

1 EXHIBIT 1

2 RESOLUTION NO. 2025-

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4 A RESOLUTION OF THE MAYOR AND CITY COMMISSION  
5 OF THE CITY OF HALLANDALE BEACH, FLORIDA,  
6 CONSIDERING THE REQUEST OF GULFSTREAM PARK  
7 RACING ASSOCIATION INC., FOR APPROVAL OF AN  
8 AMENDED SIGNAGE MASTER PLAN FOR THE VILLAGE  
9 OF GULSTREAM PARK; AND PROVIDING AN EFFECTIVE  
10 DATE.  
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12 WHEREAS, the Applicant, Gulfstream Park Racing Association, Inc. is requesting  
13 approval of an amended Signage Master Plan for the Village at Gulfstream Park located at  
14 901 S Federal Hwy (the "Property") within the City of Hallandale Beach ("City"); and

15 WHEREAS, on November 6, 2006, the City Commission approved comprehensive  
16 plan amendments, rezoning, and a Development of Regional Impact (DRI) for the Village at  
17 Gulfstream Park; and

18 WHEREAS, on April 18, 2007, the City Commission approved Application #07-06-DB,  
19 submitted by Forest City Enterprises (the "Developer"), for Phase 1 of the development, and  
20 as a condition of approval, the Developer was required to submit a Signage Plan consistent  
21 with the adopted Design Guidelines prior to the issuance of building permits; and

22 WHEREAS, the required Master Signage Plan was submitted on March 9, 2009, and  
23 approved administratively by City staff; and

24 WHEREAS, the western portion of the Gulfstream Park property that encompasses  
25 the Village at Gulfstream Park, is located within the Planned Local Activity Center (PLAC)  
26 Zoning District, and is the only property in the City currently zoned PLAC; and

27 WHEREAS, pursuant to Section 32-171(g)(3) of the City's Zoning and Land  
28 Development Code (the "Code"), development within the PLAC District must comply with  
29 specific Design Guidelines addressing circulation, architecture, landscaping, signage,  
30 lighting, parking, and other site elements; and

31 WHEREAS, since the original Major Development Plan for the Village at Gulfstream  
32 Park was approved by the City Commission, any amendments to the Master Signage Plan

that are not considered minor also require review and approval by the Commission pursuant to Section 32-171(i) of the Code; and

**WHEREAS**, for reasons set forth in the Cover Memo, Staff recommends that the Mayor and City Commission consider approval of the amended Signage Master Plan for the Village at Gulfstream Park, subject to the following condition (the “Condition”):

1. Any new LED signage facing South Federal Highway or Hallandale Beach Boulevard must comply with the City Code regulations for LED signs, as well as all applicable Florida Department of Transportation (FDOT) signage requirements.

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

**SECTION 1. Incorporation of Recitals.** The foregoing “Whereas” clauses are incorporated herein.

**SECTION 2. Considering Amendment to Signage Master Plan.** Based on the substantial competent evidence provided on the record, hereby incorporated herein by reference, including, but not limited to, the Agenda Cover Memo, any materials presented by the applicant and the sworn testimony of staff, the applicant and any experts, the Mayor and City Commission does hereby

- approve
- deny
- approve subject to Conditions as stated and set forth below:
  - Any new LED signage facing South Federal Highway or Hallandale Beach Boulevard must comply with the City Code regulations for LED signs, as well as all applicable Florida Department of Transportation (FDOT) signage requirements.

**SECTION 3. Effective Date.** This Resolution shall take effect immediately upon its passage and adoption.

APPROVED AND ADOPTED this \_\_\_\_ day of \_\_\_\_\_ 20\_\_.

\_\_\_\_\_  
JOY F. COOPER  
MAYOR

68 SPONSORED BY: CITY ADMINISTRATION

69 ATTEST:

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73 \_\_\_\_\_  
JENORGEN GUILLEN, CITY CLERK

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75 APPROVED AS TO FORM AND

76 LEGAL SUFFICIENCY

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JENNIFER MERINO

81 CITY ATTORNEY

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