



Memorandum

To: Cotter Christian
From: Tanya McCormick, PLA, AICP
Date: 06/16/2021

Re: Centennial Park – Proposal Description for DRC Application for Site Plan
CMA Project No.: 20-088.015

Development review is requested for the Centennial Park Redevelopment. Centennial Park is a park owned and operated by the City of Margate and located at 7800 NW 19th Court, Margate, FL 33063.

Centennial Park, as it exists prior to any proposed improvements, contains the following site features:

1. Asphalt parking lot off NW 19th Ct. containing eleven (11) parking spaces, one (1) of which is a handicap accessible parking space.
2. One (1) basketball court with a temporary rubber path extending to Sunflower Dr.
3. An existing playground with sand surfacing. The existing playground contains a swing set structure plus two (2) play structures/play equipment pieces.
4. There are several existing benches, picnic tables, grills, trash receptacles and a drinking fountain at the park site.
5. There are several existing mature trees at the park site.
6. There is currently an established and mature landscape buffer containing trees, fencing and berms along all perimeter property lines of the park property.
7. There is currently a functioning irrigation system at the park site.
8. The majority of the park is an open grass/lawn area central to the park.

The following are the proposed amendments to the existing site features as numbered above:

1. The asphalt parking lot off NW 19th Ct. containing eleven (11) parking spaces, one (1) of which is a handicap accessible parking space is to remain in place. An additional parking lot off Sunflower Drive is proposed and shall contain sixteen (16) parking spaces, two (2) of which are handicap accessible.
2. The basketball court currently on site will be demolished. In its place, a new basketball court, two (2) pickleball courts, and one (1) tennis court is proposed. These proposed sports courts will be connected via concrete sidewalk to the existing ROW sidewalks. A central concrete pedestrian courtyard is proposed between the pickleball and tennis courts and shall include two (2) shade pavilions, four (4) benches and a drinking fountain.
3. The existing play equipment will remain on the playground, yet the sand surfacing will be removed and replaced with poured-in-place rubber surfacing. Three (3) additional pieces of play equipment as well as an overhead shade structure is being proposed to complement the existing play equipment to remain.
4. Several of the existing benches, picnic tables and trash receptacles are proposed for reuse and relocation within the park. Additional drinking fountains, trash receptacles, grills, picnic tables, benches and bike racks are also being proposed throughout the park.
5. There are existing trees on site that are being impacted by the proposed improvements. Every possible effort has been made to preserve existing trees in place while maintain the desired design program for the site. Out of the trees that are impacted, any tree viable for relocation has been



proposed for on site relocation and have been incorporated into the proposed landscape design. There are nineteen (19) trees proposed for relocation and eight (8) trees proposed for removal. The remainder of the trees on site will be preserved in place and protected through the construction of the park improvements. The trees proposed for removal have been mitigated with additional trees per the City's Code in the landscape design.

6. The perimeter landscape buffers along the property lines are being largely unimpacted by the proposed improvements. In many areas, the perimeter buffers are being supplemented with additional landscape including many of the relocated trees.
7. The irrigation system is being modified and updated. This new system will be retrofitted to the existing system. New irrigation lines and heads will be installed in all proposed areas of improvement while irrigation within areas unimpacted by the proposed improvements, where feasible, will remain in place and function as originally intended.
8. A large open lawn area will continue to exist central to the park for open play.

Additional proposed improvements to the park include:

9. Splash pad with decorative concrete surfacing.
10. 30'x44' shade pavilion with picnic tables beneath.
11. Restroom building.
12. Exercise station with poured-in-place rubber ground surfacing and a shade structure overhead.
13. 5' wide concrete walking path circulating through the site, concrete sidewalks connecting all site features, and sidewalks extending to the existing surrounding sidewalks along the ROW.
14. Pedestrian and vehicular level lighting along all pathways and within parking lot.
15. Sports level lighting for the sports courts.
16. A full landscape design proposing a native, drought tolerant plant palette featuring canopy trees and accent palms. The landscape design compliments and incorporates the existing trees on site as well as the trees proposed for relocation.

Please see the full plan set as furnished with this application which clearly depicts all improvements indicated above.



PROJECT NAME	CENTENNIAL PARK REDEVELOPMENT	
ADDRESS	7800 NW 19 CT MARGATE FL 33063	
TOTAL PARCEL ACREAGE	186,137 SF / 4.27 AC	
ACREAGE OF PARK AREA	177,366 SF / 4.07 AC	
FOLIO NUMBER	484126072660	
EXISTING LAND USE	(P) PARK	
ZONING	S-1 RECREATIONAL DISTRICT	
LEGAL DESCRIPTION	SUNFLOWER MARGATE 82-38 B PARCEL 1 & 2 PARK	
PARKING DATA	NUMBER OF SPOTS	
CURRENT REGULAR PARKING	10	
PROPOSED REGULAR PARKING	14	
CURRENT HANDICAPPED PARKING	1	
PROPOSED HANDICAPPED PARKING	2	
TOTAL PARKING	27	
		%, TYP.
FLOOR AREA RATIO	0.0021	0.21%
AGGREGATE BUILDING COVERAGE	372 SF / 0.0085 AC	0.21%
GREEN SPACE	117,774 SF / 2.70 AC	66.32%
IMPERVIOUS SPACES	SF	%, TYP.
TOTAL BUILDING COVERAGE	372 SF / 0.0085 AC	0.21%
VEHICULAR USE AREA	12,390 SF / 0.28 AC	6.88%
PEDESTRIAN HARDSCAPE	15,540 SF / 0.36 AC	8.85%
SPLASH PAD	962 SF / 0.022 AC	0.54%
PLAYGROUND/EXERCISE EQUIPMENT	10,318 SF / 0.24 AC	5.90%
SPORT COURTS	20,010 SF / 0.46 AC	11.30%
SUB-TOTAL	59,592 SF / 1.37 AC	33.68%
PERVIOUS SPACES	SF	
SUB-TOTAL	117,774 SF / 2.70 AC	66.32%
TOTAL AFFECTED AREA	177,366 SF / 4.07 AC	100%