



PEGASUS FACILITY

PHASE III OF THE VILLAGE AT GULFSTREAM PARK

SEPTEMBER 06, 2013

The Gulfstream Park Racing facility is approximately a 200-acre site located near the southeast corner of Hallandale Beach Boulevard and Federal Highway. In order to enhance the Gulfstream Facility experience, the applicant is proposing to develop approximately 231,680 SF (5.32-acres) of the existing Gulfstream site into a “park like” facility which will include a base structure that will support a bronze Pegasus statue. Currently, the property to be developed is an existing paved surface parking lot.

Phase III of the Village at Gulfstream Park will consist of a Bronze Pegasus statue which is approximately 110’ tall with its front legs resting on a bronze dragon statue that is surrounded by a shallow water feature. The hind quarters of the Pegasus rests upon a base structure that is approximately 40’ in height. This base structure serves as a structural support for the Pegasus and is clad by an artistically designed rock formation which intersects with the bronze Pegasus. These components work together to create the water feature with a capacity of about 500,000 gallons. The structure will not cast a shadow farther than the adjacent parking areas to the east and west.

Impact evaluation was performed to determine the overall effect of the proposed development on its surrounding neighborhood and the community. There will be no impact on natural resources by this project. The proposed development is in strict compliance with all the standards and requirements of the Zoning and Land Development Code. The Addendum to the Village at Gulfstream Park Guidelines and the Master Plan have both been revised to include the Pegasus Statue. The graphic update to the Master Plan depicts the 5.32-acre location of the Pegasus statue with landscaping; the requisite changes to the parking and internal circulation pattern. This is deemed a minor change to the conceptual Master Plan. Traffic generated by the Statue is negligible and counts as zero trips therefore, no transportation fees were requested by the city.

The proposed Pegasus Facility will integrate the surrounding community as a park facility. It is intended to work cohesively with the Gulfstream Park and Casino as well as the existing retail and restaurants located along Seabiscuit Trail and South Federal Highway. The proposed Pegasus Facility will further enhance the entertainment lifestyle theme of the existing Gulfstream Facility.

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