

RESOLUTION NO. 2014 - 79

A RESOLUTION OF THE CITY OF HALLANDALE BEACH,
FLORIDA ESTABLISHING A PROCEDURE FOR THE
APPROVAL AND MONITORING OF THE MAXIMUM
ALLOWED DEVELOPMENT PROGRAM AND TRAFFIC
VOLUMES INCLUDING COMMERCIAL RECREATION
USES WITHIN THE VILLAGE OF GULFSTREAM PARK
PLANNED LOCAL ACTIVITY CENTER (PLAC); AND
PROVIDING AN EFFECTIVE DATE.

WHEREAS, on August 6, 2014 the City Commission approved an amendment to the development order (DO) for the Village of Gulfstream Park, changing the development program to permit a limited amount of commercial recreation uses; and

WHEREAS, the limit on commercial recreation uses is based upon the number of trips generated by such uses; and

WHEREAS, pursuant to the Broward County Land Use Plan as well as the development order (DO), the approval of commercial recreation uses may only occur through "tradeoffs" with other uses within the approved development program; and

WHEREAS, pursuant to the Broward County Land Use Plan and the DO, the approved commercial recreation use "tradeoffs" are to be monitored by the City. City staff has prepared a chart to track the proposed and approved commercial recreation use "trade-offs" requested at the Village of Gulfstream Park; and

WHEREAS, the chart of commercial recreation use "trade-offs" needs to be kept current so that the limits established for the development program's intensity as approved in the development agreement (DO) can be maintained; and

WHEREAS, a procedure for the consideration and approval of commercial recreation uses, to include updates to the "trade-off" chart whenever one is approved, will be established.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA:

SECTION 1. The attached “Village of Gulfstream Park Commercial Recreation Use Trade Off Chart” is hereby adopted as the monitoring tool envisioned in the DO.

SECTION 2. The attached “Village of Gulfstream Park Commercial Recreation Use Trade Off Chart” must be amended in order for such a use to be deemed an approved use within the development program. An amendment to the chart may only be made via approval of subsequent Resolution of the City Commission.

APPROVED and ADOPTED this 20th day of August, 2014.


JOY F. COOPER
MAYOR

SPONSORED BY: CITY ADMINISTRATION

ATTEST:

SHEENA D. JAMES, CMC
CITY CLERK

Approved as to legal sufficiency and form

V. LYNN WHITFIELD
CITY ATTORNEY

VOTE
AYE/NAY

Mayor Cooper	<input checked="" type="checkbox"/>
Vice Mayor Julian	<input checked="" type="checkbox"/>
Comm. Grachow	<input checked="" type="checkbox"/>
Comm. Lazarow	<input checked="" type="checkbox"/>
Comm. Sanders	<input checked="" type="checkbox"/>

VGP Com-Rec Development Tracking Chart

	Approved DRI Development Program			Existing / Permitted Development as of xx/xx/20xx		
	Intensity	Gross PM Peak Hr Trips	Net PM Peak Hour Trips	Intensity	Gross PM Peak Hour Trips	Net PM Peak Hour Trips
Office	140,000 SF	236		81,524 SF	170	
Retail	750,000 SF GLA	2367		399,685 SF	1562	
Residential	1,500 Units	554		182 Units	98	
Hotel	500 Keys	295		0 Keys	0	
Movie Theater	2,500 Seats	130		0 Seats	0	
Commercial Recreation		0			1	
TOTAL Gross Trips (PM Peak Hour)		3582	1800		1831	936

Approved Com. Rec. Uses	Resolution #	Date	Intensity	Gross PM Peak Hr Trips
Pegasus Park Statue	2013-144	11/20/2013	1 statue	1
TBD				
TBD				
TBD				
TBD				
Gross Trips - Commercial Recreation Use (PM Peak Hour)				1

"In all cases, no Certificates of Occupancy shall be issued for Development that would, in the aggregate, generate traffic volumes that exceed 1,800 net new trips"

Total may not exceed 580 ("580-Maximum number of p.m. peak hour trips through trade-offs with other uses")

*Monitoring Chart for Commercial Recreation Uses allowed at the Village of Gulfstream Park via "Trade-Offs" with Other Uses pursuant to Broward County Land Use Plan and the amended Development Order approved by the City Commission on August 20, 2014. This chart may only be modified by resolution of the City Commission.