



McTYRE PARK MASTER PLAN



THE CITY OF WEST PARK



MCHARRY ASSOCIATES
ARCHITECTURE • ENGINEERING • INTERIOR DESIGN

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THE CORRADINO GROUP
Engineers • Planners • Program Managers • Environmental Scientists

APPROVED MASTER PLAN REPORT

JANUARY 15, 2012



the possibilities





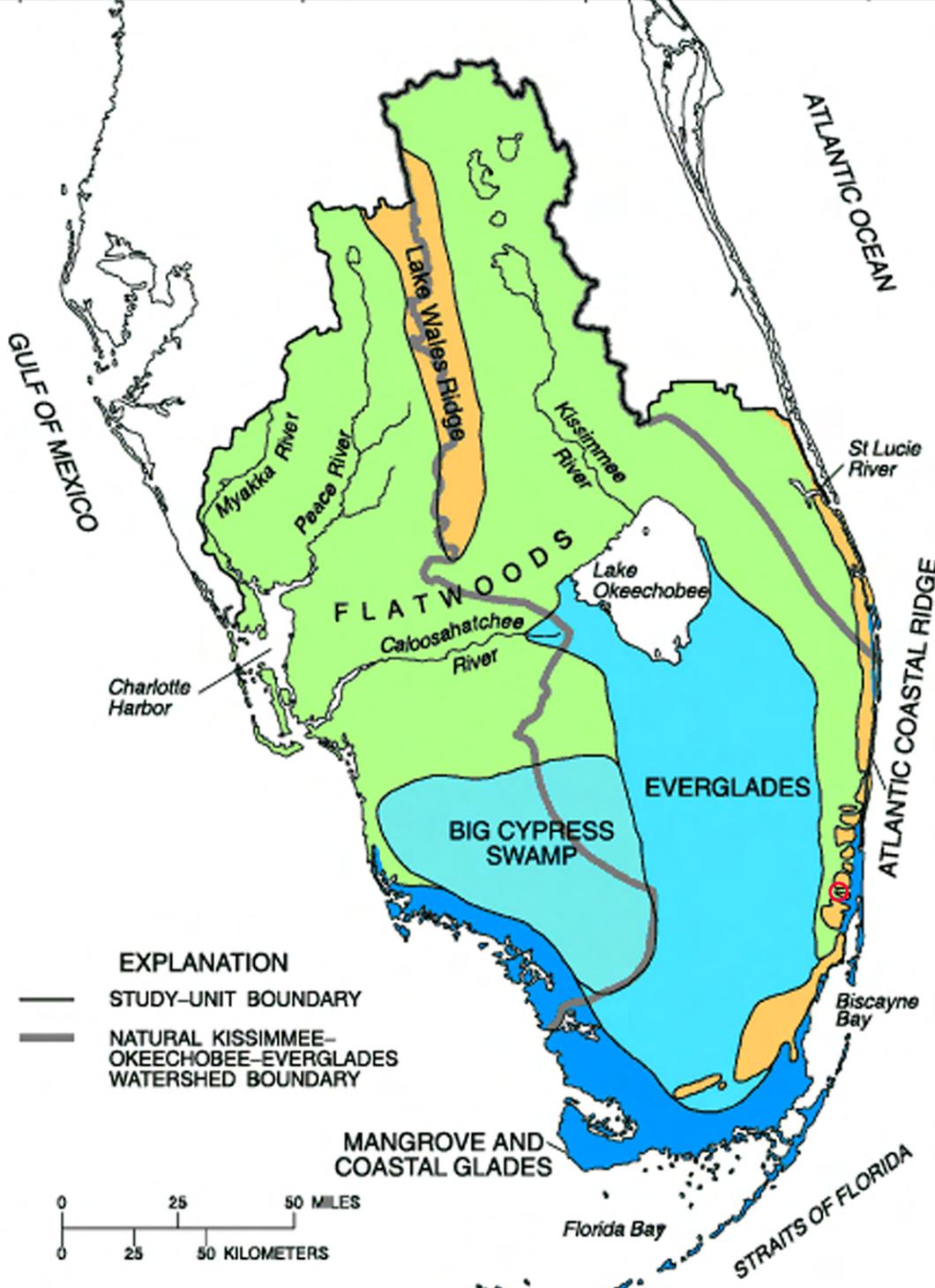

McTYRE PARK APPROVED MASTER PLAN



EXISTING SITE ANALYSIS

history
site context

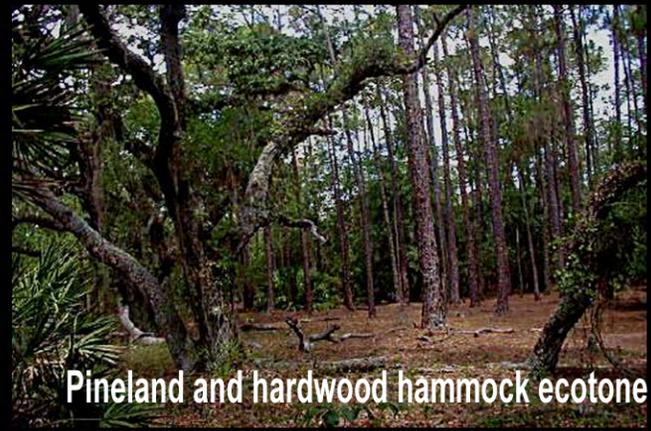




Open prairie and pine flatwoods



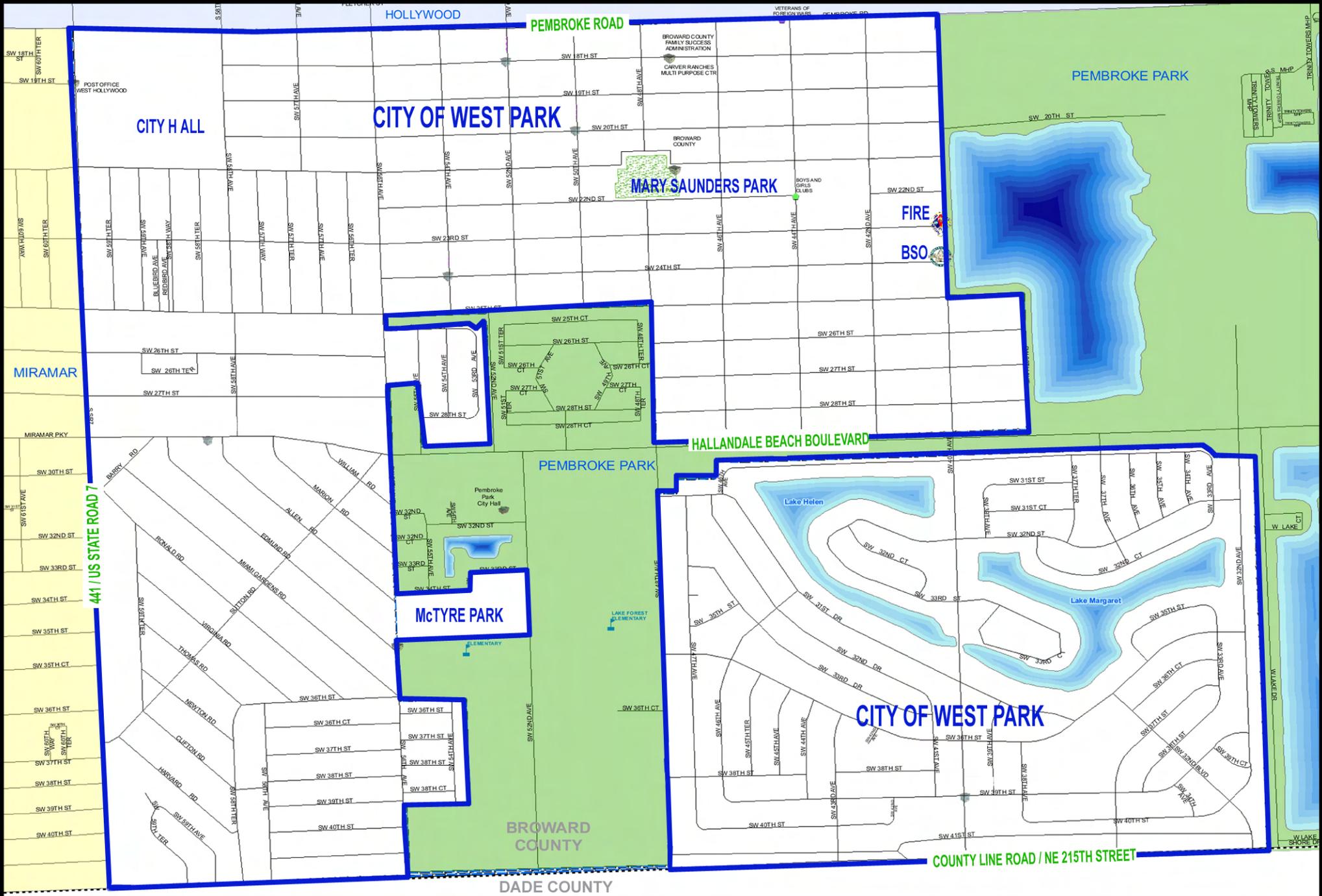
Pineland with shrubby understory



Pineland and hardwood hammock ecotone

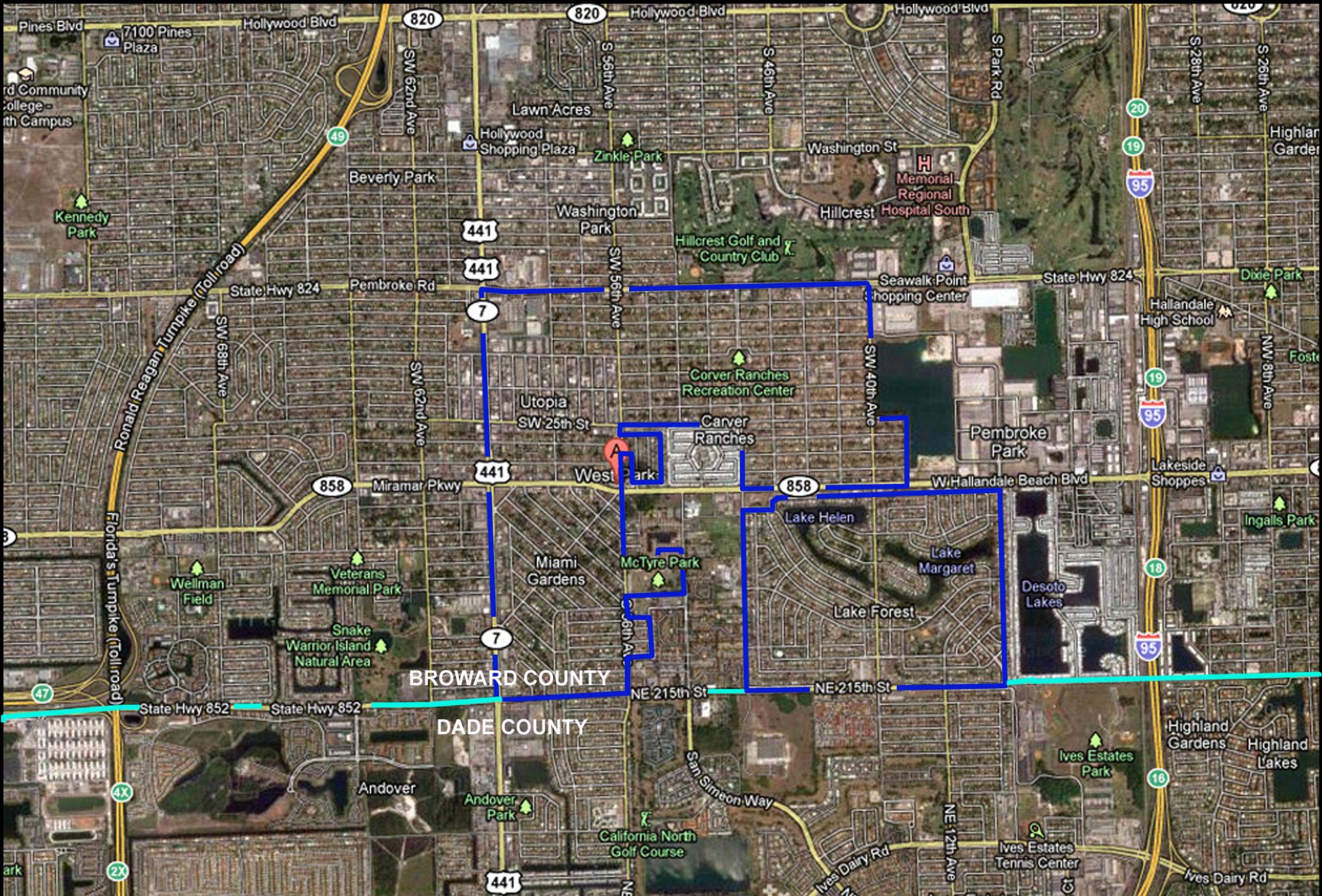
NATURAL HISTORY - PRIOR TO URBANIZATION





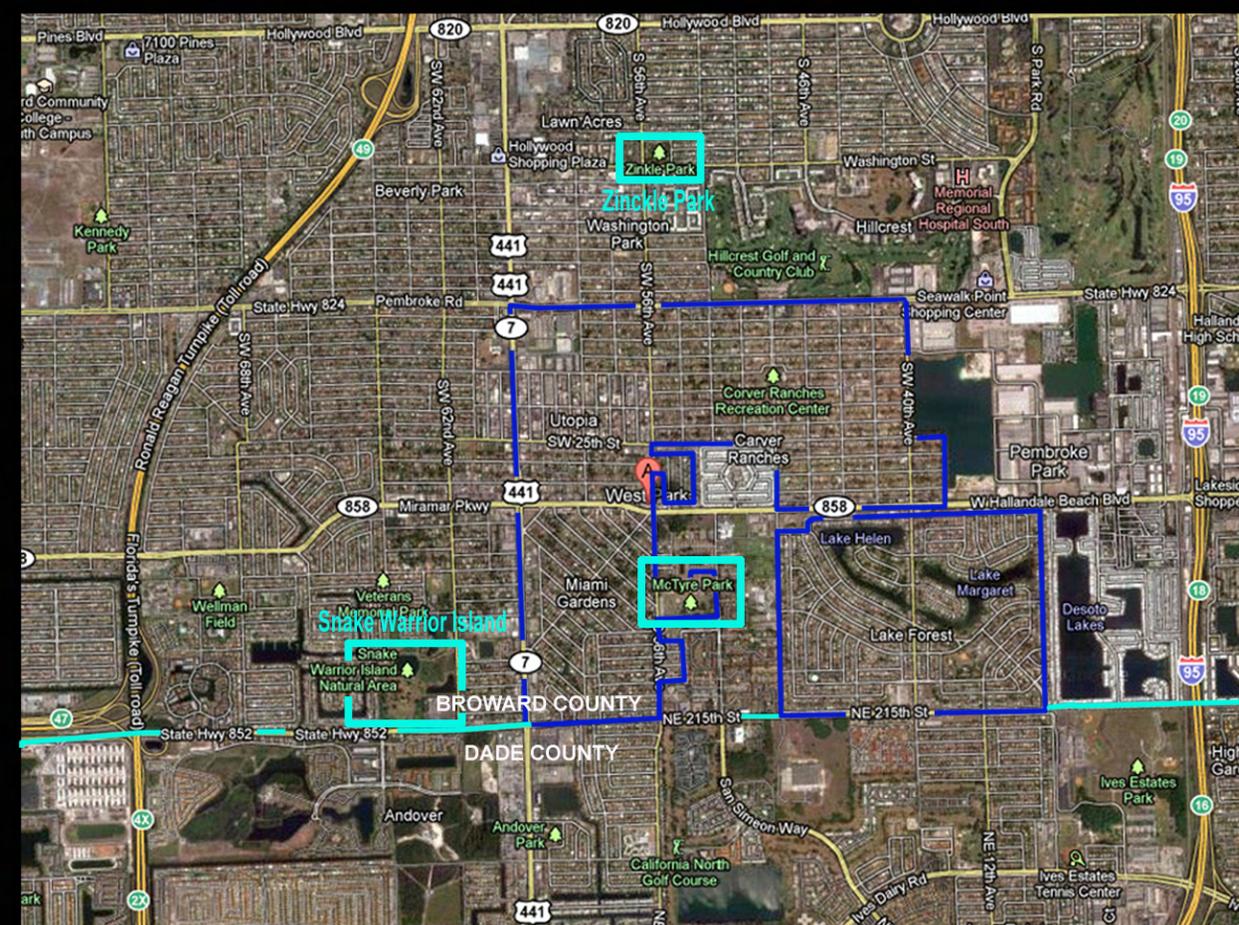
CITY LIMITS





CONTEXT MAP





Footpath at Zinckle Park



Snake Warrior Island Oaks



Snake Warrior Island Vista



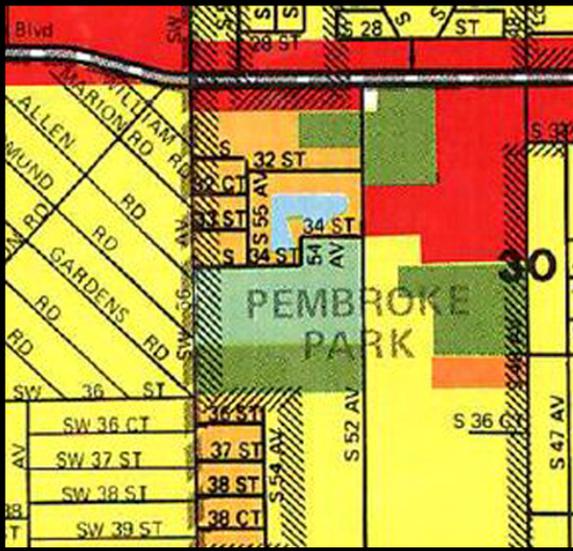
Snake Warrior Island Boardwalk



Snake Warrior Island Pines

SURROUNDING PARKS





Broward LAnd USE Plan 1977



1994



1999



2005



Present

SITE HISTORY





CURRENT PARK CONFIGURATION





Views surrounding McTyre Park

EDGES





maintenance building



concessions stand



WLRN / MDCPS tower



BSO tower

WLRN / MDCPS tower



community center



tot lot and adjacent shelter



football field



parking

Views within McTyre Park

INTERIOR



ZONING



EXISTING ZONING

SITE ADDRESS

- SW 52 Avenue , West Park , Florida 33023

LEGAL DESCRIPTION

- 30-51-42 E 15 OF N1/2 OF NW1/4 OF SW1/4 AKA 15 FT STRIP E OF LOTS 9,10 HRF

CURRENT OWNERSHIP

- Florida Educational TV Communication & TRS II Fund of the State of Florida
(Implementation of the approved master plan hinges upon The City of West Park obtaining 18 acres of the 18.5 acre site)

ACREAGE

- Approximately 18.5 acres

FOLIO ID

- 5142 30 14 0020

ZONING (Broward County Property Appraisers - City Zoning Codes)

- Property is currently zoned as S-1/S-2: Open Space and Public Recreation District.
- It is surrounded by:
 - R-5 (north) Motel District
 - R-1B (west) Single Family 7,500sf lots
 - RM-16 (east) Multi Family Dwelling
 - School (directly south) and R-3U (south) Row Homes



LAND USE (Broward County Property Appraisers - County Land Use Codes)

- Property is currently used as 10: Recreation and Open
- It is surrounded by:
 - 32 (north) Low Residential
 - 33 (west and south) Low Residential
 - 37 (east) Medium Residential



PLATTING

- site is not currently platted. Plating will require a 6-9 month period.
Reasons for plating:
 - Designation of roads or other rights of way.
 - Ensuring that all property has access to a public right of way.
 - Creation or vacation of easements.
 - Dedication of land for other public uses, such as parks.
 - Ensuring compliance with zoning.
 - Ensuring compliance with a land use plan,
 - Ensuring that all property has access to public utilities.

LANDSCAPING

- landscaped space/island every 10 parking spaces
- 10'-0" landscape buffer is required at perimeter of site
- 6'-0" landscape buffer is required around all buildings.
- 4% of total site (1/2 acre - 1 acre) needs to incorporate an ecological community/environment. This can be achieved by creating it in one general area at the passive park area (preferred) or spread out across the site, utilizing landscape buffers, islands and roundabouts.
(The approved master plan has approximately 3,900lf of perimeter that would require a 10'-0" landscape buffer. Approximately 500lf, on the south border will only allow for 3'-0" of buffer; a waiver will have to be obtained for this portion. All other elements of the landscaping requirements have been met.)

LANDSCAPE HISTORY

- The original land and outlying areas had pine trees which have ultimately been cleared from the entire site and most of the surrounding areas. This project would reintroduce these trees into this site while creating habitats for varying wildlife. Meandering paths within the passive park area will allow for pleasant photo opportunities and gatherings within these landscaped ecological pockets. Ponds could also be incorporated; these could be dry during the dry season and wet during the rainy season.

LOT COVERAGE

- maximum of 2% of site can be used for buildings (roofed structures)
(The approved master plan has approximately 7% of lot coverage of roof structures.)

HEIGHT OF BUILDINGS

- maximum height of 35'-0" for buildings.
(The approved master plan may have buildings upwards of 40'-0"H.)

BUILDING SETBACKS

- Front: 20'-0"
- Side: 20'-0"
- Corner: 25'-0" on side abutting street
- Rear: 20'-0"
- Between Residential and Non-Residential: 20'-0" from any plot line
(The approved master plan adheres to the above setbacks)

PARKING

- Parking count may be extrapolated from the following:
City of West Park Zoning Code/Broward County Zoning Code
 - Bleacher/Stadium seating – 1/5 seats
 - Buildings associated with the stadium seating (i.e. field house) – 1/250sf
 - Basketball Court – 4/1 court
 - Pool – 1/50sf of water surface (it is assumed that the sf of the pool building is not taken into account when calculating parking)
 - Gymnasium – 1/150sf of gross area
 - Community Center – assumed (as it is not listed) 1/150sf of gross area
 - Park Area: no indication for what parking count is required for park area or exterior event spaces. This is left up to the planning department.
- Miami-Dade County Zoning (this is used as basis of comparison for all the other elements not otherwise noted in the City of West Park/Broward County Zoning Code.
 - Pavilions (medium) – 15 / each pavilion
 - Playgrounds (small/medium) – 10 / each playground
 - Softball Field – 30/each field
 - Football/Soccer – 40 / each field

REVISED ZONING

- The zoning code would need to be amended to incorporate the necessary changes as identified in the various elements in EXISTING ZONING: Building Height, Lot Coverage.
- The zoning code will need to be waived for the south portion of the property where only a 3'-0" landscape buffer can be provided.
- The property needs to be platted.
- The City will need to have a text amendment to the zoning code to account for the desired parking count for the new facility. Parking is to be maximized to comfortably accommodate all events hosted on the site. All parking is to be contained on site, not relying on any joint ventures with adjacent school property. Ajibola Balogun, City Manager, has directed that the master plan will provide parking for approximately 550 cars. There is to be no offsite parking. The approved master plan accommodates 542 parking spaces.



APPROVED MASTER PLAN





SITE

- McTyre park is to be a City of West Park focal point, a community gathering and activity environment.
- Provide a unique sports venue for indoor and outdoor sports.
- To be a destination place for local City of West Park residents and surrounding communities and a venue to attract both local and international sports teams.
- The site could ultimately be divided into 3 distinct zones: 1) outdoor playing field activity areas, 2) air conditioned indoor events area. 3) heavily landscaped passive park environment.

BUILDINGS

- Community Center to accommodate events for up to 250 persons for summer programs, after school programs, weddings, family reunions, anniversary parties, birthday parties, etc.
- Gymnasium with 3 indoor regulation size basketball courts, making it more attractive to local teams for tournament play. Bleachers for 600+ spectators. Exercise area with fitness equipment (free weights, treadmills etc.). Membership/user fees will be charged for the use of this facility.
- Senior Center for arts and crafts and community outreach programs; a Computer Room; Classroom; Office Space; etc.
- A Concessions Stand with restrooms and elevated press box with direct views to the fields.
- Community Pool complex with an open deck that can also be used for events. Pool complex to be separated, for safety, from all other elements on the site.
- Grand entrance features to the park with a strong presence along SW 56th Avenue which is a main thoroughfare through the City.
- Replacement Utility/Maintenance Building for parking city equipment and vehicles; utility building with offices and storage.

PARK

- Rentable outdoor picnic and special event shelters that are separated from each other.
- Landscaped areas for overflow and outdoor events with gazebos for photo opportunities during weddings etc.

PARKING

- Parking is to be maximized to comfortably accommodate all events hosted on the site. All parking is to be contained on site, not relying on any joint ventures with adjacent school property.
- Patrons must be able to traverse the entire site and connect to the surrounding roads without leaving the property
- Distinct vehicular entrances and drop-off areas.

LANDSCAPING

- Provide clear form and definition for park edges, boundaries, interior green spaces, and transitional zones.
- Re-establish major components of the site's historical natural communities including pine lands, wet prairies, hardwood hammocks, and ecotones.
- Provide ample habitat for native flora and fauna, as well as migratory species.
- Provide educational opportunities for visitors including understanding ecological processes, natural habitat preservation, and native species identification.
- Support and engage the residents of West Park in creating a dynamic and meaningful shared community haven.

SITE CONSTRAINTS

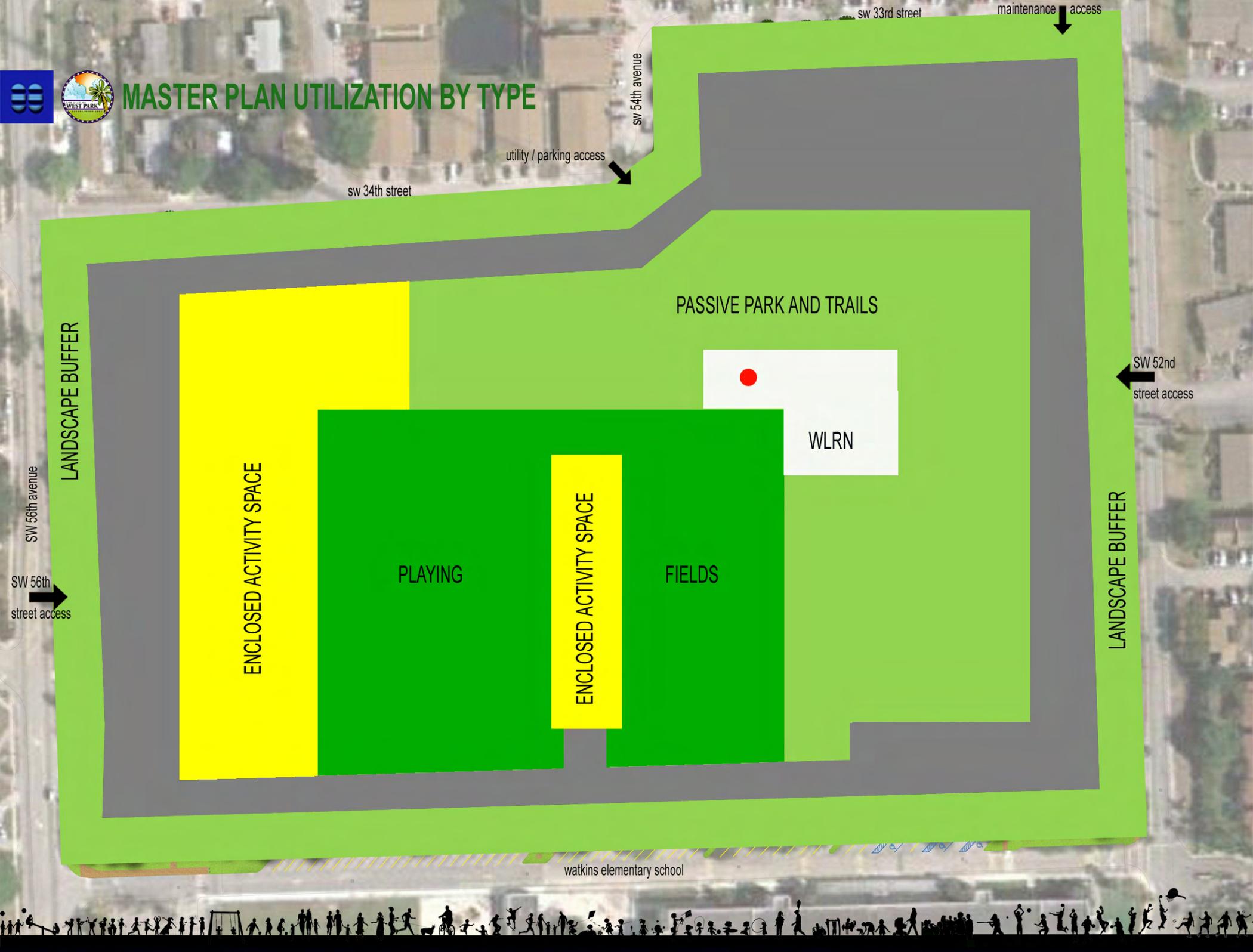
- Placement of all fields and buildings must take into account and meet minimum clearances from the existing WLRN antenna towers guy-wires and structural anchors.
- The implementation of the master plan strongly hinges upon 2 factors:
 - removal of the existing BSO tower, guy wire anchors, and buildings
 - significant reduction in the current lot usage of the WLRN/MDCPS tower and facilities to approximately 0.55 acres.

PLANNING OBJECTIVES AND SITE CONSTRAINTS





MASTER PLAN UTILIZATION BY TYPE



PARKING:

542 SPACES

BUILDINGS:

- POOL BUILDING
3,300SF
- POOL
6,500SF
- SPLASH PAD
600SF
- POOL DECK WITH GAZEBO
13,000SF
- COMMUNITY CENTER
8,500 SF
- RECREATION CENTER
8,500 SF
- GYMNASIUM
25,000SF
- FIELD HOUSE
7,000SF
- 4 OPEN AIR PAVILIONS
1,200SF EACH
- 3 GAZEBOS
200SF EACH

PARK:

- 1/2 MILE MEASURED TRAIL
- 2 TOT LOTS
- COURTS
2 SAND VOLLEYBALL
1 TENNIS
1 BASKETBALL
- OPEN PLAY AREAS/FIELDS

MCTYRE PARK MASTER PLAN



elementary school

OPPORTUNITIES





pathways



open spaces



discovery

PASSIVE PARK AND TRAILS





casual dining



group activity



textures



pathways



family and friends



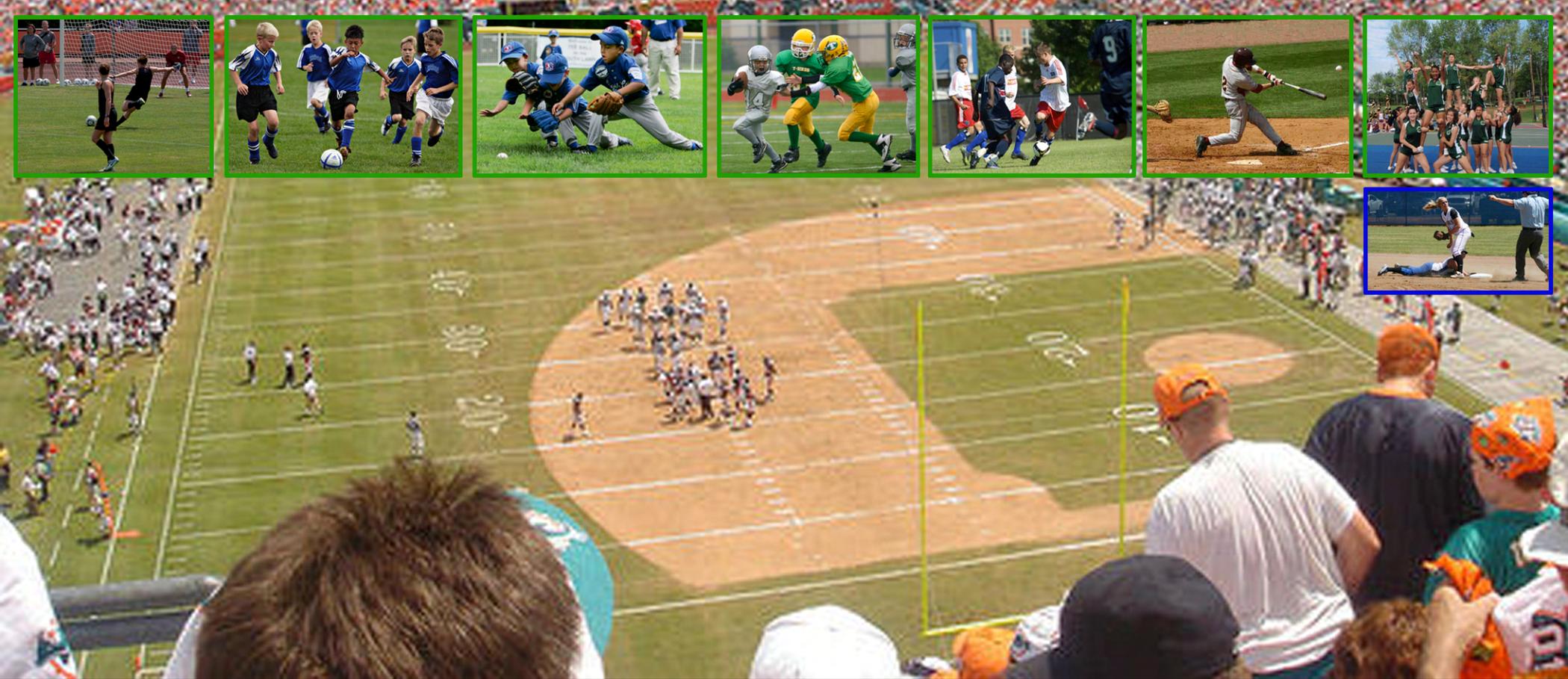
weddings



intimacy

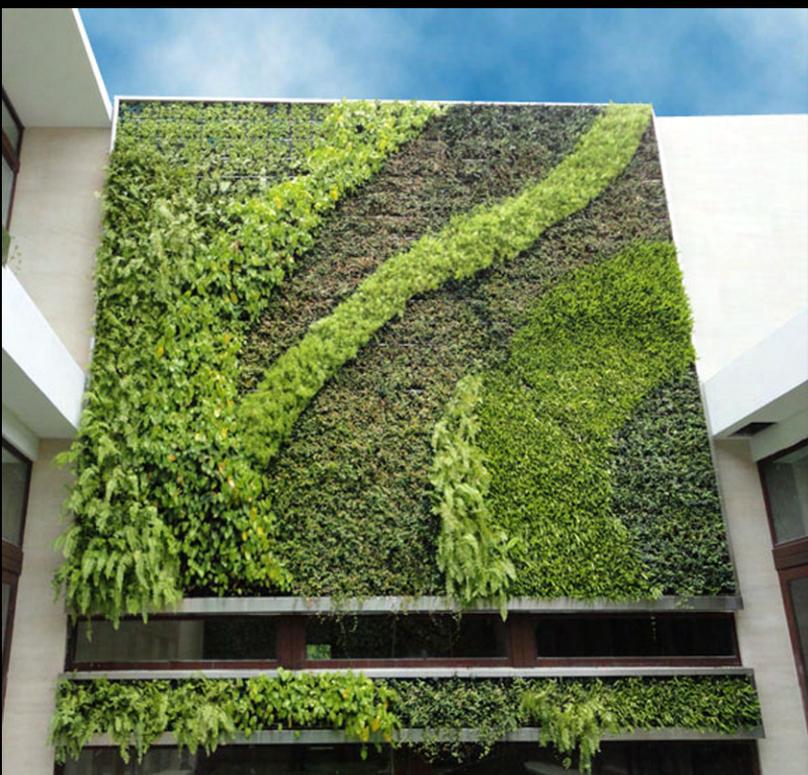
GATHERING SPACES AND SPECIAL EVENTS





SPORT FIELDS ENVIRONMENT



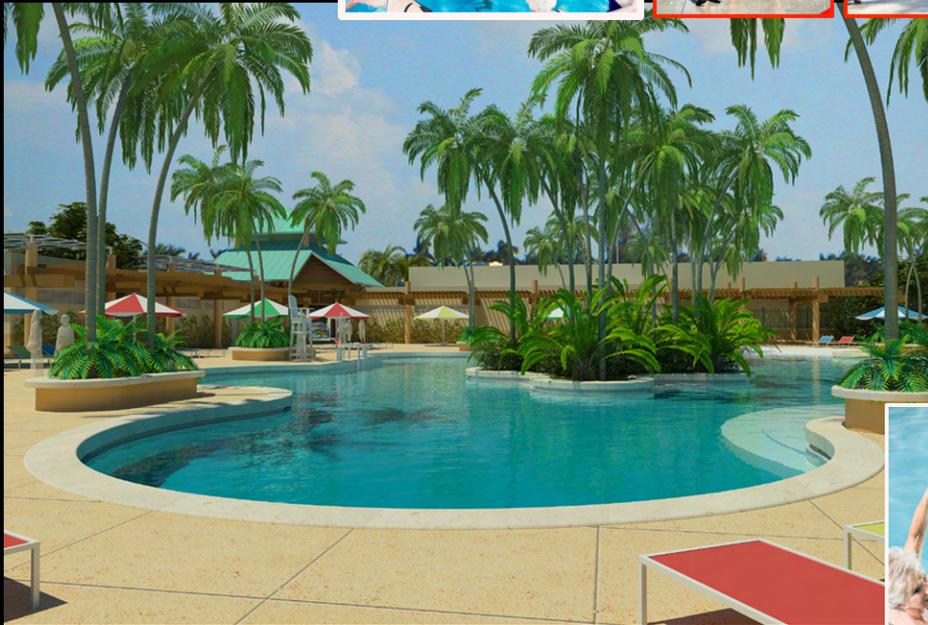


green walls



plazas

EDGES AND FOCAL POINTS



POOL ENVIRONMENT





volleyball



aerobics



basketball



badminton



GYMNASIUM





graduation



graduation party



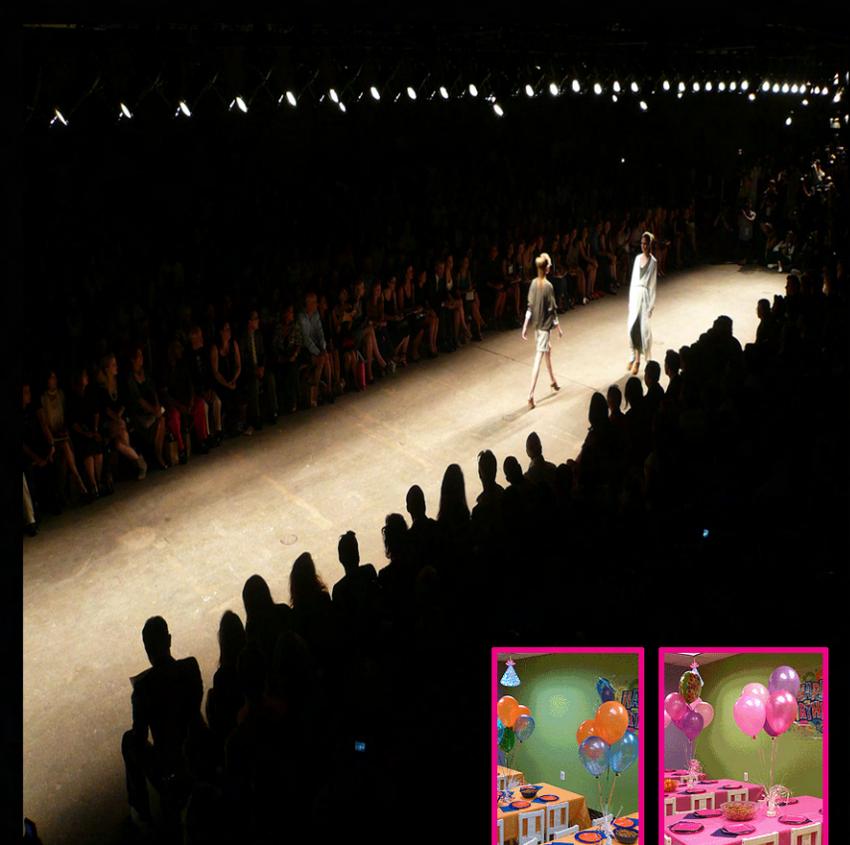
graduation after party



reunions

MULTIPURPOSE SPACES





fashion shows



conventions and trade shows



conferences



dinners and parties

MULTIPURPOSE SPACES





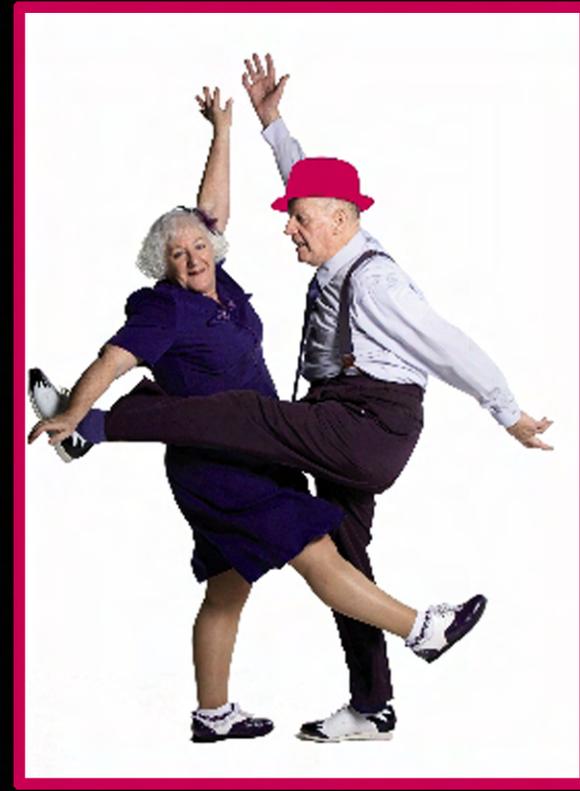
SPECIAL EVENTS AND PERFORMANCES





YOUTH ACTIVITIES





SENIORS





MCTYRE PARK MASTER PLAN the possibilities



- LEGEND**
- NEW ESTATE FENCING AND GATES.
 - ① NEW MEDIUM SIZED PICNIC SHELTER
 - ② NEW CHILDREN'S PLAYGROUND
 - ③ NEW BASKETBALL COURTS
 - ④ NEW 2 COURT, 2 STORY 34,000SF GYMNASIUM AND FITNESS CENTER WITH YOUTH AND SENIOR CENTER
 - ⑤ NEW FIELD HOUSE WITH LOCKERS, TEAM MEETING ROOM, CONCESSION, RESTROOMS, PRESS BOX, OFFICES AND FIXED BLEACHERS
 - ⑥ NEW 6,000SF POOL WITH ZERO/BEACH ENTRY
 - ⑦ NEW 3,500SF POOL BUILDING
 - ⑧ NEW GATE HOUSE WITH TICKET BOOTH
 - ⑨ NEW 5,000 SF COMMUNITY CENTER
 - ⑩ NEW EVENT COURTYARD WITH GAZEBO AND LANDSCAPED TERRACE
 - ⑪ NEW BICYCLE RACKS
 - ⑫ VEHICULAR ACCESS
 - ⑬ PEDESTRIAN ACCESS
 - ⑭ DROP-OFF
 - ⑮ EXISTING CUY WIRES AND STRUCTURAL SUPPORTS
 - ⑯ FITNESS TRAIL
 - ⑰ PASSIVE PARK
 - ⑱ NEW SOFTBALL FIELDS
 - ⑳ NEW SOCCER/FOOTBALL FIELD



 **CITY OF WEST PARK**
 0' 10" 20' 40' 100' 200'

 **MCTYRE PARK MASTER PLAN OPTION 1**
DRAFT 10-21-2011 - 363 SPACES
MCHARRY ASSOCIATES



LEGEND

- NEW ESTATE, FENCING AND GATES.
- ① NEW MEDIUM SIZED ICONIC SHELTER
- ② NEW CHILDREN'S PLAYGROUND
- ③ NEW BASKETBALL COURTS
- ④ NEW, 4 COURT, 2 STORY 25,000SF GYMNASIUM AND FITNESS CENTER WITH YOUTH AND SENIOR CENTER AND COMMUNITY CENTER
- ⑤ NEW 2,000SF FIELD HOUSE
- ⑥ NEW 6,000SF POOL WITH ZERO/BEACH ENTRY
- ⑦ NEW 3,500SF POOL BUILDING
- ⑧ NEW GATE HOUSE WITH TICKET BOOTH
- ⑨ NOT USED
- ⑩ NEW EVENT COURTYARD WITH GAZEBO AND LANDSCAPED TERRACE
- ⑪ NEW BICYCLE RACKS
- ⑫ VEHICULAR ACCESS
- ⑬ PEDESTRIAN ACCESS
- ⑭ DROP-OFF
- ⑮ EXISTING GUY WIRES AND STRUCTURAL SUPPORTS
- ⑯ FITNESS TRAIL
- ⑰ PASSIVE PARK
- ⑱ NEW SOFTBALL FIELD
- ⑲ NEW SOCCER/FOOTBALL FIELD



CITY OF WEST PARK

11° 10' 30" 40' 100' 300'



MCTYRE PARK MASTER PLAN OPTION 2

DRAFT 10-21-2011 - 372 SPACES

MCHARRY ASSOCIATES



LEGEND

- NEW ESTATE FENCING AND GATES.
- ① NEW MEDIUM SIZED PICNIC SHELTER
- ② DOING CHILDREN'S PLAYGROUND
- ③ NEW BASKETBALL COURTS
- ④ NEW 2 COURT, 2-STORY 34,000SF GYMNASIUM AND FITNESS CENTER WITH YOUTH AND SENIOR CENTER
- ⑤ NEW FIELD HOUSE WITH LOCKERS, TEAM MEETING ROOM, CONCESSION, RESTROOMS, PRESS BOX, OFFICES AND FIXED BLEACHERS
- ⑥ NEW 5,000SF POOL WITH ZERO/BEACH ENTRY
- ⑦ NEW 3,500SF POOL BUILDING
- ⑧ NEW GATE HOUSE WITH TICKET BOOTH
- ⑨ NEW 5,000/SF COMMUNITY CENTER
- ⑩ NEW EVENT COURTYARD WITH GAZEBO AND LANDSCAPED TERRACE
- ⑪ NEW BICYCLE RACKS
- ⑫ VEHICULAR ACCESS
- ⑬ PEDESTRIAN ACCESS
- ⑭ DROP-OFF
- ⑮ EXISTING GUY WIRES AND STRUCTURAL SUPPORTS
- ⑯ FITNESS TRAIL
- ⑰ PASSIVE PARK
- ⑱ NEW SOFTBALL FIELD
- ⑳ NEW SOCCER/FOOTBALL FIELD



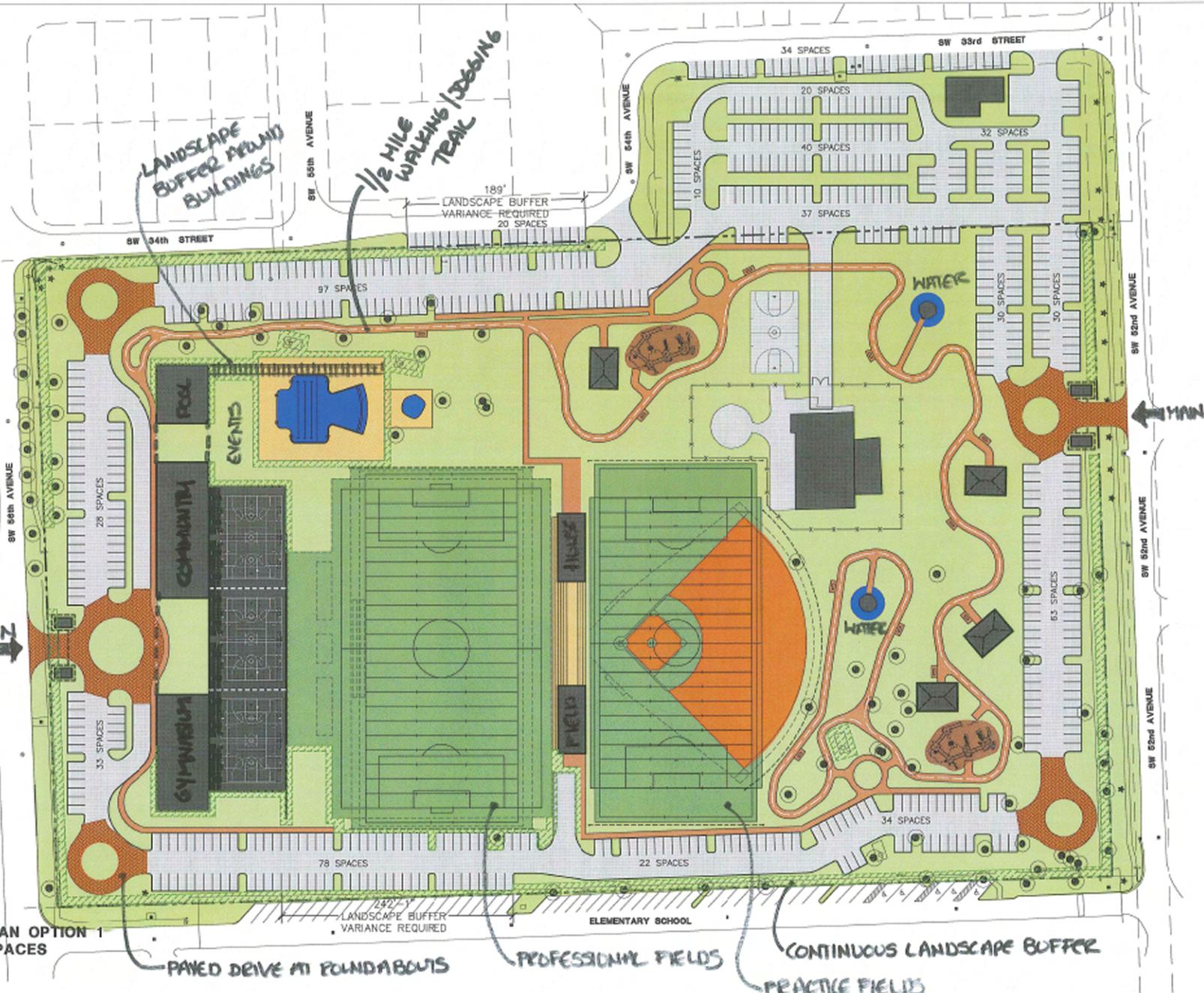
 **CITY OF WEST PARK**
 0' 10' 20' 40' 100' 200'

 **MCTYRE PARK MASTER PLAN OPTION 3**
DRAFT 10-21-2011 - 336 SPACES
MC HARRY ASSOCIATES



PARKING COUNT

3 COURT GYMNASIUM, 25,203SF	= 168
2-STORY, GYM SUPPORT SPACE, SENIOR CENTER, YOUTH CENTER, 8,500SF	= 57
COMMUNITY CENTER, 8,500SF	= 57
POOL, 2,000SF	= 100
2-STORY FIELD HOUSE, 6,300SF	= 26
2 CHILDREN'S PLAYGROUND	= 20
4 SHELTERS	= 60
1 EXTERIOR HARD COURT	= 4
2 FOOTBALL/SOCCER FIELDS	= 80
STADIUM SEATING, 450	= 90
REQUIRED TOTAL	= 562
TOTAL PROVIDED	= 605

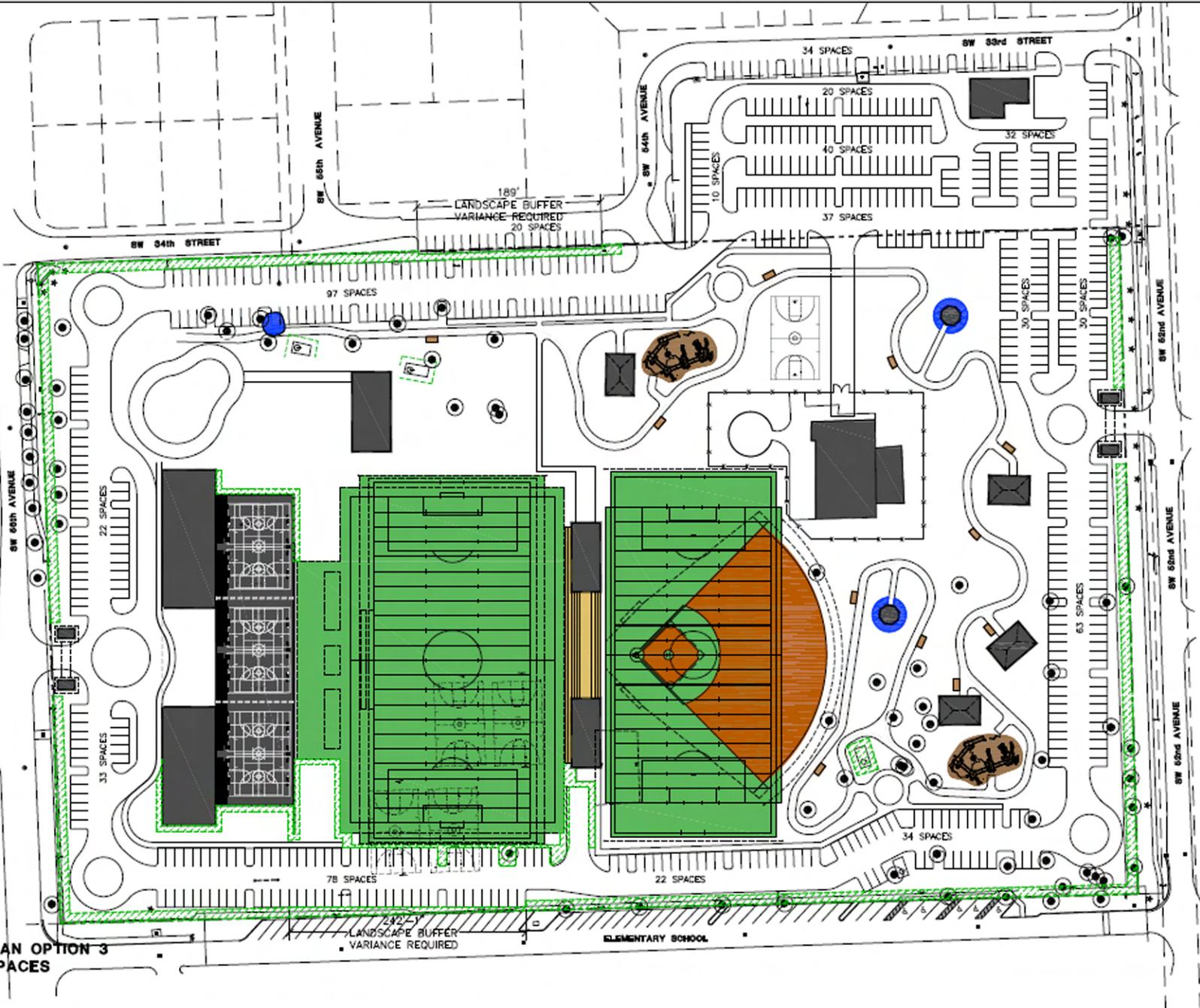


CITY OF WEST PARK
MCTYRE PARK MASTER PLAN OPTION 1
DRAFT 11-03-2011 - 605 SPACES
MCHARRYASSOCIATES

PAVED DRIVE AT ROUNDABOUTS
 PROFESSIONAL FIELDS
 PRACTICE FIELDS
 CONTINUOUS LANDSCAPE BUFFER



PARKING COUNT	
3 COURT GYMNASIUM, 25,200SF	- 168
2-STORY, 10M SUPPORT SPACE, SENIOR CENTER, YOUTH CENTER, 8,500SF	- 57
COMMUNITY CENTER, 8,500SF	- 57
POOL, 2,000SF	- 100
2-STORY FIELD HOUSE, 6,300SF	- 26
2 CHILDREN'S PLAYGROUND	- 20
4 SHELTERS	- 60
1 EXTERIOR HARD COURT	- 4
2 FOOTBALL/SOCCER FIELDS	- 80
STADIUM SEATING, 450	- 90
REQUIRED TOTAL	- 662
TOTAL PROVIDED	- 599



CITY OF WEST PARK

MC TYRE PARK MASTER PLAN OPTION 3
DRAFT 11-03-2011 - 599 SPACES

APPENDIX - 11-03-2011 OPTION 3



- PHASING**
- PHASE I - GYMNASIUM
PROFESSIONAL FIELDS
(SOCCER/FOOTBALL)
WEST PARKING, NORTH PARKING
ON SW54TH STREET AND
SOUTH PARKING WEST OF FIELD
HOUSE
 - PHASE II - FIELD HOUSE
SECONDARY FIELDS
(SOCCER/FOOTBALL AND
SOFTBALL)
REMAINDER OF PARKING
 - PHASE III - POOL
POOL BUILDING
PASSIVE PARK WITH COURTS
(BASKETBALL AND SAND
VOLLEYBALL)



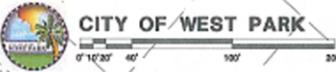
MCTYRE PARK MASTER PLAN OPTION 1
DRAFT 11-08-2011 - 551 SPACES
MCHARRYASSOCIATES

APPENDIX - 11-08-2011 OPTION 1



PHASING

- PHASE I - GYMNASIUM
PROFESSIONAL FIELDS
(SOCCER/FOOTBALL)
WEST PARKING, NORTH PARKING
ON SW54TH STREET AND
SOUTH PARKING WEST OF FIELD
HOUSE
- PHASE II - FIELD HOUSE
SECONDARY FIELDS
(SOCCER/FOOTBALL AND
SOFTBALL)
REMAINDER OF PARKING
- PHASE III - POOL
POOL BUILDING
PASSIVE PARK WITH COURTS
(BASKETBALL AND SAND
VOLLEYBALL)



MCTYRE PARK MASTER PLAN OPTION 2A
DRAFT 11-08-2011 - 545 SPACES
MCHARRYASSOCIATES

APPENDIX - 11-08-2011 OPTION 2A



APPENDIX 2

meeting minutes



MEETING MINUTES

Date: September 26, 2011 – Monday 10:00 am @ City Hall

To: **Ajibola Balogun**

Re: **City of West Park
McTyre Park Master Plan
Kick Off Meeting**

Attendees:

Ajibola Balogun (AB)	City Manager	abalogun@cityofwestpark.org
Cesar Garcia (CG)	Parks & Recreation Superintendent	cgarcia@cityofwestpark.org
Carol Aubrun (CA)	Program & Services Manager	cauborn@cityofwestpark.org
Dan Millen (DM)	Public Works Superintendent	dmillen@cityofwestpark.org
Tom Carlson (TC)	MC Harry Associates	tcarlson@mcharry.com
Naomi Harrison (NH)	MC Harry Associates	nharrison@mcharry.com

The City of West Park is currently in the process of officially purchasing McTyre Park. It is currently owned by MDCPS and the State of Florida and is leased to Broward County until 2023.

Commissioners (via description by the City Manager) and City Staff Comments, Suggestions:

- Multipurpose building to accommodate events for up to 250 persons for summer programs, after school programs, weddings, family reunions, anniversary parties, birthday parties, etc.
- Full warming kitchen for catered events with refrigerator units with capacity to feed 200+ students.
- Gymnasium with an indoor basketball court (CG would like 4 indoor basketball courts, which would be more attractive to local teams for tournament play. Bleachers for 300+ spectators. Exercise area with fitness equipment (free weights, treadmills etc.). Membership/user fees will be charged for the use of this facility. The ancillary space component of the gymnasium building could be a two story building to minimize footprint.
- Ancillary program space may include a Senior Center for arts and crafts and community outreach programs; a Computer Room; Classroom; Office Space; etc.
- A Concessions Stand with restrooms and elevated press box with direct views to the fields. This could possibly serve as a field house located between the two football/soccer fields with integral bleacher seating and a pass through for pedestrian circulation from one field to the other.
- Community Pool with an open deck and a Pool Support Building with toilets, showers, lockers, and access control.
- Grand entrance features to the park with a strong presence along SW 56th Avenue which is a main thoroughfare through the City.
- Possibility of having a ticket booth at parking lot entrances to collect parking fees during special field events; and/or a ticket booth at the entrances to playing fields for specific events.
- Outdoor Athletic fields and hard courts: 1 soccer/football, 1 football, 4 basketball/volleyball, 1 baseball, 1 competition running track. Currently 7 tackle football teams practice at the park.
- The site could ultimately be divided into 2 distinct zones: 1) outdoor playing field activity areas, and 2) air conditioned indoor events area. Adequate onsite vehicular parking is required for each zone.
- Make every effort to preserve the existing football field, high mast lighting, score boards as possible since these have recently been installed; and the Tot lot (to be resurfaced via different project).

- A partnership is being discussed with the local hospitals (Joe Dimaggio and West Memorial) to provide therapeutic activity space for their patients and to the community. Revenue stream to the city is a possibility.
- Rentable outdoor picnic and special event shelters that are separated from each other.
- Landscaped areas for overflow and outdoor events with a gazebo for photo opportunities during weddings etc.
- Replacement Utility/Maintenance Building for parking city equipment and vehicles; possible above ground fuel tank to service city vehicles; utility building with offices and storage.
- Funding constraints suggest that implementation of the master plan would need to be accomplished in phases. A new gymnasium/community center would have to be operational before the existing community center building could be demolished.
- Also discussed was the feasibility of renovating the existing community building into support spaces for the playing field(s) to accommodate one or more of the following functions: concessions, restrooms, offices, storage, senior center room.
- Placement of all fields and buildings must take into account and meet minimum clearances from the existing WLRN antenna towers guy-wires and structural anchors.
- Using a brief calculation of all the areas and buildings that are desired, approximately 355+ parking spaces would be necessary. This does not include parking needed if a pool and pool building are constructed. Accommodations for surface parking lots would likely be located on the east/west/north perimeter of the site; possibly on property currently falling inside the existing DCPS/WLRN fenced area.
- An on-site thru road is desired to connect 52nd Avenue to 56th Avenue. All parking is to be contained on site. Vehicular entrances also need to accommodate a bus loop for team drop-offs to athletic events.
- Consideration was given to a possible shared use agreement with the elementary school to the south with intent to use their parking lot as overflow parking during special events. The Manager suggested that, at this time, no shared use or zoning variances be considered.
- Emergency and service vehicle access will influence the development of the site.
- No unnecessary curb cuts. 2 existing curb cuts along 56th Avenue. One is currently along 52nd Avenue; there may be a need for possibly 2 more.
- Maintain or enhance the existing walking/fitness trail along the perimeter of the park.
- Anne Kolb Nature Center off of Sheridan Street is another example of heavily landscaped area to be used.
- McTyre park is to be a City of West Park focal point, a community gathering and activity environment that can also attract membership from other surrounding communities.
- The Village of Glendale's Infinity Park in Colorado was identified as an example of the possibilities for this park.
- NH to send Manager a PDF defining the portion of the DCPS/WLRN area of the site that would need to be appropriated for additional parking and possibly the location of the utility building and service area with above ground fueling tank for the city vehicles.

It was also discussed that a traffic study will be needed for this area to determine the impact of traffic that the new/expanded park facilities will attract. The Manager will give MCHA a copy of a traffic study recently completed for the residential area directly west of the park property.

The meeting concluded at approximately 12 noon. Next scheduled meeting is Thursday 09-28-11 at 10:00 am to meet with City Planning Department and Building and Zoning officials. Dan West from the county is also scheduled to be present.

MCHARRYASSOCIATES

MEETING MINUTES

Date: September 28, 2011 – Tuesday 10:00 am @ City Hall
To: **Ajibola Balogun**
Re: **City of West Park
McTyre Park Master Plan
Meeting with Fire Marshall, City Planning, Building Official and City Staff**

Attendees:

Ajibola Balogun (AB)	City Manager	abalogun@cityofwestpark.org
Cesar Garcia (CG)	Parks & Recreation Superintendent	cgarcia@cityofwestpark.org
Carol Aubrun (CA)	Program & Services Manager	cauborn@cityofwestpark.org
Dan Millen (DM)	Public Works Superintendent	dmillen@cityofwestpark.org
Sanford Laguna (SL)	CGA/City Building Official	slaguna@calvin-giordano.com
Charlene Smith (CS)	BSO Fire Marshall	charlene_smith@sheriff.org
Shelley Eichner (SE)	CGA	shelley@calvin-giordano.com
Tom Carlson (TC)	MC Harry Associates	tcarlson@mcharry.com
Naomi Harrison (NH)	MC Harry Associates	nharrison@mcharry.com

After a brief overview of the project and what was discussed in the previous meeting, outlining the staff and commissioners desires, and the constraints of the existing site: WLRN guy wires and supports, antennas and buildings, and showing the various arrangements of program (fields and buildings) on the site, the following was discussed:

Comments, Suggestions:

CS - emergency vehicle access to site.

- A specified path for emergency vehicles shall be provided on site. 38' inside turning radius and 50' outside turning radius.
- 150' maximum dead end with turnaround at end.
- Access shall be to all buildings and fields on the site.
- If there are any fenced areas, gates shall be provided such that a fire truck can pass through.
- Hydrants at every 300'.
- Drop-off zone for fire trucks separate and striped from the vehicular drop-off.
- NH asked if the path needs to be asphalted or if it can be a sodded stabilized path with visible markers of where the trucks are supposed to traverse. CS has no opposition to this, as long as the markers are permanent and tamper proof and that there is no immediate landscaping that could possibly overgrow onto the path of travel.
- TC suggested maybe that the fitness trail be a driveable trail. CS - this is a possibility.

AB - Programming.

- It was stressed, with all the fields, buildings and events that could possibly be on the site that programming is key to the successful use and administration of the Park. There are also year round programs that have to be factored: after school (summer camp), youth practice, and then adult practice.

DM - Baseball

- Baseball is an integral program in the community and provisions for a field should be made at the Park. There are allot of travelling leagues that would use this site. The only other active baseball field in the area is at Mary Saunders Park and needs to be redone. Mary Saunders also has limited parking and as a result this limits the use of the field. NH and TC pointed out that space is rather tight on the site and a NCAA regulation baseball field may not fit.

- MCHA will endeavor to fit as much of the desired program on the site. There could also possibly be a multipurpose field: soccer, baseball and football and would have to be restriped accordingly for whatever use it will have at the time.

SE - Planning (stand-in for the Planning Department)

- All requirements have to be met in terms of setbacks from property lines, parking count etc. unless a variance is obtained from the City. Maybe if a specific program/schedule of events and usage of the field were to be submitted with the application for permitting the requirements could be reduced/waived. AB would like for all the requirements to be met so that request for variance is a last resort if absolutely necessary; this would mean that the parking etc. would have to be designed for the maximum full usage of the Park.
- SE also noted that the site is not currently platted and that the 6-9 month period for doing so as well as the cost, needs to be factored into the time line.

DM CG - Running Track

- There is a need for a professional running track in the area. There are only 2 competitive tracks in a 2 mile radius and are at schools; the closest municipal owned track is in Miramar. The track at McTyre Park would be heavily used.
- NH and TC demonstrated that a track is very intrusive onto the site and requires a tremendous amount of space in order to fit an NCAA regulated track and all the other desired elements: shot put, discus, long jump, pole vault.
- There is a possibility for creating an inter-local agreement with a local school to house track events there but still have training at McTyre Park.
- CG - could there be an indoor running track in the gymnasium, similar to that of the Wellness Center at the University of Miami?

SE CA AB - Traffic

- SE stated that it is important to plan and design to incorporate onsite stacking of cars, especially during events when cars are ticketed at the entrance gate.
- CA also noted that this, as well as the bus-loop/drop-off area would be good for water distribution after a hurricane.
- AB is concerned about the impact of traffic along 52nd Avenue if the main buildings are located at that area of the site. Again onsite stacking and a drop-off area will be necessary at this location of the site.

AB - Views

- AB is also concerned about the orientation of buildings and designation of rooms within these buildings (weights and workout rooms, ball/event rooms) to maximize what views there are on the site; most specifically that these rooms do not overlook the adjacent apartment complexes along 52nd Avenue.
- NH and TC noted that this can be done in a variety of ways other than specific orientation and location of these rooms: screen walls, living walls (walls with vegetation), landscaping buffers

CG - Basketball Courts

- CG believes that it is of utmost importance to have 3 indoor full NCAA regulation basketball courts in the gymnasium. As well as having the new/relocated outdoor basketball courts directly adjacent to the gymnasium so that tournaments can be held at the Park. There are many leagues that are always looking for a venue to host tournaments.

Event Pavilions

- The master plan shall plan for having 3 event pavilions on different areas of the site with some amount of parking either directly associated with each, or in close proximity to each.

Utility/Service Area for Maintenance Department

- It was noted that this building/area would be better if remotely located. The location in the northeast corner of the DCPS/WLRN portion of the site is preferable, as discussed in previous meeting.
- CS was concerned about the above ground fueling station. She was assured that this was just an above ground fuel tank +/- 250 gallons and would be used solely for City vehicles.

The meeting concluded at approximately 12 noon. Next meeting to be scheduled in accordance with the approved master schedule. NH and CA will confer regarding this.

MEETING MINUTES

Date: October 21, 2011 – Friday 10:00 am @ City Hall

To: **Ajibola Balogun**

Re: **City of West Park
McTyre Park Master Plan
Staff Workshop No. 1**

Attendees:

Ajibola Balogun (AB)
Cesar Garcia (CG)
Dan Millen (DM)
Tom Carlson (TC)
Naomi Harrison (NH)
Paola Ferrera (PF)
Josh Bocks (JB)

City Manager
Parks & Recreation Superintendent
Public Works Superintendent
MC Harry Associates (MCHA)
MC Harry Associates
MC Harry Associates
The Corradino Group (TCG)

abalogun@cityofwestpark.org
cgarcia@cityofwestpark.org
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tcarlson@mcharry.com
nharrison@mcharry.com
pferrera@mcharry.com
jbocks@corradino.com

Along with explaining that not all wish list items, namely the running track and the baseball field, from previous meetings could fit on the site based on varying site constraints, TC gave an overview of each of the 3 options submitted by MCHA:

Option 1 - relocation of existing fields and tot lot with angled buildings (pool, pool building and community center) and a 2 court gymnasium (at northwest corner oriented east-west) all fronted along SW 56th Avenue. 2 new football/soccer fields with a field house and integrated concrete bleachers at center, softball field and 2 exterior BB courts. Passive park area accessed and fronting SW 52nd Avenue. 363 parking spaces.



Option 2 - relocation of existing fields and tot lot with more uniformed positioning of all buildings (pool, pool building, community center, and a 4 court gymnasium all fronted along SW 56th Avenue. 2 new football/soccer fields with a field house at center the northern end of the fields attached to the east end of the

gymnasium, softball field and. Passive park area accessed from and fronting on SW 52nd Avenue. 372 parking spaces.



Option 3 - layout was as discussed in the last meeting with the preservation of the existing football field, tot lot and pavillion closest to the tot lot. The buildings and pool were located at angles in the southeast portion of the site, having more of a presence along SW 52nd Avenue and in turn facing City of Pembroke Park as opposed to the City of West Park. 336 spaces.



Additionally, based on various conversations with numerous individuals from varying agencies, the following was mentioned about the site:

1. land is owned by State and MDCPS - undivided 1/2 interest each. We understand that the State leases their 1/2 interest to MDCPS/WLRN and has been run by them since the 1940's.
2. State and MDCPS/WLRN leases the unused portion (unused by towers and their buildings etc.) to Broward County.
3. The shorter tower used to belong to MDCPS/WLRN and was originally 800' tall, during a recent hurricane a portion of the tower blew off (actually damaging a nearby house) and the tower is now 400' high. That being said, this tower was given to BSO and was only supposed to be used for a period of time and then removed altogether from the site. This period expired a year ago, and BSO has made no move (that we know of) to relocate this tower. This relocation would help in freeing up the northwest portion of the site as the large guy wire supports would be removed also.
4. Nothing happens on the entire site without prior approval from MDCPS and, in turn, the State of Florida. This may all go away once City of West Park purchases the site.
5. There are no known guidelines/requirements for building under or around the guy wires and their supports. However, it was recommended that to build close to them would be dangerous and we should stay about 20' away. This would affect how the site is laid out.

In light of the above, AB has directed MCHA to proceed with the master plan with the understanding that item 3 will be implemented, in that the tower and guy wires and supports and associated building elements will be removed from the site; and that as much land that is needed to facilitate the parking, access roads, and possibly addition of new field(s) and court(s) should be used of the MDCPS/WLRN property, providing that the remaining portion of property can be accessed independently by MDCPS/WLRN personnel.

After which the following was discussed:

Comments, Suggestions:

Choice of Options

- AB prefers options 1 and 2. These options have frontage and therefore traffic load imposed on the City of West Park. This takes into account the closer and shorter sewer connections necessary for the new buildings (see next item below).
- He is also concerned about the noise buffer between pool and event patio as shown, in both options, close to the football/soccer fields. NH pointed out that there are various ways to reduce the noise and to create a more aesthetically pleasing backdrop to the pool and patio area with the use of living walls, dense foliage and trees. However, his further concern is that once initially planted the vegetation and trees will be sparse and will take years to eventually grow in. MCHA will take this into account.
- AB also questioned the option, as previously discussed in other meetings, of orienting the fields east west on the site at the southeast corner. TC reminded all that, apart from the east west configuration not being the best orientation, the existing guy wires and support structure would impede placement of field in that location.

Existing Utilities.

- A draft submittal of the Due Diligence Report, as prepared by TCG, was given to NH shortly before the meeting.
- There is an existing sewer line on the west side of the site which belongs to the City of West Park. There is also an existing sewer line on the east side of the property belonging to the City of Pembroke Park.
- AB - will a lift station be necessary? JB will need to investigate the sizes of the existing water and sewer lines and inform the team if they need to be upgraded.
- There is currently no storm water information on the park. It is safe to assume that the park has no existing storm drainage structure. There is a large dry retention area at the northeast corner of the MDCPS/WLRN portion of the site. It is assumed that this area is used as drainage for the entire site. A new drainage system, comprising of exfiltration trenches and catch basins would have to be developed to accommodate the new buildings and amount of new impervious areas being added to the site.
- NH suggested that pervious grass pavers could be used in some areas of the parking lots to help, if needed, in reducing the impervious areas of the site. AB is concerned, that not only are they costly, but they are also hard to maintain and may become overgrown and unkempt. TC suggested the use of

interlocking brick pavers at the driveways which are more aesthetic, and will also assist with drainage, if required.

Options discussed and chosen.

- Based on options 1 and 2, see above, limited new connections and/or extensions would have to be made to access the new buildings. Based on option 3, however, a costly extension of the sewer lines would have to be done in order to service the buildings, located at the southeast corner of the site; unless through special permission from the City of Pembroke Park, these buildings are connected to and utilize the existing sewer lines located and belonging to the City of Pembroke Park. AB would prefer all connections to be made only to the City of West Park utilities. Furthermore, he and others agree, does not like Option 3 and advised MCHA that it was no longer viable. MCHA was directed to proceed with Options 1 and 2 and to make the various changes discussed in the meeting:
 - maintain the south loop road
 - maintain the west parking lot area
 - maintain bleachers and field house between the 2 football/soccer fields.
 - NE parking would be considered overflow parking and be made up of pervious material/stabilized grass area.
 - no ticketing booths/gates at the entrances to the park. However, keep entrance feature at each of the entrances.
 - develop more parking at the northern property line by the MDCPS/WLRN portion of the site.
 - keep and further develop the round about traffic feature at each corner of the site where there is a road.
 - create a vehicular connection between SW52nd Avenue and SW34th Street.
 - maintain 2 football/soccer fields - DM mentioned that the soccer field looked smaller than a collegiate regulation size field, NH to investigate and update plan accordingly.
 - passive park is to be maintained at the southeast corner of site, add as much parking as possible at this location without encumbering too much into the park area.
 - 2 playgrounds, one at either end of the site.
 - Restroom facilities located near the passive park for use by the pavilions.
 - Specific rooms to be designated for Senior Center.
 - Preserve sidewalk along SW52nd Avenue, as it is heavily used by students walking to and from school.
- Other possibilities/discussions:
 - deceleration lane along SW52nd Avenue
 - orientation of the lap lanes in the pool is not conducive to competition swimming. AB - pool is mainly to be used by the community and possibly for swim lessons.
 - tot pool/kiddie splash pad, separated from the main pool
 - DM suggested that the field house and bleachers be alongside the pool area which will create a buffer between the two areas with event space on the 2nd floor overlooking the pool. NH - this may add to the noise factor, as the active bleachers are now closer to the pool/event area. TC - this also doesn't allow for spectators to view each field equally.
 - Racquetball court and indoor kids play area in the field house.

AB - Meeting with Commission Members.

- AB informed the group of the items/discussions that may come up when meeting with the various commission members.
 - Only 2 options are to be shown.
 - One may want to maintain the existing community center and office buildings that are currently in the northwest corner of the site. The office addition is relatively new, 2005, and was funded with community development program money. The buildings also has a plaque with the City of Pembroke Park on it, from when that City constructed the building. It may appear offensive if the City of West Park were to now demolish it. MCHA should show 1 option where the existing buildings will remain and will possibly be extensively remodeled into the pool building. TC noted that the pool could be located in this area along with keeping the existing tot lot, this also creates the desired separation of the pool complex from the athletic fields. This would allow the possible north-south orientation of the gymnasium/community center which would give the buildings more presence along SW 56th Avenue.

- 3 of 5 members desire a pool complex; 3 of 5 members desire a gymnasium; all 5 desire open field areas.
- Identification of the buildings and the park elements should be shown on the plan itself and not in the form of a legend.
- When presenting to the commissioners MCHA will take photos of examples of building types (modern vs. traditional residential architecture) - images from South Miami park renderings, vegetation/foliage type, living walls and privacy screens, sample pool facilities (Country Club - for Miami Dade County), sample gymnasium Murray Park (City of South Miami). TC - gymnasium buildings don't usually lend themselves to being traditional/residential. However, all buildings will blend and complement each other in their design features.
- Show also pictures of existing BSO buildings and towers that are supposed to be removed from the site.

Upfront funding

- The City currently has approximately \$175,000-\$200,000 in available funding to resurface and improve the existing west parking lot on the site. This money has to be used within the next 60 days or else it will be lost. AB - is there any way that the construction of the new west parking lot and drive could be implemented immediately so as to not lose funding? TC - this would depend on how quickly the master plan is finalized and approved. NH - how does the money need to be spent upfront? Can A/E fees be counted towards the money being spent in the next 60 days? If so MCHA can develop a fee proposal for this portion of the work so that the funding is not lost. Again, this would depend on how quickly the master plan is finalized and approved.

Schedule

- Wednesday 10-26-11, 11:00a.m. - conference call between MCHA and Sarah Sinatra (City Planning) to discuss the amount of parking required and the layouts for the parking and access roads. NH to send Sarah a PDF of the 2 options to use as the basis of discussion during the call.
- Thursday and/or Friday 11-3-11/11-4-11 - (possibly all day) individual meetings with all commission members.
- Wednesday 12-7-11 - PowerPoint presentation of final master plan at the Commission meeting. MCHA to also create a packet/report to be given to the commissioners and be made available to the public. The report should be marked DRAFT.

The meeting concluded at approximately 12 noon. Next meeting to be scheduled in accordance with the approved master schedule. NH and Carol Auburn (City of West Park Program & Services Manager) will confer regarding this.

MCHARRYASSOCIATES

MEETING MINUTES

Date: October 26, 2011 – Wednesday 11:00 am - phone conference

To: **Ajibola Balogun**

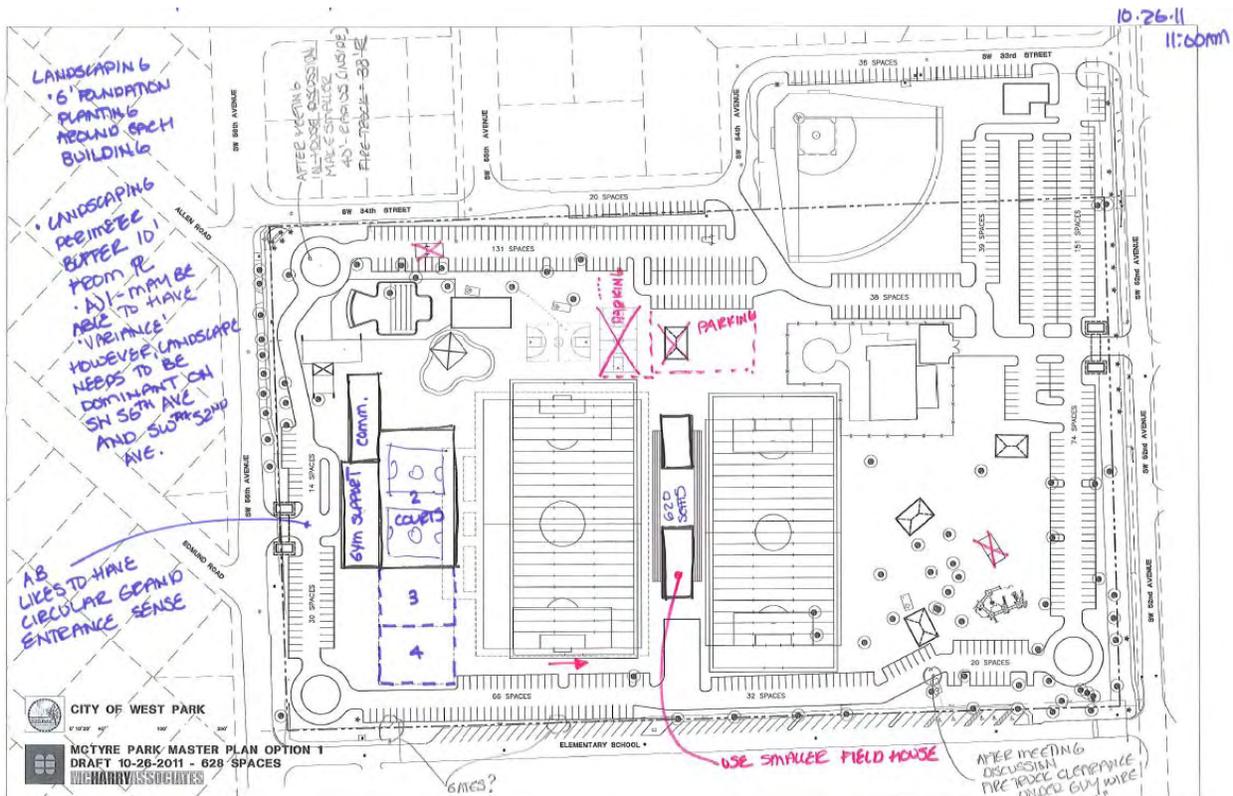
Re: **City of West Park
McTyre Park Master Plan
Phone Conference: Planning Department and City Staff regarding zoning, parking etc.**

Attendees:

Ajibola Balogun (AB)	City Manager	abalogun@cityofwestpark.org
Cesar Garcia (CG)	Parks & Recreation Superintendent	cgarcia@cityofwestpark.org
Dan Millen (DM)	Public Works Superintendent	dmillen@cityofwestpark.org
Sarah Sinatra (SS)	Planning Dept - CGA	ssinatra@calvin-giordano.com
Tom Carlson (TC)	MC Harry Associates (MCHA)	tcarlson@mcharry.com
Naomi Harrison (NH)	MC Harry Associates	nharrison@mcharry.com
Paola Ferrera (PF)	MC Harry Associates	pferrera@mcharry.com

TC gave an overview of each of the revised 2 options submitted by MCHA:

Option 1 - relocation of existing fields and tot lot with buildings (pool, pool building and community center) and a 2 court gymnasium (with option for 3 or 4 courts) all fronted along SW 56th Avenue. Pool is shown at NW corner of site. 1 football/soccer professional field, 1 football/soccer practice field, with a field house and integrated concrete bleachers at center, softball field and 2 exterior BB courts. Passive park area accessed and fronting SW 52nd Avenue. 628 parking spaces shown, however, when islands are incorporated approximately 10% of spaces will be lost, making parking 565.



Landscaping

SS noted that there needs to be a landscaped space/island every 10 parking spaces; a 10'-0" landscape buffer is required at perimeter of site; a 6'-0" landscape buffer is required around all buildings. PF explained the intent of landscaping elements on the site:

Per zoning code 4% of total site (1/2 acre - 1 acre) needs to incorporate an ecological community/environment. This can be achieved by creating it in one general area at the passive park area (preferred) or spread out across the site, utilizing landscape buffers, islands and roundabouts. He also noted that the original land and outlying areas had pine trees which have ultimately been cleared from the entire site and most of the surrounding areas. He would like to reintroduce these trees into this site while creating habitats for varying wildlife. Meandering paths within the passive park area will allow for pleasant photo opportunities and gatherings within these landscaped ecological pockets. Ponds could also be incorporated; these could be dry during the dry season and wet during the rainy season.

Assumptions

The master plan as designed and desired is predicated on the following:

- The WLRN property would be significantly reduced in order for parking and passive park area to be in the NW portion of the site. This also enables the athletic fields to migrate further east, allowing for more upfront space along SE 56th Avenue for the buildings.
- Variances can be obtained for some portions of the site, mostly the south property line, that will not have the 10'-0" landscape buffer without further reducing the parking count.

Next Meeting

AB would like to see the running/walking trail in the next set of PDFs. He would also like to have a grander entrance at SW56th Avenue and a similar, scaled down version at SW 52nd Avenue; a roundabout with drop-off area would be desirable.

Schedule

- Friday 11-4-11 - individual meetings with 2 commission members. City to confirm by 10-27-11
- Wednesday 11-9-11 - individual meetings with remaining commission members. City to confirm by 10-27-11
- Monday 10-31-11 - MCHA to submit revised PDFs to persons present at the meeting, in order for them to review and comment in time to have revisions incorporated into the plans to be presented to the commissioners.

The meeting concluded at approximately 12:15pm. Next meeting to be scheduled in accordance with the approved master schedule. NH and CG will confer regarding this.

City of West Park

McTyre Park Master Plan - Planning and Zoning conference call

October 26, 2011

Ajibola Balogun (City Manager), Sarah Sinatra (Planning), Cesar Garcia (Parks and Rec), Dan Millien (Public Works), Tom Carlson (Architect), Naomi Harrison (Project Manager)

To all,

As the basis of discussion at today's conference call, and to accompany the site plans (to follow), the following, though a bit confusing, is a breakdown of desired buildings, their projected program and the estimated square footage required for each program. It also establishes the parking count necessary for each building as well as each field, court, pool area, pavilion, playground, etc.

Items in **red** are things that specifically need to be addressed by the City.

Also of note is where the different parking requirements derived from:

City of West Park Zoning Code

Bleacher/Stadium seating – 1/5 seats

Buildings associated with the stadium seating (i.e. field house) – 1/250sf

Basketball Court – 4/1 court

Pool – 1/50sf of water surface (it is assumed that the sf of the pool building is not taken into account when calculating parking)

Gymnasium – 1/150sf of gross area

Community Center – assumed (as it is not listed) 1/150sf of gross area

There is no indication in either, the City of West Park, nor the Broward County Zoning code, for what parking count is required for park area or exterior event spaces. This is left up to the planning department as stated in both codes. As a result, parking calculations for the passive park area or the event area were not included in any of the allotments to be discussed further on in this letter.

Miami-Dade County Zoning/Miami Lakes Zoning (this is used as basis of comparison for all the other elements not otherwise noted in the City of West Park nor the Broward County Zoning Code, and what we have used for similar master planning endeavors – refer to attached). **Please correct** the following as you deem fit, or if you also have parking requirements for these elements please forward to us.

Pavilions (medium) – 15 / each pavilion

Playgrounds (small/medium) – 10 / each playground

Softball Field – 30/each field

Football/Soccer – 40 / each field (this is probably not necessary since the parking is already taken into account for the bleacher seating – **please comment**)

MASTER PLAN COMPONENTS

4 court Gymnasium: 36,000sf for gymnasium
8,000sf for accessory and meeting spaces:
Lobby – 500sf
Restrooms – 1,600sf
Lockers – 1,000sf
Circulation – 800sf
Senior Center Room – 600sf
Art Room – 500sf
Computer Room – 500sf
Youth Center Room – 600sf
Meeting Room – 600sf
Offices – 300sf
Support (storage, utility rooms, etc.) – 1,000sf

Parking Spaces – 294 spaces (1/150sf)

2 court Gymnasium: 18,000sf for gymnasium
8,000sf for accessory and meeting spaces:
As above

Parking Spaces – 175 spaces (1/150sf)

Pool Building: 3,000sf
Lobby – 400sf
Restrooms/Changing Area – 700sf
Offices – 150sf
Pool Equipment Room – 1,250sf
Support (storage, utility rooms, etc.) – 500sf

Parking Spaces – 0 spaces (assumed that this is accounted for in actual spaces required by the pool itself, below. This building is mostly utilitarian in nature and should not incur major occupancy count?)

Pool: 6,000sf

Parking Spaces – 120 spaces (1/50sf)

Field House (large): 7,000sf
Concession and Storage – 700sf
Maintenance Storage – 450sf
Support (utility rooms, etc.) – 400sf
Elevator etc. – 200sf
Locker and Restrooms and Rec storage/distribution– 2,000sf
Racquetball Court – 860sf
Indoor Play Area – 150sf
Press Box – 200sf
2nd Floor Viewing Area – 1,800sf (this could also be an open air environment)
Circulation – 200sf

Parking Spaces – 28 spaces (1/250sf)

Field House (small): 5,000sf
Concession and Storage – 700sf
Maintenance Storage – 450sf
Support (utility rooms, etc.) – 400sf
Elevator etc. – 200sf
Locker and Restrooms and Rec storage/distribution– 2,000sf
Press Box – 200sf
2nd Floor Viewing Area – 900sf (this could also be an open air environment)
Circulation – 200sf

Parking Spaces – 20 spaces (1/250sf)

Stadium Seating: 300 seats

Parking Spaces – 60 spaces (1/5 seats)

Stadium Seating: 600 seats

Parking Spaces – 120 spaces (1/5 seats)

Football/Soccer Fields: 2 fields (**possibility that this parking count can be eliminated because of parking count already associated with the bleachers?**)

Parking Spaces – 80 spaces (40/1 field)

Community Center: 7,000sf
Lobby – 500sf
Event Hall for 250 persons – 3750sf (can be made into 3 rooms with movable walls)
Offices – 450sf
Restrooms – 500sf
Meeting Room – 500sf
Circulation – 500sf
Support (storage, utility rooms, etc.) – 500sf

Parking Spaces – 47 spaces (1/150sf)

Landscaped Outdoor Event Area: 10,000sf+/-

Parking Spaces – ???

Basketball Courts: 2 courts

Parking Spaces – 8 spaces (4/1 court)

Softball Field: 1 field

Parking Spaces – 30 spaces (30/1 field)

Playgrounds: 2 playgrounds - medium

Parking Spaces – 20 spaces (10/1 playground)

Passive Park: 110,000sf+/-

Parking Spaces – ???

If a variation of the above are taken into consideration to be incorporated into the master plan the parking count would be as follows:

Between **500 and 747 spaces (not taking into account any parking for the passive park nor the outdoor event area adjacent to the community center)**

Please note that the above listed buildings and their associated program elements are estimates. Use them also as a kit of parts to 'shop' through, picking and discarding what elements you want or don't want, taking into account the parking that is associated with each building, field and court and what can ultimately fit on the site.

MEETING MINUTES

Date: November 3, 2011 – Thursday 10:30 am - phone conference

To: **Ajibola Balogun**

Re: **City of West Park
McTyre Park Master Plan
Phone Conference: Planning Department and City Staff regarding zoning, parking etc.**

Attendees:

Ajibola Balogun (AB)
Cesar Garcia (CG)
Dan Millen (DM)
Sarah Sinatra (SS)
Tom Carlson (TC)
Naomi Harrison (NH)

City Manager
Parks & Recreation Superintendent
Public Works Superintendent
Planning Dept - CGA
MC Harry Associates (MCHA)
MC Harry Associates

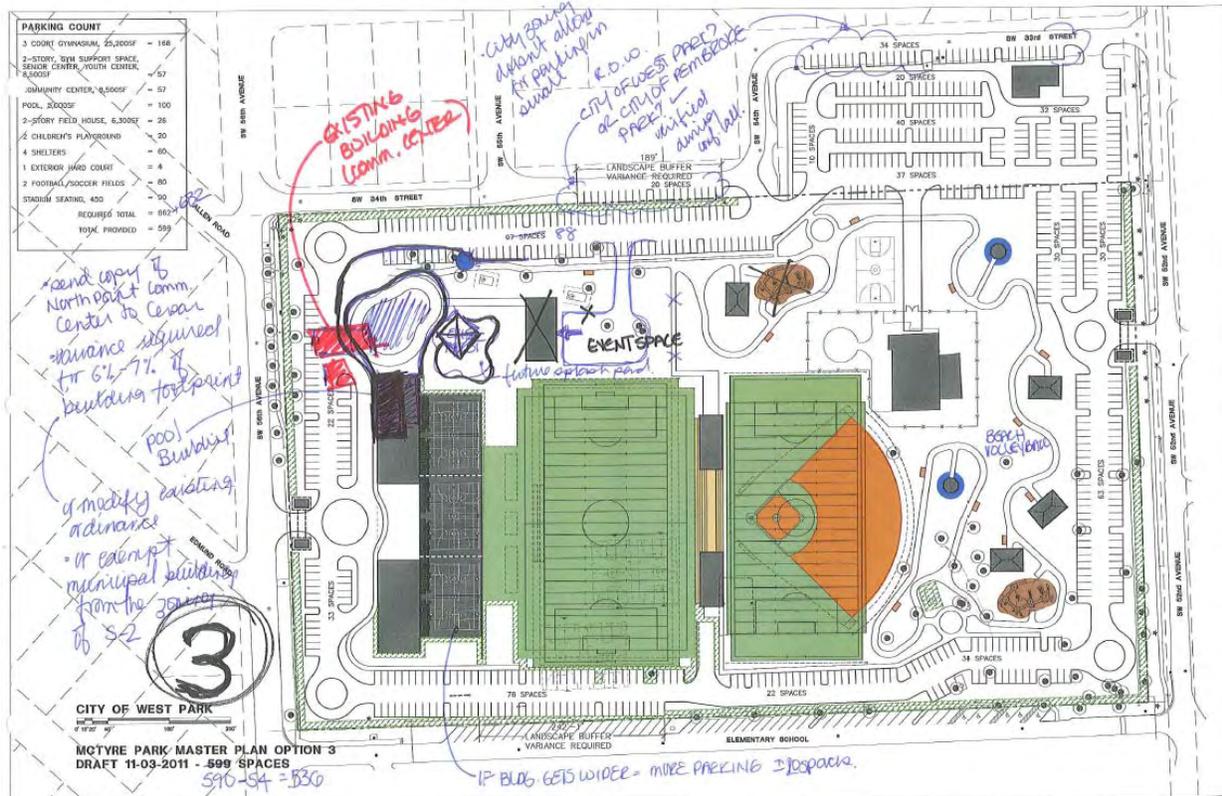
abalogun@cityofwestpark.org
cgarcia@cityofwestpark.org
dmillen@cityofwestpark.org
ssinatra@calvin-giordano.com
tcarlson@mcharry.com
nharrison@mcharry.com

TC gave an overview of each of the revised 3 options submitted by MCHA:

Option 1 - demolition of existing fields, tot lot and community center. New buildings (pool, pool building and community center) and a 3 court gymnasium, all fronted along SW 56th Avenue. Pool is shown at NW corner of site. 1 football/soccer professional field, 1 football/soccer/softball practice field, with a field house and integrated concrete bleachers for 450 spectators at center, 1 exterior BB court. Passive park area accessed and fronting SW 52nd Avenue. 605 parking spaces shown, with required landscaping; includes 54 spaces along SW 54th Street, outside of the property line of the park. Grand entrance feature at west entrance with roundabout/drop-off area. Roundabout also introduced at the east entrance.



Option 3 - demolition of existing fields, and community center. Existing tot-lot to remain. New buildings (pool, pool building and community center) and a 3 court gymnasium, all fronted along SW 56th Avenue. Pool is shown at NW corner of site. 1 football/soccer professional field, 1 football/soccer/softball practice field, with a field house and integrated concrete bleachers for 450 spectators at center, 1 exterior BB court. Passive park area accessed and fronting SW 52nd Avenue. 599 parking spaces shown, with required landscaping; includes 54 spaces along SW 54th Street, outside of the property line of the park. Grand entrance feature at west entrance with roundabout/drop-off area. Roundabout also introduced at the east entrance.



DISCUSSION:

Zoning

Per zoning requirements: maximum of 2% of site can be used for buildings (roofed structures) and a maximum height of 35'-0" for buildings. Currently the site as master planned has approximately 7% of roofed structures. The zoning code would need to be amended to incorporate this necessary change.

Parking

AB has mandated that the parking count be kept as close to 550 spaces as possible. If necessary, the City will have a text amendment to the zoning code to account for the desired parking count for the new facility. SS (and AB agrees) stated that the off-site parking located in the ROW along NW 54th Street, be eliminated from the project. This would account for a loss of 54 spaces.

West Parking/entrance - AB would like MCHA to submit a fee proposal for A/E work associated with the construction of the west parking lot to be done via separate project to use the funding currently allocated for this project. NH to prepare fee proposal with sketch.

Gymnasium

CG would like the smaller basketball courts to be of a size that youth competitions can be played on. This would require the building to widen and would entail adding more parking spaces. CG suggested the same layout as the Jose Marti gymnasium in City of Miami.

Softball

CG would like to see the softball field oriented such that the clay infield and pitcher's mound is to the west and not within the center circle of the soccer field. TC (and AB agrees) - this would put the center of the softball game away from the bleacher seating.

Schedule

- Tuesday 11-8-11 - individual meetings with 2 commission members. City to confirm.
- Wednesday 11-11-11 - individual meetings with remaining commission members. City to confirm
- Monday 11-07-11 - MCHA to submit revised PDFs to persons present at the meeting, in order for them to review and comment in time to have revisions incorporated into the plans to be presented to the commissioners.

The meeting concluded at approximately 11:30am. Next meeting to be scheduled in accordance with the approved master schedule. NH and CG will confer regarding this.

MCHARRYASSOCIATES

MEETING MINUTES

Date: November 8, 2011 and November 15, 2011 (times vary)

To: **Ajibola Balogun**

Re: **City of West Park
McTyre Park Master Plan
Individual Commissioner Meetings**

Attendees:

11-08-11, 1:00pm

Eric Jones	City Mayor	ejones@cityofwestpark.org
Ajibola Balogun (AB)	City Manager	abalogun@cityofwestpark.org
Cesar Garcia (CG)	Parks & Recreation Supervisor	cgarcia@cityofwestpark.org
Tom Carlson (TC)	MC Harry Associates (MCHA)	tcarlson@mcharry.com
Naomi Harrison (NH)	MC Harry Associates	nharrison@mcharry.com

11-08-11, 2:00pm

Thomas Dorsett	Commissioner	tdorsett@cityofwestpark.org
Ajibola Balogun (AB)	City Manager	abalogun@cityofwestpark.org
Cesar Garcia (CG)	Parks & Recreation Supervisor	cgarcia@cityofwestpark.org
Tom Carlson (TC)	MC Harry Associates (MCHA)	tcarlson@mcharry.com
Naomi Harrison (NH)	MC Harry Associates	nharrison@mcharry.com

11-15-11, 1:00pm

Felicia Brunson	Vice Mayor	fbrunson@cityofwestpark.org
Ajibola Balogun (AB)	City Manager	abalogun@cityofwestpark.org
Cesar Garcia (CG)	Parks & Recreation Supervisor	cgarcia@cityofwestpark.org
Tom Carlson (TC)	MC Harry Associates (MCHA)	tcarlson@mcharry.com
Naomi Harrison (NH)	MC Harry Associates	nharrison@mcharry.com

11-15-11, 3:00pm

Sharon Fyffe	Commissioner	sharonhouse@aol.com
Ajibola Balogun (AB)	City Manager	abalogun@cityofwestpark.org
Cesar Garcia (CG)	Parks & Recreation Supervisor	cgarcia@cityofwestpark.org
Tom Carlson (TC)	MC Harry Associates (MCHA)	tcarlson@mcharry.com
Naomi Harrison (NH)	MC Harry Associates	nharrison@mcharry.com

11-15-11, 5:30pm

Rita Mack	Commissioner	rmack@cityofwestpark.org
Ajibola Balogun (AB)	City Manager	abalogun@cityofwestpark.org
Cesar Garcia (CG)	Parks & Recreation Supervisor	cgarcia@cityofwestpark.org
Tom Carlson (TC)	MC Harry Associates (MCHA)	tcarlson@mcharry.com
Naomi Harrison (NH)	MC Harry Associates	nharrison@mcharry.com

The following was presented at each individual meeting:

Ajibola Balogun introduced the design firm of MCHarry Associates and explained the master planning process to date: duration of approximately 2 months, with meetings and phone conferences with various City staff including BSO, Fire Marshal, Building and Planning Departments.

After which Tom Carlson of MCHarry gave a PowerPoint presentation as follows:

History of park and surrounding areas - mainly pinelands with shrubby undergrowth and rocklands. These pinelands gave way to hardwoods over the years. The intent of the master plan is to reintroduce this type of vegetation paying homage to what was there 100s of years ago.

Zoning - existing designation is Park, S1. Photos shown of the varying stages of the park in 1994, 1995, 2005 and present.

Similar Parks in the area - Snake Warrior Island in Miramar, to its southwest. This shows lushly pined parks with walkways through heavily hammocked areas. Zinckle Park in Broward to the north is a natural pine preserve.

Existing Park - The existing McTyre Park is presently insufficient for current and future use. It has no edge definition, no definitive entrance that states: you have arrived. The park has only 1 entrance/exit and lacks identity. There is limited indoor event space in the form of an overused community center, approximately 25 years old. The existing NE corner of the site is heavily encumbered by 2 large communication towers and associated buildings. One tower, approximately 400' high, and out building, is leased to BSO. This lease was up approximately 1 year ago, and in order to implement all the desired elements in the new master plan, this tower and building would need to be abandoned and removed. This needs to be high on the City's priority list to affect these changes. The other tower belongs to WLRN/MDCPS and cannot be removed. However, the master plan as defined depends greatly upon the reduction of land space allocated to the tower and out building.

Master Plan Option 1 - demolition of existing fields, tot lot and community center. New buildings (pool, pool building and community center) and a 3 court gymnasium, all fronted along SW 56th Avenue. Pool is shown at NW corner of site. 1 football/soccer professional field, 1 football/soccer/softball practice field, with a field house and integrated concrete bleachers for 450 spectators at center, 1 exterior BB court, 2 exterior sand volleyball courts. Passive park area accessed and fronting SW 52nd Avenue. Maintenance building located at northeast corner of site with its own gated access. 551 parking spaces shown, with required landscaping. Grand entrance feature at west entrance with roundabout/drop-off area. Roundabout also at the east entrance.

All parking is 90deg, with 2 way roads traversing the entire site. Traffic circles are introduced at all 4 corners to enhance safe vehicular circulation around the site. The large passive park area is significantly hammocked and landscaped with picnic shelters and play areas.

The layout of the park and the buildings allow for significant event areas for renting out to the community.



Master Plan Option 2A - similar to Option 1, however existing community center and tot lot remains, thus making the northwest corner of the site different as well as causing a reduction in parking. The existing community center would be gutted and remodeled to become the new pool building. 545 parking spaces.



Commissioner Dorsett

Chooses Option 1.

Is happy that the planning for this park has gotten this far. He has already had discussions with MDCPS and they are o.k. with the proposed development of the site.

In regards to Option 1A - there may not be a significant cost savings, if any, for the reuse of the existing community center. There would also be code related issues if it were converted into the new pool building.

AB - the next step is to have a 3D representation of the entire park. This will also be used for marketing purposes to obtain grants or other funding for construction. This, as well as the final master plan document would be instrumental when the City goes to Tallahassee in February to meet with the Senators. Currently, Senator Margolis, has a bill on the floor for the 9 acre State portion of the site to be turned over to the City; the next course of action would be to have MDCPS relinquish their portion also.

Vice Mayor Brunson

Chooses Option 1.

Would like to see grilles near to the pavilions. Loves the opportunities for photography throughout the site.

Likes that the trail is measured. Would like to see a full service kitchen versus a warming kitchen in the community center with the opportunity to lease out the space to a restaurant to obtain more revenue for the site. Would like to have a history trail incorporated.

What are the cost factors involved in implementing the plan? AB - the master plan would be implemented in phases as funding becomes available. However, at this time it is the intent to maximize the opportunities before looking at costs and then scale back accordingly if funding falls short.

Could a putting range and a tennis court be included? NH - a tennis court could fit comfortably on the site.

The putting range may need to be done on the practice fields and dealt with through programming/scheduling.

The existing site hosts Relay for Life. This would have to be temporarily moved to Mary Saunders Park during construction.

Commissioner Fyffe

Chooses Option 1.

Would like to see a competition swimming pool with bleachers for spectators. May be a community pool with ability to have lanes for competition. NH/TC - this would entail a larger pool complex with locker facilities and a larger pool deck for bleachers, as well as more parking. Loves the art in public spaces opportunities.

Commissioner Mack

Chooses Option 1.

Likes the grand opportunities that the plan alludes to. Loves the reintroduction of more landscaping. Not sure if 450 seats at the bleachers is enough. AB assures her that this is significantly more than what is currently accommodated at the park now. Loves that this park would become a community focal point for West Park.

Schedule

- Wednesday 12-7-11 - MCHA presentation at the Commission Meeting.
- TBD - Notice to Proceed and Purchase Order for the 3D phase of the project.