
| FIELD LIGHTING | | ● | | | |
| FIELD STORAGE | | ● | | | |
| FOOTBALL FIELD | | ● | | | |
| GENERAL LANDSCAPING | ● | | | ● | |
| PARKING | ● | | | ● | |
| PARK LIGHTING | | ● | | | |
| PARKING LOT LIGHTING | ● | | | ● | |
| PLAYGROUND EQUIPMENT | ● | | | ● | |
| PLAYGROUND SURFACES | ● | | | ● | |
| RACQUETBALL COURTS | | ● | | | |
| RESTROOMS | ● | | ● | | |
| SEATING AND FURNITURE | | ● | | | |
| SHADE STRUCTURE | | ● | | | |
| SKATING FACILITIES | | ● | | | |
| SOCCER FIELD | | ● | | | |
| SOD | ● | | | ● | |
| SWIMMING POOL | | ● | | | |
| TENNIS COURTS | | ● | | | |
| TREE CANOPY | ● | | | ● | |
| WALKWAY SURFACES | ● | | | ● | |
| WASTE RECEPTACLES | | ● | | | |
| WATER FOUNTAINS | | ● | | | |

**TABLE 24 –** *PEMBROKE PINES ART AND CULTURAL CENTER EXISTING SITE CHECKLIST*







**FIGURE 83 –** *PEMBROKE PINES ART AND CULTURAL CENTER EXISTING SITE PHOTOS*







**FIGURE 84 –** *PEMBROKE PINES ART AND CULTURAL CENTER EXISTING SITE PHOTOS*




FIGURE 85 – *RAINTREE PARK AERIAL*

## RAINTREE PARK

### General Description

Raintree Park is a linear pocket park of approximately three (3.0) acres that functions as the pedestrian-only extension of Washington Street between Hiatus Road on the East to SW 114th Avenue on the west.

The park provides a meandering pedestrian walkway with views of a lake and canals. Multi-family residential development is on both sides of the Raintree Park pedestrian extension, and numerous shade trees line the park along the residential edges. The park includes several concrete pads that may accommodate street furnishings, such as waste baskets and benches, along the walkway.

#### Initial Observations

The following issues and opportunities were identified within the facility:

- Landscaping is limited to the outer edge of the linear park
- Typical street crossing at Hiatus Road
- Entrances to the park are not highlighted
- Lack of attractions or focal points along the walkway

The following preliminary recommendations may improve this facility:

- Incorporate additional trees along the pathway to provide shade
- Evaluate incorporation of additional attractions along the walkway, such as public art
- Provide viewing and enjoyment areas along the waterfront
- Improve pedestrian crossings at the entrances to the park
- Consider entrance features to highlight the unique park space

| PARK INVENTORY | AVAILABILITY | | CONDITION | | |
|---|---|---|---|---|---|
| | YES | NO | GOOD | FAIR | POOR |
| BASEBALL FIELD | | ● | | | |
| BASKETBALL COURT | | ● | | | |
| BIKE RACKS | | ● | | | |
| BOAT LAUNCH/DOCK | | ● | | | |
| COMMUNITY CENTER | | ● | | | |
| ENTRY SIGNS | | ● | | | |
| EXERCISE EQUIPMENT | | ● | | | |
| FENCING AND WALLS | | ● | | | |
| FIELD LIGHTING | | ● | | | |
| FIELD STORAGE | | ● | | | |
| FOOTBALL FIELD | | ● | | | |
| GENERAL LANDSCAPING | ● | | ● | | |
| PARKING | | ● | | | |
| PARK LIGHTING | | ● | | | |
| PARKING LOT LIGHTING | | ● | | | |
| PLAYGROUND EQUIPMENT | | ● | | | |
| PLAYGROUND SURFACES | | ● | | | |
| RACQUETBALL COURTS | | ● | | | |
| RESTROOMS | | ● | | | |
| SEATING AND FURNITURE | | ● | | | |
| SHADE STRUCTURE | | ● | | | |
| SKATING FACILITIES | | ● | | | |
| SOCCER FIELD | | ● | | | |
| SOD | ● | | ● | | |
| SWIMMING POOL | | ● | | | |
| TENNIS COURTS | | ● | | | |
| TREE CANOPY | | ● | | | |
| WALKWAY SURFACES | ● | | ● | | |
| WASTE RECEPTACLES | ● | | ● | | |
| WATER FOUNTAINS | | ● | | | |

**TABLE 25 –** *RAINTREE PARK EXISTING SITE CHECKLIST*







**FIGURE 86 –** *RAINTREE PARK EXISTING SITE PHOTOS*









**FIGURE 87 –** *RAINTREE PARK EXISTING SITE PHOTOS*




FIGURE 88 – *SW FOCAL POINT COMMUNITY CENTER AERIAL*

## SW FOCAL POINT COMMUNITY CENTER

### General Description

The Carl Schechter Southwest Focal Point Community Center is a citywide facility of approximately five (5.3) acres located at the terminus of NW 3rd Street and NW 103rd Avenue. The facility is adjacent to a senior housing complex directly north and a single-family residential neighborhood to the east. The rear of the Pembroke Place Shopping Mall establishes the south boundary for the facility. The primary point of access is from NW 103rd Avenue along the western edge, where vehicles enter into a surface parking lot with  250 parking spaces on three sides of the building.

The facility is a 53,000 SF building that provides community services for ages 18+, including the elderly. The interior building program includes a library, main hall, main lobby, north and south activity rooms. The services offered at the center include health support, nutrition, and other programs for educational, recreational and professional training. In addition to these programs, the center offers a variety of activities and classes throughout the day. The City of Pembroke Pines uses the center for community events such as: flea markets, antique shows, arts & craft shows, annual open houses, etc.

### Initial Observations

The following issues and opportunities were identified within the facility:

- There are no issues/opportunities observed during the initial site visit

The following preliminary recommendations may improve this facility:

- There are no preliminary recommendations identified during the initial site visit

| PARK INVENTORY | AVAILABILITY | | CONDITION | | |
|---|---|---|---|---|---|
| | YES | NO | GOOD | FAIR | POOR |
| BASEBALL FIELD | | ● | | | |
| BASKETBALL COURT | | ● | | | |
| BIKE RACKS | | ● | | | |
| BOAT LAUNCH/DOCK | | ● | | | |
| COMMUNITY CENTER | ● | | | ● | |
| ENTRY SIGNS | ● | | | | ● |
| EXERCISE EQUIPMENT | | ● | | | |
| FENCING AND WALLS | | ● | | | |
| FIELD LIGHTING | | ● | | | |
| FIELD STORAGE | | ● | | | |
| FOOTBALL FIELD | | ● | | | |
| GENERAL LANDSCAPING | ● | | | ● | |
| PARKING | ● | | ● | | |
| PARK LIGHTING | | ● | | | |
| PARKING LOT LIGHTING | ● | | | ● | |
| PLAYGROUND EQUIPMENT | | ● | | | |
| PLAYGROUND SURFACES | | ● | | | |
| RACQUETBALL COURTS | | ● | | | |
| RESTROOMS | | ● | | | |
| SEATING AND FURNITURE | | ● | | | |
| SHADE STRUCTURE | | ● | | | |
| SKATING FACILITIES | | ● | | | |
| SOCCER FIELD | | ● | | | |
| SOD | ● | | | ● | |
| SWIMMING POOL | | ● | | | |
| TENNIS COURTS | | ● | | | |
| TREE CANOPY | ● | | | ● | |
| WALKWAY SURFACES | ● | | | ● | |
| WASTE RECEPTACLES | | ● | | | |
| WATER FOUNTAINS | | ● | | | |

**TABLE 26 –** *SW FOCAL POINT COMMUNITY CENTER EXISTING SITE CHECKLIST*








**FIGURE 89 –** *SW FOCAL POINT COMMUNITY CENTER EXISTING SITE PHOTOS*









**FIGURE 90 –** *SW FOCAL POINT COMMUNITY CENTER EXISTING SITE PHOTOS*

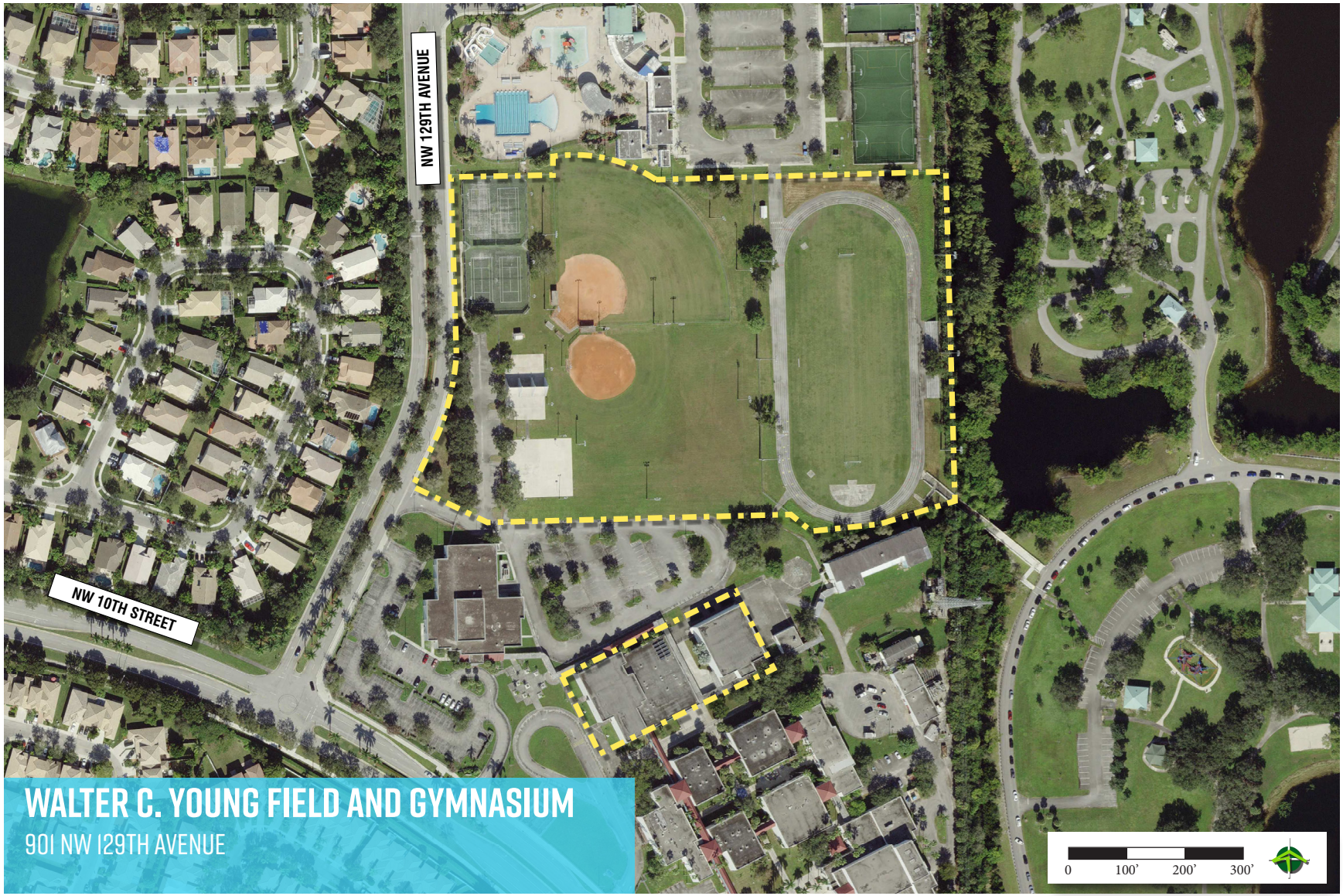



FIGURE 91 – *WALTER C. YOUNG FIELD AND GYMNASIUM AERIAL*

## WALTER C. YOUNG FIELD AND GYMNASIUM

### General Description

The Walter C. Young Field and Gymnasium is a neighborhood park of approximately 12.2 acres located between Walter C. Young Middle School on the south and the Pembroke Falls Aquatic Center on the north. The park is a part of Walter C. Young Middle School, and has primary frontage along its west side on NW 129th Avenue. The east side of the park abuts a canal.

The exterior portion of the park offers two lighted basketball courts, two lighted baseball/softball fields, four tennis courts, 6 handball/racquetball courts and a 400-meter asphalt running track that encircles a multi-use football/soccer field. The interior areas include 1 gymnasium/court and six racquetball courts.

Since 1986, the Walter C. Young Middle School has been rented by the Broward County School Board. The lease agreement permits shared-use of the recreational facilities, both indoor and outdoor. Since the tragedy of Marjory Stoneman Douglas High School, the school board enforces significant restricts on the use of the property, which eliminates the City's ability to utilize the indoor recreation facilities. Outdoor facilities may not be utilized until after 6:00pm, which makes it difficult for the City to provide programming.

### Initial Observations

The following issues and opportunities were identified within the facility:

- Lack of landscape/tree canopy
- Deteriorated tennis court surface
- Running track exhibiting signs of wear and tear, including lane lines
- Basketball court surface exhibiting signs of wear and tear, including striping
- Limited network of pedestrian connectivity around the site and into the indoor facility

The following preliminary recommendations may improve this facility:

- Explore options with the School Board to program the facility
- Install new landscape and canopy trees where space is available, including along and within parking
- Consider new court and running track surfaces, but re-stripe at a minimum
- Increase amount of walking paths/sidewalks around the site to reduce traffic in grass areas and provide connectivity to different program areas
- Update/provide additional seating areas for spectators

| PARK INVENTORY | AVAILABILITY | | CONDITION | | |
|---|---|---|---|---|---|
| | YES | NO | GOOD | FAIR | POOR |
| BASEBALL FIELD | ● | | | ● | |
| BASKETBALL COURT | ● | | | ● | |
| BIKE RACKS | | ● | | | |
| BOAT LAUNCH/DOCK | | ● | | | |
| COMMUNITY CENTER | | ● | | | |
| ENTRY SIGNS | ● | | | | ● |
| EXERCISE EQUIPMENT | | ● | | | |
| FENCING AND WALLS | ● | | | ● | |
| FIELD LIGHTING | ● | | ● | | |
| FIELD STORAGE | ● | | | | ● |
| FOOTBALL FIELD | ● | | | | ● |
| GENERAL LANDSCAPING | ● | | | ● | |
| PARKING | ● | | | ● | |
| PARK LIGHTING | ● | | | ● | |
| PARKING LOT LIGHTING | ● | | | ● | |
| PLAYGROUND EQUIPMENT | | ● | | | |
| PLAYGROUND SURFACES | | ● | | | |
| RACQUETBALL COURTS | ● | | | ● | |
| RESTROOMS | | ● | | | |
| SEATING AND FURNITURE | | ● | | | |
| SHADE STRUCTURE | | ● | | | |
| SKATING FACILITIES | | ● | | | |
| SOCCER FIELD | ● | | | ● | |
| SOD | ● | | | ● | |
| SWIMMING POOL | | ● | | | |
| TENNIS COURTS | ● | | | | ● |
| TREE CANOPY | ● | | | | ● |
| WALKWAY SURFACES | ● | | | ● | |
| WASTE RECEPTACLES | ● | | | ● | |
| WATER FOUNTAINS | | ● | | | |

**TABLE 27 –** *WALTER C. YOUNG FIELD AND GYMNASIUM EXISTING SITE CHECKLIST*







**FIGURE 92 –** *WALTER C. YOUNG FIELD AND GYMNASIUM EXISTING SITE PHOTOS*











**FIGURE 93 –** *WALTER C. YOUNG FIELD AND GYMNASIUM EXISTING SITE PHOTOS*

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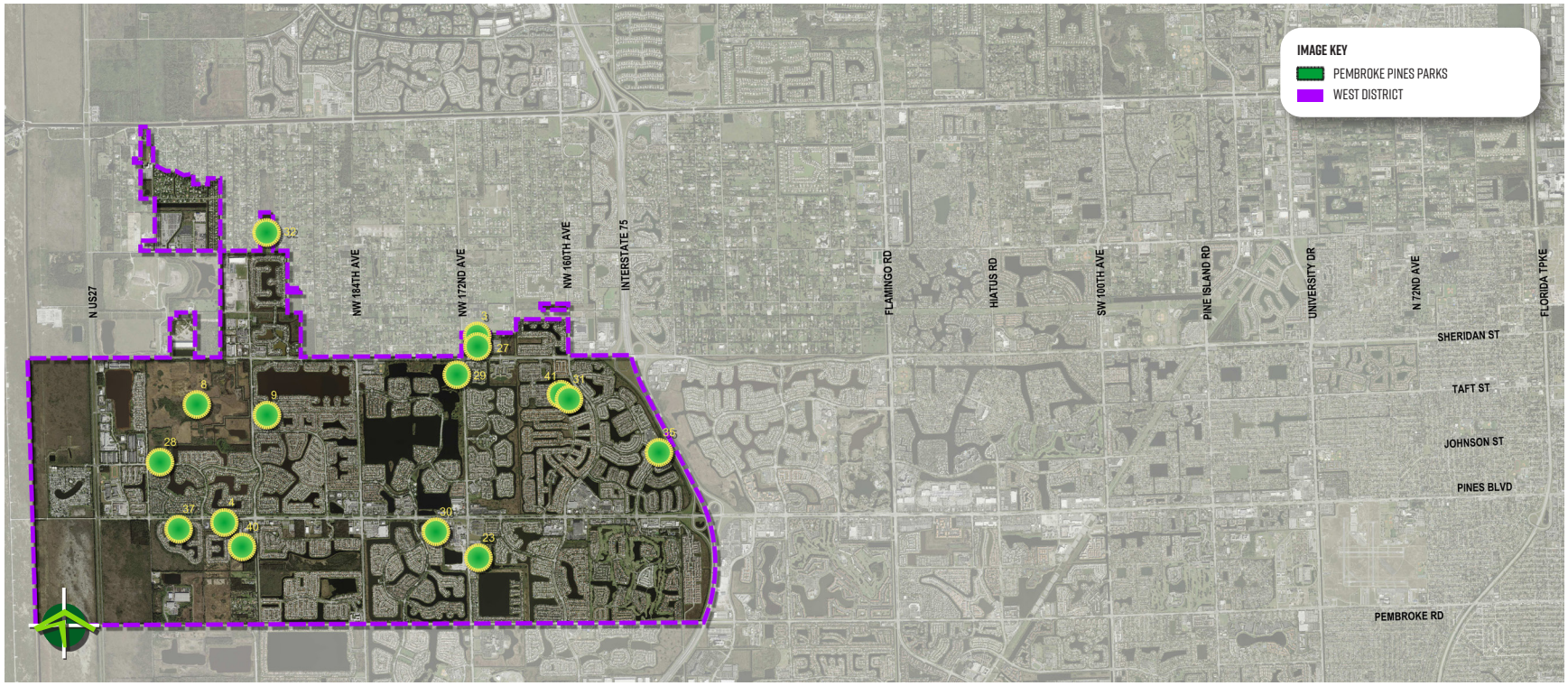


FIGURE 94 – *GEOGRAPHIC DISTRICTS DIAGRAM (WEST)*

## WEST DISTRICT PARKS

- Academic Village Swimming Pool (3)
- Alhambra Park (4)
- Chapel Trail Nature Preserve (8)
- Chapel Trail Park (9)
- Pembroke Shores Park (23)
- Rose G. Price Park (28)
- Silver Lakes North Park (29)
- Silver Lakes South Park (30)
- Spring Valley Park (31)
- Steven L Josias Dog and Equestrian Park (32)
- Susan B. Katz River of Grass Theater (27)
- Towngate Park (35)
- Walden Lakes Park (37)
- West Pines Soccer Park and Preserve (40)
- William B. Armstrong Dream Park (41)

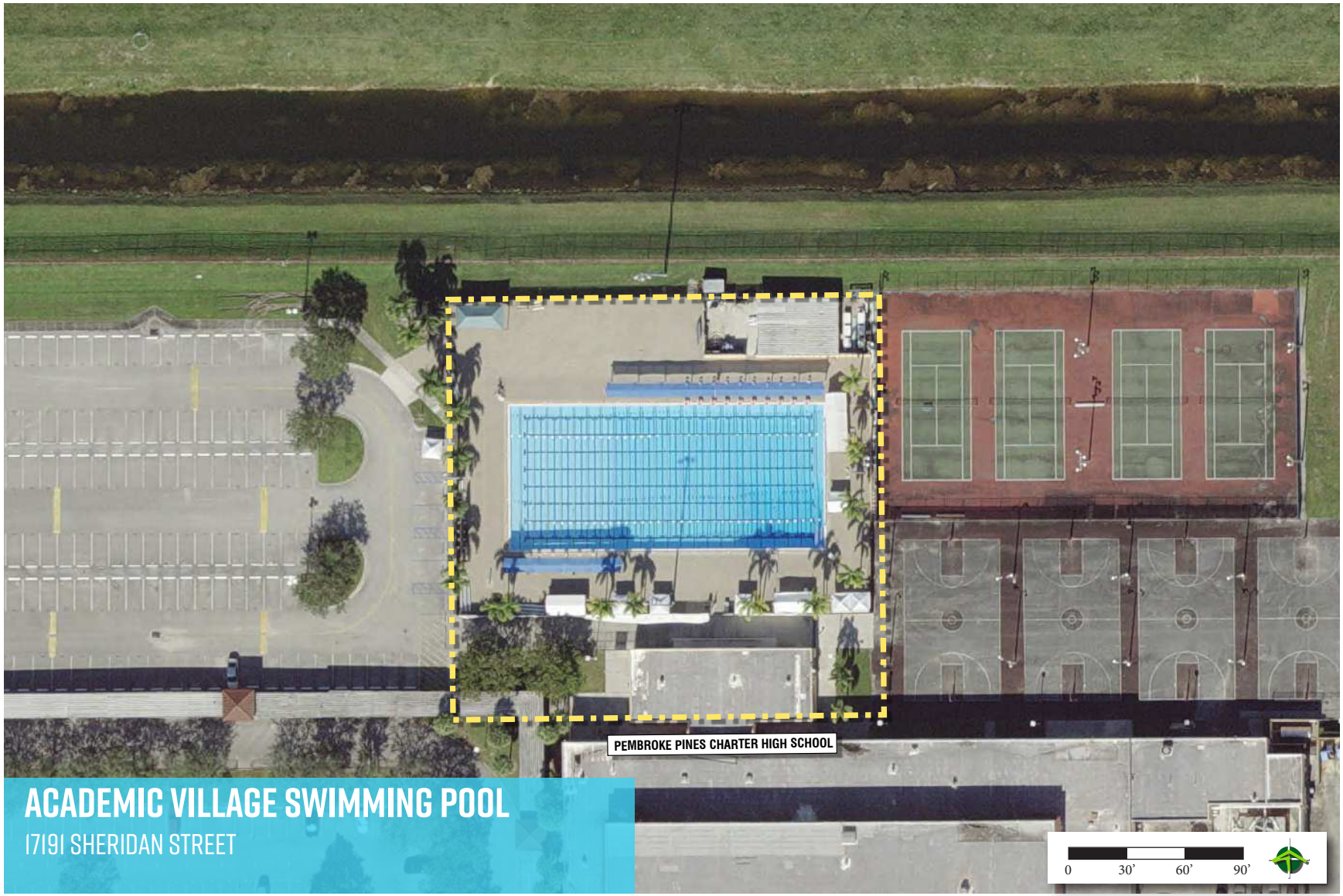


FIGURE 95 – *ACADEMIC VILLAGE SWIMMING POOL AERIAL*

## ACADEMIC VILLAGE SWIMMING POOL

### General Description

The Academic Village Swim Pool is a neighborhood facility located within the City of Pembroke Pines River of Grass Academic Village Campus. The pool is located on the north side of the Pembroke Pines Charter High school, tucked between the school's tennis/outdoor basketball facility on the east and a substantial surface parking area to the west. The north side of the pool directly abuts a canal.

This facility is the City's only pool suitable to host competition level events for area high school's and swim clubs alike. It is administered by the City's Parks, Recreation and Cultural Arts Department. Having recently been updated, the pool facility is in good condition. The pool is flexibly arranged offering eight-50m lanes in the east-west direction or 20-25m lanes when oriented north-south. The expansive pool deck surrounding the pool provides both permanent shade structure/bleachers and room for temporary tents/cover. The pool deck is enclosed, but provides convenient access to restrooms/ locker room areas directly south of the gate.

### Initial Observations

The following issues and opportunities were identified within the facility:

- There are no issues/opportunities observed during the initial site visit

The following preliminary recommendations may improve this facility:

- There are no preliminary recommendations identified during the initial site visit

| PARK INVENTORY | AVAILABILITY | | CONDITION | | |
|---|---|---|---|---|---|
| | YES | NO | GOOD | FAIR | POOR |
| BASEBALL FIELD | | ● | | | |
| BASKETBALL COURT | | ● | | | |
| BIKE RACKS | | ● | | | |
| BOAT LAUNCH/DOCK | | ● | | | |
| COMMUNITY CENTER | | ● | | | |
| ENTRY SIGNS | | ● | | | |
| EXERCISE EQUIPMENT | | ● | | | |
| FENCING AND WALLS | ● | | | ● | |
| FIELD LIGHTING | | ● | | | |
| FIELD STORAGE | | ● | | | |
| FOOTBALL FIELD | | ● | | | |
| GENERAL LANDSCAPING | ● | | | | ● |
| PARKING | ● | | | ● | |
| PARK LIGHTING | ● | | | ● | |
| PARKING LOT LIGHTING | ● | | | ● | |
| PLAYGROUND EQUIPMENT | | ● | | | |
| PLAYGROUND SURFACES | | ● | | | |
| RACQUETBALL COURTS | | ● | | | |
| RESTROOMS | ● | | | ● | |
| SEATING AND FURNITURE | ● | | | ● | |
| SHADE STRUCTURE | ● | | ● | | |
| SKATING FACILITIES | | ● | | | |
| SOCCER FIELD | | ● | | | |
| SOD | | ● | | | |
| SWIMMING POOL | ● | | ● | | |
| TENNIS COURTS | | ● | | | |
| TREE CANOPY | ● | | | | ● |
| WALKWAY SURFACES | ● | | ● | | |
| WASTE RECEPTACLES | ● | | | ● | |
| WATER FOUNTAINS | | ● | | | |

**TABLE 28 –** *ACADEMIC VILLAGE SWIMMING POOL EXISTING SITE CHECKLIST*







**FIGURE 96 –** *ACADEMIC VILLAGE SWIMMING POOL EXISTING SITE PHOTOS*











**FIGURE 97 –** *ACADEMIC VILLAGE SWIMMING POOL EXISTING SITE PHOTOS*

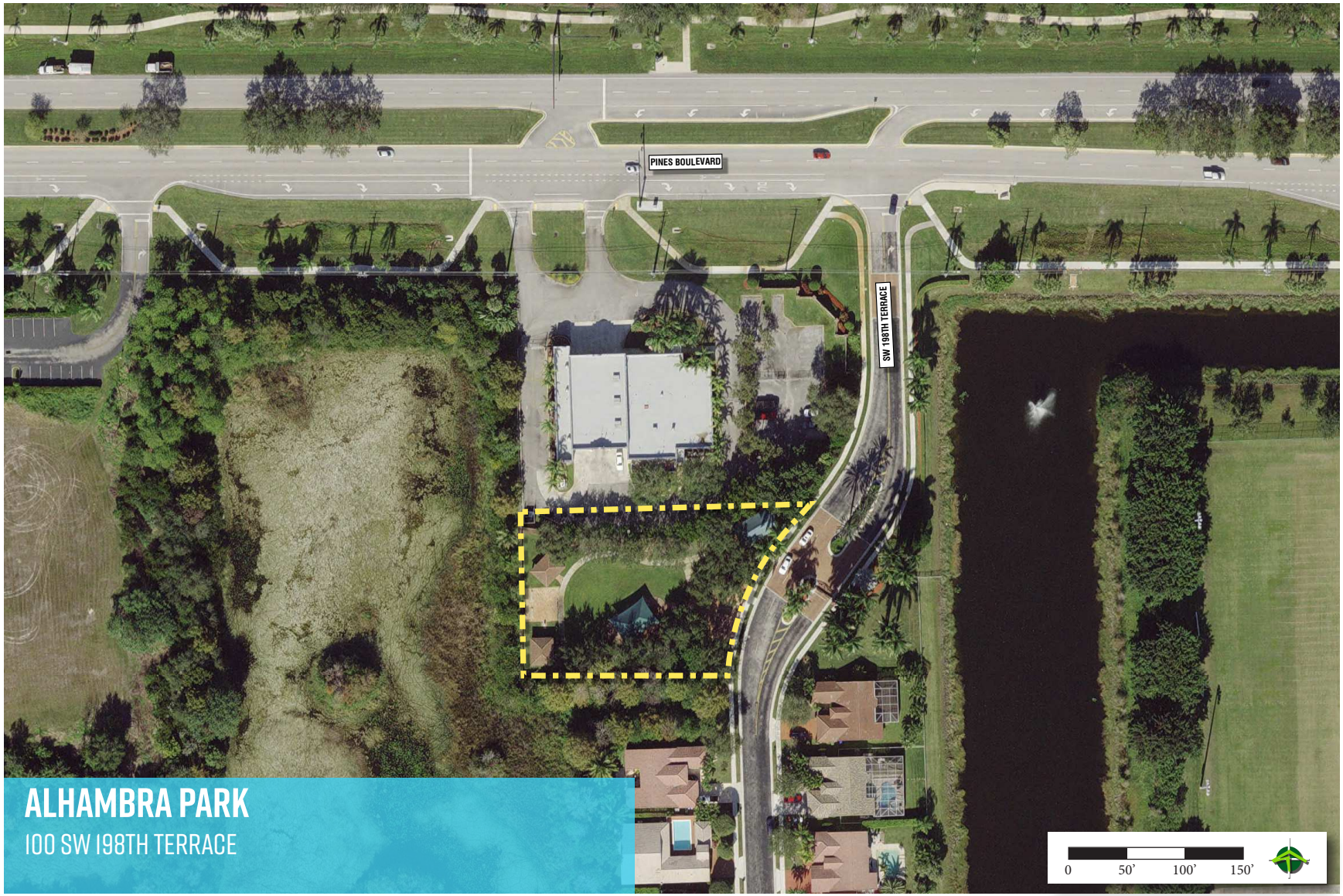


FIGURE 98 – *ALHAMBRA PARK AERIAL*

## ALHAMBRA PARK

### General Description

Alhambra Park is a pocket park of approximately two (2.0) acres located south of the City of Pembroke Pines Fire Rescue Station No. 79 on Pines Boulevard. The park is embedded at the entrance gate to a single family residential neighborhood, with street frontage on the east side along SW 198th Terrace. To the west of the park is vacant land presently.

The park is served by a limited amount of parking on the east side of the fire station. Accessing the park requires patrons to walk along Pines Boulevard to 198th Terrace. Given the location behind the station, the park lacks any significant visibility. Public access to the park is difficult, as it is a shared access point from Pines Boulevard at SW 198th Terrace. For pedestrians to access the park, it requires access granted to the Alhambra gated community. From a functional standpoint, the park seems more a part of the development to the south, versus a public park.

The park currently offers the community access to a structured pavilion with built-in picnic tables/furniture. Common area grills for BBQ are accessible to the pavilion area, which lies adjacent to a walking path that surrounds a fenced-in playground area, covered with a shade structure.

### Initial Observations

The following issues and opportunities were identified within the facility:

- Difficult park access with no visibility from the main thoroughfare
- Lack of signage indicating the park's hidden location
- Lack of access and visibility makes park function as if it were a community amenity for the HOA

The following preliminary recommendations may improve this facility:

- Incorporate more significant signage indicating the park's location behind the fire station
- Evaluate the viability of this park as a public facility, given its accessibility challenges

| PARK INVENTORY | AVAILABILITY | | CONDITION | | |
|---|---|---|---|---|---|
| | YES | NO | GOOD | FAIR | POOR |
| BASEBALL FIELD | | ● | | | |
| BASKETBALL COURT | | ● | | | |
| BIKE RACKS | | ● | | | |
| BOAT LAUNCH/DOCK | | ● | | | |
| COMMUNITY CENTER | | ● | | | |
| ENTRY SIGNS | ● | | | | ● |
| EXERCISE EQUIPMENT | | ● | | | |
| FENCING AND WALLS | ● | | ● | | |
| FIELD LIGHTING | | ● | | | |
| FIELD STORAGE | | ● | | | |
| FOOTBALL FIELD | | ● | | | |
| GENERAL LANDSCAPING | ● | | ● | | |
| PARKING | | ● | | | |
| PARK LIGHTING | | ● | | | |
| PARKING LOT LIGHTING | | ● | | | |
| PLAYGROUND EQUIPMENT | ● | | | ● | |
| PLAYGROUND SURFACES | ● | | | ● | |
| RACQUETBALL COURTS | | ● | | | |
| RESTROOMS | | ● | | | |
| SEATING AND FURNITURE | ● | | | ● | |
| SHADE STRUCTURE | ● | | ● | | |
| SKATING FACILITIES | | ● | | | |
| SOCCER FIELD | | ● | | | |
| SOD | ● | | ● | | |
| SWIMMING POOL | | ● | | | |
| TENNIS COURTS | | ● | | | |
| TREE CANOPY | ● | | ● | | |
| WALKWAY SURFACES | ● | | ● | | |
| WASTE RECEPTACLES | ● | | | ● | |
| WATER FOUNTAINS | | ● | | | |

**TABLE 29 –** *ALHAMBRA PARK EXISTING SITE CHECKLIST*







**FIGURE 99 –** *ALHAMBRA PARK EXISTING SITE PHOTOS*



**FIGURE 100 –** *ALHAMBRA PARK EXISTING SITE PHOTOS*

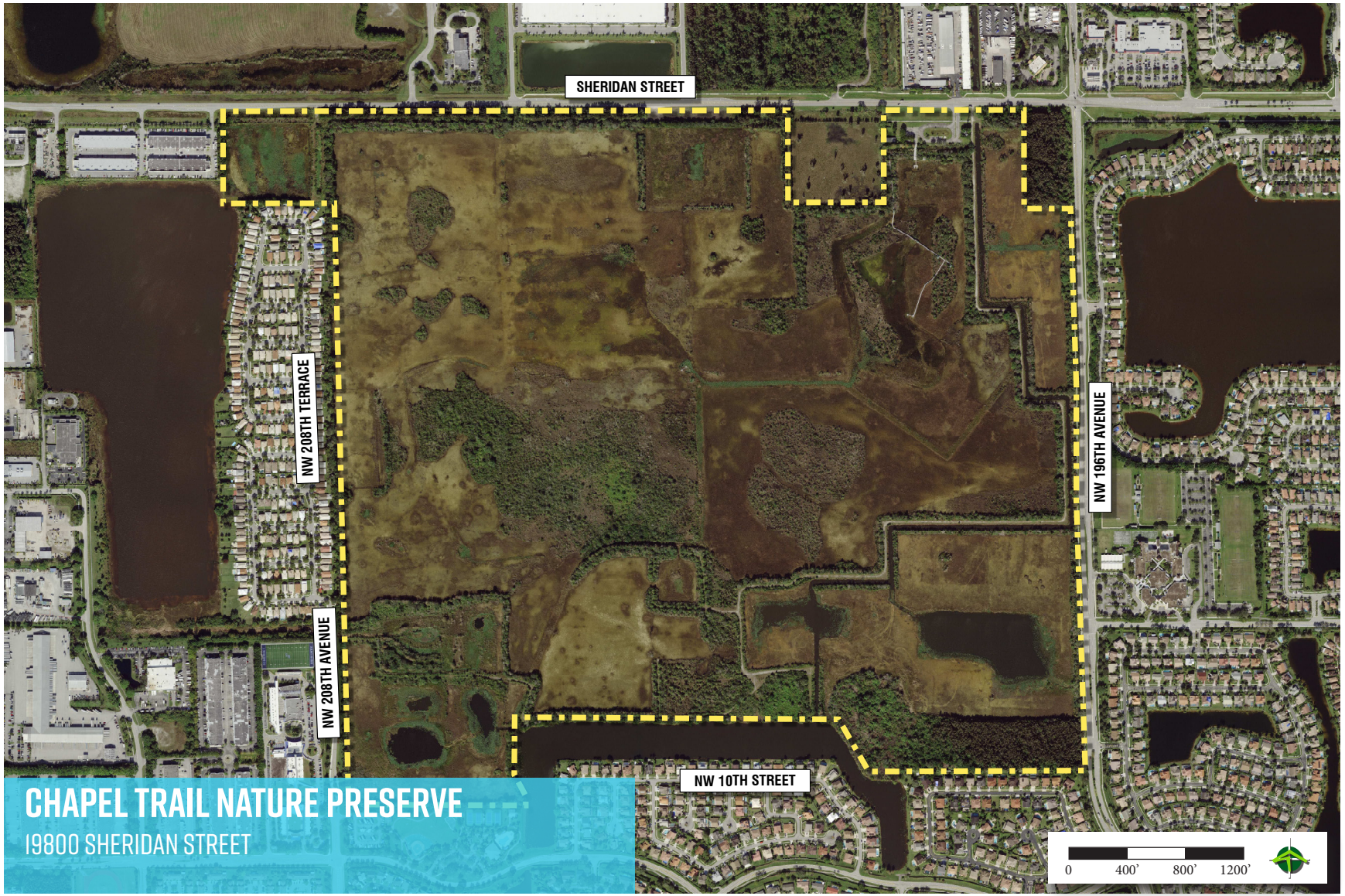


FIGURE 101 – *CHAPEL TRAIL NATURE PRESERVE AERIAL*

## CHAPEL TRAIL NATURE PRESERVE

### General Description

Chapel Trail Nature Preserve is a regional park of approximately 459 acres located on Sheridan Street west of NW 196th Avenue. Chapel Trail Nature Preserve is a unique natural wetland area, a habitat for numerous birds, reptiles, and other fauna surrounded by urban development. Guests enter the preserve from the primary point of access off of Sheridan Street, into a roundabout green space, served by 14 parking spaces and areas for bus parking.

The preserve boundaries are established by Sheridan Street on the north and NW 196th Avenue to the east, which is the nearest major intersection. To the west the preserve extends to approximately NW 208th Terrace, where the rear of single family houses abut the park's edge. The south side of the preserve is located along a canal with single family houses fronting NW 10th Street.

Upon entrance to the nature preserve, there is a visitor's reception building with restrooms and a 1,650-foot-long boardwalk that extends south into the natural setting. There is a small pavilion for observation and canoe rentals in the general vicinity of this area. At the preserve's trail head, a water fountain and picnic tables provide amenities to visitors who enjoy a trail system. Along these trails are interpretive signs offering educational programming with seating areas intermittently throughout the area.

### Initial Observations

The following issues and opportunities were identified within the facility:

- Lack of imagery/identity from the primary street frontage
- Entrance roundabout and parking lacks any landscaping
- Few parking spaces limit the potential use of the preserve
- Preserve is an underutilized community asset

The following preliminary recommendations may improve this facility:

- Explore expansion of educational opportunities
- Consider redevelopment of areas into a more robust nature center
- Seek partnerships to implement this preserve as a more significant community attraction/natural area

| PARK INVENTORY | AVAILABILITY | | CONDITION | | |
|---|---|---|---|---|---|
| | YES | NO | GOOD | FAIR | POOR |
| BASEBALL FIELD | | ● | | | |
| BASKETBALL COURT | | ● | | | |
| BIKE RACKS | ● | | | | ● |
| BOAT LAUNCH/DOCK | ● | | ● | | |
| COMMUNITY CENTER | | ● | | | |
| ENTRY SIGNS | ● | | | | ● |
| EXERCISE EQUIPMENT | | ● | | | |
| FENCING AND WALLS | | ● | | | |
| FIELD LIGHTING | | ● | | | |
| FIELD STORAGE | | ● | | | |
| FOOTBALL FIELD | | ● | | | |
| GENERAL LANDSCAPING | | ● | | | |
| PARKING | ● | | | ● | |
| PARK LIGHTING | | ● | | | |
| PARKING LOT LIGHTING | | ● | | | |
| PLAYGROUND EQUIPMENT | | ● | | | |
| PLAYGROUND SURFACES | | ● | | | |
| RACQUETBALL COURTS | | ● | | | |
| RESTROOMS | ● | | | ● | |
| SEATING AND FURNITURE | ● | | | ● | |
| SHADE STRUCTURE | ● | | | ● | |
| SKATING FACILITIES | | ● | | | |
| SOCCER FIELD | | ● | | | |
| SOD | | ● | | | |
| SWIMMING POOL | | ● | | | |
| TENNIS COURTS | | ● | | | |
| TREE CANOPY | ● | | | ● | |
| WALKWAY SURFACES | ● | | | ● | |
| WASTE RECEPTACLES | ● | | | ● | |
| WATER FOUNTAINS | ● | | | ● | |

**TABLE 30 –** *CHAPEL TRAIL NATURE PRESERVE EXISTING SITE CHECKLIST*







**FIGURE 102 –** *CHAPEL TRAIL NATURE PRESERVE EXISTING SITE PHOTOS*







**FIGURE 103 –** *CHAPEL TRAIL NATURE PRESERVE EXISTING SITE PHOTOS*




FIGURE 104 – *CHAPEL TRAIL PARK AERIAL*

## CHAPEL TRAIL PARK

### General Description

Chapel Trail Park is a community park of approximately 19 acres in the heart of the Chapel Trail Community In West Pembroke Pines. Access to the park is predominantly through Taft Street on the park's south side. The nearest major intersection is NW 196th Avenue, which runs along portions of the west side of the park. The majority of the park is located behind Chapel Trail Elementary School. The northern boundary of the park is lined with some landscape buffering along NW 23rd Street and the residential community beyond.

Overall the park offers four lighted multi-use fields, used for soccer. Tucked away on the park's north side is a covered playground with adjacent covered shelter and picnic tables. The surface parking lot is a significant program element of the park's internal west/south side. There are a total of 284 parking spaces within the three lots.

### Initial Observations

The following issues and opportunities were identified within the facility:

- Lack of landscape/furnishings along walking paths and connections to seating areas
- Shade structure at playground beginning to show sings of wear
- Lack of bicycle storage and furnishings

The following preliminary recommendations may improve this facility:

- Improve pedestrian connections around the park, including crosswalks and intersections
- Introduce seating areas/furnishings along the sidewalk adjacent to the parking lot
- Implement covered seating at bench areas for all fields
- Consider screening parking areas with some landscape

| PARK INVENTORY | AVAILABILITY | | CONDITION | | |
|---|---|---|---|---|---|
| | YES | NO | GOOD | FAIR | POOR |
| BASEBALL FIELD | | ● | | | |
| BASKETBALL COURT | | ● | | | |
| BIKE RACKS | ● | | | | ● |
| BOAT LAUNCH/DOCK | | ● | | | |
| COMMUNITY CENTER | | ● | | | |
| ENTRY SIGNS | ● | | ● | | |
| EXERCISE EQUIPMENT | | ● | | | |
| FENCING AND WALLS | ● | | | ● | |
| FIELD LIGHTING | ● | | | ● | |
| FIELD STORAGE | ● | | | ● | |
| FOOTBALL FIELD | | ● | | | |
| GENERAL LANDSCAPING | ● | | | ● | |
| PARKING | ● | | | ● | |
| PARK LIGHTING | ● | | | ● | |
| PARKING LOT LIGHTING | ● | | | ● | |
| PLAYGROUND EQUIPMENT | ● | | | | ● |
| PLAYGROUND SURFACES | ● | | | ● | |
| RACQUETBALL COURTS | | ● | | | |
| RESTROOMS | ● | | | ● | |
| SEATING AND FURNITURE | ● | | | ● | |
| SHADE STRUCTURE | ● | | | | ● |
| SKATING FACILITIES | | ● | | | |
| SOCCER FIELD | ● | | | ● | |
| SOD | ● | | | ● | |
| SWIMMING POOL | | ● | | | |
| TENNIS COURTS | | ● | | | |
| TREE CANOPY | ● | | | ● | |
| WALKWAY SURFACES | ● | | | ● | |
| WASTE RECEPTACLES | ● | | | ● | |
| WATER FOUNTAINS | ● | | | ● | |

**TABLE 31 –** *CHAPEL TRAIL PARK EXISTING SITE CHECKLIST*







**FIGURE 105 –** *CHAPEL TRAIL PARK EXISTING SITE PHOTOS*











**FIGURE 106** – *CHAPEL TRAIL PARK EXISTING SITE PHOTOS*




FIGURE 107 – *PEMBROKE SHORES PARK AERIAL*

## PEMBROKE SHORES PARK

### General Description

Pembroke Shores Park is a community park of approximately 41.0 acres located on SW 172nd Avenue, one-half mile north of Pembroke Road. The park is set behind both the Pembroke Pines YMCA Family Center and the Pembroke Pines Charter Elementary to the east. The Pembroke Pines YMCA Family Center, a large indoor recreation facility of 41,400 square feet, offers indoor court space, multi-purpose rooms, and a significant workout facility.

The park's primary entrance driveway is between two surface parking lots off of SW 172nd Avenue. The northern boundary of the park is a landscape area/surface parking lot, and the south overlooks Lido Lake. The park's east side is bounded by a landscape buffer adjacent to a marshland/canal with residential homes beyond.

Predominantly used by the West Pembroke Pines Optimist Baseball Organization, the park offers eight baseball fields, in groups of four. Batting cages, bleachers, a pavilion and restroom building are also part of the park's amenities. Additional to the field space, there is a series of walking paths and a covered playground on axis to the entrance boulevard from SW 172nd Avenue.

The two large parking areas directly off of SW 172nd Avenue serve the YMCA, the elementary school and the park. The north parking area offers 108 off street parking spaces and the south offers an additional 81 spaces. Additional parking, 104 spaces, is located on the northern edge of the park on the north side of the YMCA facility, bringing the total parking count to 293 spaces.

### Initial Observations

The following issues and opportunities were identified within the facility:

- Lack of landscaping and shade trees amongst the common areas of the park
- Pedestrian walking paths do not connect for a full loop around the park
- Boulevard access terminates at playground, but lacks sense of arrival
- Common space between baseball fields are desolate

The following preliminary recommendations may improve this facility:

- Improve areas between fields with landscaping/shade trees
- Explore ways to close the loop of a pedestrian pathway system
- Consider establishing a sense of arrival at termination of the boulevard

| PARK INVENTORY | AVAILABILITY | | CONDITION | | |
|---|---|---|---|---|---|
| | YES | NO | GOOD | FAIR | POOR |
| BASEBALL FIELD | ● | | ● | | |
| BASKETBALL COURT | | ● | | | |
| BIKE RACKS | | ● | | | |
| BOAT LAUNCH/DOCK | | ● | | | |
| COMMUNITY CENTER | | ● | | | |
| ENTRY SIGNS | ● | | | ● | |
| EXERCISE EQUIPMENT | | ● | | | |
| FENCING AND WALLS | ● | | | ● | |
| FIELD LIGHTING | ● | | | ● | |
| FIELD STORAGE | ● | | | ● | |
| FOOTBALL FIELD | | ● | | | |
| GENERAL LANDSCAPING | ● | | | ● | |
| PARKING | ● | | ● | | |
| PARK LIGHTING | ● | | ● | | |
| PARKING LOT LIGHTING | ● | | ● | | |
| PLAYGROUND EQUIPMENT | ● | | ● | | |
| PLAYGROUND SURFACES | ● | | | ● | |
| RACQUETBALL COURTS | | ● | | | |
| RESTROOMS | ● | | | ● | |
| SEATING AND FURNITURE | ● | | | ● | |
| SHADE STRUCTURE | ● | | | ● | |
| SKATING FACILITIES | | ● | | | |
| SOCCER FIELD | | ● | | | |
| SOD | ● | | ● | | |
| SWIMMING POOL | | ● | | | |
| TENNIS COURTS | | ● | | | |
| TREE CANOPY | ● | | | | ● |
| WALKWAY SURFACES | ● | | ● | | |
| WASTE RECEPTACLES | ● | | | ● | |
| WATER FOUNTAINS | ● | | | ● | |

**TABLE 32 –** *PEMBROKE SHORES PARK EXISTING SITE CHECKLIST*





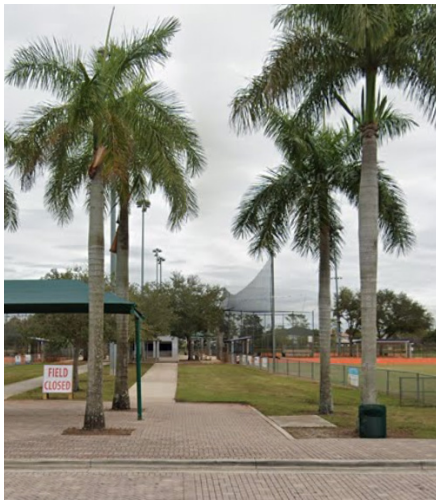


**FIGURE 108 –** *PEMBROKE SHORES PARK EXISTING SITE PHOTOS*







**FIGURE 109 –** *PEMBROKE SHORES PARK EXISTING SITE PHOTOS*




FIGURE 110 – *ROSE G. PRICE PARK AERIAL*

## ROSE G. PRICE PARK

### General Description

Rose G. Price Park is a community park of approximately 12.5 acres located on Johnson Street, east of SW 208th Avenue. This park serves the westernmost population of the City. The park is primarily accessed from the southern boundary along Johnson Street, entering into a roundabout with attached surface parking (87 spaces). The northern edge of the park abuts a landscape buffer and the Chapel Trail Nature Preserve beyond. The eastern edge of the park overlooks a canal and single family residential houses.

The surrounding urban areas are comprised of gated communities with single-family and multi-family developments managed by Home Owners Associations (HOA). Most of these Home Owners Associations provide recreation through the availability of swimming pools and activity rooms in their respective communities. In addition, West Broward High School and Somerset Academy are two educational facilities within walking distance of the park.

Rose G. Price Park includes the following recreation venues: a lighted "Miracle Baseball Diamond" where special needs children can play baseball on a padded field; a lighted basketball court and a half-court; two paddle ball courts; four lighted hard tennis courts; a walking/jogging path, a shaded playground, a swimming pool, and an event/party hall and restrooms.

### Initial Observations

The following issues and opportunities were identified within the facility:

- Cracking and uneven walking surfaces
- Lack of landscape in and around the swimming pool deck
- Pathway along the north of the property lacks landscaping
- Facility appears to be dated

The following preliminary recommendations may improve this facility:

- Upgrade/repair walking path surfaces that were damaged by trees
- Consider additional landscaping around and within the pool deck
- Substantial space is available to increase the tree canopy
- Modernize facility

| PARK INVENTORY | AVAILABILITY | | CONDITION | | |
|---|---|---|---|---|---|
| | YES | NO | GOOD | FAIR | POOR |
| BASEBALL FIELD | ● | | | ● | |
| BASKETBALL COURT | ● | | ● | | |
| BIKE RACKS | ● | | | ● | |
| BOAT LAUNCH/DOCK | | ● | | | |
| COMMUNITY CENTER | ● | | | ● | |
| ENTRY SIGNS | ● | | | ● | |
| EXERCISE EQUIPMENT | | ● | | | |
| FENCING AND WALLS | ● | | | ● | |
| FIELD LIGHTING | ● | | | ● | |
| FIELD STORAGE | | ● | | | |
| FOOTBALL FIELD | | ● | | | |
| GENERAL LANDSCAPING | ● | | | ● | |
| PARKING | ● | | | ● | |
| PARK LIGHTING | ● | | | ● | |
| PARKING LOT LIGHTING | ● | | | ● | |
| PLAYGROUND EQUIPMENT | ● | | ● | | |
| PLAYGROUND SURFACES | ● | | | ● | |
| RACQUETBALL COURTS | ● | | ● | | |
| RESTROOMS | ● | | | ● | |
| SEATING AND FURNITURE | ● | | | ● | |
| SHADE STRUCTURE | ● | | | ● | |
| SKATING FACILITIES | | ● | | | |
| SOCCER FIELD | | ● | | | |
| SOD | ● | | | | ● |
| SWIMMING POOL | ● | | | ● | |
| TENNIS COURTS | ● | | ● | | |
| TREE CANOPY | ● | | | ● | |
| WALKWAY SURFACES | ● | | | | ● |
| WASTE RECEPTACLES | ● | | | ● | |
| WATER FOUNTAINS | ● | | | ● | |

**TABLE 33 –** *ROSE G. PRICE PARK EXISTING SITE CHECKLIST*







**FIGURE III –** *ROSE G. PRICE PARK EXISTING SITE PHOTOS*














**FIGURE 112 –** *ROSE G. PRICE PARK EXISTING SITE PHOTOS*




FIGURE 113 – *SILVER LAKES NORTH PARK AERIAL*

## SILVER LAKES NORTH PARK

### General Description

Silver Lakes North Park is a community park of approximately 20.4 acres on a highly visible site at the southwest corner where two major roads meet. The park's northern edge fronts Sheridan Street and the eastern side is along NW 172nd Avenue. The western and south side of the park overlook lake frontage.

The park is a long strip of land running north-south, organized by an entrance loop drive and roundabout. The grounds open to a significantly large lake that provides westerly sunset views from the bank. The north portion of the park maintains more active athletic programming including a lighted soccer field with bleachers, a lighted multi-use field, two basketball courts, four tennis courts and a tennis office. In addition to the surface parking lot with 80 spaces, there is also a restroom facility and covered playground. A network of meandering walking paths connect the north side to a series of pavilions (5) and walkways in the more passive area of the park to the south. This area includes additional BBQ grills, pavilions and a sand volleyball court. As visitors approach the water's edge, there is a boardwalk/lookout point to enjoy the view.

### Initial Observations

The following issues and opportunities were identified within the facility:

- Worn out field conditions
- Limited landscape and shade along the walking/jogging path
- Minimal seating for spectators
- Missing playground shade structure from storm damage
- Dated playground equipment
- Park furniture displays signs of wear and tear

The following preliminary recommendations may improve this facility:

- Improve field conditions within the soccer and multi-use field
- Include covered/shaded seating areas for spectators at the fields
- Incorporate additional landscaping and increase tree canopy at places where people congregate
- Replace new shade structure at playground and include benches for parents to sit
- Update playground equipment to be more challenging for kids of different ages

| PARK INVENTORY | AVAILABILITY | | CONDITION | | |
|---|---|---|---|---|---|
| | YES | NO | GOOD | FAIR | POOR |
| BASEBALL FIELD | | ● | | | |
| BASKETBALL COURT | ● | | ● | | |
| BIKE RACKS | | ● | | | |
| BOAT LAUNCH/DOCK | | ● | | | |
| COMMUNITY CENTER | | ● | | | |
| ENTRY SIGNS | ● | | | ● | |
| EXERCISE EQUIPMENT | ● | | | ● | |
| FENCING AND WALLS | ● | | | ● | |
| FIELD LIGHTING | ● | | | ● | |
| FIELD STORAGE | | ● | | | |
| FOOTBALL FIELD | | ● | | | |
| GENERAL LANDSCAPING | ● | | | ● | |
| PARKING | ● | | | ● | |
| PARK LIGHTING | ● | | | ● | |
| PARKING LOT LIGHTING | ● | | | ● | |
| PLAYGROUND EQUIPMENT | ● | | | ● | |
| PLAYGROUND SURFACES | ● | | | ● | |
| RACQUETBALL COURTS | | ● | | | |
| RESTROOMS | ● | | | ● | |
| SEATING AND FURNITURE | ● | | | | ● |
| SHADE STRUCTURE | ● | | | | ● |
| SKATING FACILITIES | | ● | | | |
| SOCCER FIELD | ● | | ● | | |
| SOD | ● | | ● | | |
| SWIMMING POOL | | ● | | | |
| TENNIS COURTS | ● | | ● | | |
| TREE CANOPY | ● | | | ● | |
| WALKWAY SURFACES | ● | | | ● | |
| WASTE RECEPTACLES | ● | | | ● | |
| WATER FOUNTAINS | ● | | | ● | |

**TABLE 34 –** *SILVER LAKES NORTH PARK EXISTING SITE CHECKLIST*







**FIGURE 114 –** *SILVER LAKES NORTH PARK EXISTING SITE PHOTOS*









**FIGURE 115 –** *SILVER LAKES NORTH PARK EXISTING SITE PHOTOS*




FIGURE 116 – *SILVER LAKES SOUTH PARK AERIAL*

## SILVER LAKES SOUTH PARK

### General Description

Silver Lakes South Park is a neighborhood park of approximately 11.5 acres, set amongst a commercial retail development along Pines Boulevard. The park's north side maintains some frontage along Pines Boulevard, however it is mainly accessed via SW 177th Avenue and SW 2nd Street, a perimeter road surrounding a good portion of the facility. To the east, NW 172nd Avenue is the nearest major thoroughfare, and NW 184th Avenue to the west. The park serves the Silver Lakes South neighborhood between these major roads and is separated by a series of lakes and canals.

The park offers three lighted softball fields, an outdoor lighted basketball court, six lighted hard tennis courts, one shaded playground, three pavilions, and two BBQ grills. The park has a pool with a restroom building and an administrative office building. This park has a surface parking lot with 106 parking spaces provided for park users.

The park is linked to the community by an asphalt paved surface trail. The trail runs on the east side of NW 178th Avenue from Pines Boulevard to Pembroke Road. The asphalt paved surface allows unimpeded bicycle and pedestrian access from the Silver Lakes South community. The trail terminates at Pembroke Road in an HOA-owned and maintained park on the south.

The athletic facilities provided at Silver Lakes South Park compliment the recreation amenities that are provided for the residential communities by the local HOAs. These private recreation amenities include two pocket parks, one with a tot lot, another with a basketball court, and an additional two tot lots on the NW 178th Avenue Trail.

### Initial Observations

The following issues and opportunities were identified within the facility:

- Worn out hardscape in high-traffic areas between fields
- Lack of tree canopy on near plaza between fields
- Deteriorating basketball court surface
- Minimal landscape material around building
- Non-operational pool

The following preliminary recommendations may improve this facility:

- Improve hardscape around common areas near softball fields
- Increase tree canopy near congregation areas and high-pedestrian traffic walkways
- Resurface basketball court
- Install more attractive landscaping around the admin building
- Explore opportunities to repurpose pool
- Update playground equipment

| PARK INVENTORY | AVAILABILITY | | CONDITION | | |
|---|---|---|---|---|---|
| | YES | NO | GOOD | FAIR | POOR |
| BASEBALL FIELD | ● | | ● | | |
| BASKETBALL COURT | ● | | | | ● |
| BIKE RACKS | | ● | | | |
| BOAT LAUNCH/DOCK | | ● | | | |
| COMMUNITY CENTER | | ● | | | |
| ENTRY SIGNS | ● | | | ● | |
| EXERCISE EQUIPMENT | | ● | | | |
| FENCING AND WALLS | ● | | | ● | |
| FIELD LIGHTING | ● | | ● | | |
| FIELD STORAGE | ● | | | ● | |
| FOOTBALL FIELD | | ● | | | |
| GENERAL LANDSCAPING | ● | | | ● | |
| PARKING | ● | | ● | | |
| PARK LIGHTING | ● | | | ● | |
| PARKING LOT LIGHTING | ● | | | ● | |
| PLAYGROUND EQUIPMENT | ● | | | ● | |
| PLAYGROUND SURFACES | ● | | | ● | |
| RACQUETBALL COURTS | | ● | | | |
| RESTROOMS | ● | | | ● | |
| SEATING AND FURNITURE | ● | | | ● | |
| SHADE STRUCTURE | ● | | ● | | |
| SKATING FACILITIES | | ● | | | |
| SOCCER FIELD | | ● | | | |
| SOD | ● | | | ● | |
| SWIMMING POOL | ● | | | | ● |
| TENNIS COURTS | ● | | ● | | |
| TREE CANOPY | ● | | | | ● |
| WALKWAY SURFACES | ● | | | ● | |
| WASTE RECEPTACLES | ● | | | | ● |
| WATER FOUNTAINS | ● | | | ● | |

**TABLE 35 –** *SILVER LAKES SOUTH PARK EXISTING SITE CHECKLIST*











**FIGURE 117 –** *SILVER LAKES SOUTH PARK EXISTING SITE PHOTOS*









**FIGURE 118 –** *SILVER LAKES SOUTH PARK EXISTING SITE PHOTOS*




FIGURE 119 – *SPRING VALLEY PARK AERIAL*

## SPRING VALLEY PARK

### General Description

Spring Valley Park is a neighborhood park of approximately 15 acres that shares a larger park area with William B. Armstrong Dream Park. Spring Valley Park is accessed from its only street frontage along NW 160th Avenue, on the east side of the property. To the park's north is the William B. Armstrong Dream Park and lake beyond. The west side of the park is occupied by a canal and single family residential neighborhood runs the full length of the south side, parallel to NW 15th Street.

Spring Valley Park is a unique park with six outdoor lighted roller hockey rinks, each with substantial bleachers for spectators. In addition to the rinks, there is a two story office/administration with concessions and restrooms building located just southeast of a roundabout drop-off area within the surface parking lot.

This facility is presently closed and has been unused for several years. The City has an approved redevelopment plan to demolish the hockey rinks and create a new passive park. The present concessions/restroom building will not be demolished.

### Initial Observations

The following issues and opportunities were identified within the facility:

- Unprogrammed hockey rinks, which is the primary amenity in the park
- Significant unprogrammed open space

The following preliminary recommendations may improve this facility:

- Incorporate unprogrammed space with an exercise amenity including walking/jogging paths
- Implement the approved redevelopment plan

| PARK INVENTORY | AVAILABILITY | | CONDITION | | |
|---|---|---|---|---|---|
| | YES | NO | GOOD | FAIR | POOR |
| BASEBALL FIELD | | ● | | | |
| BASKETBALL COURT | | ● | | | |
| BIKE RACKS | | ● | | | |
| BOAT LAUNCH/DOCK | | ● | | | |
| COMMUNITY CENTER | | ● | | | |
| ENTRY SIGNS | ● | | | ● | |
| EXERCISE EQUIPMENT | | ● | | | |
| FENCING AND WALLS | ● | | | ● | |
| FIELD LIGHTING | ● | | | ● | |
| FIELD STORAGE | | ● | | | |
| FOOTBALL FIELD | | ● | | | |
| GENERAL LANDSCAPING | ● | | ● | | |
| PARKING | ● | | | ● | |
| PARK LIGHTING | ● | | | ● | |
| PARKING LOT LIGHTING | ● | | | | ● |
| PLAYGROUND EQUIPMENT | | ● | | | |
| PLAYGROUND SURFACES | | ● | | | |
| RACQUETBALL COURTS | | ● | | | |
| RESTROOMS | ● | | | ● | |
| SEATING AND FURNITURE | ● | | | ● | |
| SHADE STRUCTURE | | ● | | | |
| SKATING FACILITIES | ● | | | | ● |
| SOCCER FIELD | | ● | | | |
| SOD | ● | | | ● | |
| SWIMMING POOL | | ● | | | |
| TENNIS COURTS | | ● | | | |
| TREE CANOPY | ● | | | ● | |
| WALKWAY SURFACES | ● | | | ● | |
| WASTE RECEPTACLES | ● | | | ● | |
| WATER FOUNTAINS | ● | | | | ● |

**TABLE 36 –** *SPRING VALLEY PARK EXISTING SITE CHECKLIST*









**FIGURE 120 –** *SPRING VALLEY PARK EXISTING SITE PHOTOS*







**FIGURE 121 –** *SPRING VALLEY PARK EXISTING SITE PHOTOS*

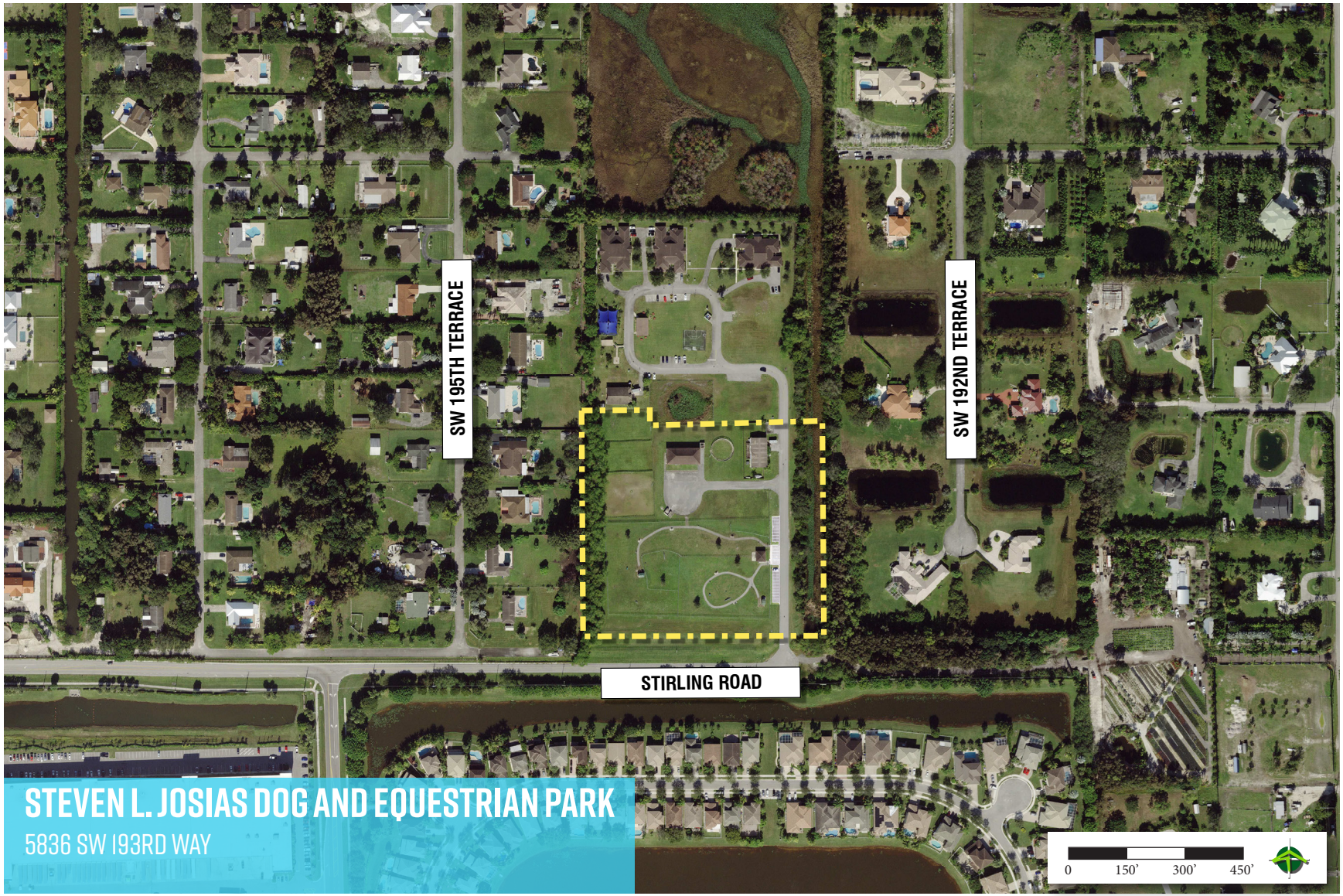


FIGURE 122 – *STEVEN L. JOSIAS DOG AND EQUESTRIAN PARK AERIAL*

## STEVEN L. JOSIAS DOG AND EQUESTRIAN PARK

### General Description

The Steven L. Josias Dog and Equestrian Park is a community park, just under three (2.6) acres north of Stirling Road. The park space is accessed from it's primary street frontage on the south (Stirling Road). The east and west boundaries of the park are at the back of single family residences.

Dedicated in 2007 as an equine recreational facility with paddocks, pavilions, and restrooms, the park is now utilized more as a dog park within this recreational complex. The dog park offers two fenced areas to separate dogs by size. There are ramps, waste removal supplies and water bowls for the dogs. Within each dog area, there is a shade gazebo for dog owners to watch over the park. At the entrance to the dog park, there is a restroom building. A total of five head-in parking spaces are provided, and there is space for additional vehicles to park on the grass.

The park recently completed new drainage and an expanded parking area for visitors. Given the underutilized space originally set up for equestrian uses, the park does offer additional space for expanded uses and programming.

### Initial Observations

The following issues and opportunities were identified within the facility:

- Lack of shade trees within the dog areas
- Minimal buffering around the periphery of the park
- Limited/dated amenities for the dog's play area

The following preliminary recommendations may improve this facility:

- Improve landscape plantings and tree canopy to reduce sun/heat in the park
- Explore new uses/programming in the underutilized equestrian areas in the park

| PARK INVENTORY | AVAILABILITY | | CONDITION | | |
|---|---|---|---|---|---|
| | YES | NO | GOOD | FAIR | POOR |
| BASEBALL FIELD | | ● | | | |
| BASKETBALL COURT | | ● | | | |
| BIKE RACKS | | ● | | | |
| BOAT LAUNCH/DOCK | | ● | | | |
| COMMUNITY CENTER | | ● | | | |
| ENTRY SIGNS | ● | | | | ● |
| EXERCISE EQUIPMENT | | ● | | | |
| FENCING AND WALLS | ● | | | ● | |
| FIELD LIGHTING | | ● | | | |
| FIELD STORAGE | | ● | | | |
| FOOTBALL FIELD | | ● | | | |
| GENERAL LANDSCAPING | ● | | | | ● |
| PARKING | ● | | ● | | |
| PARK LIGHTING | | ● | | | |
| PARKING LOT LIGHTING | | ● | | | |
| PLAYGROUND EQUIPMENT | | ● | | | |
| PLAYGROUND SURFACES | | ● | | | |
| RACQUETBALL COURTS | | ● | | | |
| RESTROOMS | | ● | | | |
| SEATING AND FURNITURE | ● | | | ● | |
| SHADE STRUCTURE | | ● | | | |
| SKATING FACILITIES | | ● | | | |
| SOCCER FIELD | | ● | | | |
| SOD | ● | | | ● | |
| SWIMMING POOL | | ● | | | |
| TENNIS COURTS | | ● | | | |
| TREE CANOPY | | ● | | | |
| WALKWAY SURFACES | ● | | | ● | |
| WASTE RECEPTACLES | ● | | | ● | |
| WATER FOUNTAINS | | ● | | | |

**TABLE 37 –** *STEVEN L. JOSIAS DOG AND EQUESTRIAN PARK EXISTING SITE CHECKLIST*








**FIGURE 123 –** *STEVEN L. JOSIAS DOG AND EQUESTRIAN PARK EXISTING SITE PHOTOS*







**FIGURE 124 –** *STEVEN L. JOSIAS DOG AND EQUESTRIAN PARK EXISTING SITE PHOTOS*

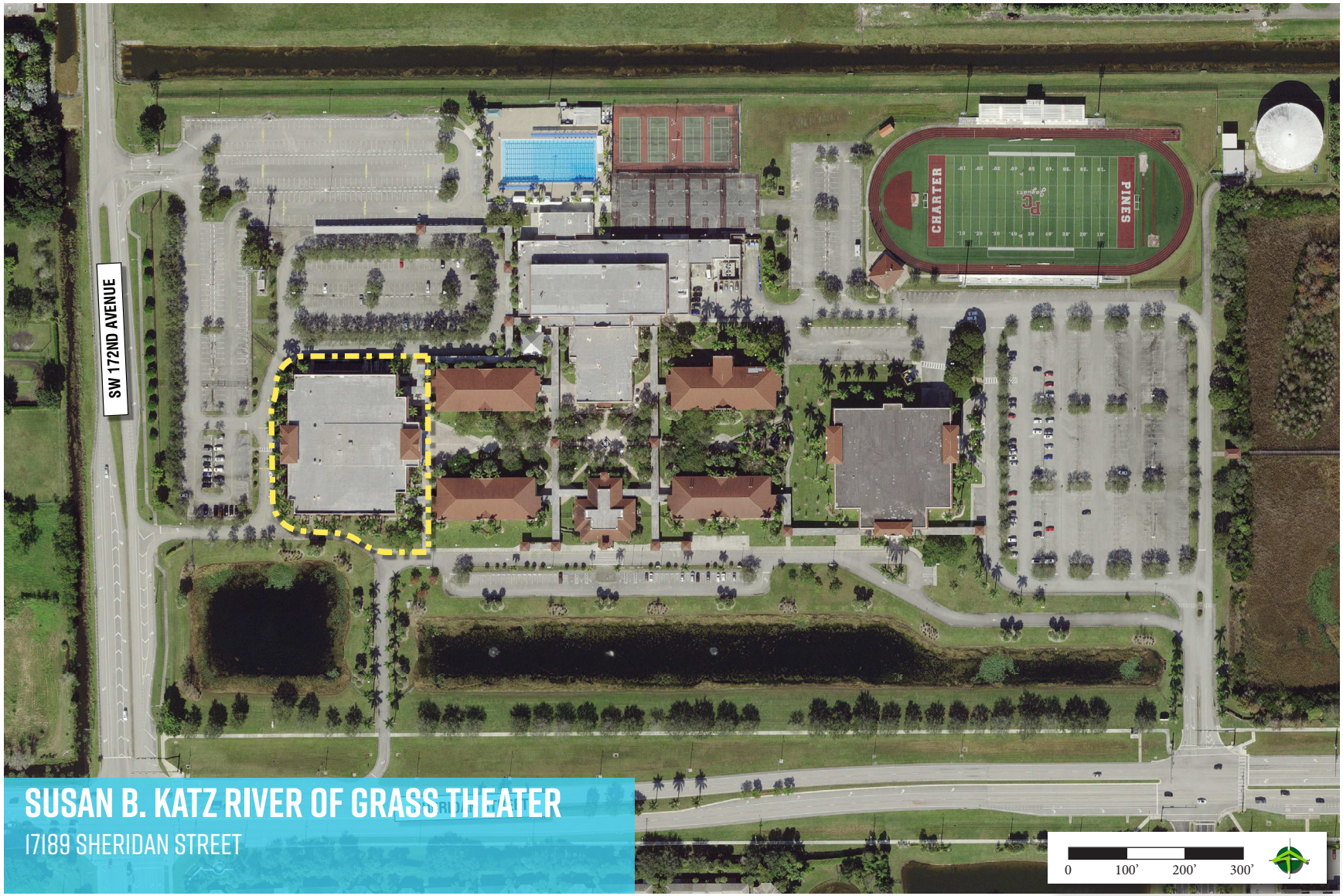


FIGURE 125 – *SUSAN B. KATZ RIVER OF GRASS THEATER AERIAL*

## SUSAN B. KATZ RIVER OF GRASS THEATER

### General Description

Susan B. Katz River of Grass Theater is a regional cultural facility highlighted by a 450-seat theater, home to productions and performances from all over the United States.

The theater is part of the River of Grass Arts Park located at the north east corner of Sheridan Street and SW 172nd Avenue. The primary entrance nearest the theater is from SW 172nd Avenue on the west side of the River of Grass Arts Park. Visitors enter into a surface parking lot with 198 parking spaces. Additional surface parking is available throughout the property.

The Pembroke Pines Theatre of Performing Arts (PPTOPA) is committed to providing the community with theatrical productions that inspire, entertain, and celebrate the artistic process while incorporating diversity, cultural awareness, and outreach through high-quality live theater and education available to everyone. The theater space offers a generous stage performance area, complete with professional AV System with lighting and sound. In addition to the theater space, there is a generous lobby area with concessions and a separate ticket booth for sales. This facility is not solely utilized for PPTOPA productions, but also by student performances from the Pembroke Pines Charter High School and other community groups.

### Initial Observations

The following issues and opportunities were identified within the facility:

- There are no issues/opportunities observed during the initial site visit

The following preliminary recommendations may improve this facility:

- There are no preliminary recommendations identified during the initial site visit

| PARK INVENTORY | AVAILABILITY | | CONDITION | | |
|---|---|---|---|---|---|
| | YES | NO | GOOD | FAIR | POOR |
| BASEBALL FIELD | | ● | | | |
| BASKETBALL COURT | | ● | | | |
| BIKE RACKS | ● | | | ● | |
| BOAT LAUNCH/DOCK | | ● | | | |
| COMMUNITY CENTER | ● | | ● | | |
| ENTRY SIGNS | ● | | | ● | |
| EXERCISE EQUIPMENT | | ● | | | |
| FENCING AND WALLS | | ● | | | |
| FIELD LIGHTING | | ● | | | |
| FIELD STORAGE | | ● | | | |
| FOOTBALL FIELD | | ● | | | |
| GENERAL LANDSCAPING | ● | | | ● | |
| PARKING | ● | | | ● | |
| PARK LIGHTING | | ● | | | |
| PARKING LOT LIGHTING | ● | | ● | | |
| PLAYGROUND EQUIPMENT | | ● | | | |
| PLAYGROUND SURFACES | | ● | | | |
| RACQUETBALL COURTS | | ● | | | |
| RESTROOMS | ● | | ● | | |
| SEATING AND FURNITURE | ● | | ● | | |
| SHADE STRUCTURE | | ● | | | |
| SKATING FACILITIES | | ● | | | |
| SOCCER FIELD | | ● | | | |
| SOD | ● | | | ● | |
| SWIMMING POOL | | ● | | | |
| TENNIS COURTS | | ● | | | |
| TREE CANOPY | ● | | | ● | |
| WALKWAY SURFACES | ● | | ● | | |
| WASTE RECEPTACLES | ● | | | ● | |
| WATER FOUNTAINS | ● | | | ● | |

**TABLE 38 –** *SUSAN B. KATZ RIVER OF GRASS THEATER EXISTING SITE CHECKLIST*




**FIGURE 126 –** *SUSAN B. KATZ RIVER OF GRASS THEATER EXISTING SITE PHOTOS*



**FIGURE 127 –** *SUSAN B. KATZ RIVER OF GRASS THEATER EXISTING SITE PHOTOS*




FIGURE 128 – *TOWNGATE PARK AERIAL*

## TOWNGATE PARK

### General Description

Towngate Park is a neighborhood park of approximately 10 acres located within the Towngate neighborhood. The park's west side maintains frontage along NW 155th Avenue. Primary access to the park is from this side and into a surface parking lot with 42 parking spaces. The park's north side abuts Silver Palms Elementary School. Within this area, there is a separate parking lot for spectators, totaling 36 spaces. The south side of the park faces the rear of a townhouse development. The park's east side is adjacent to a significant landscape buffer, fronting Interstate 75.

The park was constructed and dedicated to the City of Pembroke Pines as part of the residential development. It includes a swimming pool complex with a building containing a multi-use room, fitness center, restrooms and an office. The park's outdoor amenities include a lighted baseball/softball diamond, two basketball courts, a soccer field, a covered playground, four tennis courts, a small tennis pavilion, and a multi-use football/soccer field. In addition to these recreational facilities, this park also has a swimming pool with separate kiddie pool used between March and November. The swimming pool accommodates four-100 feet lanes.

#### Initial Observations

The following issues and opportunities were identified within the facility:

- Lack of shade trees within the north parking lot
- No covered seating areas for the fields
- Landscape areas around the clubhouse are in need of update

The following preliminary recommendations may improve this facility:

- Increase tree canopy where possible
- Provide more comfortable/shaded field seating areas
- Update playground

| PARK INVENTORY | AVAILABILITY | | CONDITION | | |
|---|---|---|---|---|---|
| | YES | NO | GOOD | FAIR | POOR |
| BASEBALL FIELD | ● | | ● | | |
| BASKETBALL COURT | ● | | ● | | |
| BIKE RACKS | ● | | | ● | |
| BOAT LAUNCH/DOCK | | ● | | | |
| COMMUNITY CENTER | ● | | ● | | |
| ENTRY SIGNS | ● | | ● | | |
| EXERCISE EQUIPMENT | | ● | | | |
| FENCING AND WALLS | ● | | | ● | |
| FIELD LIGHTING | ● | | | ● | |
| FIELD STORAGE | ● | | | ● | |
| FOOTBALL FIELD | ● | | | ● | |
| GENERAL LANDSCAPING | ● | | | ● | |
| PARKING | ● | | | ● | |
| PARK LIGHTING | ● | | | ● | |
| PARKING LOT LIGHTING | ● | | | ● | |
| PLAYGROUND EQUIPMENT | ● | | | ● | |
| PLAYGROUND SURFACES | ● | | | ● | |
| RACQUETBALL COURTS | | ● | | | |
| RESTROOMS | ● | | | ● | |
| SEATING AND FURNITURE | ● | | | ● | |
| SHADE STRUCTURE | ● | | ● | | |
| SKATING FACILITIES | | ● | | | |
| SOCCER FIELD | ● | | ● | | |
| SOD | ● | | ● | | |
| SWIMMING POOL | ● | | ● | | |
| TENNIS COURTS | ● | | ● | | |
| TREE CANOPY | ● | | ● | | |
| WALKWAY SURFACES | ● | | | ● | |
| WASTE RECEPTACLES | ● | | | ● | |
| WATER FOUNTAINS | ● | | | ● | |

**TABLE 39 –** *TOWNGATE PARK EXISTING SITE CHECKLIST*







**FIGURE 129 –** *TOWNGATE PARK EXISTING SITE PHOTOS*













**FIGURE 130 –** *TOWNGATE PARK EXISTING SITE PHOTOS*




FIGURE 131 – *WALDEN LAKES PARK AERIAL*

## WALDEN LAKES PARK

### General Description

Walden Lakes Park is a neighborhood park just under four (3.7) acres located in the heart of the Walden Lakes Community. The park is generally located a half block south of Pines Boulevard, which is the nearest main arterial thoroughfare accessing the neighborhood. From Pines Boulevard, the park is accessed from SW 205th Avenue east on SW 1st Street. The main entrance to the park is a driveway into a surface parking lot with 12 parking spaces. Centrally located within the Walden Lakes Community, the park is bound by single family houses on the east and west sides and maintain frontage on a lake along the south.

Park amenities include two lighted hard tennis courts, one shaded playground, a pavilion, a swimming pool, and open space. There is a substantial amount of open green space surrounding these recreation amenities.

### Initial Observations

The following issues and opportunities were identified within the facility:

- Small pool is only used by the residents in the neighborhood
- Lack of amenities located in the open areas of the park
- Residential community limits what may be added to the park

The following preliminary recommendations may improve this facility:

- Consider expanding programming/amenities within the open green areas
- Expand landscape areas around the pool and restroom building
- Provide additional seating with views of the lake

| PARK INVENTORY | AVAILABILITY | | CONDITION | | |
|---|---|---|---|---|---|
| | YES | NO | GOOD | FAIR | POOR |
| BASEBALL FIELD | | ● | | | |
| BASKETBALL COURT | | ● | | | |
| BIKE RACKS | ● | | ● | | |
| BOAT LAUNCH/DOCK | | ● | | | |
| COMMUNITY CENTER | | ● | | | |
| ENTRY SIGNS | ● | | ● | | |
| EXERCISE EQUIPMENT | | ● | | | |
| FENCING AND WALLS | ● | | ● | | |
| FIELD LIGHTING | | ● | | | |
| FIELD STORAGE | | ● | | | |
| FOOTBALL FIELD | | ● | | | |
| GENERAL LANDSCAPING | ● | | ● | | |
| PARKING | ● | | ● | | |
| PARK LIGHTING | | ● | | | |
| PARKING LOT LIGHTING | | ● | | | |
| PLAYGROUND EQUIPMENT | ● | | ● | | |
| PLAYGROUND SURFACES | ● | | ● | | |
| RACQUETBALL COURTS | | ● | | | |
| RESTROOMS | ● | | | ● | |
| SEATING AND FURNITURE | ● | | | ● | |
| SHADE STRUCTURE | ● | | ● | | |
| SKATING FACILITIES | | ● | | | |
| SOCCER FIELD | | ● | | | |
| SOD | ● | | ● | | |
| SWIMMING POOL | ● | | | ● | |
| TENNIS COURTS | ● | | ● | | |
| TREE CANOPY | ● | | | ● | |
| WALKWAY SURFACES | ● | | ● | | |
| WASTE RECEPTACLES | ● | | | ● | |
| WATER FOUNTAINS | | ● | | | |

**TABLE 40 –** *WALDEN LAKES PARK EXISTING SITE CHECKLIST*







**FIGURE 132 –** *WALDEN LAKES PARK EXISTING SITE PHOTOS*












**FIGURE 133 –** *WALDEN LAKES PARK EXISTING SITE PHOTOS*




FIGURE 134 – *WEST PINES SOCCER PARK AND PRESERVE AERIAL*

## WEST PINES SOCCER PARK AND PRESERVE

### General Description

West Pines Soccer Park and Nature Preserve is a large community park of approximately 56 acres located on SW 196th Avenue. The park's north side is along Pines Boulevard. The main access to the facility is from SW 196th Avenue, which traverses the length of the park and beyond. The south side of the park is bounded by significant natural areas and the west side is a canal with single-family residential houses beyond.

The park has six lighted soccer fields, five bleacher areas with canvas cover, one lighted outdoor basketball court, a racquetball/handball court, one shaded playground, a restroom and concession building, and an activity building. Heavily used by soccer programs, the park provides outdoor recreational opportunities for the City of Pembroke Pines. A surface parking lot (376 spaces) splits the soccer area from the park's east side that is occupied by a nature preserve. The nature preserve intends to preserve the valuable natural resources of South Florida, by maintaining the natural ecosystem of plant and animal diversity. Within the preserve is a 340 foot long boardwalk and seating area providing views of nature.

### Initial Observations

The following issues and opportunities were identified within the facility:

- Minimal landscaping and tree canopy within the parking lots and at the peripheries of all of the athletic areas
- Lack of pathway to easily connect pedestrians to the far areas of the park
- Playground, basketball courts and handball/racquetball are disconnected at the back of the park

The following preliminary recommendations may improve this facility:

- Include additional landscaping at the edge of the fields and withing the sea of parking
- Increase, improve the sidewalk/paths to other amenities in the park
- Consider ways to provide playground and other courts in a more accessible/visible place of the park

| PARK INVENTORY | AVAILABILITY | | CONDITION | | |
|---|---|---|---|---|---|
| | YES | NO | GOOD | FAIR | POOR |
| BASEBALL FIELD | | ● | | | |
| BASKETBALL COURT | ● | | | ● | |
| BIKE RACKS | ● | | | ● | |
| BOAT LAUNCH/DOCK | | ● | | | |
| COMMUNITY CENTER | | ● | | | |
| ENTRY SIGNS | ● | | | ● | |
| EXERCISE EQUIPMENT | | ● | | | |
| FENCING AND WALLS | | ● | | | |
| FIELD LIGHTING | ● | | ● | | |
| FIELD STORAGE | ● | | | ● | |
| FOOTBALL FIELD | | ● | | | |
| GENERAL LANDSCAPING | ● | | | ● | |
| PARKING | ● | | | ● | |
| PARK LIGHTING | ● | | | ● | |
| PARKING LOT LIGHTING | ● | | ● | | |
| PLAYGROUND EQUIPMENT | ● | | | ● | |
| PLAYGROUND SURFACES | ● | | | ● | |
| RACQUETBALL COURTS | ● | | | ● | |
| RESTROOMS | ● | | | ● | |
| SEATING AND FURNITURE | ● | | | ● | |
| SHADE STRUCTURE | ● | | | ● | |
| SKATING FACILITIES | | ● | | | |
| SOCCER FIELD | ● | | | ● | |
| SOD | ● | | | ● | |
| SWIMMING POOL | | ● | | | |
| TENNIS COURTS | | ● | | | |
| TREE CANOPY | | ● | | | |
| WALKWAY SURFACES | ● | | ● | | |
| WASTE RECEPTACLES | ● | | | | ● |
| WATER FOUNTAINS | ● | | | ● | |

**TABLE 41 –** *WEST PINES SOCCER PARK AND PRESERVE EXISTING SITE CHECKLIST*








**FIGURE 135 –** *WEST PINES SOCCER PARK AND PRESERVE EXISTING SITE PHOTOS*



**FIGURE 136 –** *WEST PINES SOCCER PARK AND PRESERVE EXISTING SITE PHOTOS*




FIGURE 137 – *WILLIAM B. ARMSTRONG DREAM PARK AERIAL*

## WILLIAM B. ARMSTRONG DREAM PARK

### General Description

William B. Armstrong Dream Park is a neighborhood park of approximately six (6.0) acres that shares a larger park area with Spring Valley Park to the south. The Park is accessed from its only street frontage along NW 160th Avenue, on the east side of the property. To the park's north is a lake. The west side of the park is occupied by a canal and single family residential beyond.

William B. Armstrong Park is a passive park with an attractive topography, excellent tree cover, and serene views of the surrounding water body. Single-family homes are immediately to the west of the park and buffered from the park by a high berm, landscape, and a small water body. Named after the City's Mayor Armstrong, the Dream Park portion includes trails, benches, picnic areas, a dock, and lake views. There is a pond on the site that has fallen into disrepair.

There is an approved plan to construct a community facility building on the high ground of the park overlooking the landscape area and lake. With open views of the lake, the new building will bring users to enjoy the facility and park. The improvement plans include the pond's rehabilitation and dock removal.

### Initial Observations

The following issues and opportunities were identified within the facility:

- Lack of sufficient landscaping in the adjacent parking area
- Irreparable pond in the center of the park

The following preliminary recommendations may improve this facility:

- Explore the construction of the community facility to create more intense use and enjoyment of the park

| PARK INVENTORY | AVAILABILITY | | CONDITION | | |
|---|---|---|---|---|---|
| | YES | NO | GOOD | FAIR | POOR |
| BASEBALL FIELD | | ● | | | |
| BASKETBALL COURT | | ● | | | |
| BIKE RACKS | | ● | | | |
| BOAT LAUNCH/DOCK | ● | | ● | | |
| COMMUNITY CENTER | | ● | | | |
| ENTRY SIGNS | ● | | | ● | |
| EXERCISE EQUIPMENT | | ● | | | |
| FENCING AND WALLS | ● | | | ● | |
| FIELD LIGHTING | | ● | | | |
| FIELD STORAGE | | ● | | | |
| FOOTBALL FIELD | | ● | | | |
| GENERAL LANDSCAPING | ● | | ● | | |
| PARKING | ● | | | ● | |
| PARK LIGHTING | ● | | | ● | |
| PARKING LOT LIGHTING | ● | | | | ● |
| PLAYGROUND EQUIPMENT | | ● | | | |
| PLAYGROUND SURFACES | | ● | | | |
| RACQUETBALL COURTS | | ● | | | |
| RESTROOMS | | ● | | | |
| SEATING AND FURNITURE | ● | | | ● | |
| SHADE STRUCTURE | ● | | ● | | |
| SKATING FACILITIES | | ● | | | |
| SOCCER FIELD | | ● | | | |
| SOD | ● | | | ● | |
| SWIMMING POOL | | ● | | | |
| TENNIS COURTS | | ● | | | |
| TREE CANOPY | ● | | | ● | |
| WALKWAY SURFACES | ● | | | ● | |
| WASTE RECEPTACLES | ● | | | ● | |
| WATER FOUNTAINS | | ● | | | |

**TABLE 42 –** *WILLIAM B. ARMSTRONG DREAM PARK EXISTING SITE CHECKLIST*

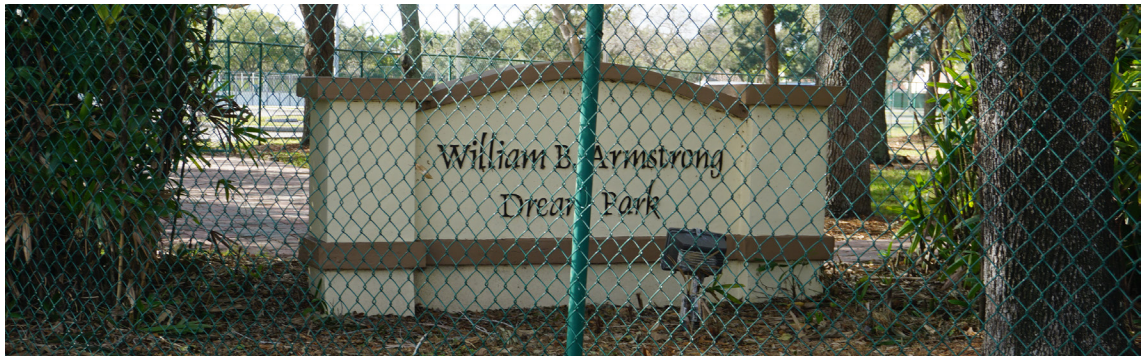




**FIGURE 138 –** *WILLIAM B. ARMSTRONG DREAM PARK EXISTING SITE PHOTOS*








**FIGURE 139 –** *WILLIAM B. ARMSTRONG DREAM PARK EXISTING SITE PHOTOS*

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# 4

# NEEDS ASSESSMENT

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## 4.1 INTRODUCTION

The Needs Assessment is a series of analysis designed and administered by the Team to engage the community on behalf of the City. In the planning process, it is critically important to get residents and stakeholder feedback to inform future policies and actions to improve the City's parks, recreation and cultural arts programs and facilities. Information received during the administration of the Needs Assessment elements are intended to inform future decisions regarding agency staffing, recreation offerings, and many other factors that effect strategic planning of the agency.

The National Recreation and Parks Association (NRPA) states the importance of Needs Assessments' results that can give a sense of how the community currently engages with the agency, provides data on residents' satisfaction with the park and recreation agency offerings, and identifies community needs and priorities.

To best inform the Needs Assessment in this planning process, the Team prepared/administered the following:

- Urban Context Analysis (Refer to Chapter 2)
- Existing Park Conditions Analysis (Refer to Chapter 3)
- Community Interest and Opinion Survey
- Demographic Analysis
- Level of Service Analysis
- Additional Community Guidance
- Input from Recreation and Cultural Arts Department Staff

An overview synopsis of each analysis is provided in this Chapter. The full reports for the following analysis are provide as part of the Appendix:

- Community Interest and Opinion Survey Findings Report
- Inventory and Assessment of Existing Park Conditions (Public Workshop #1 All Parks) Presentation
- Public Workshop #2 Presentation



## 4. 2 COMMUNITY INTEREST AND OPINION SURVEY

### OVERVIEW

ETC Institute administered a Community Interest and Opinion Survey during spring of 2022. The survey will help the City of Pembroke Pines plan for future recreation programs and facilities that meet the community's needs and preferences.

### METHODOLOGY

ETC Institute mailed a survey packet to a random sample of households in the City of Pembroke Pines. Each survey packet contained a cover letter, a copy of the survey, and a postage-paid return envelope. Residents who received the survey were given the option of returning the survey by mail or completing it online at PPinesSurvey.org.

After the surveys were mailed, ETC Institute followed up by sending text messages and mailing postcards to encourage participation by those who had yet to respond. The text messages and postcards contained a link to the online version of the survey to make it easy for residents to complete the survey. To prevent people who were not residents of the City of Pembroke Pines from participating, everyone who completed the survey online was required to enter their home address prior to submitting the survey. ETC Institute then matched the addresses that were entered online with the addresses that were originally selected for the random sample. If the address from a survey completed online did not match one of the addresses selected for the sample, the online survey was not included in the final database for this report.

The City of Pembroke Pines has a population of 172,000. Statistical Analysis is a mathematical analysis that establishes the needed random population, the Target Population, and the Sample Size, the total number of complete responses received during the survey process. The Target Population was 2,500 surveys sent out. The sample size goal was 400 survey responses, and 409 were received. This provides a Confidence Level (95%) that the responses are representative of the overall community and that the Margin of Error, a variation in this case 4.8% to any response, is established.

This analysis contains the following:

- Charts showing the overall results of the survey (Section 2)
- Priority Investment Rating (PIR) that identifies priorities for facilities and programs (Section 3)
- Tabular data showing the overall results for all questions on the survey (Section 4)
- Responses from open-ended questions (Section 5)
- A copy of the survey instrument (Section 6)

The major findings of the survey are summarized on the following pages.

### PARKS AND RECREATION FACILITIES AND PROGRAMS USE

#### Use of Facilities and Amenities

Respondents were asked to select all the parks and recreation facilities/amenities used by their household. Walking paths (56%), large community parks (53%), and small neighborhood parks (50%) were selected most often. Then those respondents were asked to rate their level of satisfaction with each facility. Respondents were most satisfied (rating either very satisfied or satisfied) with large community parks (92%), cultural art facilities (91%), and open/lawn space (90%). The facilities/amenities most important to households (selected as one of respondent's top three priorities) were large community parks (32%), walking paths (28%), and small neighborhood parks (22%). Overall, 53% of households rated the overall quality of amenities as either good (42%) or excellent (11%).



### Use of Parks

Respondents were asked to indicate how often their household visited Pembroke Pines parks. The results were somewhat evenly split: 28% visited at least once a week, 27% at least once per month, and 24% said at least once per year. Thirty-eight percent (38%) of respondents said they were not satisfied with the number of parks in Pembroke Pines (responding either somewhat dissatisfied or very dissatisfied) and 41% said they were either somewhat or very satisfied with the number of parks.

### Program Participation

Respondents were asked if they had participated in City of Pembroke Pines parks or recreation activities within the past 12 months. Thirty-one percent (31%) of respondents said someone in their household had participated. Of those participants, 51% had done 2-3 programs, and 35% had done one program. The highest number of respondents (51%) said they used park facilities or recreation programs during weekday evenings followed by weekend daytimes (43%) and weekend mornings (36%). Respondents were most satisfied the following program services (rating satisfied or very satisfied): the registration process (91%), times programs are offered (89%), and the quality of instructors (88%). Those same respondents were then asked to rate the overall quality of those programs. Most respondents (53%) rated them good followed by excellent (26%).

### Special Events

Art festival (56%), 4th of July (53%), and Pines Day (35%) were the special events respondents most often attended. Of those participants, eighty-three percent (83%) rated their overall level of satisfaction as either somewhat (43%) or very satisfied (40%).

### Barriers to Use

Respondents travel to recreation facilities most often through driving personal vehicles (85%) followed by walking (50%) and biking (38%). Respondents were evenly split in their responses to whether there were sufficient parks and green spaces within walking distance of their residence or not. The largest barriers to park, trail, waterway, recreation facility, or program use is not knowing what is offered (27%), facilities not being well-maintained (18%), and the lack of sidewalk or bike lane access (16%).

Communication Methods. Respondents most often learned about recreational and cultural programs and activities from the city magazine (38%), friends and neighbors (29%), and social media (29%).

## PARKS AND RECREATION IMPROVEMENTS AND FUNDING

### Taxation

Respondents were asked how much they'd be willing to pay in additional monthly tax revenue for the parks and recreation services they most value. The highest number of respondents (26%) said $1-$3 followed by 23% not willing to pay anything. On a referendum to increase taxation, most respondents (63%) said they would likely vote in favor, 30% might vote in favor, and 8% would vote against (Figure 140).

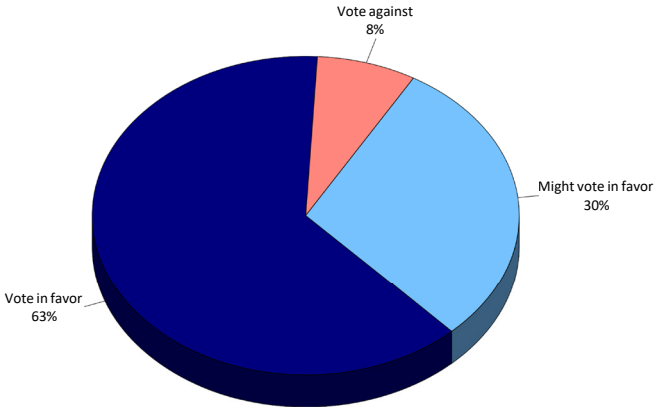


FIGURE 140 – *Q18: HOW RESPONDENTS WOULD VOTE IN A REFERENDUM*

### Support for Improvements/ Developments

Respondents were provided a list of 18 potential actions to improve parks and recreation. Respondents were most supportive (selecting "very supportive") of improving existing parks (57%), developing new trails & connecting existing trails (56%), and developing new neighborhood parks (52%). Respondents were then asked to select the four actions they would be most willing to fund (Figure 141). These were the four items selected most often:

- Improve existing parks (34%)
- Redevelop/re-purpose existing parks (32%)
- Develop new trails and connect existing trails (26%)
- Develop new community parks (21%)

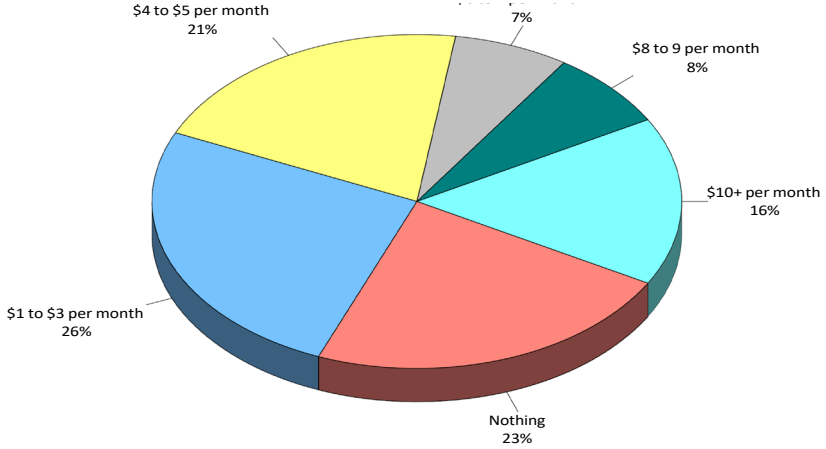


FIGURE 141 – *Q17: ADDITIONAL AMOUNT RESPONDENTS WILLING TO PAY IN INCREASED TAXES PER MONTH TO FUND IMPROVEMENTS*

## FACILITIES AND AMENITIES NEEDS AND PRIORITIES

### Facility/Amenity Needs

Respondents were asked to identify if their household had a need for 31 different facilities/amenities and to rate how well their needs for each were currently being met. Based on this analysis, ETC Institute was able to estimate the number of households in the community that had the greatest "unmet" need for various facilities/amenities.

The three facilities/amenities with the highest estimated number of households that have an unmet need:

- Walking paths/sidewalks/trails – 17,355 households
- Natural parks and preserves – 13,641 households
- Walking/running tracks – 13,399 households

The estimated number of households that have unmet needs for each of the 31 facilities/amenities assessed is shown in (Figure 142).

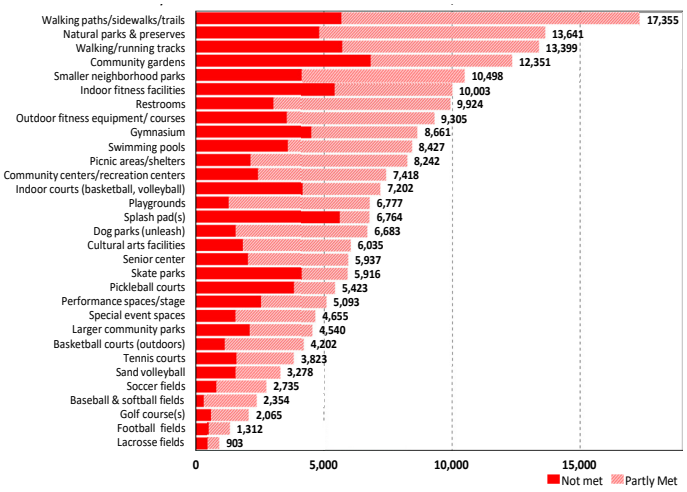


FIGURE 142 – *Q9C: ESTIMATED NUMBER OF HOUSEHOLDS WHOSE FACILITY/AMENITY NEEDS ARE ONLY "PARTLY MET" OR "NOT MET"*

### Facilities and Amenities Importance

In addition to assessing the needs for each facility/amenity, ETC Institute also assessed the importance that residents placed on each item. Based on the sum of respondents' top three choices, these were the three most important amenities to residents:

- Walking paths/sidewalks/trails (26%)
- Natural parks and preserves (23%)
- Dog parks (unleashed) (18%)

The percentage of residents who selected each facility/amenity as one of their top three choices is shown in (Figure 143).

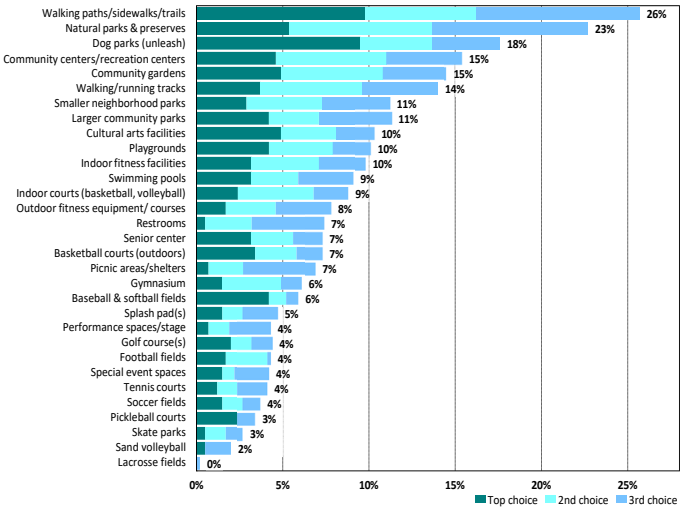


FIGURE 143 – *Q10: MOST IMPORTANT FACILITY / AMENITY TO HOUSEHOLDS*

### Activity Participation

Respondents were asked to select the top four facilities their household used most often. Walking paths/sidewalks/trails (34%), larger community parks (27%), natural parks and preserves (25%), dog parks (unleashed) (19%), and playgrounds (19%) were selected most often.

### Priorities for Facility Investments

The Priority Investment Rating (PIR) was developed by ETC Institute to provide organizations with an objective tool for evaluating the priority that should be placed on recreation and parks investments. The Priority Investment Rating (PIR) equally weights (1) the importance that residents place on amenities/facilities and (2) how many residents have unmet needs for the facility/amenity. [Details regarding the methodology for this analysis are provided in Section 3 of this report.]

Based the Priority Investment Rating (PIR), the following parks and recreation facilities/amenities were rated as high priorities for investment:

- Walking paths/sidewalks (PIR=200)
- Natural parks and preserves (PIR=167)
- Walking/running tracks (PIR=131)
- Community gardens (PIR=127)
- Dog parks (unleashed) (PIR=107)
- Smaller neighborhood parks (PIR=104)
- Community centers/ Recreation centers (PIR=103)

(Figure 144) shows the Priority Investment Rating for each of the 31 facilities/amenities assessed on the survey.

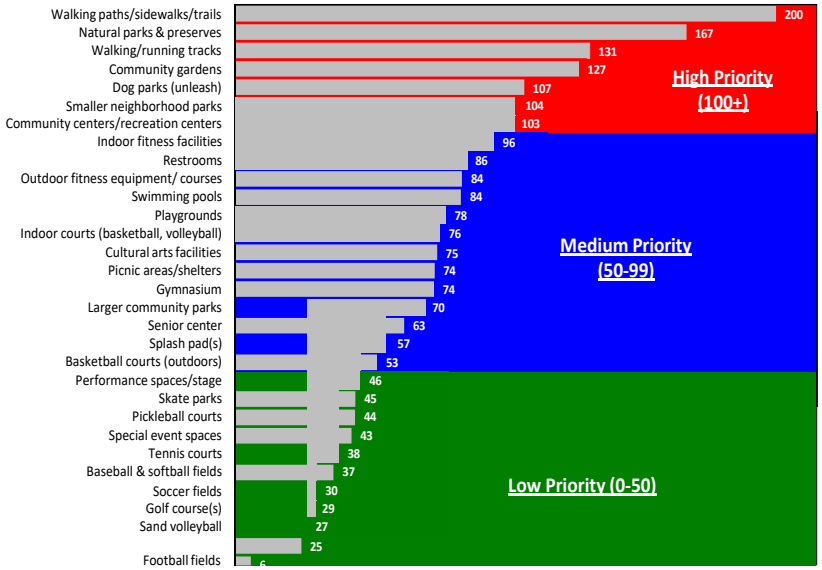


FIGURE 144 – *TOP PRIORITIES FOR INVESTMENT FOR FACILITY / AMENITY BASED ON PIR*

## CITY OF PEMBROKE PINES RECREATION ACTIVITY NEEDS AND PRIORITIES

### Activity Needs

Respondents were asked to identify if their household had a need for 28 activities and to rate how well their needs for each were currently being met. Based on this analysis, ETC Institute was able to estimate the number of households in the community that had the greatest "unmet" need for various activities.

The three activities with the highest estimated number of households that have an unmet need:

- Fitness and Wellness – 17,842 households
- Exercise classes – 15,925 households

- Adult non-sport activities – 13,991 households

The estimated number of households that have unmet needs for each of the 29 recreation activities assessed is shown in (Figure 145).

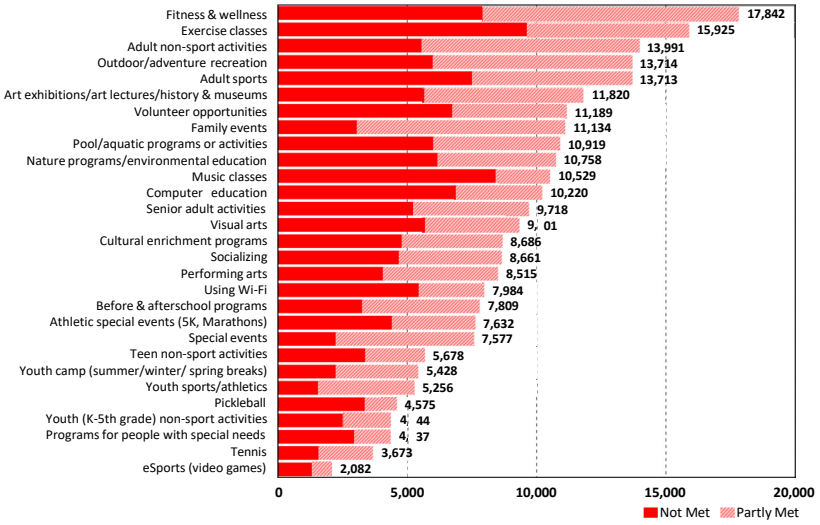


FIGURE 145 – *Q12C: ESTIMATED NUMBER OF HOUSEHOLDS WHOSE RECREATION ACTIVITY NEEDS ARE ONLY "PARTLY MET" OR "NOT MET"*

## Activities Importance

In addition to assessing the needs for each activity, ETC Institute also assessed the importance that residents placed on each item. Based on the sum of respondents' top three choices, these are the three most important recreation activities to residents:

- Family events (20%)
- Exercise classes (20%)
- Fitness and wellness (17%)
- Adult non-sport activities (17%)

The percentage of residents who selected each activity as one of their top three choices is shown in (Figure 146).

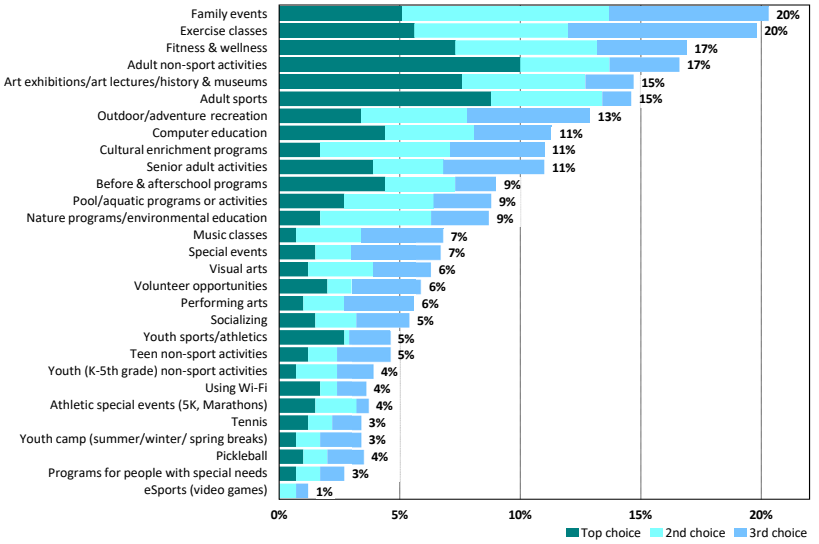


FIGURE 146 – *Q13: MOST IMPORTANT RECREATION ACTIVITIES TO HOUSEHOLDS*

## Activity Participation

Respondents were asked to select the top four programs their household participated in most often. Family events (27%), fitness and wellness (20%), outdoor/adventure recreation (20%), adult non-sport activities (15%), and exercise classes (15%) were selected most often.

## Priorities for Recreation Activity Investments

The Priority Investment Rating (PIR) was developed by ETC Institute to provide organizations with an objective tool for evaluating the priority that should be placed on recreation and parks investments. The Priority Investment Rating (PIR) equally weights (1) the importance that residents place on each activity and (2) how many residents have unmet needs for the activity. [Details regarding the methodology for this analysis are provided in Section 3 of this report.]

Based the Priority Investment Rating (PIR), the following City of Pembroke Pines activities were rated as high priorities for investment:

- Exercise classes (PIR=187)
- Fitness and Wellness (PIR=183)
- Family Events (PIR=162)
- Adult non-sport activities (PIR=160)
- Adult sports (PIR=149)
- Outdoor/adventure recreation (PIR=141)
- Art exhibitions/art lectures/ history & museums (PIR=139)
- Computer education (PIR=112)
- Senior adult activities (PIR=109)
- Pool/aquatic programs or activities (PIR=105)
- Nature programs/environmental education (PIR=104)
- Cultural enrichment programs (PIR=103)

(Figure 147) below shows the Priority Investment Rating for each of the 29 activities assessed.

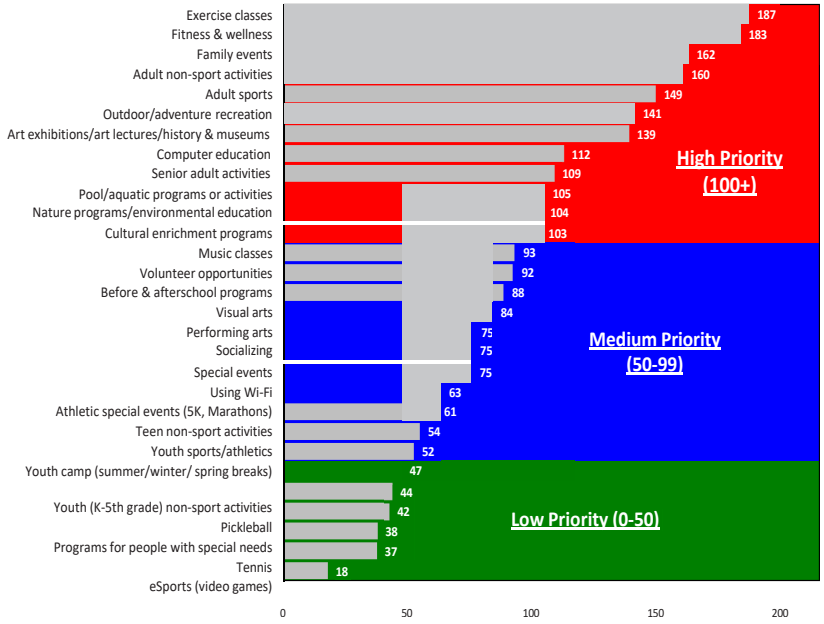


FIGURE 147 – *TOP PRIORITIES FOR INVESTMENT FOR RECREATION PROGRAMS BASED ON THE PIR*




## KEY FACTS

172,030
Population

41.7
Median Age

2.7
Average Household Size

$78,186
Median Household Income

## EDUCATION

5%
No High School Diploma

30%
High School Graduate

27%
Some College

38%
Bachelor's/Grad/Pr of Degree

## BUSINESS

7,597
Total Businesses

54,281
Total Employees

## EMPLOYMENT

69.1%
White Collar

16.1%
Blue Collar

14.8%
Services

3.2%
Unemployment Rate

## INCOME

$78,186
Median Household Income

$38,373
Per Capita Income

$184,865
Median Net Worth

2023 Households by income (Esri)
The largest group: $100,000 - $149,999 (19.6%)
The smallest group: $15,000 - $24,999 (4.8%)

| Indicator ▲ | Value | Diff |
|---|---|---|
| <$15,000 | 12.1% | +2.0% |
| $15,000 - $24,999 | 4.8% | -2.1% |
| $25,000 - $34,999 | 5.3% | -2.9% |
| $35,000 - $49,999 | 10.5% | -1.3% |
| $50,000 - $74,999 | 15.0% | -1.1% |
| $75,000 - $99,999 | 14.4% | +1.6% |
| $100,000 - $149,999 | 19.6% | +2.3% |
| $150,000 - $199,999 | 9.0% | +2.0% |
| $200,000+ | 9.4% | -0.5% |

**FIGURE 148 –** *INFOGRAPHIC SNAPSHOT*

** HOUSEHOLDS BY INCOME COMPARISON IS BETWEEN PEMBROKE PINES AND BROWARD COUNTY*

## 4. 3 DEMOGRAPHIC ANALYSIS

The following is a summary of the demographic characteristics in the City of Pembroke Pines, Florida.

B*K accesses demographic information from Environmental Systems Research Institute (ESRI) who utilizes 2020 Census data and their demographers for 2023-2028 projections. In addition to demographics, ESRI also provides data on housing, recreation, and entertainment spending and adult participation in activities.

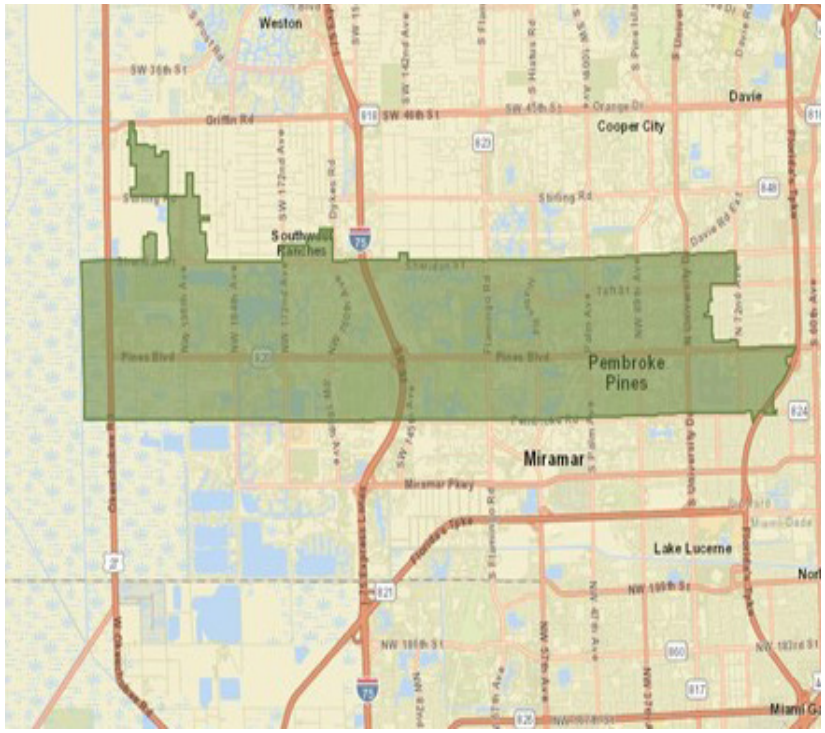


FIGURE 149 – *CITY OF PEMBROKE PINES*

| EMPLOYMENT | |
|---|---|
| **POPULATION** | |
| 2020 CENSUS | 171,178[1] |
| 2023 ESTIMATE | 172,030 |
| 2028 ESTIMATE | 171,334 |
| **HOUSEHOLDS** | |
| 2020 CENSUS | 63,080 |
| 2023 ESTIMATE | 63,590 |
| 2028 ESTIMATE | 63,394 |
| **FAMILIES** | |
| 2020 CENSUS | 42,043 |
| 2023 ESTIMATE | 44,643 |
| 2028 ESTIMATE | 44,506 |
| **AVERAGE HOUSEHOLD SIZE** | |
| 2020 CENSUS | 2.70 |
| 2023 ESTIMATE | 2.69 |
| 2028 ESTIMATE | 2.69 |
| **ETHNICITY (2021 ESTIMATE)** | |
| HISPANIC | 50.7% |
| WHITE | 31.2% |
| BLACK | 20.2% |
| AMERICAN INDIAN | 0.3% |
| ASIAN | 5.9% |
| PACIFIC ISLANDER | 0.1% |
| OTHER | 11.4% |
| MULTIPLE | 30.9% |

1- 2010 to 2020 Census, Pembroke Pines experienced a 10.6% increase in pop.

TABLE 43 – *DEMOGRAPHIC SUMMARY TABLE*

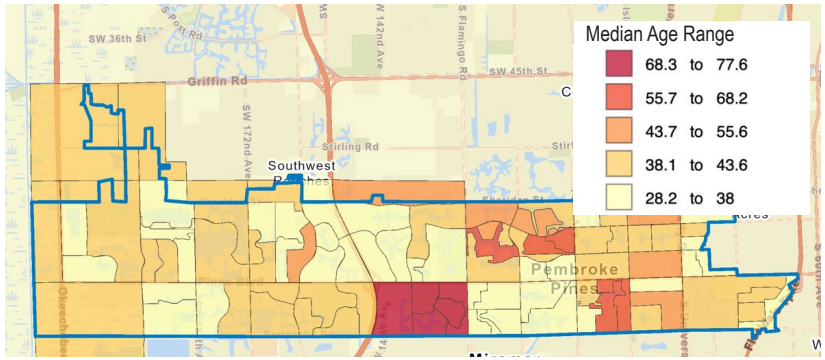


FIGURE 150 – *MEDIAN AGE BY BLOCK GROUPS MAP*

| MEDIAN AGE | | | |
|---|---|---|---|
| | 2020 CENSUS | 2023 PROJECTION | 2028 PROJECTION |
| PEMBROKE PINES | 39.5 | 41.7 | 41.6 |
| STATE OF FL | 40.8 | 42.9 | 43.4 |
| NATIONALLY | 37.1 | 39.1 | 39.8 |

TABLE 44 – *MEDIAN AGE COMPARISON TABLE*

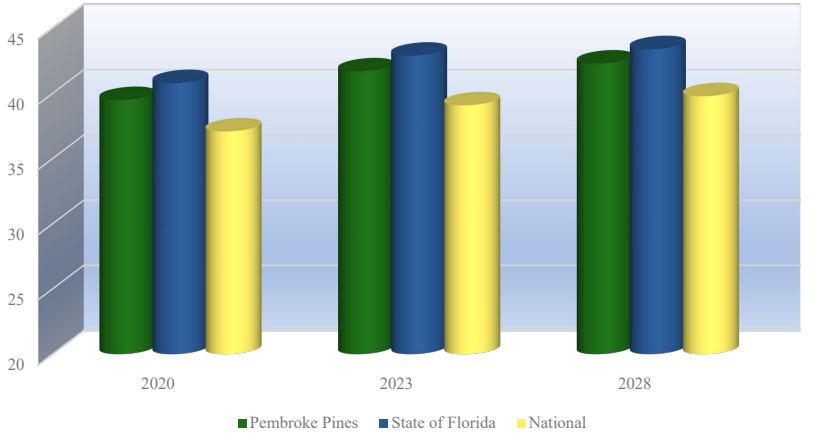


FIGURE 151 – *MEDIAN AGE COMPARISON GRAPH*

## AGE AND INCOME

The median age of residents and household income levels in the City of Pembroke Pines (Table 44) is compared with those statewide and nationally, as both factors are secondary determinants of participation in recreation activities . The lower the median age, the higher the participation rates are for most activities. The level of participation also increases as the median income level goes up.

The median age in Pembroke Pines is greater than the national average, but slightly lower than the State of Florida (Figure 151) . A lower median age typically points to the presence of families with children.



## HOUSEHOLDS WITH CHILDREN

The information contained in (Table 45) further highlights the presence of families with children. As a point of comparison, in the 2020 Census, 30.1% of households nationally had children present.





| HOUSEHOLDS WITH CHILDREN | | |
|---|---|---|
| | NO. OF HOUSEHOLDS W/ CHILDREN | PERCENTAGE OF HOUSEHOLDS W/ CHILDREN |
| PEMBROKE PINES | 18,567 | 30.1% |
| STATE OF FL | -- | 26.9% |

TABLE 45 – *HOUSEHOLDS WITH CHILDREN COMPARISON TABLE*

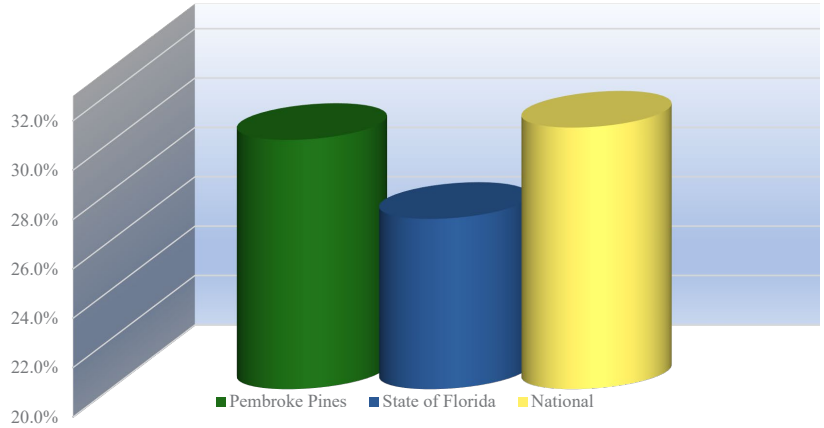


FIGURE 152 – *HOUSEHOLDS WITH CHILDREN COMPARISON GRAPH*

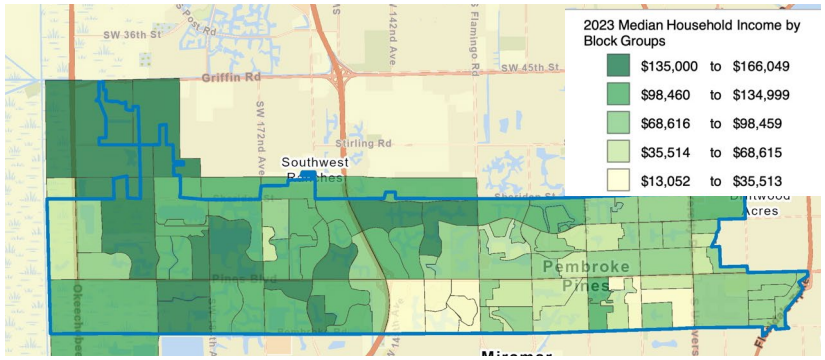


FIGURE 153 – *MEDIAN AGE BY BLOCK GROUPS MAP*

| MEDIAN HOUSEHOLD INCOME | | |
|---|---|---|
| | 2023 PROJECTION | 2028 PROJECTION |
| PEMBROKE PINES | $78,186 | $88,230 |
| STATE OF FLORIDA | $65,081 | $76,713 |
| NATIONALLY | $72,603 | $82,410 |

TABLE 46 – *MEDIAN HOUSEHOLD INCOME COMPARISON TABLE*

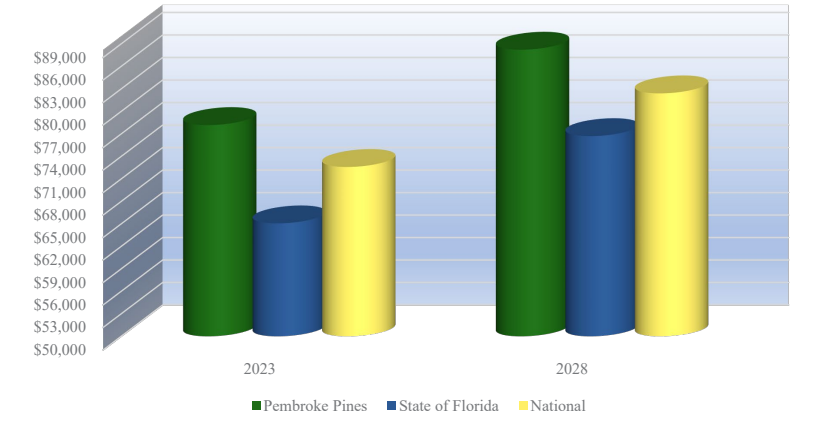


FIGURE 154 – *MEDIAN HOUSEHOLD INCOME COMPARISON GRAPH*

## MEDIAN HOUSEHOLD INCOME

Based on 2023 projections for median household income (Table 46), the following narrative describes the service areas:

In Pembroke Pines, the percentage of households with median income over $50,000 per year is 67.3% compared to 61.6% on a national level (Figure 155). Furthermore, the percentage of the households in the City with median income less than $25,000 per year is 16.9% compared to a level of 18.0% nationally.

While there is no perfect indicator of use of parks and recreation facilities, the percentage of households with more than $50,000 median income is a key indicator. Therefore, those numbers are significant and balanced with the overall cost of living.

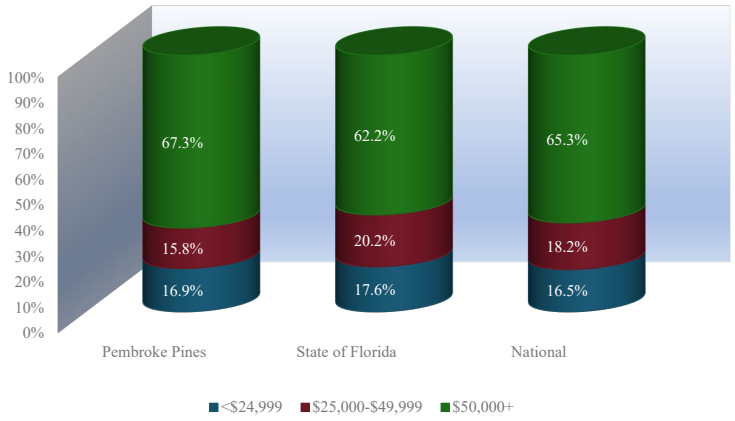


FIGURE 155 – *MEDIAN HOUSEHOLD INCOME DISTRIBUTION GRAPH*

## HOUSEHOLD BUDGET EXPENDITURES

In addition to taking a look at Median Age and Median Income, it is important to examine Household Budget Expenditures. In particular, reviewing housing information; shelter, utilities, fuel and public services along with entertainment & recreation can provide a snapshot into the cost of living and spending patterns in the city. (Table 47) looks at that information and compares the service areas.

The relationship between the median household income and the household budget expenditures is important. It also points to the fact that compared to the State level the dollars being spent in Pembroke Pines is slightly more, and similar to the National average.

The total number of housing units in Pembroke Pines is 66,543 and 94.8% are occupied, or 63,080 housing units. The total vacancy rate for the service area is 7.0%. Of the available units:

- For Rent (2.0%)
- Rented, not Occupied (0.6%)
- For Sale (0.5%)
- Sold, not Occupied (0.5%)
- For Seasonal Use (2.0%)
- Other Vacant (0.9%)

| HOUSEHOLD BUDGET EXPENDITURES[2] | | | |
|---|---|---|---|
| PEMBROKE PINES | SPI | AVG. AMOUNT SPENT | PERCENT |
| HOUSING | 97 | $29,661.89 | 33.3% |
| SHELTER | 98 | $24,163.09 | 27.1% |
| UTILITIES, FUEL, PUBLIC SERVICE | 95 | $5,498.80 | 6.2% |
| ENTERTAINMENT AND RECREATION | 96 | $3,639.95 | 4.1% |
| STATE OF FL | SPI | AVG. AMOUNT SPENT | PERCENT |
| HOUSING | 92 | $28,030.28 | 33.2% |
| SHELTER | 91 | $22,624.89 | 26.8% |
| UTILITIES, FUEL, PUBLIC SERVICE | 93 | $5,405.40 | 6.4% |
| ENTERTAINMENT AND RECREATION | 91 | $3,452.43 | 4.1% |

TABLE 47 – *HOUSEHOLD BUDGET EXPENDITURES TABLE*

SPI: Spending Potential Index as compared to the national index of 100.

Average Amount Spent: The average amount spent per household.

Percent: Percent of the total 100% of household expenditures.

Note: Shelter, Utilities, Fuel, and Public Service compose the Housing Percentage.

2 Consumer Spending data are derived from the 2019 and 2021 Consumer Expenditure Surveys, Bureau of Labor Statistics. ESRI forecasts for 2023 and 2028.

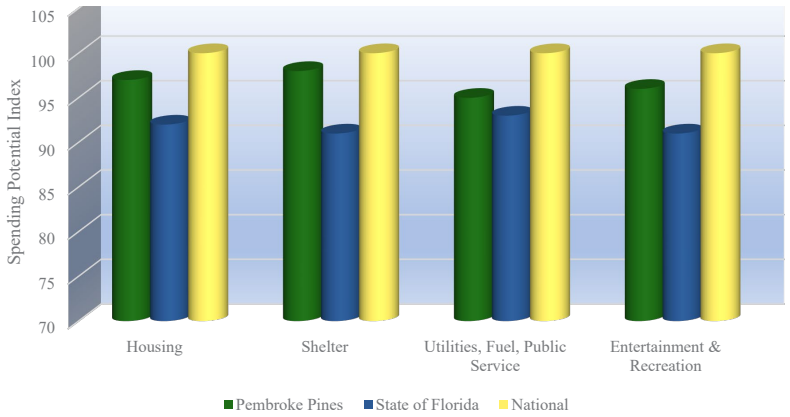


FIGURE 156 – *HOUSEHOLD BUDGET EXPENDITURES SPENDING POTENTIAL INDEX GRAPH*

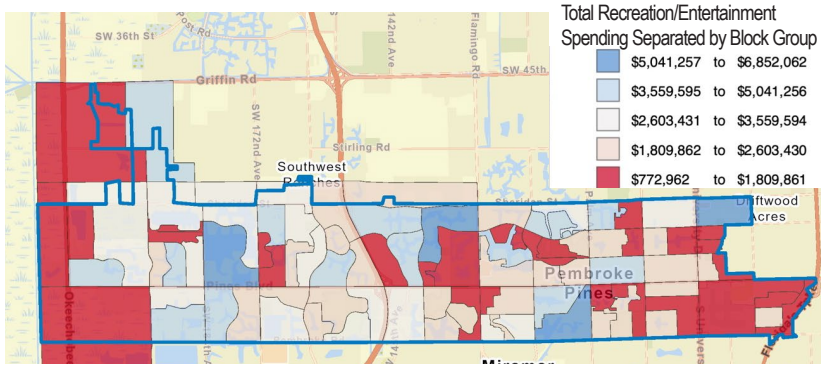


FIGURE 157 – *RECREATION SPENDING POTENTIAL INDEX BY BLOCK GROUPS MAP*

| RECREATION EXPENDITURES SPENDING POTENTIAL INDEX[3] | | |
|---|---|---|
| PEMBROKE PINES | SPI | AVERAGE SPENT |
| FEES FOR PARTICIPANT SPORTS | 109 | $130.32 |
| FEES FOR RECREATION LESSONS | 101 | $146.40 |
| SOCIAL, RECREATION, CLUB MEMBERSHIP | 100 | $277.40 |
| EXERCISE EQUIPMENT/GAME TABLES | 115 | $112.58 |
| OTHER SPORTS EQUIPMENT | 90 | $9.97 |
| **STATE OF FL** | **SPI** | **AVERAGE SPENT** |
| FEES FOR PARTICIPANT SPORTS | 94 | $112.45 |
| FEES FOR RECREATION LESSONS | 84 | $122.32 |
| SOCIAL, RECREATION, CLUB MEMBERSHIP | 89 | $247.79 |
| EXERCISE EQUIPMENT/GAME TABLES | 94 | $91.97 |
| OTHER SPORTS EQUIPMENT | 93 | $10.37 |

TABLE 48 – *RECREATION EXPENDITURES SPENDING POTENTIAL INDEX TABLE*

SPI: Spending Potential Index as compared to the national index of 100.

Average Amount Spent: The average amount spent per household.

3 Consumer Spending data are derived from the 2019 and 2021 Consumer Expenditure Surveys, Bureau of Labor Statistics. ESRI forecasts for 2023 and 2028.

## RECREATION EXPENDITURES SPENDING POTENTIAL INDEX

Finally, through ESRI we can examine the overall propensity for households to spend dollars on recreation activities. The following comparisons are possible in (Table 48).

Again, there is a strong relationship between median household income, household budget expenditures and now recreation and spending potential (Figure 158).

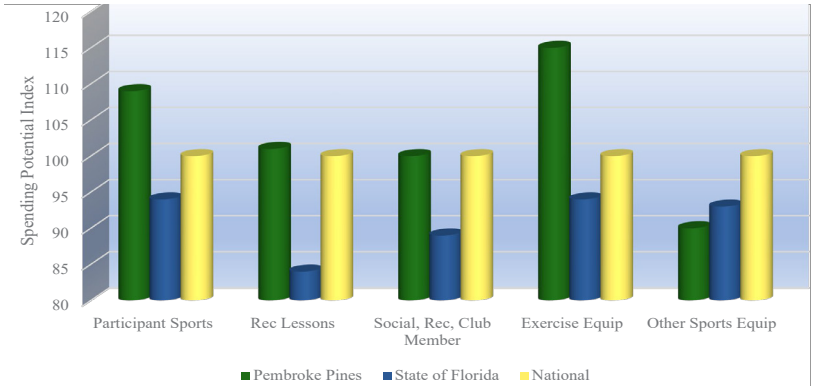


FIGURE 158 – *RECREATION SPENDING POTENTIAL INDEX GRAPH*



## POPULATION DISTRIBUTION BY AGE

Utilizing census information for Pembroke Pines, the following comparisons are possible (Table 49).

| 2023 PEMBROKE PINES AGE DISTRIBUTION | | | | |
|---|---|---|---|---|
| AGES | POPULATION | % OF TOTAL | NATIONAL POPULATION | DIFFERENCE |
| 0-5 | 8,362 | 4.9% | 5.7% | -0.8% |
| 5-17 | 25,050 | 14.6% | 16.0% | -1.5% |
| 18-24 | 12,946 | 7.5% | 9.1% | -1.6% |
| 25-44 | 46,769 | 27.2% | 26.8% | +0.4% |
| 45-54 | 21,455 | 12.5% | 11.9% | +0.6% |
| 55-64 | 22,493 | 13.1% | 12.7% | +0.4% |
| 65-74 | 18,415 | 10.7% | 10.6% | +0.1% |
| 75+ | 16,540 | 9.6% | 7.2% | +2.4% |

TABLE 49 – *PEMBROKE PINES AGE DISTRIBUTION TABLE*

Population: 2023 census estimates in the different age groups in Pembroke Pines.

% Of Total: Percentage of Pembroke Pines population in the age group.

National Population: Percentage of the national population in the age group.

Difference: Percentage difference between Pembroke Pines population and the national population.

The demographic makeup of Pembroke Pines, when compared to the characteristics of the national population, indicates that there are some differences with a smaller population in the younger age groups Under 5, 5-17, and 18-24 as well as 65-74. The greatest positive variance is in the 75+ age group with +2.4%, while the greatest negative variance is in the 18-24 age group with -1.6%.

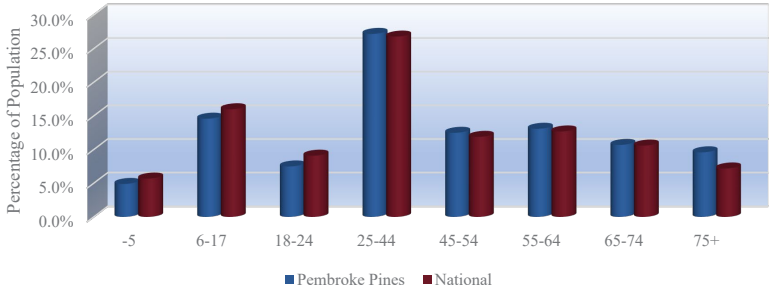


FIGURE 159 – *2021 PEMBROKE PINES AGE GROUP DISTRIBUTION GRAPH*



| 2023 PEMBROKE PINES AGE COMPARISONS | | | | | |
|---|---|---|---|---|---|
| AGES | 2020 CENSUS | 2023 PROJECTION | 2028 PROJECTION | % CHANGE | % NATIONAL CHANGE |
| 0-5 | 9,689 | 8,362 | 8,474 | -12.5% | -9.1% |
| 5-17 | 30,966 | 25,050 | 23,922 | -22.7% | -8.2% |
| 18-24 | 14,447 | 12,946 | 11,479 | -20.5% | -7.7% |
| 25-44 | 44,934 | 46,769 | 48,008 | +6.8% | +3.6% |
| 45-54 | 27,183 | 21,455 | 19,797 | -27.2% | -16.5% |
| 55-64 | 18,453 | 22,493 | 20,469 | +10.9% | +1.7% |
| 65-74 | 11,708 | 18,415 | 19,722 | +68.4% | +61.3% |
| 75+ | 13,763 | 16,540 | 19,463 | +41.4% | +51.1% |

TABLE 50 – *PEMBROKE PINES AGE COMPARISONS TABLE*

Source: US Census and ESRI

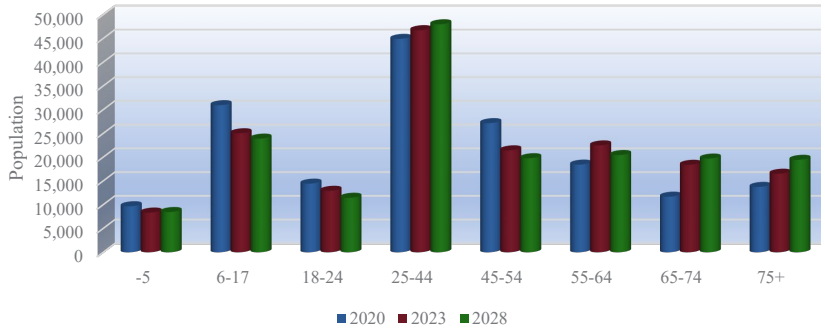


FIGURE 160 – *PEMBROKE PINES POPULATION GROWTH GRAPH*

## POPULATION DISTRIBUTION COMPARISON BY AGE OVER TIME

Utilizing census information from Pembroke Pines, the following comparisons are possible.

(Table 50) illustrates the growth or decline in age group numbers from the 2020 census until the year 2028. It is projected age categories 25-44, 55-64, 65-74 and 75+ will see an increase in population. The population of the United States as a whole is aging, and it is not unusual to find negative growth numbers in the younger age groups and significant net gains in the 45 plus age groupings in communities which are relatively stable in their population numbers.

## LABOR PROFILE

ESRI provides data and information related to a person's employment status, age groups and specific industry and occupation.

An area's labor force (Table 51) is comprised of two components, the employed and unemployed. Employed is defined as working as a paid employee, working in own business or farm, or those that did not work because of a temporary absence (illness, bad weather, etc.). Unemployed are those not at work, actively looking for work and available to start a job.

Overall, Pembroke Pines has a population 16 years and older of 142,504. Of this population, 66.4% participate in the labor force and 91,682 are employed. The unemployment rate is 3.2% or 2,997. (Figure 161).

| PEMBROKE PINES LABOR FORCE | | | | | |
|---|---|---|---|---|---|
| AGE GROUP | POPULATION | EMPLOYED | UNEMPLOYED | UNEMPLOYMENT % | LABOR FORCE PARTICIPATION % |
| 16-24 | 16,832 | 8,428 | 840 | 9.1% | 55.1% |
| 25-54 | 68,224 | 58,681 | 1,649 | 2.7% | 88.4% |
| 55-64 | 22,493 | 16,421 | 260 | 1.6% | 74.2% |
| 65+ | 34,955 | 8,152 | 248 | 3.0% | 24.0% |

TABLE 51 – *PEMBROKE PINES LABOR FORCE TABLE*

Source: ESRI 2023 Information based on 2020 US Census

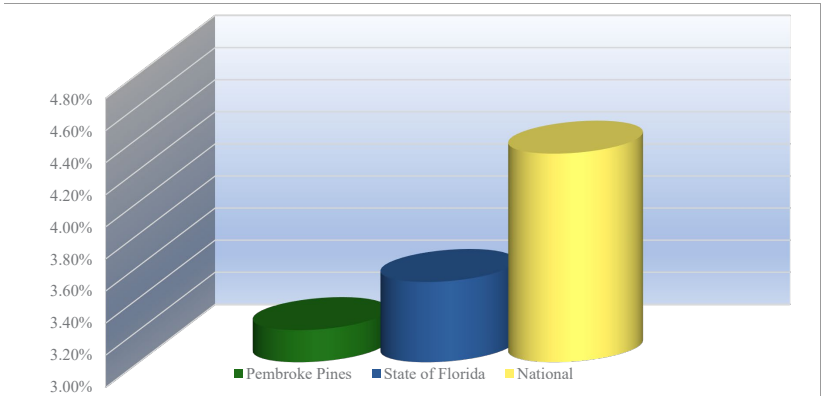


FIGURE 161 – *UNEMPLOYMENT GRAPH (ESRI 2023 INFORMATION BASED ON 2020 US CENSUS)*

| PEMBROKE PINES INDUSTRY | | | | |
|---|---|---|---|---|
| INDUSTRY | EMPLOYED | % OF PEMBROKE PINES | % OF FLORIDA | % OF U.S. |
| AGRICULTURE | 110 | 0.1% | 0.7% | 1.1% |
| MINING | 47 | 0.1% | 0.1% | 0.4% |
| CONSTRUCTION | 5,687 | 6.2% | 8.1% | 7.0% |
| MANUFACTURING | 4,233 | 4.6% | 5.4% | 10.0% |
| WHOLESALE TRADE | 2,411 | 2.6% | 1.9% | 1.9% |
| RETAIL TRADE | 11,013 | 12.0% | 11.6% | 10.4% |
| TRANSPORTATION | 7,183 | 7.8% | 6.0% | 5.5% |
| UTILITIES | 297 | 0.3% | 0.7% | 0.8% |
| INFORMATION | 2,349 | 2.6% | 1.6% | 1.9% |
| FINANCE | 5,179 | 5.6% | 5.4% | 5.0% |
| REAL ESTATE | 2,023 | 2.2% | 2.7% | 1.8% |
| SCIENCE & TECH | 8,503 | 9.3% | 8.3% | 8.6% |
| MANAGEMENT | 96 | 0.1% | 0.1% | 0.1% |
| ADMIN & SUPPORT | 5,364 | 5.9% | 6.5% | 4.4% |
| EDUCATION | 6,636 | 7.2% | 7.1% | 9.2% |
| HEALTH CARE | 12,429 | 13.6% | 12.9% | 13.6% |
| ARTS & ENTERTAINMENT | 2,417 | 2.6% | 3.3% | 2.2% |
| LODGING & FOOD | 4,710 | 5.1% | 8.0% | 6.7% |
| OTHER | 4,229 | 4.6% | 5.0% | 4.7% |
| PUBLIC ADMIN | 6,766 | 7.4% | 4.4% | 4.8% |

TABLE 52 – *PEMBROKE PINES INDUSTRY TABLE*

## PEMBROKE PINES INDUSTRY

The labor force can be viewed by 20 industry sectors based on the North American Industry Classification System (NAICS) (Table 52).

The sectors with the highest rate of employment in Pembroke Pines are:

- Health Care: 13.6%
- Retail Trade: 12.0%
- Science & Tech.: 9.3%

## PEMBROKE PINES EDUCATION ATTAINMENT

Below is the educational attainment of the population aged 25 and above (Table 53)

In Pembroke Pines, 27% have a high school diploma and 24% have a bachelor's degree.

| PEMBROKE PINES EDUCATION ATTAINMENT | | | |
|---|---|---|---|
| EDUCATION LEVEL | PEMBROKE PINES | FLORIDA | USA |
| LESS THAN 9TH GRADE | 2.0% | 4.0% | 4.0% |
| 9TH-12TH GRADE NO DIPLOMA | 3.0% | 5.0% | 6.0% |
| HIGH SCHOOL DIPLOMA | 27.0% | 24.0% | 23.0% |
| GED/ALTERNATIVE | 3.0% | 4.0% | 4.0% |
| SOME COLLEGE NO DEGREE | 16.0% | 17.0% | 18.0% |
| ASSOCIATE'S DEGREE | 11.0% | 11.0% | 10.0% |
| BACHELOR'S DEGREE | 24.0% | 22.0% | 22.0% |
| GRADUATE/PROFESSIONAL DEGREE | 14.0% | 13.0% | 14.0% |

TABLE 53 – *PEMBROKE PINES EDUCATION ATTAINMENT TABLE*

Source: US Census and ESRI

## ETHNICITY AND RACE

(Table 54) and (Table 55) provide the distribution of the population by ethnicity and race for Pembroke Pines for 2023 population projections. These numbers were developed from 2020 Census Data.

| PEMBROKE PINES ETHNIC POPULATION AND MEDIAN AGE 2021 | | | | |
|---|---|---|---|---|
| ETHNICITY | TOTAL POPULATION | MEDIAN AGE | % OF POPULATION | % OF FL POPULATION |
| HISPANIC | 87,168 | 39.50 | 50.7% | 27.0% |

TABLE 54 – *PEMBROKE PINES ETHNIC POPULATION AND MEDIAN AGE 2021 TABLE*

Source: US Census and ESRI

| PEMBROKE PINES BY RACE AND MEDIAN AGE 2021 | | | | |
|---|---|---|---|---|
| RACE | TOTAL POPULATION | MEDIAN AGE | % OF POPULATION | % OF FL POPULATION |
| WHITE | 53,739 | 49.1 | 31.2% | 57.1% |
| BLACK | 34,779 | 38.9 | 20.2% | 15.0% |
| AMERICAN INDIAN | 570 | 38.6 | 0.3% | 0.5% |
| ASIAN | 10,122 | 40.9 | 5.9% | 3.1% |
| PACIFIC ISLANDER | 87 | 39.5 | 0.1% | 0.1% |
| OTHER | 19,590 | 36.6 | 11.4% | 7.6% |
| MULTIPLE | 53,143 | 38.7 | 30.9% | 16.7% |
| TOTAL POPULATION (2021) | 172,030 | | | |

TABLE 55 – *PEMBROKE PINES RACE AND MEDIAN AGE 2021 TABLE*

Source: US Census and ESRI

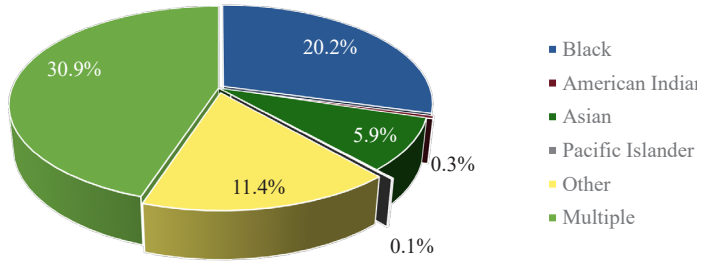


FIGURE 162 – *2021 PEMBROKE PINES POPULATION BY NON-WHITE RACE GRAPH*

| PEMBROKE PINES TAPESTRY SEGMENT COMPARISON | | | | |
|---|---|---|---|---|
| TAPESTRY SEGMENTS | PEMBROKE PINES | | DEMOGRAPHICS | |
| | PERCENT | CUMULATIVE PERCENT | MEDIAN AGE | MEDIAN HH INCOME |
| WORKDAY DRIVE (4A) | 22.4% | 22.4% | 37.0 | $90,500 |
| THE ELDERS (9C) | 12.6% | 35.0% | 72.3 | $42,800 |
| BRIGHT YOUNG PROFESSIONALS (8C) | 11.1% | 46.1% | 33.0 | $54,000 |
| URBAN EDGE FAMILIES (7C) | 11.0% | 57.1% | 32.5 | $50,900 |
| HOME IMPROVEMENT (4B) | 8.6% | 65.7% | 37.7 | $72,100 |

TABLE 56 – *PEMBROKE PINES TAPESTRY SEGMENT COMPARISON TABLE*

Source: ESRI

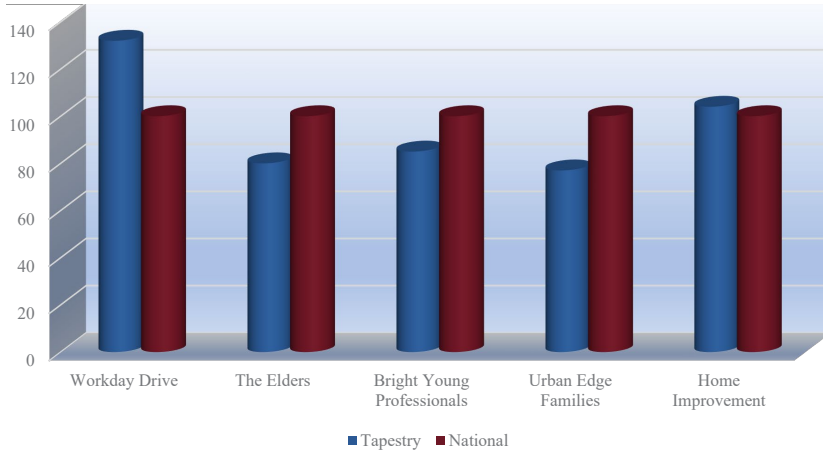


FIGURE 163 – *PEMBROKE PINES TAPESTRY SEGMENT ENTERTAINMENT SPENDING GRAPH*

## TAPESTRY SEGMENTATION

Tapestry segmentation represents the 4th generation of market segmentation systems that began 30 years ago. The 65-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic compositions. While the demographic landscape of the U.S. has changed significantly since the 2000 Census, the tapestry segmentation has remained stable as neighborhoods have evolved.

There is value including this information for the City of Pembroke Pines, FL. The data assists the organization in understanding the consumers/ constituents in their service area, supplying them with the right products and services.

The Tapestry segmentation system classifies U.S. neighborhoods into 65 unique market segments. Neighborhoods are sorted by more than 60 attributes including income, employment, home value, housing types, education, household composition, age and other key determinates of consumer behavior.

The following pages and tables outline the top 5 tapestry segments in the primary service area and provide a brief description of each. This information combined with the key indicators and demographic analysis of each service area help further describe the markets that the Primary Service Area looks to serve with programs, services, and special events.

For comparison purposes the following are the top 10 Tapestry segments, along with percentage in the United States:

- Green Acres (6A) 3.3%
- Southern Satellites (10A) 3.2%

| | | |
|---|---|---|
| Middleberg (4C) | 3.0% | |
| Savvy Suburbanites (1D) | 3.0% | |
| Workday Drive (4A) | 3.0% | (15.5%) |
| Salt of the Earth (6B) | 2.9% | |
| Up and Coming Families (7A) | 2.6% | |
| Midlife Constants (5E) | 2.5% | |
| Comfortable Empty Nesters (5A) | 2.4% | |
| Old and Newcomers (8F) | 2.3% | (12.7%) |

### Workday Drive (4A)

This is an affluent, family-oriented market with a country flavor. Residents are partial to new housing away from the bustle of the city but close enough to commute to professional job centers. Most households are married couples with children. There is a significant Hispanic (11.2%) population in this segment. Outdoor activities and sports are characteristic of life, like bicycling, jogging, golfing, boating, and target shooting.

### The Elders (9C)

Within this segment, 45% are married couples without children and 44% are single households. Vacancy rates are higher in this segment due to the number of seasonal or vacation homes. Residents are sociable seniors partial to a variety of clubs and organization and generous with their time and support.

### Bright Young Professionals (8C)

This is a large market, primarily located in urban outskirts of large\ metropolitan areas. These communities are home to young, educated, working professionals. One out of three householders are under the age of 35. Slightly more diverse couples dominate this market, with more renters than homeowners. Household type is primarily couples, married, with above average concentrations of both single-parent and single-person households. There is a significant Hispanic (16.6%) and Black (16.0%) population in this segment. They participate in a variety of sports, including backpacking, basketball, football, bowling, Pilates, weightlifting, and yoga.

### Urban Edge Families (7C)

These younger married-couple families have children and grandparents in the home. Diversity is high. Spending is focused on family and outings together.

### Home Improvement (4B)

Families that spend the majority of the time on the go. Live in owner occupied homes. Most are paying off student loans. Most households have 2+ workers. They eat out regularly and weekends consumed with remodeling projects and chasing children. Weekends are consumed with home improvement and remodeling as well as youth sports. Thrive on convenience and ease.

## 4. 4 LEVEL OF SERVICE (LOS) ANALYSIS

This section provides an overview of the offerings of parks and recreation including physical accessibility to parks and recreation; and the definition of needs identified by those who deal daily with the community, the Recreation and Cultural Arts Department.

### PARK AND RECREATION LANDS (LOS)

Level of service (LOS) identifies the land area of parks, recreation areas, and facilities needed to serve the community. It is a measurable standard established by the community, and a benchmark for comparing other community's parks and recreation areas. It is not an absolute standard as different communities have differing geographical limits, land areas and population making up the difference.

The Recreation and Open Space Element of The City of Pembroke Pines Comprehensive Plan (Rule 9j-5.014) identifies that Pembroke Pines is responsible for ensuring an adequate level of neighborhood and community parks for the residents of the City. Broward County Government, as per the Recreation Open Space Element (ROS), is responsible for providing adequate regional parks.

As per the adopted 1990 City of Pembroke Pines Comprehensive plan, the City must provide ten (10) acres/1,000 population for regional, neighborhood, and community parks, to ensure sufficient parklands for present and future new residents. Broward County requires three acres/1,000 population of regional parks to meet established county standards. In effect, the City of Pembroke Pines should provide seven (7) acres of parkland per 1,000 population, above what is required by the County.

The present distribution of parkland in the City of Pembroke Pines, as indicated in (Table 57), provides approximately 1,022 acres of parks and open space. The actual City-provided park level of service is 5.98 acres. These figures do not consider Broward County School sites in Pembroke Pines or any private recreation area.

| CITY OF PEMBROKE PINES PARK LAND AREAS | |
|---|---|
| FACILITY NAME | AREA (ACRES) |
| 108TH AVENUE KIDDIE PARK | 0.75 |
| 111TH AVENUE KIDDIE PARK | 0.68 |
| FAHEY PARK | 1.5 |
| ALHAMBRA PARK | 2.00 |
| ASHLEY W. HALE PARK | 3.00 |
| RAINBOW PARK | 3.00 |
| BEN FIORENDINO PARK | 5.00 |
| CINNAMON PLACE PARK | 6.00 |
| FLETCHER PARK | 7.00 |
| MEMORIAL PARK | 4.20 |
| PASADENA PARK | 6.30 |
| TANGLEWOOD PARK | 7.00 |
| TOWNGATE PARK | 10.00 |
| WALNUT CREEK PARK | 8.00 |
| WALTER C. YOUNG FIELD AND GYMNASIUM | 9.00 |
| ACADEMIC VILLAGE SWIMMING POOL | 17.00 |
| CHAPEL TRAIL PARK | 18.70 |
| CRAIG RUPP K9 DOG PARK | INCLUDED WITH LINEAR PARK |
| FLAMINGO PARK | 35.00 |
| LINEAR PARK | 22.00 |
| PAUL J. MAXWELL PARK | 7.00 |
| PEMBROKE FALLS AQUATIC CENTER | 12.00 |

| CITY OF PEMBROKE PINES PARK LAND AREAS | |
|---|---|
| PEMBROKE LAKES GOLF AND TENNIS CENTER | 113.00 |
| PEMBROKE SHORES PARK | 41.00 |
| PINES RECREATION CENTER | 27.00 |
| RAINTREE PARK WALKING TRAIL | 20.00 |
| ROSE G. PRICE PARK | 12.50 |
| WILLIAM B. ARMSTRONG DREAM PARK | 6.00 |
| SPRING VALLEY PARK | 30.00 |
| STEVEN L. JOSIAS DOG PARK | 2.62 |
| WEST PINES SOCCER PARK AND PRESERVE | 56.40 |
| SILVE LAKES NORTH PARK | 20.40 |
| SILVER LAKES SOUTH PARK | 11.50 |
| WALDEN LAKES PARK | 4.00 |
| CARL SCHECTER SOUTHWEST FOCAL POINT COMMUNITY CENTER | -- |
| CHAPEL TRAIL NATURE PRESERVE | 459.00 |
| TOTAL PARK LAND AREA | 1,022 |

TABLE 57 – *PEMBROKE PINES PARK LAND AREAS*

For comparison, the City of Pembroke Pines compares similarly to Coral Springs, in the park land areas per 1,000 population (Table 59).

| ACRES OF PARK LAND PER 1,000 POPULATION | | | | | |
|---|---|---|---|---|---|
| PEMBROKE PINES | SUNRISE | HIALEAH | MIRAMAR | CORAL SPRINGS | LAKELAND |
| 5.69 | 2.57 | 1.01 | 3.4 | 5.71 | 7.47 |

TABLE 59 – *ACRES OF PARK LAND PER 1,000 POPULATION*

Given the City's present population, the necessary amount of parkland is (171,000 X 7/1.000) or 1,197 acres of parkland. According to the standard established by the Comprehensive Plan and based solely on parkland owned by the City of Pembroke Pines, there is a present deficit of 175 acres of parkland. The projected population for 2026 for the City of Pembroke Pines by the U.S. Census is 171,249.

As a completely built-out city, it would be difficult and costly for the City of Pembroke Pines to meet a level-of-service standard of seven (7) acres per 1,000 population solely through its owned and managed park, open space, and recreation facilities. The City's Recreation and Open Space Element of the Comprehensive Plan meets this level of service by including Broward County Schools property and two private golf courses.

## FACILITIES (LOS)

The City of Pembroke Pines owns 43 separate parks throughout the city, and each has multiple recreational facilities, which are summarized in (Table 58) and Appendix.

| FACILITY TYPE | COUNT |
|---|---|
| DIAMOND FIELDS (COMBINED | 40 |
| TENNIS COURTS | 31 |
| BASKETBALL COURTS | 24 |
| PLAYGROUNDS | 21 |
| HANDBALL COURTS | 21 |
| RECTANGULAR FIELDS: MULTIPURPOSE | 8 |
| SOCCER FIELDS | 7 |
| SWIMMING POOLS | 4 |
| DOG PARKS | 2 |
| FOOTBALL FIELDS | 1 |
| REGULATION 18-HOLE COURSES | 1 |

TABLE 58 – *PEMBROKE PINES PARKS FACILITIES*

The parks inventory in the City of Pembroke Pines includes 563.28 acres of managed park land plus 459 acres within the Chapel Trail Nature Preserve. In comparison to cities with 100,000 to 250,000 residents, Pembroke Pines has a slightly higher number of residents per park than the national median, and slightly lower number of park acres per capita than the national median (Table 60).

| RESIDENTS PER PARK | |
|---|---|
| PEMBROKE PINES | 4,175 |
| MEDIAN NATIONAL* | 3,170 |
| LOWER QUARTILE | 2,205 |
| UPPER QUARTILE | 5,854 |
| **ACRES OF PARKS PER 1,000 RESIDENTS** | |
| PEMBROKE PINES | 6.2 |
| MEDIAN NATIONAL* | 8.9 |
| LOWER QUARTILE | 4.6 |
| UPPER QUARTILE | 16.3 |

TABLE 60 – *PEMBROKE PINES PARKS FACILITIES*

Source: NRPA 2022 Survey of Cities Between 100-250k pop.

A comparison of national parks level of service (LOS) data was compiled based on residents per facility using inventory data from the 2022 NRPA survey of cities with between 100,000 and 250,000 residents. These findings indicate that the City of Pembroke Pines existing parks facilities level of service (LOS) is sufficient with respect to diamond fields, pickleball courts, swimming pools, tennis courts and basketball courts. The City of Pembroke Pines is near the national median LOS with respect to its dog parks and soccer fields. The highest potential LOS deficiency appears to be for playgrounds and multipurpose fields (Figure 164).

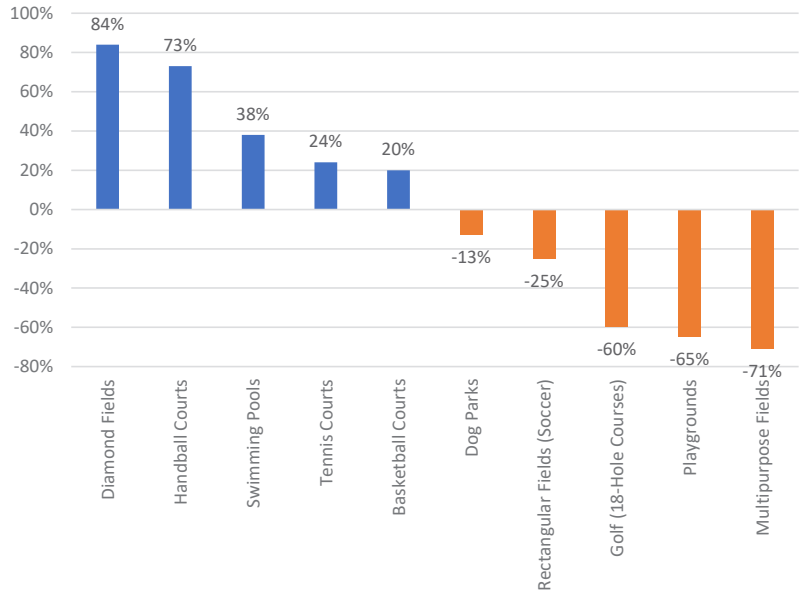


FIGURE 164 – *PARKS FACILITIES LOS VARIANCE FROM NATIONAL MEDIAN*

Source: An Analysis Based on Existing Conditions and NRPA Survey for Cities with 100k-250k pop.

## 4. 5 ADDITIONAL COMMUNITY GUIDANCE

In addition to the written survey, and as outlined in (Section 1.3), the Team conducted an exhaustive public outreach campaign to actively engage Elected Officials, City staff and residents throughout the planning process. These outreach events were meant to provide a forum for the City's stakeholders to have their voices heard and input received to guide the formulation of the professional recommendations in this report.

The public outreach campaign was broken down into a series of different meetings as indicated in (Figure 165).

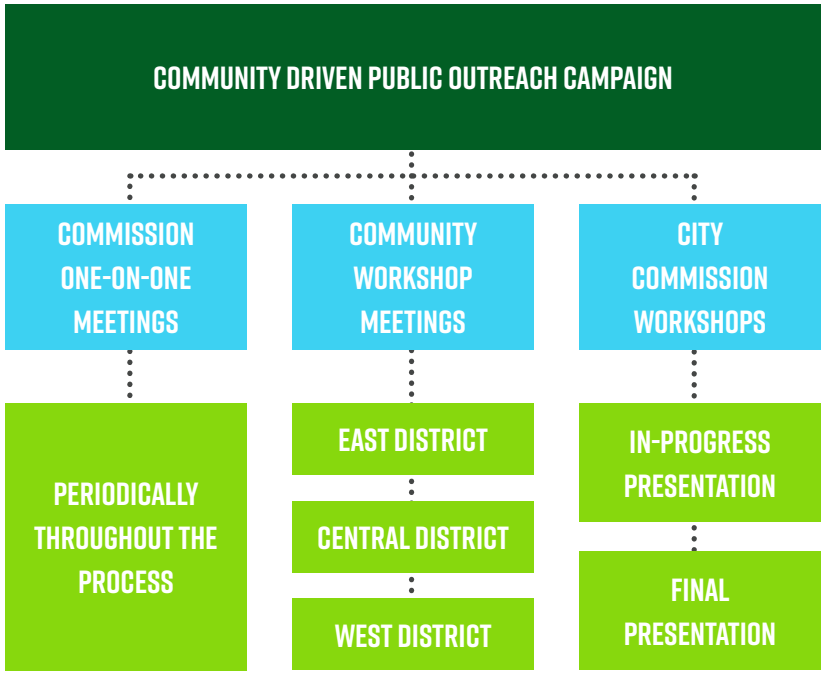


FIGURE 165 – *PUBLIC OUTREACH CAMPAIGN FLOWCHART*

Each of the different meetings were structured around a program that offered both formal and informal opportunities to discuss the project with the participants and elected-officials. All meetings were held in the early evening and in different locations throughout the City to attract maximum participation. Spaced throughout the planning process, each meeting began with a brief overview of the project and a work-in-progress PowerPoint presentation with specific items/topics to be discussed and input to be received. A formal comment session followed each presentation, and informal open house discussions closed out the programming for each meeting.

From meeting to meeting, participants raised concerns and offered input as "local experts" in their community. As meetings progressed, a more informed public began to offer more detailed input and a general consensus began to take form. The input listed below demonstrates the most salient comments and consensus:

- Emphasize new park programs for different ages.
- Include more water recreation opportunities, like splash pads and not just pools.
- Introduce exciting playground equipment.
- Expand the walking/jogging path network.
- Provide pocket parks for small children and the elderly population.
- Develop a signature park for the City of Pembroke Pines.

## 4. 6 INPUT FROM RECREATION AND CULTURAL ARTS DEPARTMENT STAFF

Throughout the planning process, the Team worked hand in hand with the Recreation and Cultural Arts Director and staff, who provided review and guidance in each public outreach meeting. City staff was a vital resource for the team to understand the park system, providing information, documents, and other points of reference for the development of the Plan.

At the outset, City staff hosted the planning team on numerous site visits to each facility referenced throughout this Plan. Acting as the local, on-staff experts for each park, program, and facility, City staff served as an invaluable resource and wealth of information to guide the Plan at all levels.

A series of physical improvements for each park is presented in Chapter 7- Master Plan Development. The parks improvement list that includes recommendations for improving each park reflects the collaboration of Parks and Cultural Arts staff and the consultant team.

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# 5

# RECREATION PROGRAMMING & OPERATIONS ASSESSMENT

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## 5.1 DEPARTMENTALPROGRAMMING STRUCTURE

The City of Pembroke Pines has two departments that deliver recreation programs and services to the community (Figure 166).

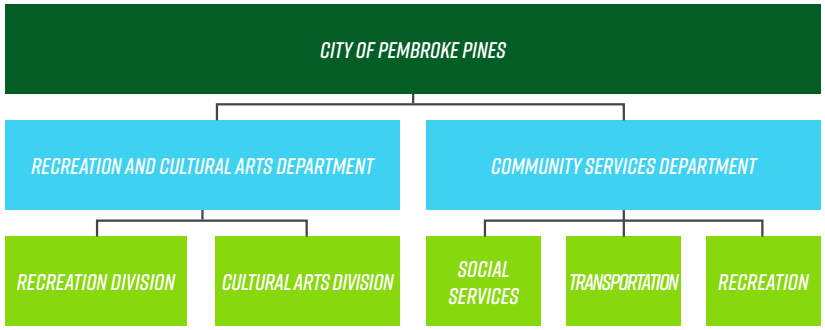


FIGURE 166 – *CITY DEPARTMENT PROGRAMMING STRUCTURE*

### RECREATION AND CULTURAL ARTS

The Department provides services through the Recreation Division as well as the Cultural Arts Division.

- The Recreation Division focuses much of its in-house staff programming efforts on:
  - Special events
  - Aquatics
  - Youth soccer
  - Youth summer programs
  - Tennis programs
- Most other recreation programming is offered by contract through other organizations in the community that utilize city facilities. While the Department has a number of athletic fields for programs, there are very limited indoor spaces for activities.
- The Cultural Arts Division has a strong emphasis on a variety of programs and arts activities. The Division operates five different cultural facilities in the community which allows for a more diverse set of program offerings.
- Much of the cultural arts programming is offered by in-house instructors.
- During the pandemic there were a significant number of virtual programs that were available.

### COMMUNITY SERVICES

This Department is responsible for the provision of senior services through the Carl Shechter Southwest Focal Point Community Center. Senior services consist of three major areas.

- **Social Services:** Focuses on the 60+ age group and includes intake and counselling. This also includes a Meals on Wheels program that serves 60-70 per day. There is an adult day care center on site that is operated by Easter Seals.
- **Transportation:** Besides general community transportation on the city's three bus routes, the Department also coordinates senior transportation to most places in the community as well as senior pickup and drop off at the Senior Center. All this is contracted to the Transportation Authority.
- **Recreation:** Most recreation programming is provided by contract instructors or by other providers. The Department also runs a small special needs program. Prior to the pandemic, programs were also offered in the late afternoon for adults 18 years and over. This program has not been restarted but should be in the future.

## 5. 2 RECREATION PERFORMANCE MEASURES

The following are general program/facility metrics from 2017-2021.

### PRIMARY FACILITIES

Recreation programs are offered out of these primary facilities:

- **Athletic Fields:** The City has 40 diamond fields (baseball/softball) and 20 rectangular (soccer/football) athletic fields that support youth sports.
- **Aquatic Facilities:** The City has one large competitive pool and six smaller neighborhood pools. Active pools include:
  - **Active Pools**
    - **Academic Village Pool:** 50 meter with no real public use. Primary users are swim/water polo teams and the Charter High School.
    - **Charter Central Pool:** This is a pool that is summer only and not open to the public.
    - **Pembroke Lakes Pool:** Open only from April to November. Also a small pool that is utilized for some lessons.
    - **Towngate:** Open only from April to November. A small pool that hosts a significant number of swim lessons.
    - **Rose G. Price:** Open only from April to November. A small pool.
    - **Walden Lakes:** A small pool that was closed for COVID-19 since 2019, and recently reopened.
  - **Closed Pools**
    - **Silver Lakes South:** This facility is owned by the City of Pembroke Pines and was operated by the YMCA of South Florida. A small pool that has not been open to the public in over eight years.

In addition, the Pembroke Pines Aquatic Center is a full-service aquatic center that has a traditional lap/competitive pool as well as a separate pool with a strong recreation orientation. This facility is operated by the YMCA.

- **Community Buildings:** The City only has three small community buildings.
  - **Active**
    - **Towngate:** Has one small community room that is utilized primarily for rentals to the public and use by community homeowner organizations. There is also a small weight room.
    - **Rose G. Price:** Has a larger community room but it is also primarily used for rentals by the public and use by community homeowner organizations. The park also has to contend with the drop off and dismissal of a nearby school that makes the park inaccessible in the mornings from 7:30 to 8:30 and in the afternoons from 2:00 to 4:00 due to vehicular traffic.
    - **Village Community Center:** Recently opened, and is available for rentals. The City is beginning to include some programming at the facility.
  - **Closed**
    - **Pines Recreation:** This facility is owned by Broward County Aviation and leased to the city. It has one large community room and another "hang out" space for teens. The space also hosts a large kitchen. This building has been closed to the public since 2020 as significant renovations are required. A new lease agreement was finalized between the two entities in January 2023 and improvements to the facility are expected to begin later in the year.

Towngate and Rose G. Price community buildings are not really available to support organized recreation programs.

In mid-2024, the city will complete construction of a new community center at William B Armstrong Dream Park. This facility will be used for general recreation classes during the week but will have a focus on events and rentals on the weekends.

- **Tennis Centers/Courts:** The City has 44 tennis courts available.
  - **Pembroke Lakes Tennis Center:** 5 clay courts and 9 hard courts
  - **Maxwell Tennis Center:** 8 hard courts
  - **Rose G. Price Park:** 4 hard courts
  - **Silver Lakes South Tennis Center:** 6 hard courts
  - **Silver Lakes North Tennis Center:** 4 hard courts
  - **Towngate Tennis Center:** 4 hard courts
  - **Walden Lakes:** 2 hard courts
  - **Walter C Young:** 2 hard courts

## PROGRAMS OFFERED BY CITY STAFF

There are a very limited number of recreation programs that are offered directly by City recreation staff (Table 61).

| AREA | GENERAL DESCRIPTION |
|---|---|
| YOUTH SPORTS | FALL/SPRING SOCCER PROGRAM, SUMMER CAMPS FOR TENNIS, GOLF, SOCCER, AND SPECIAL NEEDS |
| YOUTH | SUMMER CAMPS |
| AQUATICS | SWIM LESSONS |
| SPECIAL EVENTS | BOO-VILLE, BOW-WOW-WEEN, VETERANS DAY, SNOWFEST, KINDNESS EVENT, RELAY FOR LIFE, EGG HUNT, PINES DAY, MEMORIAL DAY, PLAYBALL, JULY 4TH, 9-11, TASTE OF PINES, MAYORS KIDS DAY, TOUCH A TRUCK, SPLASH IN THE PINES, REC SET GO , AND OTHER SMALLER EVENTS |

TABLE 61 – *CITY RECREATION DIVISION-OFFERED PROGRAMS*

## RECREATION PARTICIPATION STATISTICS

(Table 62) includes statistics for various recreation services offered by the Recreation and Cultural Arts Department from 2017-2021. This includes both in-house programs as well as those offered by program partners.

| OUTPUTS | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 |
|---|---|---|---|---|---|
| SPORTS LEAGUES | 47 | 45 | 17 | 42 | NA |
| SPORTS PARTICIPANTS | 6,062 | 7,595 | 3,553 | 4,416 | 4,666 |
| SWIM TEAM MEMBERS | 300 | 275 | 280 | 250 | 300 |
| *YOUTH PROGRAM PARTICIPANTS (CULTURAL ARTS) | 125 | 45 | 0 | 0 | 5,771 |
| SPECIAL EVENTS | 33 | 32 | 26 | 16 | 34 |
| SPECIAL EVENT PARTICIPANTS | 56,040 | 47,390 | 16,000 | 5,700 | 30,860 |
| TENNIS MEMBERSHIPS | 200 | 235 | 144 | 196 | 218 |
| SPECIALIZED RECREATION CLASSES | 154 | 214 | 98 | 112 | NA |

NOTE: PARTICIPATION STATISTICS WERE STRONGLY IMPACTED BY COVID-19 IN 2019-2020 AND 2020-2021

NA- NO LONGER MEASURED, *-INCLUDES CULTURAL ARTS AND CITY ATHLETIC PROGRAMS

TABLE 62 – *RECREATION PARTICIPANTS*

The program areas with the greatest attendance over the last five years include:

- Special Events
- Sports
  - Tennis lessons and other programs are offered at the Pembroke Lakes Tennis Center and other courts in the city by contract instructors.

## SPORTS PARTICIPATION STATISTICS

The Optimist Club, along with several other organizations, provide most of the youth sports programs in Pembroke Pines. (Table 63) indicates participation statistics for 2018-2022.

| OUTPUTS | 2018-19 | 2019-20 | 2020-21 | 2021-22 |
|---|---|---|---|---|
| PEMBROKE LAKES OPTIMIST | | | | |
| FALL REC BASEBALL | 386 | 298 | 0 | 251 |
| FALL TRAVEL BASEBALL | 129 | 122 | 0 | 113 |
| SPRING REC BASEBALL | 202 | 0 | 179 | 231 |
| SPRING TRAVEL BASEBALL | 126 | 0 | 115 | 113 |
| PEMBROKE PINES GIRLS SOFTBALL | | | | |
| FALL REC SOFTBALL | 0 | 22 | 0 | 35 |
| FALL TRAVEL SOFTBALL | 43 | 20 | 0 | 29 |
| SPRING REC SOFTBALL | 0 | 0 | 18 | 64 |
| SPRING TRAVEL SOFTBALL | 76 | 0 | 19 | 40 |
| PEMBROKE PINES OPTIMIST | | | | |
| TACKLE FOOTBALL | 242 | 229 | 0 | 253 |
| CHEER | 51 | 49 | 0 | 60 |
| FALL TRAVEL SOCCER | 117 | 115 | 103 | 135 |
| FALL REC BASEBALL | 73 | 292 | 0 | 65 |
| FALL TRAVEL BASEBALL | 39 | 67 | 76 | 0 |
| SPRING REC BASEBALL | 50 | 0 | 0 | 48 |
| SPRING TRAVEL BASEBALL | 37 | 0 | 56 | 57 |
| WINTER REC SOCCER | 295 | 292 | 171 | 258 |
| WEST PINES GIRLS SOFTBALL | | | | |
| FALL REC SOFTBALL | 46 | 49 | 0 | 49 |
| FALL TRAVEL SOFTBALL | 64 | 54 | 0 | 48 |
| SPRING REC SOFTBALL | 45 | 0 | 21 | 31 |
| SPRING TRAVEL SOFTBALL | 88 | 0 | 26 | 47 |
| OWEST PEMBROKE PINES OPTIMISTO | | | | |
| FALL TRAVEL BASEBALL | 108 | 81 | 168 | 63 |
| FALL REC BASEBALL | 319 | 314 | 0 | 359 |
| FALL FOOTBALL | 202 | 167 | 0 | 175 |
| FALL CHEER | 81 | 54 | 0 | 58 |
| SPRING REC BASEBALL | 323 | 0 | 240 | 335 |
| SPRING TRAVEL BASEBALL | 124 | 0 | 122 | 90 |
| SPRING TRACK | 62 | 0 | 0 | 28 |
| WEST PINES UNITED FUTBOL | | | | |
| FALL TRAVEL SOCCER | 420 | 268 | 535 | 506 |

TABLE 63 – *YOUTH SPORTS PROGRAM PARTICIPANTS*

## 5. 3 CULTURAL ARTS PERFORMANCE MEASURES

The following are general program/facility metrics from 2017-2021. Cultural arts services can be classified into four general areas.

- Events
- Exhibits and shows
- Performances
- Classes

### PRIMARY FACILITIES

Cultural arts activities are delivered out of five primary arts facilities:

- **Charles F. Dodge City Center:** This includes both indoor and outdoor space that support community events. The venue is managed by a third-party operator, SMG.
- **Studio 18 Art Complex:** Has 18 small studios that are rented to artists for their work. There is also gallery space as well as two classrooms.
- **The Frank C Ortis Art Gallery (The Frank):** Includes gallery and exhibition space as well as a small classroom.
- **Pembroke Pines Art & Cultural Center:** This building has a number of rooms that are utilized for youth based visual and performing arts programs.
- **Susan B Katz River of Grass Theater:** The theater hosts a summer film festival and is utilized by the Charter High School, Pembroke Pines Theater of Performing Arts, and is rented to third parties for performances.

### EVENT, EXHIBIT AND PROGRAM LISTING BY LOCATION (BASED ON 2022 INFO)

(Table 64) is a representative listing of City events, exhibits and shows and does not include other activities and events that are taking place at these facilities.

| AREA | GENERAL DESCRIPTION |
|---|---|
| CHARLES F. DODGE CITY CENTER | |
| EVENTS | ARTFEST IN THE PINES, SUMMER SYMPHONY SERIES, JAZZ IN THE PINES, SPRING INTO ART & MUSIC SHOW |
| EXHIBITS & SHOWS | UPFRONT IN THE PINES, PUBLIC ART, TEMPORARY ART INSTALLATIONS |
| CLASSES | N/A |
| NOTE: IN ADDITION, THE CHARLES F. DODGE CITY CENTER HOSTS A SIGNIFICANT NUMBER OF EVENTS THAT ARE MANAGED BY SMG AND THE LOBBY IS ALSO A LOCATION FOR PUBLIC ART. | |
| STUDIO 18 ART COMPLEX | |
| EVENTS | ARTS EVENTS INCLUDING: AN ART EXTRAVAGANZA, 17TH ANNUAL ART COMPETITION |
| EXHIBITS & SHOWS | ART SHOWS INCLUDING: CULTURE CARIBANA: BETWEEN THE WAVES, 17TH ANNUAL ART COMPETITION |
| CLASSES | GET WITH THE PROSE, ADULT ART CLASSES, ART WORKSHOPS, FIELD TRIPS, LECTURES, GOT CULTURE |
| THE FRANK C. ORTIS ART GALLERY (THE FRANK) | |
| EVENTS | A VARIETY OF PERFORMANCES, FILM FESTIVALS, MOVIE SCREENINGS, STORY WALK IN THE PINES |
| EXHIBITS & SHOWS | VISUAL ART EXHIBITS INCLUDING: TERRA, TIDE & TIME, CANDYLAND AND OTHERS(ART EXHIBITS 4-5/YEAR) |
| CLASSES | SHAPES, SUNLIGHT & SHADOWS CYANOTYPE WORKSHOP, BOOK MAKING WORKSHOP, CHILDREN'S PAINTING WORKSHOP, CREATIVE WRITING WORKSHOP, KID'S CORNER AT THE FRANK, EDUCATIONAL FIELD TRIPS, LECTURES, STORYTIME |

| PEMBROKE PINES ART & CULTURAL CENTER | |
|---|---|
| EVENTS | MUSIC RECITALS, CHILDREN'S PERFORMANCES, |
| EXHIBITS & SHOWS | N/A |
| CLASSES | ART CAMP, DRAMA CAMP, MUSIC, ART, DRAMA, VISITING ARTIST WORKSHOPS, COLLAGE AND PAINTING WORKSHOPS |
| SUSAN B. KATZ RIVER OF GRASS THEATER | |
| EVENTS | SUMMER MOVIE SERIES |
| EXHIITS & SHOWS | THEATER PERFORMANCES BY PEMBROKE PINES THEATER OF THE PERFORMING ARTS (PPTOPA) |
| CLASSES | N/A |

TABLE 64 – *PROGRAMS AND CLASSES AT CULTURAL ARTS DIVISION FACILITIES*

With five different facilities available to support cultural arts, there are a significant number of programs and services that are offered by the Cultural Arts Division.

The Recreation and Cultural Arts Department instituted a public art program in 2021 via city ordinance. Currently the Department is also in the process of completing a Public Art Master Plan.

## 5. 4 COMMUNITY SERVICES SENIOR PERFORMANCE MEASURES

The following are general program/facility metrics from 2019-2022.

### PRIMARY FACILITIES

Recreation programs and social services are offered out of the Carl Shechter Southwest Focal Point Community Center. The facility contains the following elements:

- Large open lobby
- Congregate space that is divided into 3 areas
- Social services area
- Transportation office
- Small weight/cardio area
- Outside patios with gardens/Koi pond
- Pottery/Ceramics studio
- Computer lab
- Yoga studio
- Art rooms
- Small library
- Small outdoor pool
- Restaurant and Commercial kitchen

There is an adult day care center that is part of the building. This is run by Easter Seals.

### MEMBERSHIP STATISTICS

| | 2019 | 2020 | 2021 | 2022 |
|---|---|---|---|---|
| NEW | 684 | 163 | 284 | 614 |
| ACTIVE | 2,059 | 1,327 | 1,340 | 2,452 |

NOTE: PARTICIPATION STATISTICS WERE STRONGLY IMPACTED BY COVID-19 IN 2019-2020 AND 2020-2021

TABLE 65 – *MEMBERSHIP STATISTICS (SENIOR)*

## PROGRAM SUMMARY BY AREAS

Community Services provides programs for the 55+ population and before the pandemic also programs that were open to adults 18+. During the pandemic many of the programs were offered virtually.

## SENIOR ACTIVITIES

| AREA | GENERAL DESCRIPTION |
|---|---|
| SPORTS | N/A |
| FITNESS/WELLNESS | YOGA, ZUMBA, CHAIR EXERCISE, FIT & STRONG, AGING HEALTHY & LIVING, WEIGHT LOSS, DANCE FITNESS, SILVER SNEAKERS, WALKING CLUB, GYM TRAINING, GROUP EXERCISE, TAI CHI, |
| CULTURAL ARTS | DRAWING, PAINTING, CERAMICS, POTTERY, GUITAR, SEWING, KNITTING, FLOWER ARRANGING, WATERCOLOR, PHOTOGRAPHY, SALSA, FLAMENCO DANCING, CARD MAKING, OPEN CRAFTING |
| AQUATICS | WATER AEROBICS |
| EDUCATION | WRITING, SPANISH, ENGLISH, COMPUTER |
| GENERAL INTEREST | SENIOR MEETUP, SPA DAY, CARDS, TABLE GAMES, BINGO, PERSONAL ENRICHMENT, BRIDGE, SELF DEFENSE, AARP CLASSES, MOVIE TIME |
| SPECIAL NEEDS | ARTS CLASS FOR VISUALLY IMPAIRED |
| SPECIAL EVENTS | FLEA MARKET & BAZAAR, CHOCOLATE CHALLENGE, SENIOR VS. SENIOR SPELLING BEE, MARDI GRAS MASQUERADE, ASH WEDNESDAY TRIP, AFRICAN AMERICAN HISTORY MONTH, VALENTINE'S DAY BREAKFAST, BINGO WITH THE KNIGHTS, SPRING TEA, EAT DRINK & BE IRISH, HOLIDAY OPEN HOUSE, ANTIQUE SHOWS, ARTS & CRAFTS SHOWS, DINNER DANCE, HEALTH FAIR, DAY TRIPS |
| OUTDOOR RECREATION | N/A |
| SELF-DIRECTED | USE OF THE FITNESS CENTER AND OTHER SOCIAL AREAS IN THE CENTER. |
| SOCIAL SERVICES | TRENDS IN CARE GIVING, MEALS ON WHEELS, COUNSELING, IN-HOME SERVICES, REFERRALS, SUPPORT GROUPS, HEALTH SUPPORT, TRANSPORTATION |

TABLE 66 – *SENIOR PROGRAMS*

## ADULTS 18+ PROGRAMS (OFFERED BEFORE THE PANDEMIC)

| AREA | GENERAL DESCRIPTION |
|---|---|
| SPORTS | N/A |
| FITNESS/WELLNESS | OGA, ZUMBA, CHAIR EXERCISE, FIT & STRONG, WEIGHT LOSS, DANCE FITNESS, GROUP EXERCISE, TAI CHI, MEDITATION, GYM TRAINING |
| CULTURAL ARTS | STAINED GLASS, DRAWING, PAINTING, CERAMICS, POTTERY, PHOTOGRAPHY, SALSA, FLAMENCO DANCING, BALLROOM DANCING, FUSED GLASS, BELLY DANCING, LINE DANCING, JEWELRY, FLORAL ARRANGING |
| AQUATICS | WATER AEROBICS |
| EDUCATION | COMPUTER |
| GENERAL INTEREST | SELF DEFENSE, CARDS, BOARD GAMES |
| SPECIAL NEEDS | ILLUMINATE HEARTS |

TABLE 67 – *AGES 18+ PROGRAMS*

## 5. 5 NATIONAL PROGRAMMING CLASSIFICATIONS

For context, (Table 68) includes a listing of general program categories where programs are often offered by full-service parks and recreation agencies. It is unusual for an agency to directly offer programs in all of these areas, but there are usually either agreements with other providers for some of these activities or a referral to them.

| AREA | GENERAL DESCRIPTION |
|---|---|
| SPORTS | YOUTH AND ADULT TEAM AND INDIVIDUAL SPORTS. ALSO INCLUDES ADVENTURE/NON-TRADITIONAL SPORTS |
| FITNESS/WELLNESS | GROUP FITNESS CLASSES, PERSONAL TRAINING, EDUCATION, AND NUTRITION. |
| CULTURAL ARTS | PERFORMING ARTS CLASSES, VISUAL ARTS CLASSES, MUSIC/VIDEO PRODUCTION AND ARTS EVENTS. |
| AQUATICS | LEARN TO SWIM CLASSES, AQUA EXERCISE CLASSES, COMPETITIVE SWIMMING/DIVING. |
| YOUTH (NON-SPORTS) | BEFORE AND AFTER SCHOOL PROGRAMS, SUMMER/SCHOOL BREAK CAMPS, AND PRESCHOOL. |
| EDUCATION | LANGUAGE PROGRAMS, TUTORING, SCIENCE (STEM) CLASSES, COMPUTER, AND FINANCIAL PLANNING. |
| GENERAL INTEREST | PERSONAL DEVELOPMENT CLASSES. |
| SPECIAL NEEDS | PROGRAMS FOR THE PHYSICALLY AND MENTALLY IMPAIRED. ALSO, INCLUSION |
| SPECIAL EVENTS | CITY WIDE SPECIAL EVENTS THAT ARE CONDUCTED THROUGHOUT THE YEAR. |
| OUTDOOR RECREATION | ENVIRONMENTAL EDUCATION, HIKING, CAMPING, KAYAKING, AND OTHER ACTIVITIES. |
| SENIORS | PROGRAMS AND SERVICES THAT ARE DEDICATED TO SERVING THE NEEDS OF SENIORS. |
| TEENS | PROGRAMS AND SERVICES THAT ARE FOCUSED ON SERVING THE NEEDS OF TEENS. |
| SELF-DIRECTED | THIS INCLUDES THE OPPORTUNITIES FOR INDIVIDUALS TO RECREATE ON THEIR OWN. |
| SOCIAL SERVICES | THIS CAN INCLUDE NUTRITION AND FEEDING PROGRAMS, JOB TRAINING, LIFE SKILLS TRAINING, AND OTHER ACTIVITIES SUCH AS HEALTH SCREENINGS. |

TABLE 68 – *NATIONAL PROGRAMMING CLASSIFICATIONS*

### PROGRAM PARTNERS

In addition to the programs and services that are offered directly by the Recreation and Cultural Arts Department as well as Community Services, there are also a number of program partners. (Table 69) lists the partner organizations:

| PARTNER ORGANIZATIONS | ROLE |
|---|---|
| BROWARD COUNTY | OPERATES AND MAINTAINS ONE LARGE REGIONAL PARK IN PEMBROKE PINES. CB SMITH PARK PROVIDES AN OPPORTUNITY FOR SELF-DIRECTED ACTIVITIES. |
| BROWARD COUNTY SCHOOL DISTRICT | CURRENT RECIPROCAL USE AGREEMENT COVERS PROGRAMS AND USE OF FACILITIES |
| PEMBROKE PINES THEATER OF PERFORMING ARTS | PROVIDES THEATRICAL PRODUCTIONS IN THE CITY'S SUSAN B KATZ THEATER |
| OPTIMIST CLUBS<br>PEMBROKE LAKES OPTIMIST<br>PEMBROKE PINES OPTIMIST<br>WEST PEMBROKE PINES OPTIMIST | CONDUCT MOST OF THE YOUTH TEAM SPORTS THAT ARE OFFERED IN THE CITY, SUCH AS FOOTBALL, CHEERLEADING, SOFTBALL, BASEBALL, SOCCER AND TRACK. |
| PEMBROKE PINES GIRLS SOFTBALL | CONDUCTS A TRAVEL AND RECREATION GIRLS SOFTBALL PROGRAMS IN THE CITY. |
| WEST PINES GIRLS SOFTBALL | CONDUCTS A TRAVEL AND RECREATION GIRLS SOFTBALL PROGRAMS IN THE CITY. |
| WEST PINES UNITED FUTBOL CLUB | CONDUCTS YOUTH SOCCER TRAVEL LEAGUES USING CITY FIELDS |
| SOUTH FLORIDA AQUATIC CLUB (SOFLO) | PROVIDES A USA SWIMMING SWIM TEAM, SWIM LESSON PROGRAMS, CLINICS AND CAMPS THAT UTILIZE THE ACADEMIC VILLAGE AQUATIC CENTER AND OTHER CITY POOLS. |

TABLE 69 – *CITY PROGRAM PARTNERS*

## CONTRACT SERVICE PROVIDERS

These organizations (Table 70) provide specific services for the City related to parks and recreation.

| CONTRACT SERVICE PROVIDERS | ROLE |
|---|---|
| YMCA OF SOUTH FLORIDA | THE YMCA OPERATES THE CITY'S FAMILY CENTER AND THE AQUATIC CENTER. RECREATION SERVICES INCLUDE FITNESS, BASKETBALL, VOLLEYBALL, AND AQUATICS. THE YMCA ALSO PROVIDES AN ADAPTIVE SPORTS PROGRAM FOR SPECIAL POPULATIONS IN PEMBROKE PINES |
| SOCCER TOWN | OPERATES AND MANAGES ARTIFICIAL TURF SOCCER FIELDS ON CITY PROPERTY. THEY ALSO PROVIDE SOME FITNESS CLASSES. |
| PROFESSIONAL COURSE MANAGEMENT | OPERATES AND MAINTAINS THE CITY'S GOLF COURSE |
| SMG | OPERATIONS AND MANAGEMENT OF THE GREAT HALL AT CHARLES F. DODGE CITY CENTER AND CLUB 19 BANQUET HALL AT THE GOLF COURSE |
| EASTER SEALS | OPERATES AN ADULT DAY CARE CENTER FOR ALZHEIMER'S PATIENTS AT THE CARL SHECHTER SOUTHWEST FOCAL POINT COMMUNITY CENTER. |

TABLE 70 – *CITY CONTRACTED SERVICE PROVIDERS*

## FUNDING SOURCES

Beyond program partners and contract service providers, there are also organizations that are funders of services that support parks and recreation (Table 71).

| FUNDING SOURCES | ROLE |
|---|---|
| BROWARD COUNTY TRANSPORTATION | PROVIDES FUNDING TO THE CITY FOR SENIOR TRANSPORTATION. |
| AREA AGENCY ON AGING | PROVIDES GRANT FUNDING FOR SENIOR SERVICES |
| DEPARTMENT OF ELDER SERVICES | PROVIDES GRANT FUNDING FOR SENIOR SERVICES |
| CHILDREN'S SERVICES COUNCIL | PROVIDES FUNDING FOR SPECIAL NEEDS CAMP FOR YOUTH |
| CULTURAL DIVISION OF FLORIDA | GRANT FOR CULTURAL ARTS PROGRAMMING AT THE FRANK AND STUDIO 18 ART COMPLEX |

TABLE 71 – *OUTSIDE FUNDING SOURCES*

## OTHER RECREATION PROVIDERS

There are other providers of a variety of recreation programs and services. Many of the communities that border Pembroke Pines (Miramar, Hollywood, Cooper City, etc.) have strong parks and recreation departments which offer a wide range of recreation programs and services. Broward County also has several large parks in and around Pembroke Pines that provide opportunities for recreation. Beyond these providers there is also a long list of private providers including dance studios, martial arts studios, fitness centers and specialty facilities such as tennis centers and gymnastics studios.

| OTHER PROVIDERS | |
|---|---|
| PUBLIC | |
| CITY OF MIRAMAR | CITY OF HOLLYWOOD |
| COOPER CITY | |
| NON-PROFITS | |
| DAVID POSNACK JEWISH COMMUNITY CENTER | MEMORIAL HOSPITAL WEST FITNESS CENTER |
| PRIVATE | |
| ALPHA GYMNASTICS & RECREATION | PLANET FITNESS (2 LOCATIONS) |
| BODYTEK FITNESS | ORANGETHEORY FITNESS |
| YOU FIT GYMS | RETRO FITNESS |
| CRUNCH FITNESS | FIT FACTORY |
| LA FITNESS (2 LOCATIONS) | 9 ROUND FITNESS |

TABLE 72 – *OUTSIDE FUNDING SOURCES*

(Table 72) is not intended to include all of the other recreation providers in Pembroke Pines but is representative of what is available.

## SUMMARY OF RECREATION SERVICES BY PROGRAM CATEGORIES

When analyzing the recreation services that Recreation and Cultural Arts and Community Services are offering, along with the services that City contract organizations are providing, only a few of the general program areas (Outdoor Recreation and Teens) are not being offered (Table 73).

| PROGRAM AREAS | RECREATION | CULTURAL ARTS | COMMUNITY SERVICES | CONTRACT |
|---|---|---|---|---|
| SPORTS (YOUTH AND ADULT) | YES | -- | -- | YES |
| FITNESS/WELLNESS | -- | -- | YES | YES |
| CULTURAL ARTS | YES | YES | YES | YES |
| AQUATICS | YES | -- | YES | YES |
| YOUTH (CAMPS) | YES | YES | -- | YES |
| EDUCATION | -- | -- | YES | -- |
| GENERAL | -- | -- | YES | -- |
| SPECIAL NEEDS | -- | -- | YES | YES |
| SPECIAL EVENTS | YES | YES | YES | -- |
| OUTDOOR RECREATION (ORG.) | -- | -- | -- | -- |
| SENIORS | YES | -- | YES | -- |
| TEENS | -- | YES | -- | -- |
| SELF-DIRECTED (OPEN USE) | YES | YES | YES | YES |
| SOCIAL SERVICES | -- | -- | YES | -- |

TABLE 73 – *REC SERVICES BY PROGRAM CATEGORIES*

## PROGRAMS BY MAGNITUDE

(Table 73) notes in what areas programs are offered but does not measure the overall magnitude of the programs in these categories. (Table 74) notes the relative level of programming available.

| PROGRAM AREAS | HIGH | MODERATE | LOW |
|---|---|---|---|
| SPORTS (YOUTH AND ADULT) | YES | -- | -- |
| FITNESS/WELLNESS | -- | YES | -- |
| CULTURAL ARTS | YES | -- | -- |
| AQUATICS | YES | -- | -- |
| YOUTH (CAMPS) | -- | YES | -- |
| EDUCATION | -- | -- | YES |
| GENERAL INTEREST | -- | YES | -- |
| SPECIAL NEEDS | -- | -- | YES |
| SPECIAL EVENTS | YES | -- | -- |
| OUTDOOR RECREATION (ORG.) | -- | -- | YES |
| SENIORS | YES | -- | -- |
| TEENS | -- | -- | YES |
| SELF-DIRECTED (OPEN USE) | YES | -- | -- |
| SOCIAL SERVICES | -- | YES | -- |

TABLE 74 – *RELATIVE LEVEL OF PROGRAMMING AVAILABLE*

## PROGRAMS AVAILABLE BY AGE GROUPS

(Table 75) are the basic program categories that are available for different age groups. This includes programs offered by each of the departments and organizations listed above.

A number of the program categories have programs that serve all of the major age groups. This includes Cultural Arts, Aquatics, Special Events, and Self-Directed. However, there are also a number of categories where little to no services are available for age groups including Outdoor Recreation, Social Services, Education, and General Interest. By age Preschool, Youth and Teens have fewer programs than Adults and Seniors. It is important to note that the preschool, youth and teen-age categories cover a smaller age range compared to adults

and seniors which are broad age categories and cover a large portion of the population.

| PROGRAM AREAS | PRESCHOOL | YOUTH | TEEN | ADULTS | SENIOR |
|---|---|---|---|---|---|
| SPORTS (YOUTH AND ADULT) | -- | YES | YES | -- | -- |
| FITNESS/WELLNESS | -- | -- | -- | YES | YES |
| CULTURAL ARTS | YES | YES | YES | YES | YES |
| AQUATICS | YES | YES | YES | YES | YES |
| EDUCATION | -- | -- | -- | YES | YES |
| GENERAL INTEREST | -- | -- | -- | YES | YES |
| SPECIAL NEEDS | -- | YES | YES | -- | YES |
| SPECIAL EVENTS | YES | YES | YES | YES | YES |
| OUTDOOR RECREATION (ORG.) | -- | -- | -- | -- | -- |
| SELF-DIRECTED (OPEN USE) | YES | YES | YES | YES | YES |
| SOCIAL SERVICES | -- | -- | -- | -- | YES |

TABLE 75 – *BASIC PROGRAMS AVAILABLE BY AGE GROUP*

## CURRENT PROGRAM ASSESSMENT SUMMARY

The following is an assessment of the major program areas as outlined in the national program categories.

- **Youth Sports:** Currently Recreation and Cultural Arts provides one team sport, soccer, in the fall and spring seasons as well as limited programs for individual sports (tennis and golf) and some sports camps. However, most competitive youth sports leagues and programs are the responsibility of community-based youth sports organizations (Optimists) in the area.
- **Adult Sports:** Neither the Recreation and Cultural Arts nor Community Services Departments provide any adult sports leagues. There are a few individual sports such as tennis and golf lessons that are provided by contract instructors.
- **Fitness:** Recreation and Cultural Arts does not offer any programs in this area, but Community Services has a relatively strong program for seniors. The city does not have adequate facilities to support much programming in this category although the YMCA does provide a number of fitness programs.
- **Cultural Arts:** This is a major program area for both departments and includes the visual as well as the performing arts. All of the age groups are adequately covered in this program category. There are great facilities to support this type of programming as well.
- **Aquatics:** Recreation and Cultural Arts with the one large competitive pool and six neighborhood pools has a significant aquatics program that consists primarily of learn to swim classes. Other contract providers conduct aquatic programs, primarily at the Academic Village Pool and the YMCA. Community Services also runs a few aquatic exercise classes at the outdoor pool that is next to the Carl Shechter Southwest Focal Point Community Center.
- **Youth:** The Recreation and Cultural Arts Department does not have basic youth programs such as before and after school, preschool or basic summer camp programs (there are sports and cultural arts camps that are not included in this program category). The YMCA is the major provider of more traditional summer camp programs, and the charter schools offer before and after school programs.
- **Education:** Currently the Recreation and Cultural Arts Department does not have stand-alone education programming for adults or youth. Community Services does have a limited number of programs (language classes, and computer) for

seniors. More formal types of programming in this area are often being provided by local school districts, specialized non-profits, libraries, or private providers.

- **General Interest:** Community Services runs a few programs in this area, but Recreation and Cultural Arts does not.
- **Special Needs:** Both departments have a couple of special needs programs available primarily for youth. Most of this programming is being provided by the YMCA and other organizations in the area.
- **Special Events:** This is a major program focus for both Recreation and Cultural Arts and Community Services Departments.
- **Outdoor Recreation:** There currently are no programs in this program area by either department. This program area has seen a great deal of growth nationally over the last few years.
- **Seniors:** The Community Services Department has a very robust number of programs and services that are focused on seniors. Programs are offered in most all of the interest categories. There is a lower focus on the younger and more active senior. There is also a significant level of social services that are available.
- **Teens:** There are very few programs offered in this area that are specifically targeted to teens, except for Teen Art Club at The Frank and art classes at Pembroke Pines Art & Cultural Center. Most other programs are adult, or youth based and are also open for teens to participate in as well.
- **Self-Directed:** Even though these types of activities are not formal programs they do require both departments provide the opportunities and time in facilities for this to occur. With all of the City's recreation facilities, self-directed activities remain a significant program area. This is enhanced by the YMCA operated facilities.
- **Social Services:** The Community Services Department has a strong focus on social services for seniors but there are no services offered for other age groups.

## RECREATION PROGRAM STRENGTHS AND WEAKNESSES ANALYSIS

The following is a basic assessment of City of Pembroke Pines recreation programs and services as provided by the Recreation and Cultural Arts Department as well as Community Services Department.

### Strengths

Programming strengths include the following:

- **Cultural Arts:** The city has strong programming for cultural arts including events, exhibitions, and classes. The city is well known for its focus on the arts.
- **Seniors:** The Carl Shechter Southwest Focal Point Community Center is focused on serving the needs of seniors. This is a major program area for the city, which includes recreation, social services, and transportation.
- **Aquatics:** Aquatics is a strength in part due to the number of pools that are available, but a significant amount of programming is provided by the YMCA or the swim team.
- **Special Events:** The city provides a significant number of special events that include a cultural arts focus, holiday themed, and community celebrations.

- **Youth Sports:** The majority of youth sports programs are offered by the three Optimist Clubs and other local organizations.
- **Families:** The age groups that receive the greatest emphasis are seniors and adults. There are family-based activities in cultural arts, aquatics, and special events.
- **Virtual Programs:** During the pandemic there were a number of programs that were available virtually and some of these have continued even as COVID 19 has begun to wane.
- **Partnerships:** The Department partners with a number of organizations (such as the YMCA) to expand recreation programming opportunities for the community.
- **Self-Direction:** Self-directed program opportunities are extensive with the facilities that are available.
- **Unique Programs:** One of the Recreation and Cultural Arts Department's more unique offerings is the Rec, Set, Go program that takes recreation to the parks.
- **Rentals:** There is an emphasis on the rental of City recreation facilities (both indoor and outdoor), especially on the weekends.
- **All Ages:** While much of the recreation program focuses on adults and seniors, the Department does offer some level of programming for most age groups.

### Weaknesses

Programming weaknesses are noted below:

- **Facilities:** It is important to note that some of the program weaknesses are due to a lack of facilities to support the activity, low capacity in existing facilities due to other obligations, limited staff and financial resources.
- **Pandemic Effects:** The pandemic had a profound impact on recreation programming in general and reduced the number and types of programs that were available to the community. It will take some time until the level of programming comes back to pre-pandemic levels.
- **Multiple Departments:** Within the City two different departments are responsible for providing recreation services and as a result there is possible overlap in some services that are provided by Recreation and Cultural Arts and Community Services.
- **Limited General Recreaction:** Within Recreation and Cultural Arts, there are very few programs in the General Recreation category. There are more in Community Services, at the Carl Shechter Southwest Focal Point Community Center.
- **Outdoor Recreation:** There are no outdoor recreation programs being offered by either department.
- **Special Needs:** Special needs programming is limited in both departments.
- **Education Programming:** There is no education programming in Recreation and Cultural Arts and Community Services has a relatively small number.
- **Youth and Teens:** Beyond sports there are relatively few programs that focus on youth and teens. This is unusual for most parks and recreation agencies where youth programming is usually the primary focus. Other organizations take on this role (YMCA).
- **Intergenerational Programs:** There is a limited amount of

intergenerational programming or family-based programming available. Most of this is in special events and cultural arts.

- **Adult Sports**: There are very few adult sports programs.

## OTHER RECREATION PROGRAMMING AND OPERATIONS OBSERVATIONS

Beyond what is noted above, there are a number of other observations regarding recreation programs and services as well as operations. These include:

### Recreation Program Plan

The Recreation and Cultural Arts Department as well as Community Services does not have a formal program plan that can be utilized to guide program development and determine areas of focus. This would be very beneficial for the city for long range recreation program planning.

### Program Marketing Efforts

Recreation programming has varying levels of marketing of services. Recreation and Cultural Arts has very little marketing for general recreation programs while cultural arts have a much more robust and comprehensive marketing effort. Community Services does adequate marketing but could do more. Both departments would benefit from having a comprehensive marketing plan in place.

### Recreation Facilities

The City has a variety of recreation facilities available to support and enhance program offerings. However, there are differing levels of facilities, and this impacts the extent of recreation programming.

- **Athletic Fields:** There are a significant number of athletic fields available to support youth sports but there is no time available to adequately offer an adult sports program.
- **Aquatics:** With one large competitive pool and five operational neighborhood pools, there is more than adequate pool space and time to grow aquatic programming beyond the current level. The need for all of the existing neighborhood pools should be studied as the smaller ones have limited use and programming value.
- **Community Centers:** There are only three small community buildings that serve the basic indoor recreation needs of the community and they are dominated by HOA uses and rentals to community groups. There are plans for a fourth community building and the building will support some recreation programs in addition to rentals. There are also a number of small community rooms located in parks, but these amenities are really not conducive for recreation programming and are mostly used by youth leagues. With no real location to host basic indoor recreation programming, there has been very little program development in these areas.
- **Cultural Arts:** The City is fortunate by having three major indoor arts facilities that support cultural arts programming. In addition, there is also the Charles F. Dodge City Center and the Susan B. Katz River of Grass Theater that provide locations for performing arts.
- **Seniors:** The 55,000 square foot Community Services, Carl Shechter Southwest Focal Point Community Center, is a comprehensive facility that is able to serve a wide variety of senior needs from social services to fitness wellness, the arts, social opportunities and general programs. With such a large and diversified center, programming for seniors and adults

is strong. However, the needs of the younger, more active senior for fitness/wellness space as well as a gymnasium are not readily available. This is a demand that senior focused recreation centers are increasingly seeing.

- **Special Events:** Most special events are held at the Charles F. Dodge City Center where both indoor and outdoor spaces can be utilized for a variety of activities.
- **YMCA:** The City owned YMCA building and the Pembroke Pines Aquatic Center are key facilities that are operated and programmed by the YMCA. These facilities provide opportunities for fitness and sports-based activities to take place as well as a comprehensive aquatic program.

### Contract Program Providers

Regardless of the department, the City is highly dependent on contract service providers for many recreation programs and services. Each of the departments does a good job of having service agreements/ contracts in place for these activities and services.

### Performance Measures

The Recreation and Cultural Arts Department has basic information on program registration numbers for some of the key activities that are offered but there are not consistent or comprehensive performance measures in place to characterize recreation programming. Community Services has more in-depth performance measures in place that not only quantifies program participation numbers but also financial performance.

### Fee Policy

The City does not have a comprehensive fee policy in place to guide the process of setting fees for facility use, programs and services or rentals. This makes it difficult to have a system for consistent fees and impacts revenue generation and overall cost recovery rates (revenues divided by expenses).

### Organizational Structure

As has been noted, recreation services are the responsibility of two different departments (Recreation and Cultural Arts and Community Services). The organizational structure impacts the delivery of recreation programs and services.

- With the two departments, there is some overlap in services (cultural arts).
- There are very few city employees as most now work as contract employees through Facilities Contract Services. All new full-time employees are FCS except department heads.
- Facilities/park maintenance is the responsibility of Calvin Giordano & Associates. Custodial services are contracted in most cases with individual contracts handled by each department.
- With limited city employees and even contract employees, it is very difficult to support the expansion of programs and services.

**Parks, Recreation and Cultural Arts:** The department has a number of areas of responsibility.

- **Recreation:** This division is responsible for aquatics, recreation facilities and centers, special events, tennis, golf, soccer, and summer programs.
  - Golf course operations and maintenance are contracted

out to a professional course management company.

- Recreation is responsible for the operation of the RV/Boat storage lots which are managed by city personnel.
- Facility operations of the Charles F. Dodge City Center is the responsibility of the Department's director.
- Recreation is also responsible for outside rentals of charter schools in the city. This takes considerable staff time to support this effort.

- **Cultural Arts:** The division is responsible for the operation, programming and events for The Frank, Studio 18 Art Complex, Susan B Katz Theater, and Pembroke Pines Art and Cultural Center.
  - The City's public art program is coordinated by Cultural Arts.
  - Cultural Arts benefits from having a Cultural Communications Coordinator.

- **Parks:** This is a small division with only 8 fulltime staff who primarily manage contracts, complete parks inspections, park ranger services, and complete small renovation/construction projects.
  - All day-to-day maintenance is handled through CGA and their contract provider Dynaserve.

**Community Services:** This department is responsible for a number of areas including the following: Senior and adult recreation programs and services; Social services for seniors; Transportation for seniors and the city as a whole.

- The Department Director is also responsible for all senior housing and property management of other city housing and retail units.
- There is an in-house facilities person for the Carl Shechter Southwest Focal Point Community Center and a contract for daily custodial as well.
- An adult day care center for Alzheimer's patients is provided at the Carl Shechter Southwest Focal Point Community Center through Easter Seals.

### Operational Budgets

When the tracking of performance measures is considered, operational budgets have an impact on these efforts.

**Parks, Recreation and Cultural Arts**

- Most all of the department, Parks, Recreation and Cultural Arts is in one expense budget to account for flexibility in the utilization of funds. However, there are several smaller budget accounts that handle specific areas. These include:
  - Special Events
  - Golf
  - Great Hall
  - Art Gallery
  - City Hall
- Other sub accounts are definitely needed in other areas (at least at the department level) to better track expenses and revenues.
- CGA expenses for parks and facilities maintenance is included in the total annual cost for CGA to provide the service to all parks, recreation, and cultural arts facilities. These expenses are not charged back or allocated to individual parks, recreation, or cultural arts accounts.

- Revenues are tracked by individual facility and program account numbers, which allows for a better understanding of revenue sources and amounts.
- The Department is just starting to use Civic Rec as a program and facilities management software. This has allowed the introduction of on-line program registration and the acceptance of credit cards.
- Cultural Arts utilizes grants to partially fund programs and other functions.

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# 6

# RECREATION PROGRAMMING & OPERATIONS RECOMMENDATIONS

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## 6.1 FUTURE RECREATION PROGRAMMING RECOMMENDATIONS

The following recommendations are based on the findings of the Recreation Programming and Operations Assessment section of the master plan, the public input findings, and the need to position parks and recreation services in the City of Pembroke Pines to be successful in meeting the needs of community residents for the next 10 plus years.

The City will need to determine the areas of focus for future recreation programming efforts based on the level of financial and resource commitment that it wants to make to recreation programs and services in the future.

### ESTABLISH A PROGRAMMING PHILOSOPHY

The Recreation and Cultural Arts Department and Community Services should develop an overall basic programming philosophy with the following objectives:

- The philosophy agrees with the City's mission and goals and willingness to support recreation programs and services with financial resources.
- Supports the conceptual foundations of play, recreation, and leisure as defined by the National Recreation and Park Association (NRPA).
  - Play - "a spontaneous and creative activity or expression".
  - Recreation – "an activity in which a person engages for a positive purposeful end".
  - Leisure – "activities that considered free, unoccupied time, during which a person may indulge in recreation".
- The Department will not be the primary provider of many recreation programs and services that are available in the community but will coordinate these efforts to ensure that adequate recreation services are present for the community.
- Will continue to develop partnerships with other recreation providers to bring a full spectrum of recreation programs and services to the community.
- For recreation programs and services that occur at city facilities develop an approach the relies on:
  - Recreation and Cultural Arts staffed programs in key program areas.
  - Contract provided programs where revenues are shared.
  - Rental of space to other providers for their programs.
- Ensures that recreation program and service opportunities (regardless of who provides them) are available to all ages, incomes, abilities, gender, and ethnic groups in an equitable and inclusive manner.
- Provides recreation programs and service opportunities in strategic locations throughout the city.
- Ensures that recreation program and service opportunities are available in areas of interest that are identified as a need in the community.
- Department recreation and program service offerings will respond to identified community needs in a cost effective and efficient manner.
- Department recreation and program service offerings meet the diversity, equity and inclusion goals of the city.

The same effort should be completed by Community Services to

develop a recreation programming philosophy that fits with their situation.

## DEVELOP A PROGRAM PLAN

Based on the programming philosophy, the Recreation and Cultural Arts Department and Community Services should develop a program plan that identifies the general direction of recreation programming for the next 5 plus years. This would include the following:

- Build off the identified priorities for general programming based on community input (primarily the survey) that includes:
  - Exercise Classes
  - Fitness & Wellness
  - Family Events
  - Adult Non-Sports
  - Adult Sports
  - Outdoor Recreation
  - Art Exhibitions/Lectures/History & Museums
  - Computer Education
  - Senior Adult Activities
  - Pool/Aquatic Programs
  - Nature Programs/Environmental Education
  - Cultural Enrichment Programs
- Ensure that recreation programs are available for specific demographic groups including:
  - Preschool – Programs and activities that assist with the development of young children both as individuals and with parents or caregivers.
  - Youth – Programs that serve a variety of interest areas beyond just sports including after-school and childcare.
  - Teens – Activities designed specifically for teens that are both organized and drop-in in nature.
  - Seniors – Programs and services that serve a wide range of the older adult age category, including an appeal to the younger more active based senior.
  - Intergenerational/Multigenerational – Offering programs and services that have an appeal to multiple generations or across generations. This needs to be a specific priority for new programming.
  - Ethnic/Culturally Based – There should be an effort to offer programs and services that are appropriate for the cultural orientation of the area.
- Provide recreation programs and services on the days and times that will best serve the needs of the community. Community input (primarily the survey) indicates that the best times are:
  - Weekday evenings
  - Weekend daytime
  - Weekend mornings
- Provide recreation programs in each area of the city.
  - East
  - Central
  - West
- Establish the basics of the plan:
  - Determine which programs will be primarily offered by city staff. This currently includes:
    - Youth summer programs

- Cultural arts
- Seniors
- Aquatics
- Special events

- Determine which additional programs might be offered by city staff. This would likely include:
  - Outdoor Recreation/Environmental Education classes and programs
- Keep programming contracts with existing organizations, including the YMCA, Optimist Clubs, and others for the following:
  - Youth sports
  - Fitness/wellness
  - Aquatics
  - Special needs
  - Cultural arts (where appropriate)
  - Youth programs and camps (where appropriate)
- Explore possible new contracts with other providers for specific program areas when possible. This could include the following program areas:
  - Adult sports
  - Fitness/wellness (beyond the YMCA)
  - Education programs
  - General recreation (where appropriate)
  - Special needs (beyond what is currently being offered)
  - Outdoor recreation/Environmental education
  - Teen Programming

| PROGRAM AREAS | CITY EMPHASIS | CONTRACT OR OTHER PROVIDERS | FUTURE PROVIDERS OR REFERRALS |
|---|---|---|---|
| SPORTS (YOUTH AND ADULT) | -- | YES | YES |
| FITNESS/WELLNESS | -- | YES | YES |
| CULTURAL ARTS | YES | YES | -- |
| AQUATICS | YES | YES | -- |
| YOUTH (CAMPS) | YES | YES | -- |
| EDUCATION | -- | -- | YES |
| GENERAL INTEREST | -- | -- | YES |
| SPECIAL NEEDS | -- | YES | YES |
| SPECIAL EVENTS | YES | -- | -- |
| OUTDOOR RECREATION (ORG.) | YES | -- | YES |
| SENIORS | YES | -- | -- |
| TEENS | -- | -- | YES |
| SELF-DIRECTED (OPEN USE) | YES | YES | -- |
| SOCIAL SERVICES | YES | -- | YES |

TABLE 76 – *RECOMMENDED PROGRAM AND PROVIDERS*

- Future Programming Responsibility Summary
  - **Youth Sports:** Most competitive youth sports leagues and programs will continue to be the responsibility of community-based youth sports organizations (Optimist Clubs) in the area. Recreation and Cultural Arts will provide limited recreationally focused team sports as well as programs for individual sports (tennis and golf) and some sports camps.
  - **Adult Sports:** Although expanding adult sports opportunities was identified as a program priority by the community, it will be difficult to add team sports due to a lack of available time on athletic fields as well as indoor gym space. It should be expected that adult sports programs will primarily be provided by contract or other

providers.

- **Fitness/Wellness:** This is a strong area of need as identified by the community, but the city does not have adequate facilities to support a high level of programming in this category. As a result, it is likely that these services will have to be offered by contract or other providers in the future.
- **Cultural Arts:** This is a major program area for both departments and will remain so into the future. These efforts will be augmented in strategic areas by contract providers.
- **Aquatics:** With a large inventory of pools, Recreation and Cultural Arts will continue to have significant aquatic programs as well as the contract operators of aquatic facilities (primarily the YMCA). However, there may need to be some consolidation of pools and a more comprehensive approach to aquatic programming in the future.
- **Youth:** It is expected that the YMCA will continue to be a primary provider of more traditional summer camp programs, but the Recreation and Cultural Arts Department will remain focused on sports and cultural arts camps.
- **Education:** Since the Recreation and Cultural Arts Department does not have stand-alone education programming for adults or youth and Community Services has a limited number of programs (language classes, and computer) for adults and seniors, most future programming needs should be provided by local school districts, specialized non-profits, libraries, or private providers.
- **General Interest:** It is not expected that there will be significant growth in this area in the future, but any new programming opportunities will be offered by contract or other providers.
- **Special Needs:** While both Recreation and Cultural Arts and Community Services departments have a couple of special needs programs, future programming will need to continue to be the priority for the YMCA and other organizations in the area.
- **Special Events:** It is expected that this will continue to be a major program focus for both Recreation and Cultural Arts and Community Services departments.
- **Outdoor Recreation:** This is one of the top recreation program areas that was requested by the community. Neither Recreation and Cultural Arts or Community Services departments have programming in this area, but with the Chapel Trail Nature Preserve in the community, there is a great opportunity to establish programming in outdoor recreation (hiking, kayaking, canoeing, etc.) as well as environmental education (bird watching, flower identification, climate analysis, etc.). This could be a focus of recreation programing in the future that is enhanced by contract providers. However, having pavilions and outdoor education space as well as possibly a nature center would greatly enhance these efforts. A strong outdoor recreation program will also require a recreation coordinator to develop and manage the program.
- **Seniors:** It is expected that the Community Services department will continue to be the primary provider of programs and services that focus on seniors. There will likely need to be greater emphasis on the younger and more active senior.
- **Teens:** In the future providing additional services and programs specifically designed for teens will likely need to be the responsibility of contract and other providers.
- **Self-Directed:** With all the city's recreation facilities, self-directed activities will remain a significant program area. This is enhanced by the YMCA operated facilities.

- **Social Services:** The Community Services department will continue to have a strong focus on social services for seniors but any services for other age groups will need to be the responsibility of contract or other providers.

- Contracts with other providers should clearly identify specific roles and expectations as well as limits to facility scheduling, fees, and operations. Partnerships with organizations should reflect the needs and culture of the specific markets they will be providing the services for. Other contract requirements should include:
  - Program plan
  - Safety and security plans
  - Participant code of conduct
  - Background checks for all staff and volunteers
  - Quarterly and annual reports on program numbers and participants
  - Diversity, Equity and Inclusion (DEI) policy
  - Youth sports: coaches training program, player and spectator code of conduct, and concussion protocol

- For those program areas where there are no contracts, utilize other providers on a referral and clearinghouse basis. This could involve promotion of their activities, coordinating of some programs, and permitting of facilities. However, this process needs to be closely managed to be successful.

- Programming should continue to include virtual options in addition to traditional in-person offerings.

- Continue to develop effective methods, such as the Rec. Set. Go. Program, to bring recreation services directly to the community.

- For other organizations and recreation providers in the area, clearly identify areas of programmatic responsibility to ensure that there is not overlap in resource allocation. This is especially true for the YMCA.

- Establish clear staffing and operational budget requirements for the Recreation and Cultural Arts Department and Community Services to support the program plan.

- Increase the coordination of recreation programs and services between the Recreation and Cultural Arts and Community Services. This should include adult programs that in the past have been offered by Community Services.

- Continue to track program trends on a regional and national basis to ensure that program offerings are current and reflect the opportunities that are available.

- There will need to be an enhancement of basic performance measures to track recreation programming effectiveness. This includes the following for both city programs as well as those that are contracted:
  - Rates of fill for programs and activities (capacity vs. actual numbers).
  - Resident and non-resident participation rates
  - Participation numbers and comparisons to past years/ seasons.
  - Rate of program cancellations (should be between 15% and 20%)
  - Financial performance including cost per participant.
  - Evaluations from participants.

- Continue to expand the use of Civic Rec as a program

registration and data gathering resource. Continue to move as many services as possible to on-line access.

- Maintaining a strong programming emphasis requires a comprehensive marketing plan to be in place.
- Gather input from the community on recreation programming needs and expectations at least every two years. This could be accomplished by surveys, focus groups, community forums and other methods of public input.

### RECREATION PROGRAMMING RECOMMENDATIONS SUMMARY

- Establish a formal programming philosophy.
- Develop a program plan that builds on the philosophy.
- Continue the city's current focus on recreation programs with the possible addition of outdoor recreation/environmental education.
- Continue to reinforce the role of existing contract program providers.
- Pursue additional contracts with other providers for program areas that are not currently adequately available to the general public.
- For those program areas where there are no contracts, utilize other providers on a referral and clearinghouse basis.
- Develop a city staffing plan and operating budget that will support the program plan.
- Establish basic performance measures to track recreation programming effectiveness.
- Gather input from the community regarding recreation programming needs.

## 6.2 OTHER RECREATION PROGRAMMING AND OPERATIONS RECOMMENDATIONS

Below are listed several other recommendations for recreation facilities, organizational structure, and operational budgeting, that all have a direct impact on the delivery of recreation programs and services.

### RECREATION FACILITIES

- Existing city recreation facilities, or the lack there of, impacts the ability to enhance program offerings. The following facility changes are recommended.
  - **Athletic Fields:** Even though the city has a significant number of athletic fields available to support youth sports, there is not time available to adequately offer an adult sports program. If adult sports are going to be added, then either additional fields will be needed (diamond and rectangular) or the city adopts an actual per hour, per field, scheduling practice that will more effectively utilize existing fields than the current block scheduling with youth sports user groups. This will likely require additional staffing to implement.
  - **Aquatics:** The need for each of the existing neighborhood pools should be studied to determine the programming need and value. It may be wise to consider closing one or two of these facilities and replacing them with splash pads while consolidating aquatic programming at the other pools.
  - **Community Centers:** The existing small community buildings (Towngate and Rose G. Price) cannot adequately serve the indoor recreation programming needs of the

community as they are too small, cannot adequately support active recreation classes, and are dominated by HOA uses and rentals to community groups. The new community centers, Pines Recreation Center, Village Recreation Center, and William B Armstrong Dream Center will provide additional recreation program opportunities, but prioritizing time for this use will be essential to ensure the center's availability.

- **Cultural Arts:** With the three major indoor arts facilities that support cultural arts programming, plus the Charles F. Dodge City Center, and Susan B. Katz River of Grass Theater that also provide a location for performing arts; there is not a strong need for additional space to support the arts.
- **Seniors:** The Carl Shechter Southwest Focal Point Community Center, is a more than adequate facility that is able to serve a wide variety of senior needs from social services to fitness wellness, the arts, social opportunities and general programs. Long term with a more active senior population increasing fitness/wellness space should be considered.
- **Special Events:** While the Charles F. Dodge City Center provides an excellent location for special events, making strategic improvements to the outdoor plaza will further enhance the ability to support special events.
- **YMCA:** The City owned YMCA building and the Pembroke Pines Aquatic Center are fine facilities that provide opportunities for fitness and sports-based activities to take place as well as a comprehensive aquatic program. There is no immediate need for additions or other improvements.

- Develop operations plans for the existing community centers and aquatic centers. This will need to extend to any new facilities as well. This needs to include an emergency action plan (EAP) that outlines procedures regarding a possible fire, natural disaster, active shooter, and other emergencies.
- Develop an overall maintenance plan for city recreation facilities based on an excepted level of service and required maintenance tasks. Each facility or park should also have their own specific maintenance plan.
- Establish general operational requirements for city recreation facilities including:
  - Operations and management plan
  - Continuity of operations plan
  - Maintenance plan specific to the facility
  - Safety and security protocols
  - Emergency action plan
  - User code of conduct
- Continue to have current operational and management agreements for all facilities that are being contract operated and or maintained.
- Continue to work with the charter school and school district to expand access to facilities that would possibly allow new locations for recreation programs.

## ORGANIZATIONAL STRUCTURE AND STAFFING

- The organizational structure of the Recreation and Cultural Arts department has three major divisions, Recreation, Cultural Arts, and Parks. While Cultural Arts and Parks have a reasonable organizational structure, Recreation should consider some modifications.
  - The Director has a number of responsibilities that fall

directly to this position, most if not all of these (golf, Club 19, and Charles F. Dodge operations) could be assigned to the Assistant Director of Recreation or the Recreation Division Director.

- The Recreation Division should be divided into two "areas", Recreation Facilities and Aquatics and Recreation Services (Special Events, Tennis, Sports, etc.), with the Recreation Division Director assigned to directly manage Recreation Services. Recreation Facilities and Aquatics would be a direct report to the Assistant Director of Recreation or assigned to a new Recreation Division Director.
- Administrative staff functions could continue to be a direct report to the Assistant Director of Recreation or more likely be a third area within the Recreation Division.

- It must be recognized that staffing levels in the Recreation and Cultural Arts Department are at a level that if added recreation services are going to be offered, then additional staffing will be required. This is essential with the addition of any new community centers. While Community Services has a higher level of staffing for senior services, if there is any significant increase in programming, then they will also need to increase staffing. The Recreation and Cultural Arts department should be prepared to add the following positions in the next few years:
  - Outdoor Recreation/Environmental Education Coordinator (located under Recreation Services)
  - Marketing Coordinator (for all of Recreation and Cultural Arts, located with Administrative Staff)
  - Facility/Program Coordinator (with new community centers, located under Recreation Facilities & Centers)
  - Project Manager (direct report to the Director)
- With the current staffing levels, it is difficult to find adequate time for long range program planning, operations tracking, and policies and procedures development.
- Establishing an overall staffing philosophy for both departments is important. This should be tied to levels of service for parks and facilities as well as for recreation programs. It should also reflect what operations and programming tasks will be contracted to other organizations or providers.
- It is expected that any new full-time staffing positions will be part of Facilities Contract Services (FCS) and that parks and facility maintenance will largely continue to be the responsibility of Calvin Giordano & Associates (CGA).
- With the addition of two park rangers, determining the long-term organizational location for a park ranger program will be essential. Most parks and recreation agencies have this as part of parks operations, but it could be located as a division of recreation as well.
- Recreation and Cultural Arts is responsible for the operations of an RV/boat storage yard, and this may not be an appropriate role for the department and takes resources away from recreation and cultural arts programming and operations.
- All job descriptions for full-time and part-time staff should be updated to adequately reflect the actual duties of each position.
- With the inevitable turnover in key staff positions in both Recreation and Cultural Arts and Community Services, developing a succession plan will be important.
- Critical to the long-term success of parks and recreation staffing is a commitment to staff training and ultimately certification. Developing a formal annual training program is

important.

- A comprehensive staff manual should be developed for both departments.

## OPERATIONS AND BUDGET RECOMMENDATIONS

Specific operations and budget recommendations are noted below by category.

### Budgets

- **Increase Basic Operations Funding:** If Recreation and Cultural Arts as well as Community Services are going to increase the level of facility operations and maintenance and expand recreation opportunities, then funding for basic operations will need to increase. This is particularly true for Recreation and Cultural Arts where any new community centers or recreation programs will require operations and program funding.
- **Cost Center Accounting:** Both departments should develop a greater focus on cost center accounting where operations and programming costs are tracked by individual facilities and by individual program areas. This ultimately could require the establishment of additional budgets beyond the accounts that are in place.
- **Determine True Net Cost:** For any budget accounts where there are direct revenues associated with costs (recreation programs and facilities), revenues should be linked and shown with expenses to determine a true net cost.
- **Budget Monitoring:** Sound financial practices require good budget monitoring procedures and strong record keeping. The operational budgets need to be monitored on at least a monthly basis with any possible deviations or modifications noted at that time.
- **Increase Part-Time Employee Compensation:** Rates of compensation for part-time staff will likely need to have significant increases over the next five years to attract and keep staff or some positions converted to full-time.
- **Recreation Fee Philosophy and Policy:** Recreation and Cultural Arts and Community Services need to establish a formal recreation fee philosophy and policy to guide the process and provide a rational reason for establishing specific fees for service.
- **Marketing Budget:** It must be recognized that recreation is a discretionary use of an individual's time and money and as a result there needs to be an adequate budget and staff commitment to marketing and promotions on an annual basis.
- **Budget Performance Measures:** Increase the number of budget performance measures and develop five-year budget comparisons.
- **Department Annual Report:** Both Departments shall continue to complete an annual report on all aspects of parks, facilities, and recreation operations. The existing annual reports shall be updated to succinctly summarize yearly financial statistics and utilization rates, and compare them with previous years. Each area should utilize the same format and the information should be available in a single document for the city.

### Policies and Procedures

- **Comprehensive Operations Manual:** Both departments should have a comprehensive operations manual based on the operations requirements of the city in general.

- **Policies and Procedures Plan:** One of the key areas of focus must be on policies and procedures that deal specifically with safety and security of parks, facilities, and programs. As a subset to this, there also needs to be a comprehensive emergency action plan for each individual facility.
- **Diversity, Equity, and Inclusion:** There should be established goals and metrics for social equity, diversity, and inclusion (DEI) for parks, facilities, and recreation programs. These metrics will need to be monitored to make sure that the goals are being met.
- **Continuity Plan:** It is critical that each department establish a continuity plan that covers possible interruptions of operations from natural disasters, pandemics, terrorist acts or other conditions. This needs to outline a process for maintaining basic services associated with maintenance and operations of parks, recreation facilities, as well as recreation programs and services.
- **Performance Measures:** Recreation and Cultural Arts as well as Community Services should develop key performance measures for all aspects of operations including recreation programs and services and facility usage.

## Marketing

- **Marketing Plan:** To maximize facility usage and the program offerings by Recreation and Cultural Arts as well as Community Services, there needs to be a strong marketing plan to inform and promote services that are available. A specific assessment of marketing efforts along with recommendations for the future are contained in the Appendix E. Marketing Assesment and Recommendations.

## Other Recreation Programming and Operations and Recommendations Summary

- **Organizational Responsibilities:** Reassign organizational responsibilities within Recreation.
- **Facility Enhancements:** Make necessary changes to facilities to enhance recreation programs and services.
- **Maintenance Standards:** Develop general maintenance standards for all recreation facilities as well as safety and security requirements.
- **Facility Requirements:** General requirements for city facilities should include:
  - Operations and management plan
  - Continuity of operations plan
  - Maintenance plan specific to the facility
  - Safety and security protocols
  - Emergency action plan
  - User code of conduct
- **Operations and Management Agreements:** Have current operational and management agreements for all facilities that are being contract operated and or maintained.
- **Staffing Philosophy:** Establish an overall staffing philosophy for Recreation and Cultural Arts as well as Community Services.
- **Add Key Positions:** Add key new positions to adequately support any new facilities and program areas.
- **Succession Plan:** Develop a succession plan for key staff.

- **Cost Center Budgeting:** Each department should adopt a cost center budgeting process.
- **Update Policies:** Update basic policies and procedures with an emphasis on safety and security.
- **Diversity Equity and Inclusion (DEI):** Establish goals and metrics for DEI.
- **Marketing Plan:** Recreation programs, services and facilities need to be supported by a comprehensive marketing plan.
- **Fee Policy:** Establish a program and facility fee policy.
- **Meet Future Challenges:** Plan to meet the future challenges of expanding recreation programs and facilities.
  - Limited city staff.
  - Need for changes to existing facilities and/or new facilities.
  - Requirements for additional funding.

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# 7

# MASTER PLAN DEVELOPMENT

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## 7.1 INTRODUCTION

This Chapter identifies the specific park improvements identified for each of the City's parks. Park improvements are based on the Analysis of Existing Conditions and Needs Analysis carried out as part of the Plan, an evaluation of previous City Boards' work, and the recommendations of City Staff.

The City of Pembroke Pines 2017-2018 Parks Report prepared by the City's Landscape Advisory Board, now the Environmental Advisory Board (EAB), identified a series of recurring comments and needs for the City's parks. These needs are in consonance with the findings of the Existing Conditions Analysis carried out as part of the Parks and Recreation Master Plan. The recurring comments or needs are as follows:

- Parks need uniform entry signage, directional signage, and a list of amenities

- Parking lots are in need of general maintenance such as re-striping, resurfacing, and straightening of wheel stops
- Parks could use additional tree canopy
- Entrances and landscape buffers could use beautification
- Parks shall be unified with the inclusion of park furniture such as benches, waste receptacles and bicycle racks

In addition to the comments provided by the EAB, City staff identified a Parks Improvements Policy Plan for investments in all the parks to address the following:

- Updating all pavilions
- Converting all lighting to LED
- Upgrading all restrooms
- Resurfacing/renovating all parking lots
- Providing charging stations
- Providing playgrounds that are challenging for children.
- Exploring an E-sports lounge

For each City District, the major parks that require total redesign are presented, as well as a list of improvements for other parks that do not merit total redesign.

## 7. 2 PARK IMPROVEMENTS CONSIDERATIONS

### BASKETBALL FACILITIES

The Needs Assessment indicates that there is a total of twenty-four basketball courts distributed throughout the City of Pembroke Pines. There is one indoor court at the YMCA-operated gymnasium at Pembroke Shores Park, located in the West district, but nothing indoor serving the East.

By this count, the City meets the national trend when compared to similarly sized communities. (Table 77) shows the geographic breakdown of basketball courts across the different districts in the City. From a geographic standpoint, the basketball courts are equal in their dispersion across each district. However, the City's population does not align as evenly across each district.

| BASKETBALL COURTS | |
|---|---|
| EAST DISTRICT | 7.5 |
| CENTRAL DISTRICT | 8 |
| WEST DISTRICT | 8.5 |
| TOTAL | 24 |

TABLE 77 – *BASKETBALL COURTS IN THE CITY*

To accommodate the demand for basketball, the Plan shall explore a new basketball facility within the East District. By proposing a new basketball gymnasium or airnaseum in this district, it provides an opportunity to better align the availability of basketball with the population for each area of the City.

### FOOTBALL FACILITIES

The City of Pembroke Pines has a significant demand for football via

a robust football program. Given the City's population intensity on the east side, the Plan shall explore ways to improve the facilities to accommodate football in this district.

To best address the demand, the Plan shall address existing sites capable of managing the demand of football programs. It is essential that existing football fields are improved and remain in optimal condition to provide equitable access to quality facilities for residents throughout the City. Upgrading the field at Pasadena Park would promote fairness in resource distribution and ensure that residents have access to suitable playing surfaces. These enhancements may address any safety concerns, such as uneven playing fields, inadequate drainage, and worn-out natural turf. By enhancing the facility, it would reduce the risk of injury and provide for a better user experience. Given its accessible location and the availability of parking, Pasadena Park remains a realistic possibility to accommodate improved/expanded football facilities.

## SPLASH PADS

The City of Pembroke Pines provides a diverse range of recreational facilities and opportunities for its residents, catering to various interests and age groups. One of the facilities the City lacks, as identified by resident stakeholders, is a water-based recreational feature. Constructing a splash pad in the City will provide numerous benefits to the community, offering a compelling case for the development of this amenity.

The justification for constructing a splash pad in the City includes addressing the demand for water-based recreational activities. A splash pad caters to residents seeking water-based activities, especially during the hot summer months, and will help to address this increasing demand. In addition, the construction of a splash pad will significantly enhance any park's overall appeal, making it a more attractive destination for families and residents of all ages. This feature will complement existing park facilities and provide an additional reason for visitors to spend time in the City's parks, promoting physical activity and community engagement.

Whereas a full swimming pool is restrictive via additional dedicated resources, a splash pad provides a controlled and safe environment for water play, minimizing the risk of water-related accidents, with fewer restrictions.

## PICKLEBALL FACILITIES

Pickleball is one of the fastest-growing sports in the U.S., surging in popularity amongst people of all ages and skill levels. The City currently does not offer any pickleball facilities for residents, forcing people to depend on surrounding communities to fill this recreational need.

To respond to an overwhelming demand for pickleball facilities within the City of Pembroke Pines, the Plan shall explore ways to increase exposure to this emerging sport. The Plan shall identify locations within the existing parks where pickleball courts can be constructed within minimal to no effect on the current park programming. This would include facilities with under utilized areas, such as handball facilities or similar. Additionally, given their similar games, many Cities are looking towards the retrofit of tennis courts to accommodate pickleball facilities. Existing tennis courts can be restriped with new nets to accommodate pickleball players in the existing parks.

## 7. 3 EAST DISTRICT PARK IMPROVEMENTS

### FLETCHER PARK

The concept plan for Fletcher Park proposes its total reconstruction. Fletcher Park's recreation venue offerings will be indoor and outdoor basketball and soccer. The new Fletcher Park will provide a community facility/gymnasium to address the needs identified in the planning process. Additionally, the Plan proposes the construction of a regulation soccer field and three additional youth soccer fields to meet the growing demand for soccer of the population in the East District.

(Figure 167) depicts a concept diagram of the proposed improvements to Fletcher Park. The subsequent pages include graphic examples of precedents for similar improvements to parks and open spaces.

#### Concept Master Plan for Fletcher Park

- **Community Center/Gymnasium:** Includes indoor basketball, and flexible use rooms for fitness, class, or other activities.
- **Relocated Veteran Memorial:** Situated in a prominent location to correlate with the new building and provide areas for new program space.
- **Airnasium/Covered Basketball Courts:** Provides covered basketball courts to activate the courts during all weather and relieve demand for indoor gymnasium.
- **Soccer Fields:** Includes a total of four (4) soccer fields (1 full-size, 3 4v4 fields) to meet demand for youth soccer.
- **Playground/Obstacle Course:** Responds to public requests for challenging/interesting playground course.
- **Vehicular Drop-off Feature:** Provides dedicated space for idling vehicles, while relieving demand for parking spaces.
- **Pavilion Structure:** Situated near the playground to provide shade and host small family events.
- **Expanded Parking Lot:** Reconfiguration and expansion of the present parking lot to meet the additional parking demand.
- **Entrance Feature/Signage:** Installed along the primary entrance to the project to provide wayfinding.
- **Vehicular Access Driveway:** Central organizing access that terminates park entrance at drop-off.
- **Improved Drainage Areas:** Additionally dedicated area on-site to improve drainage for proposed concept.
- **Landscape Buffer:** Improved landscape buffer along the single-family homes.
- **Walking Path/Pedestrian Connections:** Provides internal walking/exercise network connecting the different amenities of the park.

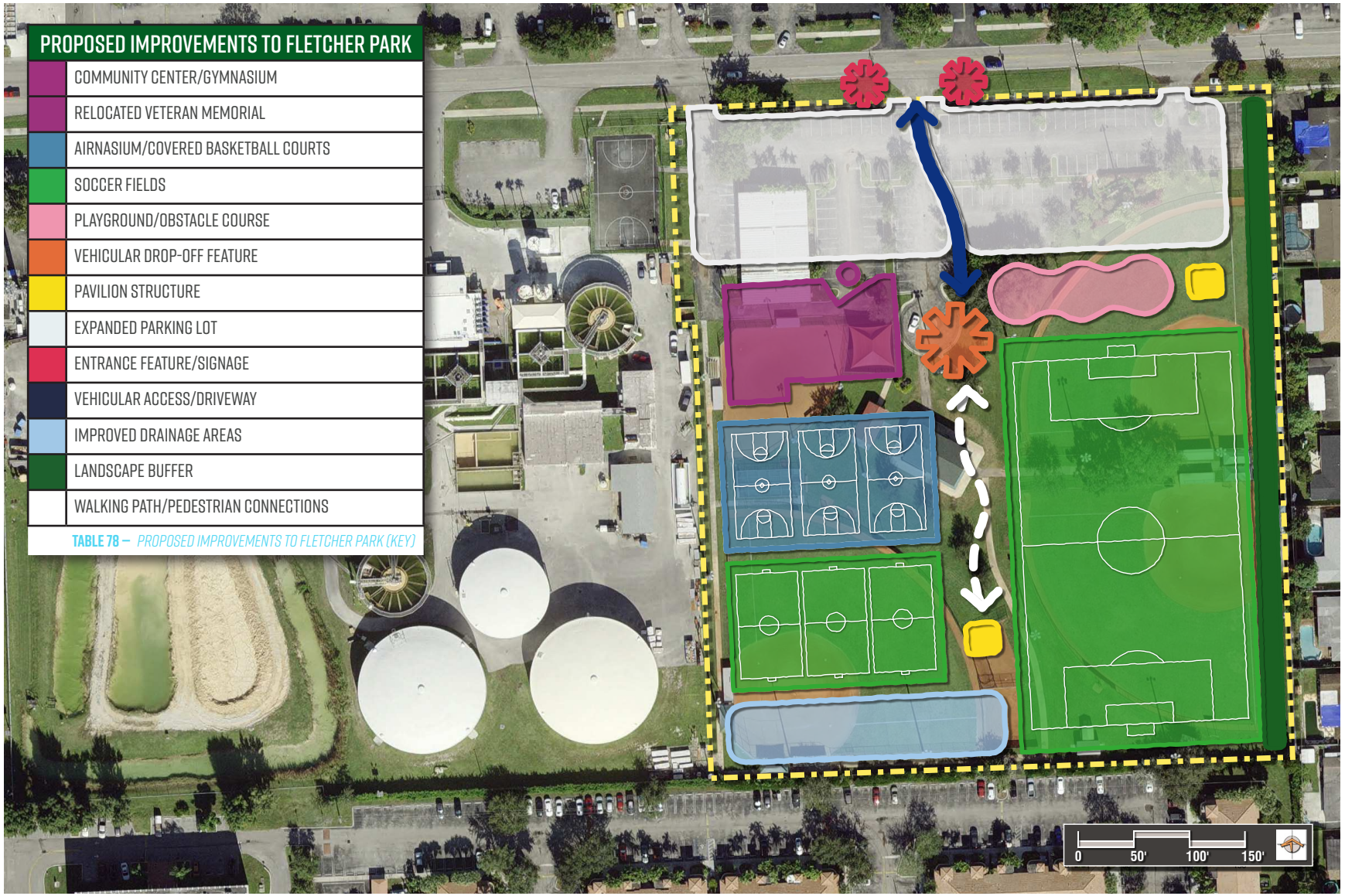



**TABLE 78 –** *PROPOSED IMPROVEMENTS TO FLETCHER PARK (KEY)*

**FIGURE 167 –** *FLETCHER PARK CONCEPT DIAGRAM*


COMMUNITY CENTE



















## PASADENA PARK

Pasadena Park is an intensely used active recreation park located at the corner of Douglas Road and NW 22nd Street. The Park is known for its football games during different times of the year. To the north of the park is a City of Pembroke Pines-owned parking area that serves the park during event days.

To better serve the community, Pasadena Park requires updating. The Park's amenities are difficult to reach and are divorced from the park entrance. The facilities are old and worn, the field needs improvements, and parking access is difficult for non-event use.

The Master Plan proposes reorganizing and reconstructing the park to include a regulation football field, additional parking for non-event days use, and improved pedestrian access.

(Figure 168) depicts a concept diagram of the proposed improvements to Pasadena Park. The subsequent pages include graphic examples of precedents for similar improvements to parks and open spaces.

### Concept Master Plan for Pasadena Park

- **Community Facility:** Provides activation at the south end of the park, with flexible-use rooms for different cultural arts/ recreation programs .
- **Concessions/Storage:** Provides service to park users during events and additional storage for park gear and equipment.
- **Bleachers:** Provides new covered bleachers to allow comfortable viewing of football events.
- **Playground**: Installation of a new challenging playground to serve children of the area and those who attend game event days.
- **Flex-Use Open Space Field:** Open field to allow the use for various play purposes, and support the football field.
- **Regulation Football Field:** Construction of a regulation football field in artificial turf.
- **Vehicular Entrance:** Provide visible entrance area to the park, with convenient access to new parking.
- **Pedestrian Access Points**: Reconfigured pedestrian access points to allow direct access from the new parking, the street, and the parking area to the north.
- **Entrance Signage:** Provides improved visibility and wayfinding for visitors to the park.
- **New Parking Lot:** Provides a new parking area directly accessible to the football field.




TABLE 79 – *PROPOSED IMPROVEMENTS TO PASADENA PARK (KEY)*

FIGURE 168 – *PASADENA PARK CONCEPT DIAGRAM*

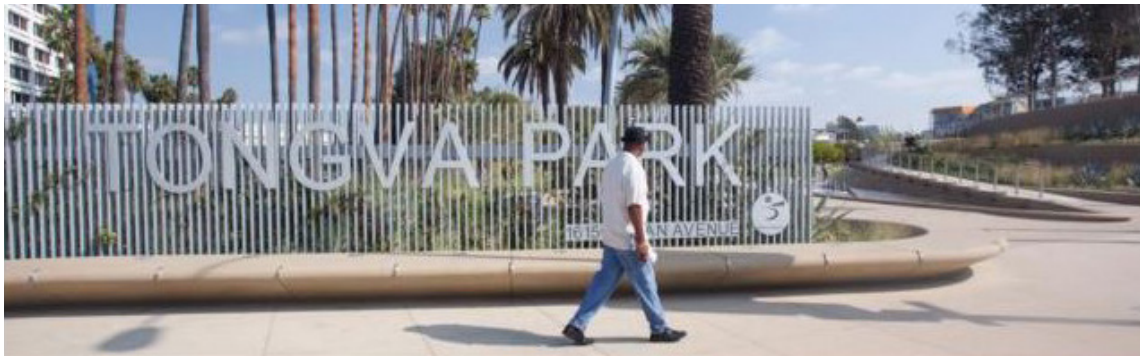



COMMUNITY CENTER








TONGVA PARK



## CINNAMON PLACE PARK

Cinnamon Place Park is on Pembroke Road between SW 86th Avenue and Poinciana Drive. While the park has a prominent location with high visibility from the heavily traveled Pembroke Road, the park's access is from a residential street deep within the neighborhood. This creates security issues for the neighborhood and limits the usefulness of this large area of parkland.

The Park's location offers a unique opportunity to create a park that will serve the totality of the Pembroke Pines community while helping preserve the privacy of the surrounding residential neighborhood. The Master Plan proposes reconfiguring the park's vehicular access to open the park to the overall Pembroke Pine community and eliminate vehicular access from the adjacent residential neighborhood. Thus, the park's activities will orient towards Poinciana Drive, from where the new vehicular access to the park will occur. With this new orientation, the plan proposes additional parking to accommodate the proposed network of walking/exercise paths, surrounding an interactive water feature at the center.

(Figure 169) depicts a concept diagram of the proposed improvements to Cinnamon Place Park. The subsequent pages include graphic examples of precedents for similar improvements to parks and open spaces.

### Concept Master Plan for Cinnamon Place Park

- **New Vehicular Access Points:** Reconfigured access to the park from W. Pembroke Road to Poinciana Drive. This relieves traffic into the neighborhood.
- **Maintain Access Points for Neighborhood Residents:** The present vehicular access to the park from SW 85th Avenue will remain for emergency access, and only pedestrian and bicycle access will be available daily.
- **Entry Signage:** Create an entry feature to the parking area and provide visible park signage on the property corner at the intersection of Poinciana Drive and Pembroke Road.
- **New Expanded Parking Lot:** The parking lot will be relocated to the Poinciana Drive vehicular entrance. This will avoid parking access from the neighborhood and provide a more convenient parking area for park visitors.
- **Improved Drainage:** Provide a dry retention area to improve park drainage.
- **Interactive Water Feature:** The access and visibility of Cinnamon Place Park is ideal for an interactive water feature to generate activity. The availability of restroom facilities present in the park makes the inclusion of this amenity more feasible to construct.
- **Exercise Stations:** Locate new exercise stations on the sides of the improved pedestrian/jogging paths.
- **Improved Pedestrian/Jogging Paths:** Reconstruction and insertion of new pedestrian and jogging paths throughout the park.
- **Landscape/Tree Canopy:** Implement landscape improvements and increase the tree canopy to provide shade within the park.




**TABLE 80 –** *PROPOSED IMPROVEMENTS TO CINNAMON PLACE PARK (KEY)*

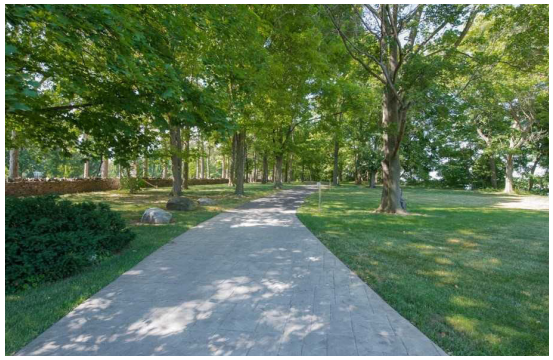
**FIGURE 169 –** *CINNAMON PLACE PARK CONCEPT DIAGRAM*















## PAUL J. MAXWELL PARK

Paul J. Maxwell Park is located on SW 72nd Avenue at SW 10th Court. The park serves the Pembroke Pines community in the eastern portion of the area south of Pines Boulevard to W. Pembroke Road. On three sides, the park is bordered by North Perry Airport.

As previously mentioned, the City lacks any pickleball courts for the emerging sport. The Park has eight tennis courts, some of which can be economically converted into pickleball courts to serve the residents of the East District. The parking area needs to be upgraded, just as the landscape may be expanded and enhanced.

(Figure 170) depicts a concept diagram of the proposed improvements to Paul J. Maxwell Park. The subsequent pages include graphic examples of precedents for similar improvements to parks and open spaces.

### Concept Master Plan for Paul J. Maxwell Park

- **Tennis Courts Conversion to Pickleball Courts:** Convert four tennis courts to a pickleball facility.
- **Renovate Parking Lot:** Resurface the parking lot and provide landscape to soften its appearance.
- **Install a New Playground:** Replace the playground with a new exciting and challenging themed playground.
- **Upgrade Signage:** Improve Park signage and wayfinding.
- **Upgrade Landscape:** Improve the park landscape environment, including shade trees.

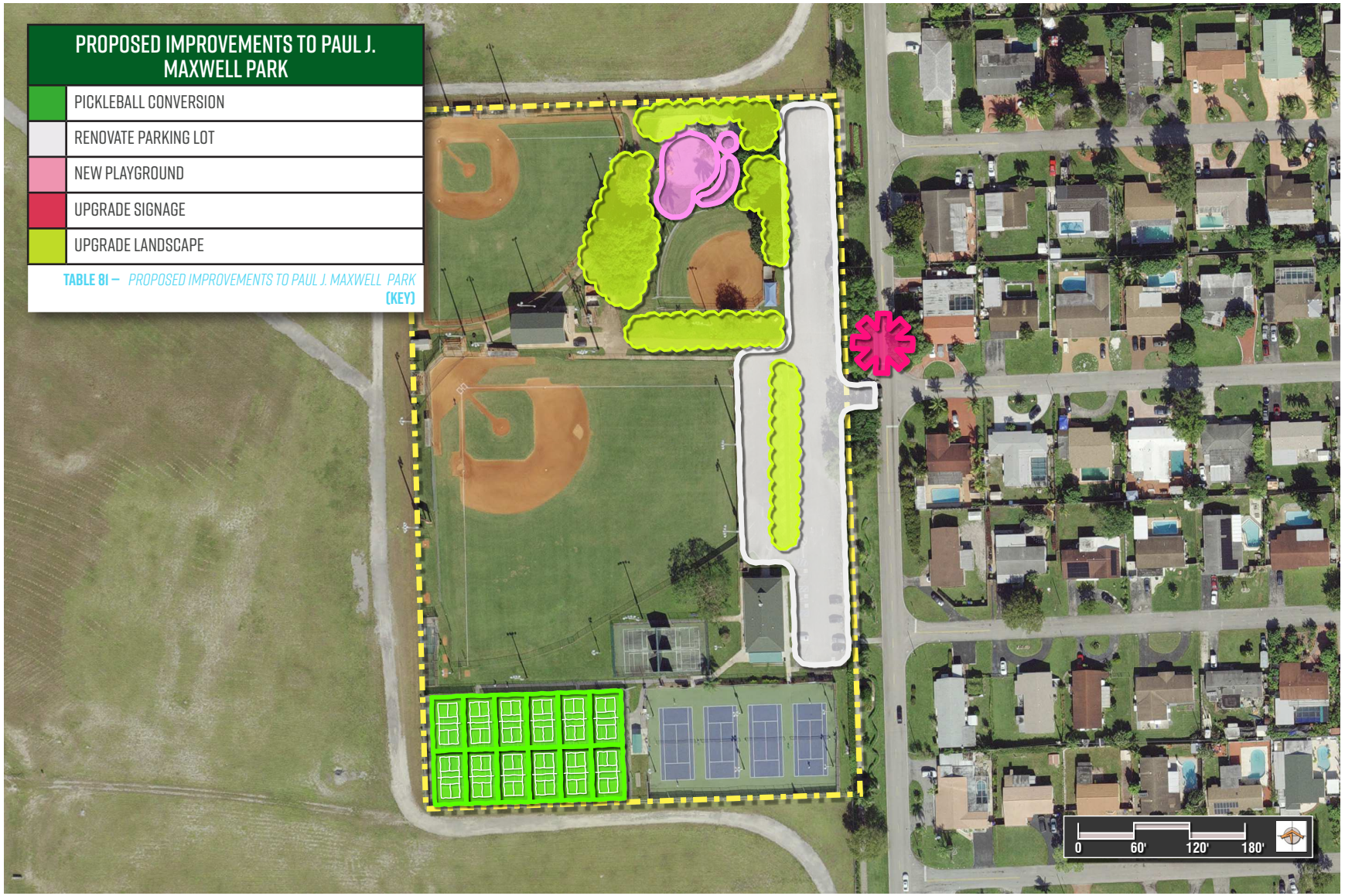



**TABLE 81 –** *PROPOSED IMPROVEMENTS TO PAUL J. MAXWELL PARK* **(KEY)**

**FIGURE 170 –** *PAUL J. MAXWELL PARK CONCEPT DIAGRAM*











## OTHER PROPOSED PARK IMPROVEMENTS FOR THE EAST DISTRICT

In addition to the substantial improvements documented in the concept designs, the Team proposes additional improvements to the other parks within the East District (Table 82).

| PROPOSED PARK IMPROVEMENTS |
|---|
| **EAST DISTRICT** |
| **CRAIG RUPP K9 DOG PARK** |
| ■ Install new bathroom<br>■ Improve parking and drainage<br>■ Improve pedestrian safety by adding new walking path with blinking lights to cross Johnson Street and connect to Fahey Park<br>■ Add shade structures<br>■ Install new park furniture to accommodate dog-owners<br>■ Improve fencing and walls<br>■ Install new dog play equipment<br>■ Convert all exterior lighting to LED |
| **FAHEY PARK** |
| ■ Improve park signage<br>■ Resurface parking lot<br>■ Consider FPL solar trees<br>■ Improve perimeter landscaping and grass areas<br>■ Increase tree coverage<br>■ Redesign entrance to park<br>■ Convert all exterior lighting to LED |
| **JACK MCCLUSKEY RAINBOW PARK** |
| ■ Add restroom at playground<br>■ Incorporate furnishings overlooking areas of activity near the playground<br>■ Improve playground visibility with signage/wayfinding, pedestrian-scaled lighting<br>■ Reprogram underutilized areas of the park to attract new users<br>■ Convert all exterior lighting to LED |
| **LINEAR PARK** |
| ■ Add exercise stations<br>■ Add seating areas/places for relaxation<br>■ Increase natural shade with landscape<br>■ Highlight entrances to park<br>■ Convert all exterior lighting to LED |

| PINES RECREATION CENTER |
| --- |
| ■ Renovate building as planned<br>■ Renovate Parking Lot<br>■ Reconstruct concession stand<br>■ Upgrade playground<br>■ Install digital sign<br>■ Increase field storage<br>■ Improve pedestrian connectivity/pedestrian paths<br>■ Include shade trees in pedestrian paths<br>■ Create signage program for internal movement around park<br>■ Convert all exterior lighting to LED |
| **TANGLEWOOD PARK** |
| ■ Upgrade and add more walking paths<br>■ Add another pavilion<br>■ Upgrade the existing pavilion<br>■ Consider a more intense park development program, given the proximity to other government facilities<br>■ Update restrooms<br>■ Convert all exterior lighting to LED |
| **WALNUT CREEK PARK** |
| ■ Replace playground<br>■ Incorporate contemporary playground equipment<br>■ Reclaim as much vehicular use for park space<br>■ Improve entrance access to the park from the parking lot, at the location of the flag pole<br>■ Improve new tree plantings along the walking areas at parks periphery<br>■ Renovate restrooms and improvements to concessions<br>■ Convert to softball to replace fields at Fletcher Park<br>■ Convert all exterior lighting to LED |
| **CHARTER CENTRAL POOL** |
| ■ Add bathrooms off deck for use outside of school hours<br>■ Convert all exterior lighting to LED |

**TABLE 82 –** *OTHER PROPOSED PARK IMPROVEMENTS FOR THE EAST DISTRICT*

## 7. 4 CENTRAL DISTRICT PARK IMPROVEMENTS

### CHARLES F. DODGE CITY CENTER PLAZA

The Central District is highlighted as the civic/cultural heart of the City of Pembroke Pines. The Charles F. Dodge City Center and Plaza and Memorial Park jointly form the City's imageable civic space.

The Charles F. Dodge City Center and Plaza host special community events. The Plaza, the image of the civic-cultural complex, is a large cement-covered area without the special character that accords this major City of Pembroke Pines space. Additionally, there is a disconnect between the plaza and the vacant land area to the north. This disconnect becomes more evident during special events where the roadway breaks up the continuity of space and limits the inclusion of event activities. There is an opportunity to substantially improve this civic-cultural space as an event/recreational asset.

(Figure 171) depicts a concept diagram of the proposed improvements to the Charles F. Dodge City Center Plaza. The subsequent pages include graphic examples of precedents for similar improvements to parks and open spaces.

#### Concept Master Plan for Charles F. Dodge City Center Plaza

- **New Road Configuration:** The road separating the civic plaza from the open activity space will be rerouted parallel to the lake to fully integrate the open space into the plaza.
- **New Drop-Off Configuration:** The Performing Arts Center vehicular drop-off will be reconfigured as part of the road realignment.
- **Gateway Feature/Signage:** New gateway features and signage are proposed to create an improved sense of place and help visitors navigate the civic center.
- **Redesigned Civic Plaza:** As part of the improvements, it will be redesigned to be more user-friendly by providing more shade areas, softening its appearance, and linking it to the flexible extension plaza.
- **Flexible Extension Plaza:** This green open space will now be an extension of the plaza providing a seamlessly accessible open space directly from the plaza. Given the road relocation, the open space will be extended to the east. No parking spaces will be removed from the east parking area.
- **Programmed Landscape Space:** This is a small open space where the gateway feature/signage is located.
- **Reconfigured Drop-Off Open Space:** To best accommodate the new road configuration and facilitate mobility around the center, an improved drop-off at the building entrance is proposed.
- **Landscaping/Tree Canopy:** Creating a linear landscaped space along the water's edge to define the space and create a backdrop to the Flexible Extension Plaza Area. Decorative fencing along the lake's edge will need to be provided.




**TABLE 83 –** *PROPOSED IMPROVEMENTS TO CHARLES F. DODGE CITY CENTER PLAZA (KEY)*

**FIGURE 171 –** *CHARLES F. DODGE CITY CENTER PLAZA CONCEPT DIAGRAM*





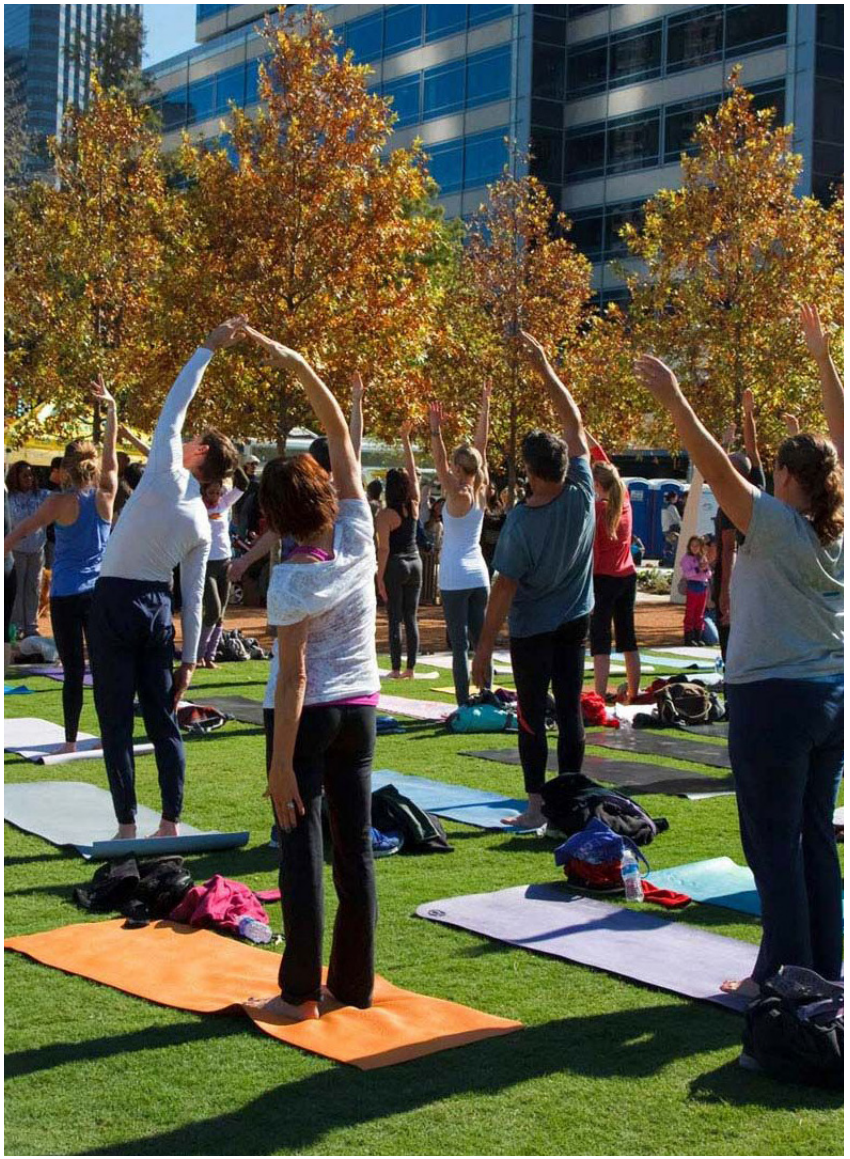












## MEMORIAL PARK

Given its significant meaning, Memorial Park's prominence is understated within the major civic core of the City of Pembroke Pines. Considering its sizable land area, the site is under- programmed. With substantial parking available both within the park and in adjacent city areas, Memorial Park has the potential to become a signature park for the City's residents and patrons. The Park lies at the end of the Washington Street Greenway that connects to Raintree Park, a linear park spanning from Washington Street west to SW 114th Avenue.

The Master Plan proposes the inclusion of various recreation amenities in Memorial Park to activate the park to service the population of the City of Pembroke Pines. Most of all the Plan aims to create activity spaces to support the memorial and civic functions of the park, while also improving its recreational activity functions, and capitalizing on the parking and infrastructure investments that are in place.

(Figure 172) depicts a concept diagram of the proposed improvements to Memorial Park. The subsequent pages include graphic examples of precedents for similar improvements to parks and open spaces.

### Concept Master Plan for Memorial Park

- **Pedestrian Access Points:** Improved Park connection to the Washington Avenue greenway extending to the Charles F. Dodge Civic Center.
- **Entry Signage:** New entry signage to highlight the park's importance.
- **Improve Parking Lot & Landscape:** Include additional landscape to soften the appearance of the parking area.
- **Reduced Paving Footprint:** Reduce the paving footprint of the area surrounding the sculpture pavilion to provide space for the grand lawn that will function as an extension of the pavilion, provide a venue for seating events, and highlight the importance of the relocated statue memorial monument and flagpole.
- **Relocate Statue Monument and Flagpole:** The statue monument will be relocated to the south end to serve as the focal point of the grand lawn.
- **Grand Lawn (Artificial Turf):** Designed as an open-air event space, the grand lawn will provide synthetic grass to host special events and serve as a play area.
- **Flex-Use Green Space:** This space will serve as a play area for children using the playground and the interactive water feature.
- **Interactive Water Feature:** A proposed new program amenity to activate the park.
- **New Bathroom/Building Pavilion:** Required to serve the interactive water feature.
- **Expanded Playground:** The playground will be expanded to be accessible to all children's ages and abilities, and be fully inclusive.
- **Improved Pedestrian Paths:** Walking areas within the park will be created to open the park to more pedestrian access and allow easy and pleasant circulation.
- **Landscape/Tree Canopy:** Landscape will be improved, and shade trees will be provided to buffer adjacent uses and create a more pleasant natural environment.

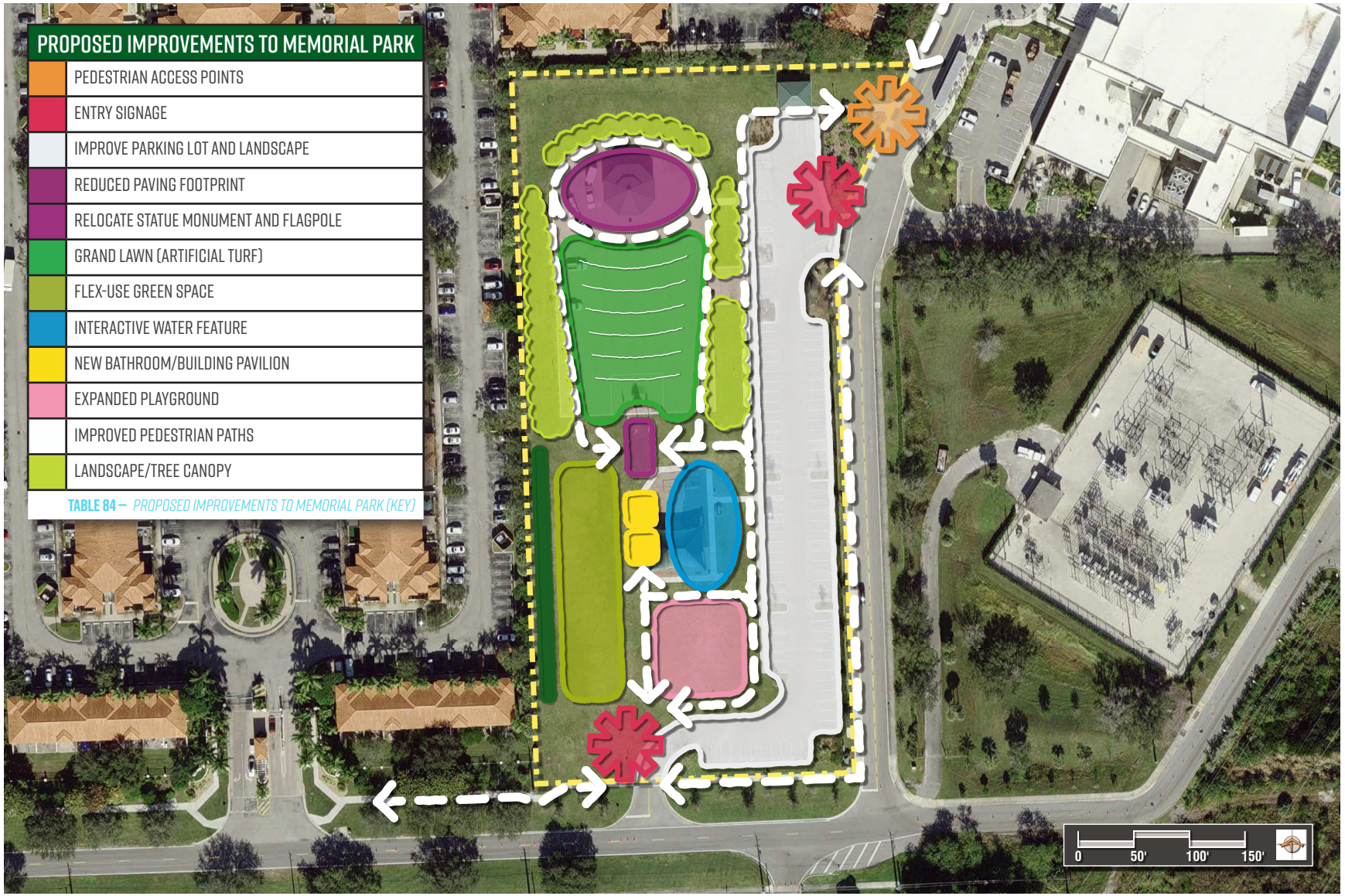
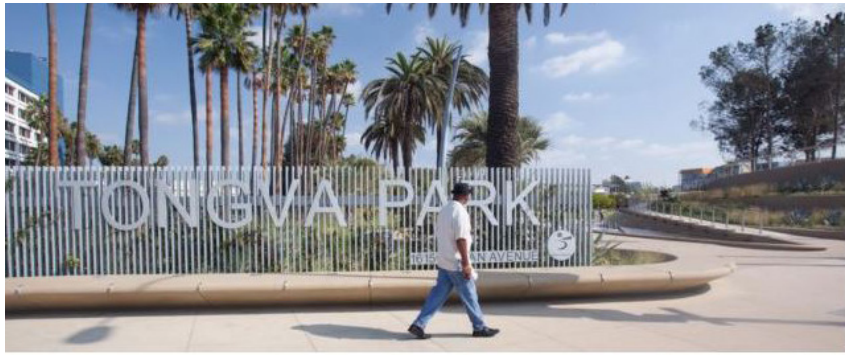



**TABLE 84 –** *PROPOSED IMPROVEMENTS TO MEMORIAL PARK (KEY)*

**FIGURE 172 –** *MEMORIAL PARK CONCEPT DIAGRAM*






TONOVA PARK













## FLAMINGO PARK

Flamingo Park is located on North Flamingo Road, just south of the intersection at Sheridan Street, south of the Pembroke Pines Charter School Central Campus.

The Park is predominantly used for its baseball fields, with surface parking off of North Flaming Road. Current programming of the park includes eleven lighted baseball fields, eight batting cages, two shaded playgrounds and two pavilions.

(Figure 173) depicts a concept diagram of the proposed improvements to Flamingo Park. The subsequent pages include graphic examples of precedents for similar improvements to parks and open spaces.

### Concept Master Plan for Flamingo Park

- **Artifical Turf Conversion:** Convert Field 1 to artificial turf and make improvements to the announcer's commentating box.
- **Renovate Concession Stand:** Updated concession stands to better serve large tournaments/gatherings.
- **Updated Restrooms:** Updated restroom facilities.
- **Improved Pedestrian Paths:** Install permanent walking path connection between fields 4 & 8.
- **Renovate Parking Lot:** Resurface the parking lot and provide landscape to soften its appearance.
- **Install a New Playground:** Replace the playground with a new exciting and challenging themed playground.
- **Upgrade Signage:** Improve Park signage and wayfinding.
- **Upgrade Landscape:** Improve the park landscape environment, including shade trees.

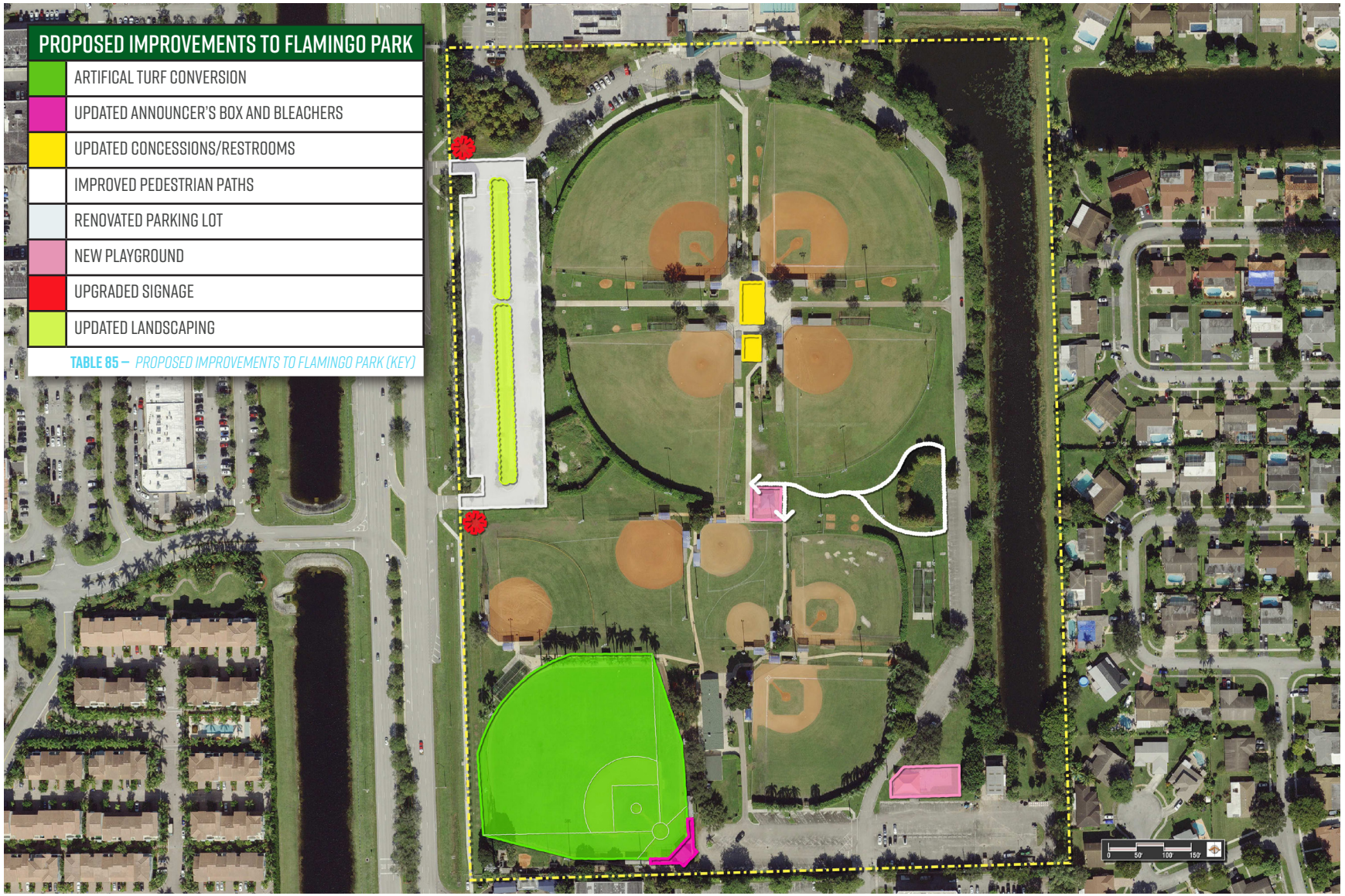



**TABLE 85 –** *PROPOSED IMPROVEMENTS TO FLAMINGO PARK (KEY)*

**FIGURE 173 –** *FLAMINGO PARK CONCEPT DIAGRAM*












Monroe County
Greece
Canal
Park
Monroe
County

## OTHER PROPOSED PARK IMPROVEMENTS FOR THE CENTRAL DISTRICT

In addition to th substantial improvements documented in the concept designs, the Team proposes additional improvements to the other parks within the Central District (Table 86).

| PROPOSED PARK IMPROVEMENTS |
|---|
| CENTRAL DISTRICT |
| 108TH AVENUE KIDDIE PARK |
| ■ Install new parking lot<br>■ Provide street trees to preserve the grass swale area and increase shade along the sidewalks<br>■ Incorporate striping/textured crosswalks to increase safety for pedestrians<br>■ Upgrade playground equipment to provide a greater physical challenge for kids of different ages<br>■ Include bicycle racks for people arriving from the surrounding neighborhoods<br>■ Convert all exterior lighting to LED |
| 111TH AVENUE KIDDIE PARK |
| ■ Install new parking lot<br>■ Provide street trees to preserve the grass swale area and increase shade along the sidewalks<br>■ Incorporate striping/textured crosswalks to increase safety for pedestrians<br>■ Upgrade playground equipment to provide a greater physical challenge for kids of different ages<br>■ Include bicycle racks for people arriving from the surrounding neighborhoods<br>■ Convert all exterior lighting to LED |
| ASHLEY HALE PARK |
| ■ Upgrade playground equipment<br>■ Improve parking lot<br>■ Improve the fencing along the canal<br>■ Convert all exterior lighting to LED |
| BEN FIORENDINO PARK |
| ■ Renovate parking lot<br>■ Include bicycle racks and furnishings to encourage pedestrian access from the neighborhoods<br>■ Create connectivity with walking path (to Palm Avenue )<br>■ Convert all exterior lighting to LED |

### FLAMINGO PARK

- Convert field to artificial turf with updated announcers booth and spectator bleachers
- Renovate concession stand
- Renovate bathrooms
- Install permanent walking path between fields 4 & 8
- Increase amount of tree canopy within parking areas & general gathering space
- Identify areas within the parking lot that require pavement resurface/striping
- Reduce the maintenance traffic on non-field landscape areas
- Incorporate updated signage/wayfinding directing patrons to different fields/areas
- Introduce new seating within gathering areas around the center of complex
- Update playground equipment to provide greater physical challenge for children of different age groups
- Convert all exterior lighting to LED

### PEMBROKE FALLS/YMCA AQUATIC CENTER

- Renovate locker rooms
- Install geothermal heating system
- Resurface parking lots
- Convert all exterior lighting to LED

### PEMBROKE LAKES GOLF AND TENNIS CENTER PARKING LOT

- Convert all exterior lighting to LED
- Redo landscaping
- Add charging stations to parking lot
- Renovate parking lot and all signage

### PEMBROKE LAKES GOLF AND TENNIS CENTER-CLUBHOUSE

- Replace all interior lighting fixtures
- Extend patio area
- Redo bar and snack area
- Renovate locker rooms
- Replace ceiling with more attractive option
- Convert all exterior lighting to LED

### PEMBROKE LAKES GOLF AND TENNIS CENTER-GOLF COURSE

- Replace split rail wood fencing with PVC
- Renovate parking lot and all signage
- Install aerator/fountains for lakes
- Upgrade landscaping
- Budget for next course renovation
- Widen cart path between chipping green
- Convert all exterior lighting to LED

### PEMBROKE LAKES GOLF AND TENNIS CENTER-POOL

- Replace pool deck lighting
- Renovate landscaping
- Convert all exterior lighting to LED

### PEMBROKE LAKES GOLF AND TENNIS CENTER-TENNIS FACILITY

- Take out all hedges except around clay courts
- Add shelter where the fence was pushed out/pavilion
- Renovate/reconfigure lounge/office areas
- Convert court 10 & 11 to pickleball
- Remove/renovate stadium bleacher area
- Renovate restrooms/locker rooms
- Convert all exterior lighting to LED

### RAINTREE PARK

- Install security lighting
- Incorporate additional trees along the pathway to provide shade
- Evaluate incorporation of additional attractions along walkway, such as public art
- Improve pedestrian crossings at the entrances to the park
- Consider entrance features to highlight the unique park space
- Convert all exterior lighting to LED

### SW FOCAL POINT COMMUNITY CENTER

- Facility has its own development plan
- Convert all exterior lighting to LED

### THE FRANK C. ORTIS GALLERY

- Facility has its own development plan
- Convert all exterior lighting to LED

**TABLE 86 –** *OTHER PROPOSED PARK IMPROVEMENTS FOR THE CENTRAL DISTRICT*

## 7. 5 WEST DISTRICT PARK IMPROVEMENTS

### CHAPEL TRAIL NATURE PRESERVE

To fulfill the community's desire for activities/amenities in the City's natural environment, the Plan proposes building upon the preserve's extensive network of walking paths/sidewalks and trails. Incorporating educational signage and interactive exhibits around the preserve will incentivize people to utilize this unique resource.

Given the significant desire for community center/recreation centers, the West District needs this type of amenity. To address these needs, the Plan proposes activating the underutilized natural asset with the construction of a new community building facility. The thoughtful, creative, and sensitive placement of a new facility would provide community-wide educational opportunities, a venue for community gatherings, and potentially generate revenue to help sustain the facility, economically.

(Figure 174) depicts a concept diagram of the proposed improvements to the Chapel Trail Nature Preserve. The subsequent pages include graphic examples of precedents for similar improvements to parks and open spaces.

#### Concept Master Plan for Chapel Trail Nature Preserve

- **Nature-Themed Community Facility:** Conceived as a building of approximately 5,000 to 6,000 square feet, the facility will contain a reception area, an administrative office, an exhibition space, classrooms, a multi-purpose room to host events and weddings, a serving kitchen, and bathroom facilities. The building will be elevated on columns to minimize impacts on the site.
  - Any building will have to be constructed on the land that is the access area to the Nature Preserve from Sheridan Street, as this area seems to be the only disturbed land with access to the Nature Preserve. The required parking and drainage may limit the size of the building. While it is difficult to ascertain without more detailed site information, a building with 6,000 to 8,000 square feet could potentially be constructed on the disturbed land area from a quick back-of-the-envelope analysis.
  - Building construction costs, Operations & Maintenance (O&M) costs, and any revenue generated potential must be evaluated. Sponsorship, naming opportunities, and potential joint use with local educational or research institutions could be a source of revenue.
- **Gateway Features and Signage:** Construction of a gateway feature to identify the park, create a sense of entry and provide security.
- **Renovated Boardwalk/Paths:** Renovation of the existing boardwalk to allow visitors access to other areas of the nature preserve. Adequate shade areas and sensitive design to natural conditions will be a major driver of the boardwalk design.
- **Educational Programming:** Although not a physical improvement, the community facility will be designed to provide educational programming to children and other visitors. It will provide additional opportunities to incorporate modern technology, with interactive signage.
- **Expanded Parking/Improvements:** Parking area must be reconfigured and improved to expand the parking supply and improve its aesthetic appeal.
- **Landscape/Tree Canopy:** Planted on the north side of the parking area, additional landscape will create a visual buffer to the parking, provide shade, and increase the natural environment.

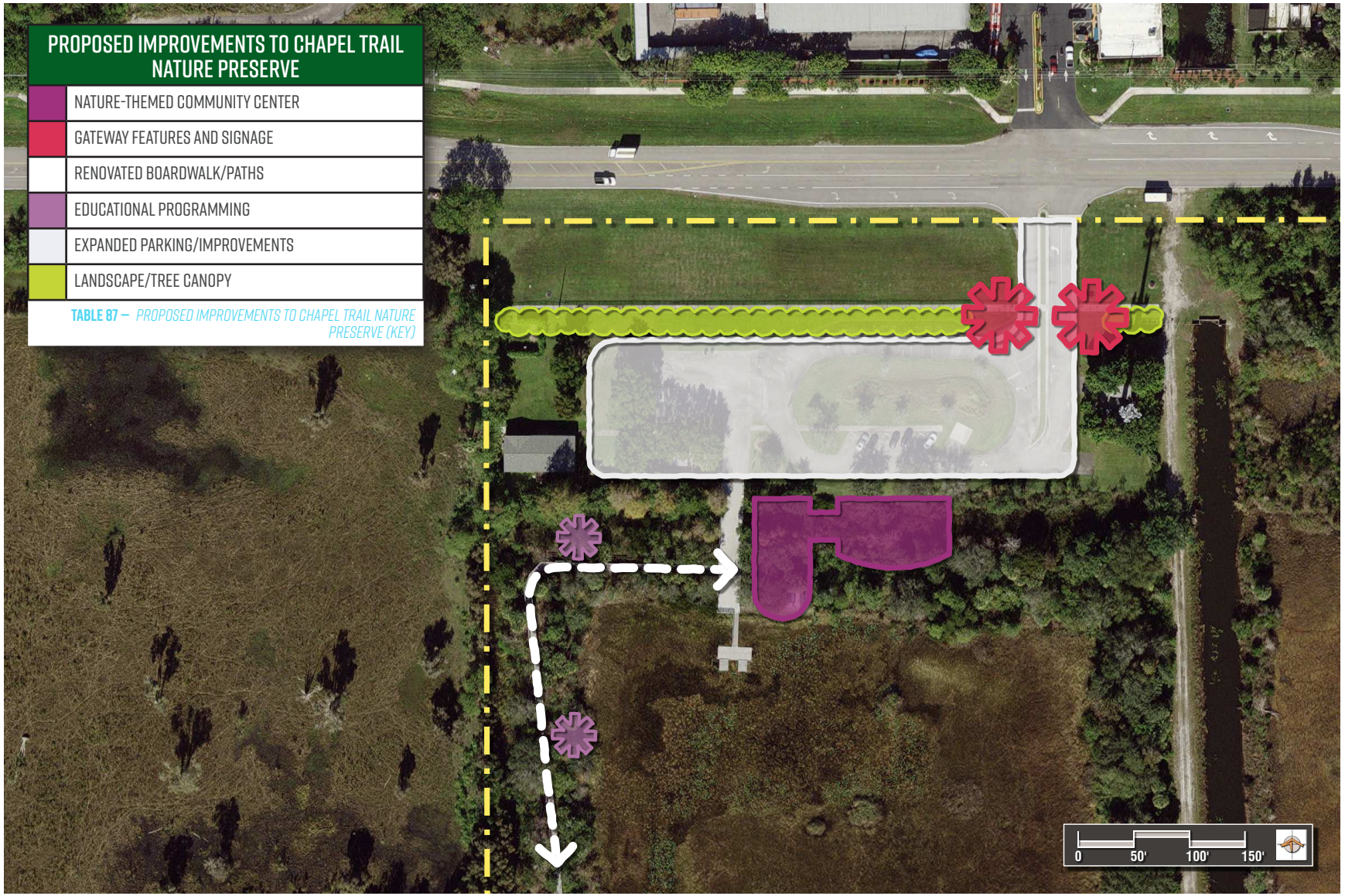



**TABLE 87 –** *PROPOSED IMPROVEMENTS TO CHAPEL TRAIL NATURE PRESERVE (KEY)*

**FIGURE 174 –** *CHAPEL TRAIL NATURE PRESERVE CONCEPT DIAGRAM*



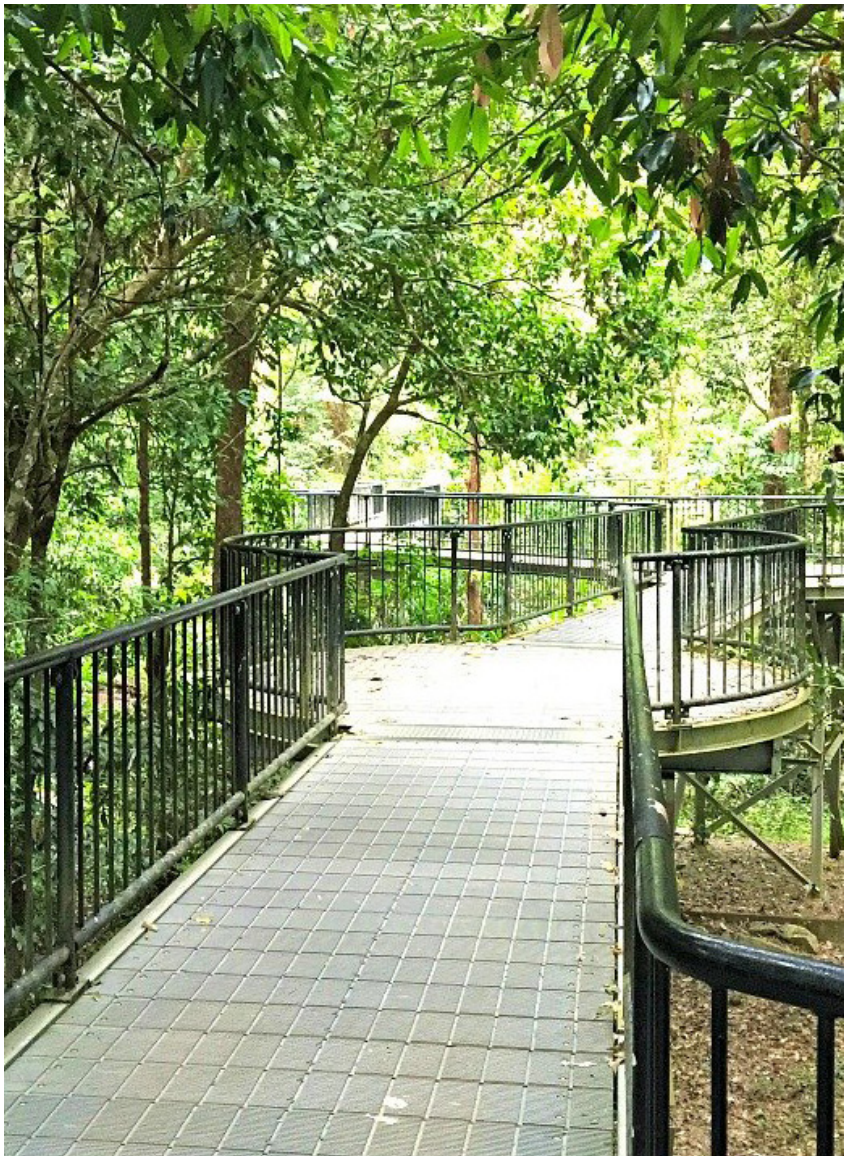












## ROSE G. PRICE PARK

Rose G. Price Park is a highly used community park that serves the West District of the City of Pembroke Pines and needs major renovation. The Plan proposes to update/improve the existing facilities by removing underutilized recreation venues, renovating existing facilities, and creating a more cohesive and organized park physical environment.

The Park currently contains the "Miracle Baseball Diamond," where special needs kids can play baseball on a specially designed field. The Plan proposes the expansion of inclusive recreation venues and programming at the Park. In addition, the design addresses the demand for pickleball recreation by removing the presently under-utilized paddleball/handball courts from the northeast corner of the park.

(Figure 175) depicts a concept diagram of the proposed improvements to Rose G. Price Park. The subsequent pages include graphic examples of precedents for similar improvements to parks and open spaces.

### Concept Master Plan for Rose G. Price Park

- **Community Hall Renovations:** The community hall renovations will improve the facility's physical condition and reorganize its internal spaces to serve the community better. Event and meeting spaces will be available to meet the community's demand and generate revenue for park maintenance and improvement.
- **Bathroom Renovations:** The existing bathrooms are heavily used and need renovation.
- **Gateway Feature/Signage:** A gateway feature and park identification signage will be constructed on the southeast end of the park.
- **Pickleball Courts**: The paddleboard/handball courts in the rear of the park are not used and create a visual control barrier in the park grounds. Pickleball is a trending sport with high user demand. The City of Pembroke Pines has no pickleball courts in the West District. Constructing pickleball courts in the park's northeast corner will create activity and provide a needed community recreation venue.
- **50-Yard Special Population Field:** Designed to allow play for persons with disabilities, the field will complement the present Miracle Baseball Diamond providing additional and different play areas for special populations.
- **Pavilion Structure:** A pavilion structure is proposed between the pickleball courts. This pavilion can serve the pickleball players and be used for other activities, such as family parties.
- **Exercise Stations:** A series of exercise stations will be adjacent to the proposed walking/jogging paths.
- **Improved Walking/Jogging Paths:** The Survey and the community workshops identified the walking and jogging path as a priority. The Plan proposes the construction of a continuous walking and jogging path to provide these paths.
- **Parking Lot Improvements:** Improve the parking lot to address resurfacing, improving visibility and access from the parking area to the park.
- **Landscaping/Tree Canopy:** Installation of landscaping and a tree canopy along the paths will create shade, separate the walking path from the open field north of the Miracle Baseball Diamond and provide a buffer to the residential and other uses surrounding the north and west limits of the park.



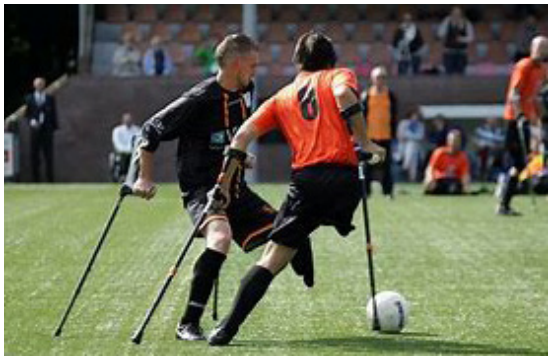

**TABLE 88 –** *PROPOSED IMPROVEMENTS TO ROSE G. PRICE PARK (KEY)*

**FIGURE 175 –** *ROSE G. PRICE PARK CONCEPT DIAGRAM*



















## WEST PINES SOCCER PARK

West Pines Soccer Park is located south west of the intersection of Pines Boulevard and SW 196th Avenue.

The Park is predominantly used for its soccer facilities, with surface parking accessed off of SW 196th Avenue. Current programming of the park includes numerous soccer fields, hosting Youth Soccer Recreational Leagues year-round, Spring Soccer League and Fall Soccer League. In addition to competitive leagues, the park hosts camps and other soccer programs throughout the year

(Figure 176) depicts a concept diagram of the proposed improvements to West Pines Soccer Park. The subsequent pages include graphic examples of precedents for similar improvements to parks and open spaces.

### Concept Master Plan for Flamingo Park

- **New Artificial Turf Fields:** Convert Fields 1 and 2 to artificial turf surface.
- **Additional Landscaping:** Include additional landscaping around fields, where possible, and within the parking lot.
- **Improved Pedestrian Connectivity:** Increase sidewalk paths to other amenities in the park.
- **New Playground:** Install a playground with a new exciting and challenging theme in a visible place within the park.
- **Relocated Court:** Install a new basketball court in a visible place within the park.
- **Updated Restrooms:** Updated restroom facilities.




**TABLE 89 –** *PROPOSED IMPROVEMENTS TO WEST PINES SOCCER PARK (KEY)*

**FIGURE 176 –** *WEST PINES SOCCER PARK CONCEPT DIAGRAM*

















## OTHER PROPOSED PARK IMPROVEMENTS FOR THE WEST DISTRICT

In addition to th substantial improvements documented in the concept designs, the Team proposes additional improvements to the other parks within the West District (Table 90).

| PROPOSED PARK IMPROVEMENTS |
| --- |
| WEST DISTRICT |
| **ACADEMIC VILLAGE POOL** |
| ■ Add permanent bleachers<br>■ Install new shed for lifeguards<br>■ Enclose pump area<br>■ Improve locker rooms<br>■ Install new scoreboards<br>■ Upgrade/update landscaping<br>■ Convert all exterior lighting to LED |
| **CHAPEL TRAIL PARK** |
| ■ Install new playground<br>■ Install gazebo<br>■ Renovate the club building/concession/restrooms<br>■ Improve pedestrian connections around the park, including crosswalks and intersections<br>■ Implement covered seating at bench areas for all fields<br>■ Convert all exterior lighting to LED |
| **PEMBROKE SHORES PARK** |
| ■ Renovate concession stands and restroooms<br>■ Improve areas between fields with landscaping/shade trees<br>■ Explore ways to close the loop of a pedestrian pathway system<br>■ Convert all exterior lighting to LED |
| **SILVER LAKES NORTH** |
| ■ Redevelop/expand the pavilions<br>■ Add public art in roundabout<br>■ Renovate storage area<br>■ Improve field conditions within the soccer and multi-use field<br>■ Include covered/shaded seating areas for spectators at the fields<br>■ Incorporate additional landscaping and increase tree canopy<br>■ Replace new shade structure at playground and new benches<br>■ Update playground equipment to be more challenging for all age groups<br>■ Convert two tennis courts for pickleball<br>■ Renovate restrooms |

| SILVER LAKES SOUTH |
| --- |
| ■ Convert pool area to splash pad<br>■ Renovate restrooms/concession stand<br>■ Add double batting cage between parking and field 1<br>■ Add hitting/pitching stations with concrete instead of clay in all areas<br>■ Upgrade walking path update with exercise stations<br>■ Improve hardscape around common areas near softball fields<br>■ Increase tree canopy near gathering areas and high pedestrian traffic walkways<br>■ Install more attractive landscaping around the administration building<br>■ Resurface basketball court<br>■ Update playground<br>■ Convert all exterior lighting to LED |
| **SPRING VALLEY PARK/WILLIAM B. ARMSTRONG DREAM PARK** |
| ■ Implement proposed master plan/community center<br>■ Convert all exterior lighting to LED |
| **STEVEN JOSIAS DOG PARK** |
| ■ Improve landscape plantings and tree canopy to reduce sun/heat in the park<br>■ Convert all exterior lighting to LED |
| **TOWNGATE PARK** |
| ■ Update pool deck drainage<br>■ Install new playground<br>■ Renovate restrooms<br>■ Increase tree canopy<br>■ Provide more comfortable/shaded field seating areas<br>■ Convert all exterior lighting to LED |
| **WALDEN LAKES PARK** |
| ■ Remove pool and add fitness trail and stations<br>■ Update pavilion similar<br>■ Convert all exterior lighting to LED |

**TABLE 90 –** *OTHER PROPOSED PARK IMPROVEMENTS FOR THE WEST DISTRICT*

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8

# FUNDING STRATEGY

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## 8.1 OVERVIEW

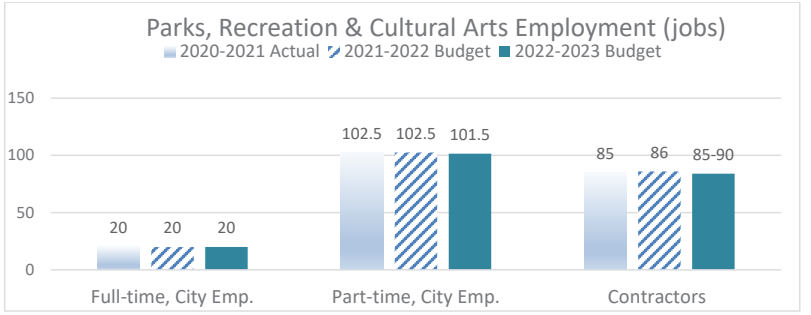
This chapter provides an overview of how the City of Pembroke Pines funds its parks operations, maintenance and capital expansion projects, recreation and cultural arts programming and Community Services recreational programs and offerings for seniors. Please refer to the Appendix, for the full Pembroke Pines Parks Master Plan Funding Strategy Report.

The City of Pembroke Pines (City) operates its Recreation and Cultural Arts Department with divisions for recreation and cultural arts. In addition, the City's Community Services Department provides recreational programs for seniors. These two departments currently employ 20 full-time staff and 101.5 part-time staff members that are focused primarily on parks, recreation and cultural arts operations, management and programming activities for seniors.

In addition, the City hires approximately 85-90 contract workers (flex contractors) for services related to facilities operations, maintenance, art gallery staff, teaching and related services[1]. They work side by side with City paid employees. Overall, the parks, recreation and cultural arts related employment has remained relatively steady over the past 3 years (Figure 177).

The City's overall annual operations and maintenance cost for parks, recreation and cultural arts has varied between $16.4 million and $21.4 million over the past 3 years (Figure 178).

Parks department revenues are primarily derived from ad valorem tax revenues along with parks user fees and grant revenue for programs offered by the City. The portion of parks personnel and operational costs covered by user fees has ranged from 20% to 49% over the past 3 years. The share of the City's overall general fund that is allocated to the parks budget has ranged from 7.9% to 9.1% over the past 3 years (Figure 179).




*Source: City of Pembroke Pines.*

FIGURE 177 – *PARKS, RECREATION & CULTURAL ARTS EMPLOYMENT (JOBS)*

| | 2020-21 Actual | 2021-22 Actual | 2022-23 Budget |
|---|---|---|---|
| Parks & Cultural Arts Dept. Personnel | $3,066,333 | $3,327,151 | $4,165,674 |
| Parks & Cultural Arts Dept. Operations | $12,957,471 | $14,684,954 | $16,845,490 |
| Community Services, Recreation Division | $446,664 | $446,664 | $446,664 |
| **Subtotal: Personnel & Operations** | **$16,470,468** | **$18,458,769** | **$21,457,828** |
| Parks & Cultural Arts Dept. Capital | $144,753 | $1,367,991 | $1,647,157 |
| **Total Expenditures** | **$16,615,221** | **$19,826,760** | **$23,104,985** |

*Source: City of Pembroke Pines, compiled by FCS.*

FIGURE 178 – *PARKS, RECREATION & CULTURAL ARTS EXPENDITURES*

| | 2020-21 Actual | 2021-22 Budget | 2022-23 Budget |
|---|---|---|---|
| User Fee & Other Revenues | $ 3,606,258 | $ 8,998,365 | $ 5,058,874 |
| Ad Valorem Tax Revenue | $ 14,017,004 | $ 10,356,302 | $ 17,445,427 |
| **Total Revenue for Operations** | **$ 17,623,262** | **$ 19,354,667** | **$ 22,504,301** |
| Park & Rec. Rev. as % of Parks & Rec. Op. Exp. | 20% | 46% | 23% |
| Total Gen. Fund Beginning Year | 208,019,281 | 236,197,389 | 235,565,607 |
| Share of Gen. fund to Parks, Rec. & Cultural Arts Op. Exp. | **8.5%** | **8.2%** | **9.6%** |

*Source: City of Pembroke Pines, compiled by FCS.*

FIGURE 179 – *PARKS, RECREATION & CULTURAL ARTS OPERATIONS REVENUE SOURCES*

*1 - Overall, the City of Pembroke Pines supports approximately 330 Facility Contract Services Employees (including those in recreation), 100 Calvin Girodano employees, and 80 Jacobs Utilities employees. A portion of these workers are involved with parks, recreation and cultural arts facilities and programs.*

## 8. 2 PERFORMANCE BENCHMARKS

The City of Pembroke Pines outsources the maintenance of all parks and facilities, the maintenance and operation of the Pembroke Lakes Golf Course and the maintenance and operation of the Charles F. Dodge City Center. The City also has agreements with several volunteer youth organizations that provide recreational youth sports programming and a partnership with the YMCA for the operation of the Aquatic Center and the Family Center. Hence, any direct comparisons between Pembroke Pines and other cities or parks districts that primarily perform these functions in-house need to be made with this understanding in mind.

Comparative data is provided by the National Parks and Recreation Association for cities in the USA with a population ranging from 100,000 to 250,000 residents. In addition, several Florida peer cities were identified with population ranging from 63,591 (Ocala) to 223,109 (Hialeah). The population of the selected Florida peer cities is shown in (Figure 180), and additional details for each city are provided in Appendix.

| Pembroke Pines | Sunrise | Hialeah | Miramar | Coral Springs | Ocala | Lakeland | Sanford |
|---|---|---|---|---|---|---|---|
| 171,178 | 97,335 | 223,109 | 134,721 | 134,394 | 63,591 | 112,641 | 61,051 |

*Source: U.S. Census estimtates, 2021.*

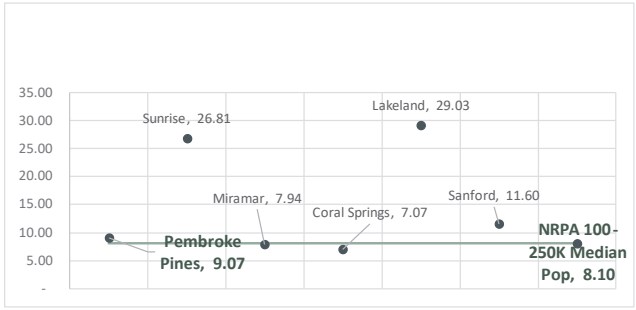
FIGURE 180 – *POPULATION IN COMPARISON CITIES (2020)*

The financial data for each city was compiled and analyzed to determine financial metrics, including:

- Parks and recreation personnel employment as share of total city employment as measured by full time equivalent (FTE) jobs
- Parks and recreational FTEs share of total city FTEs
- Parks and recreational FTEs per 10,000 population
- Parks operational costs (personnel and operating expenses) per acre of developed park land;
- Parks operational costs as a share of city general fund
- Share of parks operating costs covered by revenue from parks user fees and lease revenues.

Findings from this research indicates that the number of parks department personnel employed by the city is much lower for the City of Pembroke Pines due to the outsourcing of parks operations to private and non-profit organizations.

As shown in (Figure 181), the national NRPA survey indicates that the national average for cities with 100,000 to 250,000 people is 8.10 parks FTEs per 10,000 population. Pembroke Pines parks, recreation and cultural arts-related employment is slightly above the national average with an estimated 9 jobs per 10,000 people.



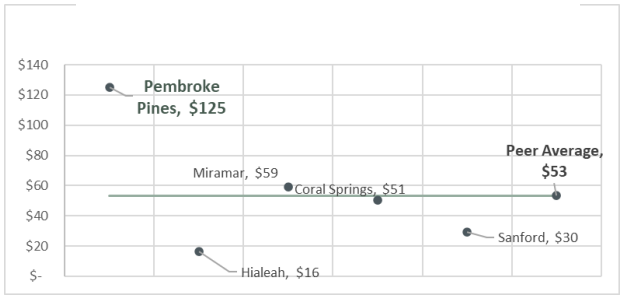

**Pembroke Pines parks, recreation and cultural arts operations are highly efficient, and run by fewer workers per capita than the national average.**

*Source: compiled by FCS based on NPRD data and peer city research, FY 2022.*

FIGURE 181 – *PARKS, RECREATION & CULTURAL ARTS WORKERS PER 10,000 CAPITA- NRPA*

As noted above, given the wide range of parks, recreation and cultural arts programs provided in The City of Pembroke Pines, the relative

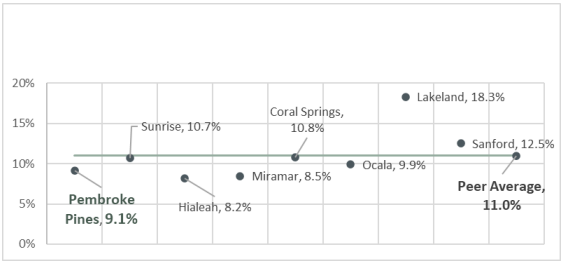
spending per capita is higher in Pembroke Pines than the Florida cities included in this analysis. The budgeted 2022/23 parks, recreation and cultural arts operations expenses (excludes capital expenses) is $125 per capita for Pembroke Pines compared with $53 per capita average for the Florida peer cities (Figure 182).




**The City of Pembroke Pines enhances local quality of life for its residents with annual investment in recreation operations that is double the peer city average.**

FIGURE 182 – *ANNUAL PARKS, RECREATION & CULTURAL ARTS OPERATION EXPENDITURES PER CAPITA*

Most cities rely upon ad valorem tax revenue to fund parks operations and personnel expenses. General fund revenues are derived primarily from property tax revenues and state shared tax revenues. Based on the Florida peer city research, on average 11.1% of the general fund is allocated to the parks department. In comparison, the City of Pembroke Pines adopted budget for FY 2022/23 assumes a slightly lower share of the overall general fund (9.1%) will be allocated to the parks department (Figure 183).

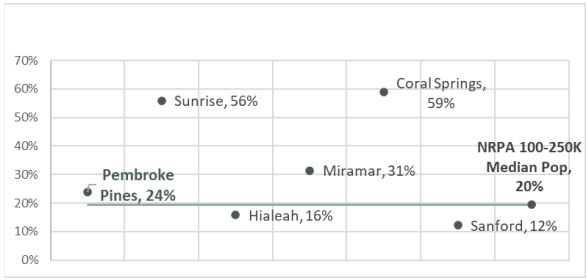



**Pembroke Pines parks, recreation and cultural arts program is highly efficient, and less dependent upon ad valorem taxes for operations than the peer city average.**

*Source: compiled by FCS based current financial data from cities, FY 2022.*

FIGURE 183 – *SHARE OF AD VALORUM TAX REVENUE ALLOCATED TO PARKS DEPT. EXPENDITURES*

Revenue from parks and recreation program user fees helps to alleviate dependency on ad valorem tax revenues. Based on the NRPA survey and Florida peer city research, on average 20% of parks operation expenses are derived from user fee and lease revenues. In comparison, the City of Pembroke Pines current budget for FY 2022/23 assumes that park revenue from user fee and program revenues will account for approximately 28% of recreation and cultural arts funding requirements (Figure 184).




**Pembroke Pines recreational program user fees cover a higher share of parks-related operational costs than the national average.**

FIGURE 184 – *RECREATION PROGRAM REVENUE AS % OF PARKS, RECREATION AND CULTURAL ARTS OPERATION EXPENSES*

Pembroke Pines community participation in sports leagues, athletics and recreational activities has generally been increasing since the pandemic.

As indicated in (Figure 185), City parks receive high satisfaction ratings in all performance categories.

In summary, the City of Pembroke Pines consistently receives very high parks effectiveness ratings from its residents. The City's approach to outsourcing operations results in a very efficient use of parks department staff relative to peer cities. The share of the City of Pembroke Pines general fund that is allocated to parks department personnel and operations is consistent with the peer cities and

national NRPA data. The share of parks operational requirements that are addressed by parks revenues (primarily from user fees and lease revenues) is relatively higher for Pembroke Pines than the national average and consistent with other Florida peer cities.

| | 2019-2020 | | 2020-2021 | | 2021-2022 | 2022-2023 |
|---|---|---|---|---|---|---|
| Performance Measures | Actual | Goal | Actual | Goal | Goal | Goal |
| Number of sports leagues | 17 | 50 | 42 | 50 | 50 | 50 |
| Number of participants for athletics | 3,553 | 9,000 | 4,416 | 9,000 | 9,000 | 9,000 |
| Number of swim team members | 280 | 300 | 250 | 300 | 300 | 320 |
| Number of children in youth programs | - | 130 | - | 45 | 45 | 45 |
| Number of special events | 26 | 42 | 16 | 35 | 35 | 36 |
| Number of participants (for special events / activities) | 16,000 | 74,750 | 5,700 | 50,000 | 50,000 | 60,000 |
| Number of tennis memberships | 144 | 200 | 196 | 260 | 250 | 240 |
| Number of golf rounds | 41,206 | 48,000 | 41,795 | 44,066 | 48,000 | 46,000 |
| Number of specialized recreation classes | 98 | 250 | 112 | 225 | 225 | 225 |
| Effectiveness (% of residents rating....) | | | | | | |
| % rating facilities as satisfactory | N/A | 100% | 100% | 100% | 100% | 100% |
| % rating programs as satisfactory | N/A | 100% | 100% | 100% | 100% | 100% |
| % rating hours of operation as satisfactory | N/A | 100% | 98% | 100% | 100% | 100% |
| % rating physical attractiveness offacilities as satisfactory | N/A | 100% | 100% | 100% | 100% | 100% |
| % rating the variety of program activitiesas satisfactory | N/A | 100% | 100% | 100% | 100% | 100% |
| % rating helpfulness or attitude of staff assatisfactory | N/A | 100% | 100% | 100% | 100% | 100% |
| % rating the safety of facilities assatisfactory | N/A | 100% | 100% | 100% | 100% | 100% |
| % rating cleanliness as satisfactory | N/A | 100% | 100% | 100% | 100% | 100% |
| Efficiency Measures | | | | | | |
| Art and culture supplies cost/participant | $1.89 | $3.40 | $8.47 | $2.94 | $1.29 | $1.34 |
| Ratio of volunteer hours to total staff hours worked | N/A | 0.55 | N/A | 0.54 | 0.54 | 0.54 |

*Source: City of Pembroke Pines, compiled by FCS.*

FIGURE 185 – *PEMBROKE PINES PERFORMANCE MEASURES*

## 8. 3 PARK FUNDING SOURCES

Over the past several years, the City of Pembroke Pines has successfully funded parks capital construction through voter approved General Obligation (GO) bonds, general fund transfers, and state grant programs.

In 2005, Pembroke Pines voters approved a referendum for the issuance of up to $100 million in public improvement bonds. The majority of the bond funds were targeted for additions and improvements to the City's Parks and Recreational amenities and major improvements to several strategic roadways throughout the City. Parks facilities that were funded using these bonds included over 72 separate projects.

The Florida peer city research identified several approaches to generate local funding for parks and recreational facilities. This research also identified state and federal programs, and non-profit organizations that match local funding with grants.

A summary of parks funding techniques that are primarily used by Florida cities is listed below.

### CITY OF PEMBROKE PINES

- User Fees
- Development Fees
- GO Bonds (voter approved property tax)
- Partnerships/Agreements

### BROWARD COUNTY

- Broward County Boating Improvement Program
- Children's Service Council of Broward County
- Early Learning Coalition of Broward County
- Keep America Beautiful Community Improvement Grant Program

## STATE OF FLORIDA

- Florida Dept. of Agriculture
- Florida Dept. of Education
- Florida Dept. of Transportation
- Florida Fish & Wildlife Commission
- Florida Dept. of Health
- Florida Dept. of Environmental Health
- Florida Dept. of State Cultural Facility Grant Program
- Florida Recreation Development Assistance Program

## OTHER

- United States Tennis Foundation
- USA Swimming Foundation
- American Red Cross

## PARKS, RECREATION AND CULTURAL ARTS FUNDING STRATEGY

### Capital Funding

Given limited existing fund balances available for new parks facilities, the most likely source of parks capital funding in the future would require a voter-approved parks, recreation and cultural arts bond resolution.

A sensitivity analysis was conducted by FCS based upon approval of a $50-, $75- or $100-million bond from a local property-owner perspective. If approved by local voters, based on the stated assumptions, the issuance of $100 million in GO bonds would require an annual debt payment of approximately $7.43 million over 20 years. This would require a property tax levy of approximately $0.42479251. The annual cost of the $100 million parks bond to a homeowner with a median-priced home (valued at $186,840) would be about $40 per year (Figure 186) and Appendix.

| Assessed Value in City, FY 2022/23 | $ 17,485,213,828 | Sensitivity Analysis | | |
|---|---|---|---|---|
| Bond Proceeds: | | $50 M | $75 M | $100 M |
| Avg. Annual Bond Payment* | | $ 3,713,794 | $ 5,570,691 | $ 7,427,588 |
| Levy Amount (mil rate per $1,000 AV) | | 0.212396 | 0.31859438 | 0.42479251 |
| Median Home Value** | $186,840 | | | |
| *Annual Cost for Median Value Home* | | *$20* | *$30* | *$40* |

** assumes 20 year amortization @4.5% (see Appendix table).*

***home value based on 2023 assessor data.*

FIGURE 186 – *SENSITIVITY ANALYSIS: PEMBROKE PINES PARKS AND RECREATION BOARD*

### Operations and Maintenance Funding

The City of Pembroke Pines has traditionally funded parks, recreation and cultural arts programs through a mix of user fees, ad valorem tax revenues, and occasional state or federal grants for special programs.

Please refer to the operations and budgeting recommendations provided by Ballard King & Associates for a full list of cost containment and cost efficiency strategies.

These findings may be refined based on input received from City staff and elected officials.

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9

# DESIGN PRINCIPLES

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## 9.1 GUIDING FRAMEWORK

The City of Pembroke Pines Citywide Parks Master Plan establishes a guiding framework for the design and development of the City's parks. These design principles are intended to guide future park design decision-making and serve as a reference for the evaluation of parks designs. These guiding design principles are as follows.

### PARK SUSTAINABILITY

New construction and rehabilitation of City of Pembroke Pines Parks will be based on accepted sustainable design and sustainable construction practices and will include as a minimum the following principles:

- Protection, enhancement, and sustenance of the natural environmental resources of existing and new parks through:
  - Best possible utilization of the recreational land resources of the City of Pembroke Pines
  - Use of best operational practices for the upkeep and maintenance of park facilities
- Rational Use of Water Resources
  - Adequate storm water design to limit the disruption of natural hydrology by reducing impervious cover and increasing on-site infiltration
  - Efficient use of water through landscaping practices such as the use of native species and xeriscaping with drought-resistant plants
  - Efficient design of irrigation systems to maximize available water resources, using captured rain water or recycled water wherever possible
- Reducing Urban Heat Island Effect
  - Use of low-albedo materials in paved surfaces
  - Provision of adequate shade for paved surfaces



- Park Energy Efficiency
  - Implement energy-efficient lighting that, in keeping with CPTED standards, reduces the risks associated with potential park evening use
  - On-site power generation for lighting where possible and economically feasible
  - Explore solar/renewable energy where feasible

## BEST PARK LANDSCAPE PRACTICES

Landscapes for the City of Pembroke Pines will be of the highest quality and will provide City park users with a healthy, enjoyable, and sustainable environment. Landscape design will reflect and incorporate practices that conserve water, reduce nutrient loading, minimize costs, and sustain plant life. The Citywide Parks Master Plan recommends the following principles for landscape design.

- Provide for the use of native, drought- tolerant, low-maintenance plant materials
- Encouraging cooling through the provision of shade and channeling of breezes
- Promote sustainable development by implementing leading-edge programs and technologies for pollution control, resource conservation, and ecosystem monitoring, research and enhancement



## PARK ACCESSIBILITY

Maximize public access and use of park lands and activities by:

- Providing for parks that are physically, visually, and universally accessible for all ages and physical abilities
- Providing for parks that act as central community spaces
- Providing for user comfort through the inclusion of substantial shaded areas and the protection of cover over all children playground areas.

## PARK SIGNAGE

Signage on all City of Pembroke Pines parks shall be uniform in design and appearance and meet the following signage requirements:

- Identification: Park identification signs
- Wayfinding: Directions to park users identifying location of activities and other requirements
- Regulation: Park use regulation signs
- Information: Park history and name origin information

## SAFETY

The designs of all City of Pembroke Pines parks will adhere to the principles of Crime Prevention Through Environmental Design (CPTED) and provide for the five basic elements of CPTED:

- **Natural Surveillance:** Keeping intruders under observation and creating visual connections to prevent unacceptable and unlawful activities from taking place. This is the much-mentioned concept of “eyes on the street” to control activities,

intruders, and users. The adequate location of activities within the park; the location and definition of open spaces; lighting and landscape; all play a major role in creating natural surveillance of public and private areas and is a basic principle of "defensible space". Additionally, natural surveillance addresses the elimination of built environment elements that facilitate hiding, block visibility, or provide for unsafe conditions.

- **Natural Access Control:** Careful location of entrances and exits, using fences, gates, shrubs, access control devices, control, or limit access to potential target areas and to delineate to intruders and offenders that there is a risk in selecting this place as a target. Using physical means including locks and fences, provides a supplement to other access control devices.

- **Territorial Reinforcement:** Creates a clear delineation of space and separates the dedicated space from non-legitimate users. This element is often accomplished using landscaping, hardscaping, fencing, signage, creative artwork, and seating. By utilizing these typical elements within the design of the facilities, the City may increase safety within the parks, and also express additional community pride and ownership of the space.

- **Activity Support:** Places programs and activities in the shared location, so that individual participants become a part of the natural surroundings, providing natural surveillance by committee. When spaces are perceived as safe, it increases the use of the park, increasing value and discouraging actions of non-legitimate users. Activity Support may be classified as active and passive efforts. Passive efforts include the use of design elements that attract patrons, such as parks, playgrounds, and community spaces. Active efforts include the use of scheduled elements, such as special events, programs, concerts, or organized grounds.

- **Maintenance:** Routine and preventative maintenance helps ensure spaces are able to serve their intended purpose. This allows for the continued use of spaces as originally intended. Regular maintenance is a demonstration that the park is cared for and discourages misuse by non-legitimate users.

## ALIGNMENT WITH CITY POLICIES

All new construction and park improvements shall be in alignment with City of Pembroke Pines policies.

## PARK DESIGN EXCELLENCE

The City of Pembroke Pines will strive to provide park designs that incorporate the highest standards to meet user needs and have functional, creative and aesthetically pleasing designs that provide for enhanced public image and identity of the City of Pembroke Pines recreational lands through the adequate linkage to surrounding urban fabric.

The following pages include recommendations for achieving design excellence for the future design and construction of City of Pembroke Pines parks.

## 9. 2 INTRODUCTION TO DESIGN EXCELLENCE

The Plan is a design-driven document oriented to the enhancement and expansion of the City's parks. The City of Pembroke Pines Commission, in its proactive participation in the development of the Citywide Parks Master Plan, promoted the inclusion of descriptive concepts and actions to enhance not only the functionality of parks, but their aesthetics and relationship to the Pembroke Pines community.

The community survey carried out as part of the Plan identified a number of community priority investments in future City park improvements and design. These priority items were:

- Walking paths/sidewalks/trails
- Natural parks and preserves
- Dog parks
- Smaller neighborhood parks
- Community centers/recreation centers
- Indoor fitness facilities
- Outdoor fitness equipment/courses
- Playground facilities

As a guiding document the Citywide Parks Master Plan addresses the inclusion of these venues and to promote their excellence in design as a guide to future park designers implementing the specific park designs included as part of the Master Plan. Examples are presented to illustrate the design intent for the future venues to be included in each park.

At the request of the city commission, city manager and parks director, a specific section illustrating art in parks has been included. Highlighted as well is the need to create cross-generational, multi-use spaces and areas to expand the reach of the park system and provide a day-long utilization of the City's Park resources: seniors in the working hours, children in the afternoons, young adults in the evenings. Presented in the following pages are examples of park design venues to promote functionality and excellence in future city park designs.







## WALKING PATHS/SIDEWALKS/TRAILS

Promoting passive recreation through the inclusion of walking paths/sidewalks/trails in the City's parks is a priority. Well-designed, activity-integrated paths in the City's parks serve not only to link different park venues but to foster cross-generational use of parks through walking and exercise activities. The walking path design should spur pedestrian movement, meander through the park space, integrate with open spaces, reveal park vistas, and provide shade to make walking a pleasant experience. As illustrated in the proposed park concepts, the walking paths serve to define the perimeter of the parks and include picnic and exercise structures where applicable. Where appropriate, walking paths should be lighted in keeping with each specific park's use hours. The photos present different walking paths designs.

## NATURAL PARKS AND PRESERVES

Designing a natural park or preserve is a delicate process that balances the needs of visitors with the inherent value and protection of the natural environment. This involves creating an accessible, educational, and enjoyable space that preserves and promotes biodiversity, while also ensuring sustainability and resilience. Good design is not merely about aesthetic appeal, but it incorporates a holistic approach that recognizes the park as a living, evolving ecosystem that serves many functions. Below are key design considerations in the design of natural park areas and preserves:

- Visitor Centers: Serving as informative gateways, visitor centers provide crucial insights into a park's ecosystems and amenities, setting the tone for the visitor's experience and promoting respect for nature.
- Picnic Areas: These social spaces nestled in nature offer a place to rest and engage with the outdoors, reinforcing the human-nature connection and the pleasure of outdoor activities.
- Wildlife Viewing Platforms: Offering a unique window into local fauna, these strategically placed structures enhance appreciation for biodiversity and highlight the exciting wild charm of parks.
- Educational Programs: Interactive and immersive, these programs transform parks into living classrooms, empowering visitors with the knowledge to become informed environmental stewards.
- Nature Walks and Paths: Nature walks and paths serve as educational journeys in natural parks and preserves, allowing visitors to explore and appreciate the environment while minimally disturbing local ecosystems. Designed with accessibility and safety in mind, they create a harmonious experience that connects people and wildlife in a shared sanctuary.

















## DOG PARKS

Dog parks should be creatively designed to separate small dogs from large dogs. Doggie waste stations should be provided in locations selected by the City to allow the presence of animals as indicated by City statutes.

## SMALLER NEIGHBORHOOD PARKS

A small neighborhood park, also referred to as a "pocket park," are passive parks embedded within the community, utilized for more passive recreational needs. These open spaces are intended to be easily accessible to the surrounding community and prioritize connectivity for pedestrians.

The smaller neighborhood parks shall be visible from the street and surrounding residential uses, prioritizing safety, and security. Given the passive nature of these parks, the most intensive use to be programmed within the sites are small children's playgrounds, and they do not typically include sports-related activities, such as basketball courts/baseball fields.

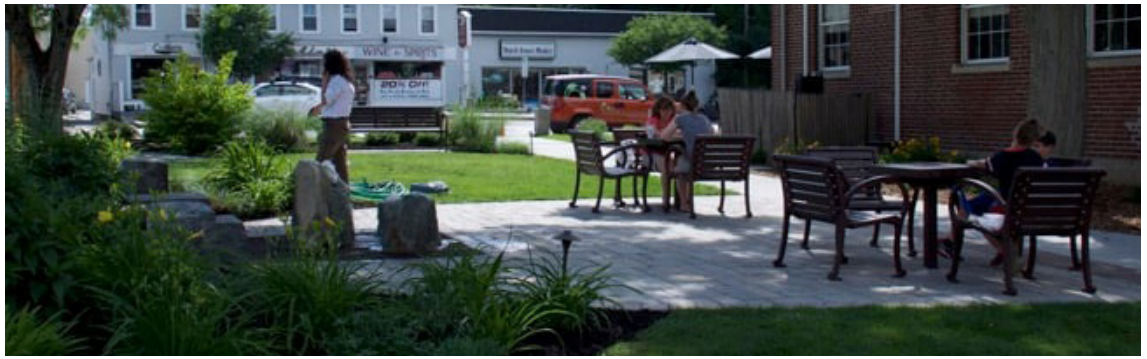
Smaller neighborhood parks are intended to provide green space for the neighborhood at-large, and not utilized by the overall urbanized area.

The placement and character of these open spaces are meant to fill the gaps in open space around the community, safely providing a park within the 10-minute walk for most City residents.















## COMMUNITY CENTERS/ RECREATION CENTERS

Community Centers are significant amenities that foster a sense of community, given their far-reaching service coverage into the surrounding neighborhood areas.

Cities are investing in these facilities to nurture public health and the well-being of their residents. Given the shifting landscape of recreation programming, it is critical for these centers to be designed in a manner that is flexibly nimble to adapt to shifting parks and recreation trends.

Furthermore, these facilities must serve across generations and age groups. In all communities, there are both aging populations and children, who have specific recreation needs. Community Centers should respond to all groups' needs via the recreation elements and programs that are offered in these centers.

## INDOOR FITNESS FACILITIES

Exercise and physical activity provide a multitude of health benefits. Ranked high in the community survey is the need for fitness centers. Within the City, the popularity of fitness centers varies and reflects to a certain extent the different age groups, and the intensity of cross-generational use of the specific facility. A pleasant space, adequately designed, is also a major use intensity determinant. A well-designed fitness center can increase facility use increase revenue.

Any fitness center to be included in future community center buildings should be open to views, both interior and exterior if possible, and feature enough space to house all the required equipment and activities. The exercise spaces should be linked to multi-use rooms where different active exercise activities can take place. Care should be given to the selection of designers who are experienced in this type of space.















## OUTDOOR FITNESS EQUIPMENT/COURSES

The integration of exercise stations with the walking paths of the park, the landscape surrounding the exercise stations, and the quality of the covered structures create an attractive, enticing environment to stop and exercise. The exercise stations are open and highly visible from the streets and the pedestrian paths. Attention to Crime Prevention Through Environmental Design (CPTED) principles shall be incorporated into the design of these amenities.

Outdoor exercise stations may serve a multitude of age groups. They should be integrated into the walking paths to create distinct spaces within the park design. The selection of well-designed, durable, minimal-maintenance exercise equipment is critical to limit replacement and maintenance costs.

## PLAYGROUND FACILITIES

Playground design is a critical component for the success of parks within the community. Where playgrounds do not engage the imaginations of children, they sit underutilized and become a burden on the City.

All playgrounds shall engage children of all ages and abilities. The use of geometric structures and towers provides challenging, yet safe areas for children to use their imagination, while benefiting from the physical nature of these elements. Careful attention to maintainability and durability extends the life-cycle of these heavily used elements within parks.

It is important for these structures to appeal to all users across all ages and abilities. While adults may not always engage on the physical level of the playground, there should be areas for adults to comfortably watch their children play. All playgrounds shall be inclusive, providing challenging areas for kids of all abilities to engage one another in a safe manner.











The City Of
PEMBROKE PINES
Florida

PREPARED BY:

BA

