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RESOLUTION NO. 2017 - 57

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, APPROVING MAJOR DEVELOPMENT APPLICATION #DB-16-3490, FOR THE CINEMEX THEATER PROJECT AT GULFSTREAM PARK GENERALLY LOCATED AT 901 SOUTH FEDERAL HIGHWAY, AS RECOMMENDED BY THE CITY ADMINISTRATION; PROVIDING AN EFFECTIVE DATE.

WHEREAS, Gulfstream Park Racing Association, Inc. is requesting Major Development Review approval pursuant to Section 32-782 of the Zoning and Land Development Code to construct a new forty eight thousand four hundred sixty seven (48,467) square feet movie theater with nine hundred ninety six (996) seats at Gulfstream Park generally located at 901 South Federal Highway; and

WHEREAS, on April 12, 2017, the Major Development for Cinemex was approved unanimously by the Planning and Zoning Board with the City Administration's conditions; and

WHEREAS, the City Administration finds that this development is consistent with the City's Comprehensive Plan, is permitted under the General Commercial land use designation and is further permitted by the zoning of the property; and

WHEREAS, the City Administration has conducted a comprehensive analysis of the subject application and has determined that the applicant's proposal meets the general requirements for Major Development Plan approval relative to concurrency and code; and

WHEREAS, the proposal is also consistent with the purpose and intent of the two (2) zoning classifications of Gulfstream Park: The CRA District which seeks to provide suitable sites for commercial recreational attractions of an indoor or outdoor nature; also, the PLAC District which seeks to promote development that balances a mix of land uses that includes residential, retail, office, recreation, entertainment, and associated employment opportunities in an urban center; and

WHEREAS, the proposed project is within the approved development program per the approved Gulfstream Park Plat and the DRI for the Village of Gulfstream Park; and

39 **WHEREAS**, the Mayor and City Commission have determined that based on the
40 substantial competent evidence presented at a public hearing, the proposed major development
41 with the City Administration's recommendations as well as the requirements of Sec. 32-782(a) of
42 the City of Hallandale Beach Zoning and Land Development Code is in the best interest of the
43 City, consistent with the City's Comprehensive Plan, and will not adversely affect the public health,
44 safety and welfare of the City.

45
46 **NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COMMISSION OF**
47 **THE CITY OF HALLANDALE BEACH, FLORIDA:**

48
49 **SECTION 1.** The foregoing "whereas" clauses are incorporated herein.

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51 **SECTION 2.** The Mayor and the City Commission of the City of Hallandale Beach, Florida,
52 hereby approve the Major Development Application #DB-16-3490 subject to the plans as
53 submitted, and subject to the City Administration's recommendations.

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55 **SECTION 3.** Effective Date: This resolution shall be effective immediately upon its
56 adoption.

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58 APPROVED and ADOPTED this 17th day of May, 2017

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63 SPONSORED BY: CITY ADMINISTRATION

JOY F. COOPER
MAYOR

64
65 ATTEST:

66
67
68 _____
69 CITY CLERK

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71
72 Approved as to legal sufficiency and form

73
74
75 _____
76 JENNIFER MERINO
77 CITY ATTORNEY