Exhibit "C"

Hallandale Beach City Wide Master Plan

Town, District, and Neighborhood Mixed-Use Centers

Center	Implementation: Policy and Regulations	Implementation: Capital Improvements	Potential Funding Sources
Hallandale Beach Town Center	Change blocks adjacent to park to medium density mixed use Change blocks around future SFRTA stop to medium plus density mixed use. Require future Gulfstream Village phase to front SE 2nd St. Change Design Standards to reflect more urban condition (see Master Plan). Revise regulations to specify canopy trees as street trees with palms as accents. Support SFRTA FEC line development with stop at Town Center. Limit commercial zoning south of SE 7th St. to blocks fronting Federal Highway. Create a Regional Activity Center with focus on transit oriented development. Utilize development agreements to reconfigure north and south side of SE 7th Street at Federal Highway as civic space to link Gulfstream Village to Town Center Park.	Design and construct Town Center Park. Construct SE 2nd St. east of Hallandale Beach Blvd. with the maximum width sidewalk allowed by ROW. Reconfigure and construct north side of SE 5th St. and south side of SE 7th St. with 15 ft. sidewalks and canopy trees as "civic streets" to accomodate cafes and seating areas bordering the new park.	Hallandale Beach CRA TIF. Transportation, Community, and System Preservation (TCSP) Program. FDOT Transportation Enhancement Program (TEP). Florida Recreation Development Assistance Program. Florida Small Cities CDBG grants.
Hallandale Beach Gateway East District	Require garages to be fully integrated into buildings or completely lined with active space so they garage function is not detectable. Require properties that are being substantially renovated to redevelop to achieve a continuous street frontage with a consistent build-to line. Require sidewalks to be of a width appropriate to street and building dimensions.	Construct new Hallandale Beach Gateway East Park and Plaza. Construct Golden Isles Drive and Three Islands Boulevard Pedestrian Streetscape Improvements.	FDOT Transportation Enhancement Program (TEP). Require developers to improve streetscapes adjacent to their properties as part of approval process.
Hallandale Beach Gateway West District	Change a portion of the Business-Industrial zoned area on the north side of Hallandale Beach Blvd. to Business-General. Undertake economic development marketing effort to attract regional office and hotel uses included a new business class interstate hotel. Provide bus service to Tri-rail stations.	Through private redevelopment construct large shared parking garages to capture traffic directly off I-95 limiting additional cars added to city streets. Create a small lakefront park and plaza area on south side of Hallandale Beach Boulevard (see Master Plan). Create safe and well-defined crosswalks across Hallandale Beach Blvd.	Hallandale Beach CRA TIF. Transportation, Community, and System Preservation (TCSP) Program. FDOT Transportation Enhancement Program (TEP).
Hallandale Beach Gateway North District	Work closely with Mardi Gras owners through a development agreement to implement a new street grid that creates a strong urban design and links to the Foster Road and Atlantic Shores neighborhoods. Through a development agreement, require the creation of a civic area and park. Designate as part of a Regional Activity Center that includes Town Center area.	Reconstruct Atlantic Shores Boulevard to the east to improve safety, stormwater treatment, appearance, and pedestrian linkage to the Atlantic Shores neighborhood. Construct a new street crossing at NE 5th Street to link the Foster Road neighborhood to the Mardi Gras site.	Hallandale Beach CRA TIF. FDOT Transportation Enhancement Program (TEP).
Foster Road Neighborhood	Partner with community development institutions to create catalyst neighborhood scale mixed use projects and micro-employment incubation spaces. Change land use and zoning along central Foster Road from existing commercial to residential or mixed-use residential with ground floor commercial.	Design and construct Foster Park as a formal park with civic space and community heritage features. Design and construct Foster Road streetscape improvements to provide wider sidewalks, underground utilities, and canopy street trees. Construct pedestrian link to planned Chaves Lake Park.	HUD Section 108 Loan. Hallandale Beach CRA TIF. FDOT Transportation Enhancement Program (TEP). Florida Small Cities Community Development Block Grant.
Oceanfront Neighborhood	Encouraging property renovation to create storefronts and signage for existing accessory retail currently largely hidden from exterior view. Explore possibility of allowing development of very small scale neighborhood focused commercial space.Allow buffered and maintained outdoor eating areas.	Design and construct Beach Park and garage with smaller footprint than existing lot and small-scale neighborhood retail space on ground floor. Widen sidewalks, enhance crosswalks, and add landscaping along AIA.	FDOT Transportation Enhancement Program (TEP).