

**MICHAEL MILLER PLANNING ASSOCIATES, INC.**  
Land Design    Municipal Planning Services    Transportation Planning

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March 20<sup>th</sup>, 2017

City of Hallandale Beach  
400 South Federal Highway  
Hallandale Beach, FL 33009-6433  
Attention: Althea Jefferson, AICP – P&Z Manager  
Christy Dominguez, Principal Planner

Re:    Cinemex Movie Theater @ Gulfstream Park  
Major Site Plan Review / Transportation Impact Analysis  
901 S. Federal Highway (Southern Portion of Site)  
Hallandale Beach, Florida 33009  
MMPA Project No. 15-1201-0002

Dear Ms. Jefferson / Ms. Dominguez:

Pursuant to our proposal for professional services submitted to the City of Hallandale Beach on October 10<sup>th</sup>, 2016 by **Michael Miller Planning Associates, Inc. (MMPA)**, our office has undertaken the task of reviewing the estimated traffic impacts on the City's roadway system and properties in the vicinity of the proposed project, as well as provide comments on the Site Development Plans prepared by MAD Architecture (Architects) / Joseph Roles & Associates (Civil Engineers) / Covelli Design Associates (Landscape Architects). The last updated plans the City provided our office with are dated received by the City on February 8<sup>th</sup>, 2017. MMPA participated in the City's initial review of the proposed project in October 2016 and as revised in March 2017. MMPA has examined and commented on the site plan design, as well as the Traffic Impact Analysis (Kimley-Horn & Associates). MMPA was requested to prepare our project analysis letter for upcoming meetings.

**GENERAL PROJECT INFORMATION**

**Land Use Designation:**        Commercial – Recreation

**Zoning District:**                CR-A

**General Location:**            Next to the SE boundary of the Village at Gulfstream Park DRI  
East of South Federal Highway / South of the eastern extension of  
SE 9<sup>th</sup> Street (aka Via da Fortuna) / South of the 1700 Building  
within the DRI

**Legal Description:**            A portion of the plat of Gulfstream Park, according to the plat  
thereof, as recorded in PB 182 at PG 195 of the Public Records of  
Broward County. Containing 81.41 acres.



## **BACKGROUND / PROJECT HISTORY**

In September 2016 the applicant submitted a Major Site Development Plan application with the City. On October 27<sup>th</sup>, 2016 the City's DRC met and provided comments to the applicant. In early February 2017 a re-submittal was made to the City. The applicant's design team has provided responses to the October 2016 DRC comments.

## **PROJECT DESCRIPTION**

The project lead consulting firm (Joseph Roles and Associates, Inc. - Civil Engineers), together with a new architectural firm - MAD Architecture (Architects) and Covelli Design Associates, Inc. (Landscape Architecture), on behalf of Gulfstream Park Racing Association, Inc. (Property Owner) and Cinemex USA Real Estate Holdings, Inc. (Developer), have submitted a revised Site Development Plan application to allow for:

- (1) The construction of a 996-seat / 11 screen movie theater complex on 1.67 acres of land located within the Gulfstream Park overall 250+/- acre site, but not within the boundaries of the Village at Gulfstream Park DRI or Local Activity Center (LAC) land area. The existing land is used as part of the overall off-site parking lots for the development.

The project is located east of South Federal Highway (900 Block), south of Via da Fortuna (eastward extension of SE 9<sup>th</sup> Street), and southeast of the 1700 Building within the DRI.

The revised plan of development proposes a new 48,467 sq. ft. / 996-seat / 11 screen movie theater. The building is mostly a two-story building with 31,890 sq. ft. on the first floor and 16,577 sq. ft. in a mezzanine. The documents note that the City Code would require 249 parking spaces. The plans refer to the Village at Gulfstream Park Master Plan for parking availability. In addition, the applicant's Traffic Engineer (Kimley-Horn) submitted an updated parking needs / availability analysis (dated 2/08/17). In summary, it states the parking needs of the proposed movie theater can be handled by the overall parking facilities within the Gulfstream Park land area.

## **COMPREHENSIVE PLAN / ZONING**

**Comprehensive Plan** – The property has a Future Land Use Map (FLUM) designation of "Commercial - Recreation (CR)". The proposed use of the property would be consistent with the applicable FLUM designation.

**Land Development Regulations / Zoning Code** –The property appears to have an existing Zoning classification of CR-A. The proposed use of the property would be consistent with the allowable uses in the district.



## PLATTING

The site previously included parts of older plats when the lands were in Miami-Dade County which has since been re-platted. The 2/17 DRC re-submittal included a copy of the recorded plat, which was recorded on December 21<sup>st</sup>, 2016. MMPA was informed the revised plat trip counts are connected to the DRI vested trip count numbers.

## RIGHT-OF-WAY AND ACCESS DESCRIPTION

Access to the site will be via internal private driveways / roadways within the existing developed area of the Village at Gulfstream Park east, north and west of the site. The nearest major driveway is located northwest of Building 1700 (immediately north of the subject site) and is known as Via da Fortuna. This roadway connects directly to South Federal Highway (US 1) at a signalized intersection aligned with SE 9<sup>th</sup> Street. On the east side of the movie theater will be a new north / south driveway with a loading area at the front of the building. Existing parking lots are located to the east and south of the building site.

The survey depicts that there are no sidewalks adjoining the site. The development plans show that a new continuous sidewalk will be constructed along the north, east and south sides of the building. A service court is proposed west of the building between Building 1700 and the movie building.

## TRANSPORTATION CONCURRENCY ISSUES

The project is within the City's Urban Infill Area / Concurrency Exception Area; therefore, the project is exempt from City roadway concurrency requirements, provided mitigation is provided, since several roadways are over-capacity in this area of the City. In addition, when building permits are requested, Broward County may assess regional Transit Impact fees.

In addition, while this site was eventually not included in the original DRI or Local Activity Center (LAC) boundary, the DRI included an analysis and mitigation for up to 2,500 movie seats, as well as many other land uses. The applicant's Traffic Engineer has calculated that the number of gross PM Peak Hour trips will be 52 and the net new PM Peak Hour external trips will be 33. ITE data (Land Use Category 445 / Multi-plex Movie Theater) notes that typically Friday and Saturday have the highest trip counts – and they are almost equal. The DRI has a limit of 1,800 new net PM Peak Hours trips. The City maintains a summary of the assigned trips for the development. The engineer states the new total assigned trips would be 997 new net PM Peak Hours trips (803 PMPH trips remaining) (includes both movie theater / amusement park). Even though the subject site was not included in the original DRI / LAC boundaries, the re-plat includes all of the land and includes a total number of trips by land use type. The specific land use (up to 2,500 movie theater seats) was included in the DRI, but a review of the master site plan does not show a building within the DRI boundaries identified as a movie theater.

In light of the previous exhaustive DRI analysis the applicant's Traffic Engineer originally submitted a letter dated September 28<sup>th</sup>, 2016 summarizing the previous DRI analysis and current trip count situation. On March 16<sup>th</sup>, 2017 Kimley-Horn submitted a revised letter based on the current design and re-platting. To our knowledge all required roadway / transit / other



transportation mitigation has been completed for the phases of the project that have been completed. Therefore, MMPA previously did not and still does not believe a new separate Traffic Study should be required – the replat covered this. The traffic signal timing at US 1 / SE 9<sup>th</sup> Street should be monitored and adjusted, if necessary.

MMPA finds that the applicant's March 16<sup>th</sup>, 2017 Kimley-Horn updated Traffic Impact Letter is complete and addresses those issues previously discussed at City DRC meetings. The study estimates this project will generate about 52 gross PM Peak Hour trips and 33 net new PM Peak Hours trips.

As a matter of information, the proposed Pegasus carousel / mini-coaster, which is being processed simultaneously, is expected to generate about 19 net PM Peak Hour trips, so the combined total will be 997 net PM Hour Trips (1,800 allowed).

#### **OFF-STREET PARKING**

In addition to the vehicular traffic analysis submitted, separate letters addressing off-street parking were submitted by Kimley-Horn for the original and revised site designs (Sept. 2016 / March 2017). Again, the analysis is based on the existing overall Gulfstream Park Race Track and Village at Gulfstream Park DRI development areas. The letter states that at present 4,530 parking spaces are required (existing plus Cimemex / amusement park). Adding the new parking spaces (249 spaces @ 1:4 seats) increase the total required spaces to 4,779 spaces. There are currently 5,124 parking spaces available for use. Therefore, at present about 345 excess parking spaces are available.

#### **COMPREHENSIVE PLAN CONCURRENCY EXCEPTION AREAS**

The City has adopted an Urban Infill Area / Concurrency Exception Area that covers the entire City. The subject site is within these areas. Despite this, due to the extensive DRI review, mitigation in the way of impact fees / physical improvements and was required.

#### **LAND DEVELOPMENT REGULATIONS**

Section 32-884(b)(1) of the City Code states: "The area of impact of the development (traffic shed) shall be determined by the city or traffic consultant retained by the city at the developer's expense. The traffic shed shall be that area where the primary impact of traffic to and from the site occurs." As stated previously, due to the extensive DRI traffic analysis, Developer Agreement commitments, subdivision plat impact analysis and required impact fees, and the latest project analysis, MMPA believed that a new formal Traffic Study was unnecessary.

In 2005 Broward County abandoned their previous Transportation Concurrency Exception Area (TCEA) designations in the eastern portion of the county and adopted a new county-wide Transit Oriented Concurrency (TOC) system. This system is based more on transit improvements versus roadway improvements. Basically the new system is a pay-and-go impact fee system. The County will address additional TOC impacts and assess impact fees for increased impacts and uses during their review for approval.



Even though the state / Broward County have moved away from roadway traffic concurrency, the City (and almost every other city) still has requirements in its Comprehensive Plan and Codes. The project is within the City's Urban Infill Area / Concurrency Exception Area; therefore, the project is exempt from City roadway concurrency requirements. When building permits are requested, Broward County may assess either regional Transit Impact fees based on the exact land use.

#### **PEDESTRIAN AND BICYCLE COMMENTS**

There are sidewalks and bicycle facilities throughout the Village of Gulfstream that will be extended to the Cinemex Movie Theater site as well as along Federal Highway, that adjoins the Gulfstream Park site on its western boundary.

#### **MASS TRANSIT COMMENTS**

There are existing BCT bus routes (Route 1 / Breeze) that extends north / south along Federal Highway (US 1). A bus super-stop was built by Gulfstream Park on Federal Highway (US 1) near the northwest corner of the site. None of the City's mini-bus routes are in this area.

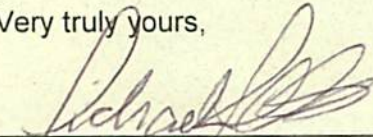
#### **SUMMARY**

In conclusion, MMPA finds that the proposed Cinemex Movie Theater project will generate a fairly insignificant amount of new traffic (52 gross PM Peak Hour trips / 33 new net PM Peak Hour trips). In general, those persons visiting movie theaters occur mostly in evening hours or on weekends, when most work trips are not occurring (non-concurrent). There should be a sufficient quantity of parking spaces around the movie theater and nearby in the other Gulfstream Park parking lots, if needed. The traffic impacts were included and analyzed as part of the Village at Gulfstream Park DRI and more recent platting reviews. The current request for 996 seats is 40% of the DRI allowance (2,500 seats).

The site is within the City's Urban Infill Area / Concurrency Exception Area and is exempt from concurrency; however, impact fees for the new trips will be assessed by the County at the time of Building Permits. While Federal Highway and other major roads in the area are already congested, this was considered in the DRI analysis and mitigation was included.

As always, should you have any questions or need to discuss issues identified herein, please feel free to contact my office.

Very truly yours,

  
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Michael J. Miller, AICP  
President