Exhibit 6

Gulfstream Park Tower

Phase IV of the Village at Gulfstream Park
04-04-2014

The Gulfstream Park Racing facility is approximately 200-acre site located near the southeast corner of Hallandale Beach Boulevard and S. Federal Highway. In order to enhance the Gulfstream Facility experience, the applicant is proposing Phase IV of the Village at Gulfstream Park which consists of the Gulfstream Park Tower. Currently, the property to be developed for the Gulfstream Park Tower is an existing 5 story parking garage.

The Gulfstream Park Tower project will include a single condo tower which was previously included as part of the master plan. The condo tower will be located atop of an existing 5 story parking garage along S. Federal Highway and will consist of a total 26 stories (including the parking garage) and 182 luxury condo units. The architectural language of the condo tower will be integrated with the façade of the existing parking garage to read as one cohesive design.

Impact evaluation was performed to determine the overall effect or impact of the proposed development on its surrounding neighborhood and the overall community. There will be no impacts caused 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 Gulfstream Park Tower. The graphic update to the Master Plan depicts the location of the 26 story condo tower. Therefore, no DRI-related transportation mitigation measures or other transportation-related mitigation measures or fee payments are required in conjunction with this application.

The proposed Gulfstream Park Tower will integrate to the surrounding community as a residential facility. This addition is intended to work cohesively with the existing residential, retail and restaurants located along Seabiscuit Trail and South Federal Highway. The proposed Towers at Gulfstream Park will further enhance the residential and entertainment lifestyle theme of the existing Gulfstream Facility.

BRPH ARCHITECTS-ENGINEERS, INC.

Gulfstream Park Tower

PREPARED FOR:

(Pegasus Condo, 1 Inc.)

PREPARED BY:

BRPH ARCHITECTS • ENGINEERS, INC.

1475 EAST CENTREPARK BLVD., SUITE 230

WEST PALM BEACH, FLORIDA 33401

BOARD OF ARCHITECTURE LICENSE NO. AAC000149

BOARD OF PROFESSIONAL ENGINEERING LICENSE NO. 1439

BRPH No. 6784.01

April 04, 2014

Table of Contents

A. Application Form

B. Proof of Ownership

C. Sketch and Legal

D. Impact Evaluation Statement 1

a) Scope 1

b) Groundwater Quality 2

c) Wastewater 4

d) Potable Water 5

e) Solid Waste 7

f) Other Utilities 7

g) Traffic 9

h) Public Safety 10

i) School Facilities 11

j) Parks and Open Spaces 12

k) Community Facilities 12

l) Historical Aspects 12

m) Scenic Vistas 12

n) Low- and Moderate-Priced Housing 13

E. Architectural Harmony/Compatibility 14

F. Anticipated Energy Demand 15

G. Conformity with County Land Use Plan and City Land Use Plan and Zoning Code 16

Broward County Land Use Plan 16

The City of Hallandale Beach Comprehensive Plan 16

City of Hallandale Zoning Code 18

H. Evidence of Coordination with Other Agencies 19

I. Traffic 19

Application Form

City of Hallandale Beach
Application Form Amendment

Name of Owner: Gulfstream Park Racing Association, Inc.

Name of Authorized Representative: Dennis Porter

Original Submittal Date: 02-10-2014

Amendment Date: 04-04-2014

Ms. Dominguez,

Based on prior discussion with the City of Hallandale Beach, the Pegasus Flume Ride will be eliminated from the scope of this project. Please amend the above identified application as follows:

Amendments to the Name of Applicant:
The applicant shall be revised to: "Pegasus Condo 1, Inc."

Amendment to the "Brief Description of Request":
The description shall be revised to: "This project will consist of a condo tower set atop of an existing parking garage located at the Village of Gulfstream Park. The project will feature 182 condo units, ranging from 675-square-foot studio units to 1,900-square-foot three-bedroom units. The first two floors of this development will contain common areas and recreational facilities. The condo tower will be a total of 26 stories high including the existing parking garage. This investment in the Hallandale Beach economy will be a significant catalyst for the future expansion of the Village of Gulfstream Park".

Sincerely,

Dennis Porter

Dennis Porter

Sr. VP, Real Estate

6784.01

CITY OF HALLANDALE BEACH
APPLICATION FORM

NO APPLICATIONS ARE AUTOMATICALLY SCHEDULED FOR **ANY** MEETINGS. APPLICATIONS MUST BE DETERMINED TO BE COMPLETE BY STAFF BEFORE ANY PROCESSING OCCURS.

PLEASE PRINT OR TYPE

Date of Application: 02-10-2014
Name of Owner: Gulfstream Park Racing Association, Inc.
Name of Applicant, if different from owner: Pegasus Condo 1, Inc. & Pegasus Florida, Inc.
Mailing Address: 901 South Federal Highway, Hallandale Beach, Fl 33009
Telephone: 1-954-454-7000
Name of Authorized Representative, if different from applicant: Dennis Porter
Mailing Address: 901 South Federal Highway, Hallandale Beach, Fl 33009
Telephone: 1-905-726-7604
Location of Subject Property: 901 South Federal Highway/N.W. Quadrant of the VGP
Folio Number: 514227510014
Legal Description: See attached survey for legal description.

TYPE OF APPLICATION (Check the ones which apply to the request(s))

____REZONING FROM: _____ District TO: _____ District
SIZE OF SUBJECT PROPERTY TO BE CONSIDERED FOR REZONING_____ (acres)
____CONDITIONAL USE
____VARIANCE
____LAND USE PLAN AMENDMENT
____REDEVELOPMENT AREA MODIFICATION
____SPECIAL SIGN VARIANCE
____TEXT CHANGES (CITY CODE) _____
____MINOR DEVELOPMENT (Less than ten (10) residential units or less than 4,000 sq. ft. gross floor area)
Residential-Number of Units _____
Commercial-Sq. Ft. _____
_X_MAJOR DEVELOPMENT(Ten or more residential units or more than 4,000 square feet of gross floor area)
Residential-Number of Units _____
Commercial-Sq. Ft. _____
____Platting or Replatting a Subdivision or portion thereof
(Size of property _____ acres)
____Other _____

BRIEF DESCRIPTION OF REQUEST

This project will consist of a condo tower set atop of an existing parking garage located at the Village of Gulfstream Park. The project will feature 182 condo units, ranging from 675-square-foot studio units to 1,900-square-foot three-bedroom units. The first two floors of this development will contain common areas and recreational facilities. The condo tower will be a total of 26 stories high including the existing parking garage. Part of this submittal will also be the addition of a flume ride to the previously approved Pegasus Facility structure. This investment in Hallandale Beach economy will be a significant catalyst for the future expansion of The Village at Gulfstream Park.

AUTHORIZED REPRESENTATIVE

I/we are fully aware of the request being made to the City of Hallandale Beach. If I/we are unable to be present, I/we hereby authorize _____ (individual/firm) to represent me/us in all matters related to this application. I/we hereby acknowledge that the applicable fee was established to offset administrative costs and is not refundable.

State of Florida
County of Broward
The foregoing instrument was acknowledged

By: _____
(owner/agent signature*)

Before me this 3 day of February 20 14

By Tim Ritter
(Name of person acknowledging)

_____
(Joint owner signature)

Notary Susan Stofsky
(Signature of Notary Public – State of Florida)

Notary Public State of Florida
Susan Stofsky
My Commission EE051715
Expires 12/27/2014

Personally know X or Produced identification _____

Type of identification produced: _____ or Driver's License _____

*If joint ownership, both parties must sign. If partnership, corporation or association, authorized officer must sign on behalf of the group. A notarized letter of authorization from the owner of record must accompany the application, if an authorized agent signs for the owner(s).

Proof of Ownership

PARAMOUNT TITLE SERVICES, INC.
7515 W. OAKLAND PARK BOULEVARD, SUITE 100
FORT LAUDERDALE, FLORIDA 33319
PHONE: 954-467-6607—FAX: 954-467-3280

SEARCH NO: 06-549-2-Update 3

TITLE CERTIFICATE

Broward County Land Development Code-Section 5-189-(C) (3)
Florida Statutes Chapter 177

TO: Broward County Board of County Commissioners

With the understanding that this Title Certificate is furnished to Broward County Board of County Commissioners, as inducement for acceptance of a proposed plat covering the real property, hereinafter described, it is hereby certified that we have examined a complete "Abstract of Title" covering the period from the beginning to the 2nd day of July, 2007, at the hour of 11:00 P.M., inclusive, of the following described property:

Legal Description:

SEE EXHIBIT "A" ATTACHED

We hereby certify that on the last mentioned date, the fee simple title to the above-described real property was vested in:

Names of all Owner(s) of Record:

GULFSTREAM PARK RACING ASSOCIATION, INC.
(O.R. Book 21410, Pages 65 through 108 & O.R. Book 21511, Pages 458 through 485)

NOTE: If any property owner is a partnership or trust, please include the names of all partner(s) or trustee(s) who are required to execute the plat dedication.

Subject to the following:

Mortgage(s) of Record:	**SEE ATTACHED**
Easement(s) and Rights-of-Way Documents:	**SEE ATTACHED**
TIITF Deeds and Releases:	**NOTHING OF RECORD**

WE HEREBY CERTIFY that the foregoing certificate reflects a comprehensive search of the Public Records of Broward County, Florida, affecting the above described property. In witness whereof, Paramount Title Services, Inc. has caused this Certificate to be signed by an authorized signatory and sealed with the corporate seal this 12TH day of July 2007.

Kenneth F. Commette
Name

Kenneth F. Commette

(Corporate Seal)

PARAMOUNT TITLE SERVICES, INC.
7515 W. OAKLAND PARK BOULEVARD, SUITE 100
FORT LAUDERDALE, FLORIDA 33319
PHONE: 954-467-6607—FAX: 954-467-3280

SEARCH NO: 06-549-2-Update 3

EXHIBIT "A"

A portion of Lots 1, 3 and 4, Block 7, Lots 1 through 4, Block 10, and Lots 1 through 3, Block 15 all in MAP OF THE TOWN OF HALLANDALE, according to the plat thereof as recorded in Plat Book B, Page 13 of the Public Records of Dade County, Florida, also being portions of HALLANDALE PARK NO. 12, PART 2, according to the plat thereof as recoded in Plat Book 10, Page 17, portions of HOLLYDALE PARK, according to the plat thereof as recorded in Plat Book 11, Page 2 and portions of HALLANDALE PARK NO. 12, according to the plat thereof as recorded in Plat Book 12, Page 35, the three (3) previous plats being recorded in the Public Records of Broward County, Florida and being particularly described as follows:

COMMENCING at the Southeast corner of Section 27, Township 51 South, Range 42 East, Broward County, Florida;

THENCE South 88°01'22" West on the South line of said Section 27, a distance of 2,093.59 feet to the POINT OF BEGINNING;

THENCE continue South 88°01'22" West on said South line of Section 27, a distance of 570.55 feet to the intersection with the East right-of-way line of South Federal Highway (U.S. 1) as shown on State of Florida Department of Transportation Right-of-Way Maps for State Road 5, Section 86010-2519, said point located on the arc of a non-tangent curve concave to the West, whose radius point bears North 79°45'42" West;

THENCE on said East right-of-way line of South Federal Highway (U.S. 1) the following sixteen courses and distances;

1. Northerly on the arc of said curve having a radius of 3,909.83 feet, through a central angle of 05°16'33", and an arc distance of 360.01 feet to a point of non-tangency;
2. South 85°02'14" East, a distance of 0.85 feet;
3. North 07°51'26" East, a distance of 99.85 feet to a point on the arc of a non-tangent curve concave to the West, whose radius point bears North 86°49'11" West;
4. Northerly on the arc of said curve having a radius of 3,743.00 feet, through a central angle of 05°00'35", and an arc distance of 327.27 feet to a point of tangency;
5. North 01°49'46" West, a distance of 32.91 feet;
6. South 88°10'14" West, a distance of 4.50 feet to a point on the arc of a non-tangent curve concave to the West, whose radius point bears South 88°14'02" West;
7. Northerly on the arc of said curve having a radius of 3,909.83 feet, through a central angle of 00°03'48", an arc distance of 4.32 feet to a point of tangency;
8. North 01°49'46" West, a distance of 1,521.75 feet;
9. North 02°03'07" East, a distance of 67.65 feet;

16. North 33°52'37" East, a distance of 40.03 feet to the intersection with the South right-of-way line of Hibiscus Street as shown on THE PROMENADE AT HALLANDALE, according to the plat thereof as recorded in Plat Book 112, Page 4 of the Public Records of Broward County, Florida;

THENCE North 88°13'39" East on said South right-of-way line and its Easterly projection, a distance of 594.33 feet

THENCE South 01°46'21" East, a distance of 10.00 feet;

THENCE North 88°13'39" East, a distance of 110.41 feet;

THENCE South 01°06'17" East, a distance of 29.83 feet;

THENCE South 01°50'08" East, a distance of 414.60 feet;

THENCE North 88°09'52" East, a distance of 277.46 feet;

THENCE South 01°53'41" East, a distance of 1,205.42 feet to a point on the arc of a non-tangent curve concave to the Southeast, whose radius point bears South 08°25'32" East;

THENCE Southwesterly on the arc of said curve having a radius of 59.13 feet, through a central angle of 81°41'52", an arc distance of 84.31 feet to a point of tangency;

THENCE South 00°07'24" East, a distance of 34.90 feet;

THENCE South 88°09'52" West, a distance of 170.01 feet;

THENCE South 01°50'08" East, a distance of 226.96 feet to a point on the arc of a non-tangent curve concave to the East, whose radius point bears South 12°35'36" East;

THENCE Southerly on the arc of said curve having a radius of 116.08 feet, through a central angle of 158°29'04", and an arc distance of 321.09 feet to a point of non-tangency;

THENCE South 01°50'08" East, a distance of 315.49 feet;

THENCE South 88°09'52" West, a distance of 103.71 feet;

THENCE South 43°09'52" West, a distance of 276.44 feet;

THENCE South 01°50'08" East, a distance of 618.62 feet to the POINT OF BEGINNING;

Said lands lying in the City of Hallandale Beach, Broward County, Florida and containing 2,646,985 square feet (60.7664 acres), more or less.

PARAMOUNT TITLE SERVICES, INC.
7515 W. OAKLAND PARK BOULEVARD, SUITE 100
FORT LAUDERDALE, FLORIDA 33319
PHONE: 954-467-6607—FAX: 954-467-3280

SEARCH NO: 06-549-2-Update 3

Mortgage(s) of Record:

1. **CERTIFICATE OF FUTURE ADVANCE AND FIRST MORTGAGE MODIFICATION AGREEMENT:** Gulfstream Park Racing Association, Inc., a Florida corporation AND MID Islandi SF, an Icelandic partnership acting through its Zug Branch, having an address of Baarestrasse 16, CH-6304, Zug, Switzerland dated December 21, 2006, filed February 19, 2007 in O.R. Book 43624, Page 1648.

2. **CERTIFICATE OF FUTURE ADVANCE AND FIRST MORTGAGE MODIFICATION AGREEMENT:** Gulfstream Park Racing Association, Inc., a Florida corporation AND MID Islandi SF, an Icelandic partnership acting through its Zug Branch, having an address of Baarestrasse 16, CH-6304, Zug, Switzerland dated July 26, 2006, filed August 9, 2006 in O.R. Book 42566, Page 1168.

3. **MORTGAGE, SECURITY AGREEMENT AND ASSIGNMENT OF LEASES:** Gulfstream Park Racing Association, Inc., a Florida corporation TO MID Islandi SF, an Icelandic partnership, acting through its Zug Branch, having an address of Baarestrasse 16, CH-6304, Zug, Switzerland together with its successors and assigns dated December 9, 2004, filed December 10, 2004 in O.R. Book 38682, Page 1423.

4. **ASSIGNMENT OF RENTS AND LESSOR'S INTEREST IN LEASES:** Gulfstream Park Racing Association, Inc., a Florida corporation TO MID Islandi SF, an Icelandic partnership, acting through its Zug Branch, having an address of Baarestrasse 16, CH-6304, Zug, Switzerland together with its successors and assigns dated December 9, 2004, filed December 10, 2004 in O.R. Book 38682, Page 1481.

5. **FINANCING STATEMENT:** Gulfstream Park Racing Association, Inc., TO MID Islandi SF, an Icelandic partnership, acting through its Zug Branch, having an address of Baarestrasse 16, CH-6304, Zug, Switzerland filed December 14, 2004 in O.R. Book 38704, Page 1491.

6. **FINANCING STATEMENT:** Gulfstream Park Racing Association, Inc., TO MID Islandi SF, an Icelandic partnership, acting through its Zug Branch, having an address of Baarestrasse 16, CH-6304, Zug, Switzerland filed December 14, 2004 in O.R. Book 38704, Page 1498.

7. **FINANCING STATEMENT:** Gulfstream Park Racing Association, Inc., TO MID Islandi SF, an Icelandic partnership, acting through its Zug Branch, having an address of Baarestrasse 16, CH-6304, Zug, Switzerland filed December 14, 2004 in O.R. Book 38704, Page 1505.

8. **MORTGAGE, SECURITY AGREEMENT AND ASSIGNMENT OF LEASES:** Ontario, The Management Board of Cabinet TO MID Islandi SF, an Icelandic partnership, acting through its Zug Branch, having an address of Baarestrasse 16, CH-6304, Zug, Switzerland dated July 21, 2005, filed September 30, 2005 in O.R. Book 40626, Page 1315.

9. **ASSIGNMENT OF RENTS AND LESSOR'S INTEREST IN LEASES:** Ontario, The Management Board of Cabinet TO MID Islandi SF, an Icelandic partnership, acting through its Zug Branch, having an address of Baarestrasse 16, CH-6304, Zug, Switzerland dated July 21, 2005, filed September 30, 2005 in O.R. Book 40626, Page 1356.

10. **FINANCING STATEMENT:** Gulfstream Park Racing Association, Inc., TO MID Islandi SF, an Icelandic partnership, acting through its Zug Branch, having an address of Baarestrasse 16, CH-6304, Zug, Switzerland filed September 30, 2005 in O.R. Book 40626, Page 1374.

11. **FINANCING STATEMENT:** Gulfstream Park Racing Association, Inc., TO MID Islandi SF, an Icelandic partnership, acting through its Zug Branch, having an address of Baarestrasse 16, CH-6304, Zug, Switzerland h filed September 30, 2005 in O.R. Book 40626, Page 1382.

5. **WARRANTY DEED:** The Netherton Corporation TO the State of Florida dated January 23, 1935, filed July 20, 1935 in Deed Book 262, Page 83.

6. **WARRANTY DEED:** Swedish Evangelical Lutheran Bethlehem Association, a Florida corporation TO the State of Florida dated September 16, 1935, filed in Deed Book 263, Page 409.

7. **DEED:** E.G. Everett and Beatrice Everett, his wife, and E. G. Development Company, Inc., a Florida corporation TO the State of Florida dated October 9, 1935, filed October 9, 1935 in Deed Book 264, Page 129.

8. **DEED:** E.G. Everett and Beatrice Everett, his wife, and E. G. Development Company, Inc., a Florida corporation TO the State of Florida dated October 9, 1935, filed October 9, 1935 in Deed Book 264, Page 132.

9. **EASEMENT:** Gulfstream Park Racing Association, Inc. TO Florida Power & Light Company, a Florida corporation dated July 30, 1980, filed August 4, 1980 in O.R. Book 9047, Page 604.

10. **QUIT CLAIM DEED:** Gulfstream Park Racing Association, Inc., f/k/a Gulfstream Realty Corporation, a Florida corporation TO the State of Florida Department of Transportation dated June 19, 1986, filed July 29, 1986 in O.R. Book 13597, Page 886.

11. **WARRANTY DEED:** Gulfstream Park Racing Association, Inc., f/k/a Gulfstream Realty Corporation, a Florida corporation To the State of Florida for the use and benefit of the State of Florida Department of Transportation dated May 16, 1988, filed June 6, 1988 in O.R. Book 15493, Page 113.

12. **DRAINAGE EASEMENT:** Gulfstream Park Racing Association, a Florida corporation TO the City of Hallandale Beach, a political subdivision of the State of Florida dated April 8, 2004, filed April 9, 2004 in O.R. Book 37222, Page 80.

13. **EASEMENT:** Gulfstream Park Racing Association, Inc. TO Florida Power & Light Company, a Florida corporation dated November 7, 2005, filed November 9, 2005 in O.R. Book 40867, Page 1493.

14. **VOLUNTARY REGIONAL TRANSPORTATION MITIGATION AGREEMENT:** Broward County, a political subdivision of the State of Florida, City of Hallandale Beach, a Florida municipal corporation, South Florida Regional Transportation Authority, an agency of the State of Florida AND The Village at Gulfstream Park, LLC, a Delaware limited liability company dated April 19, 2007, filed April 20, 2007 in O.R. Book 43923, Page 1740.

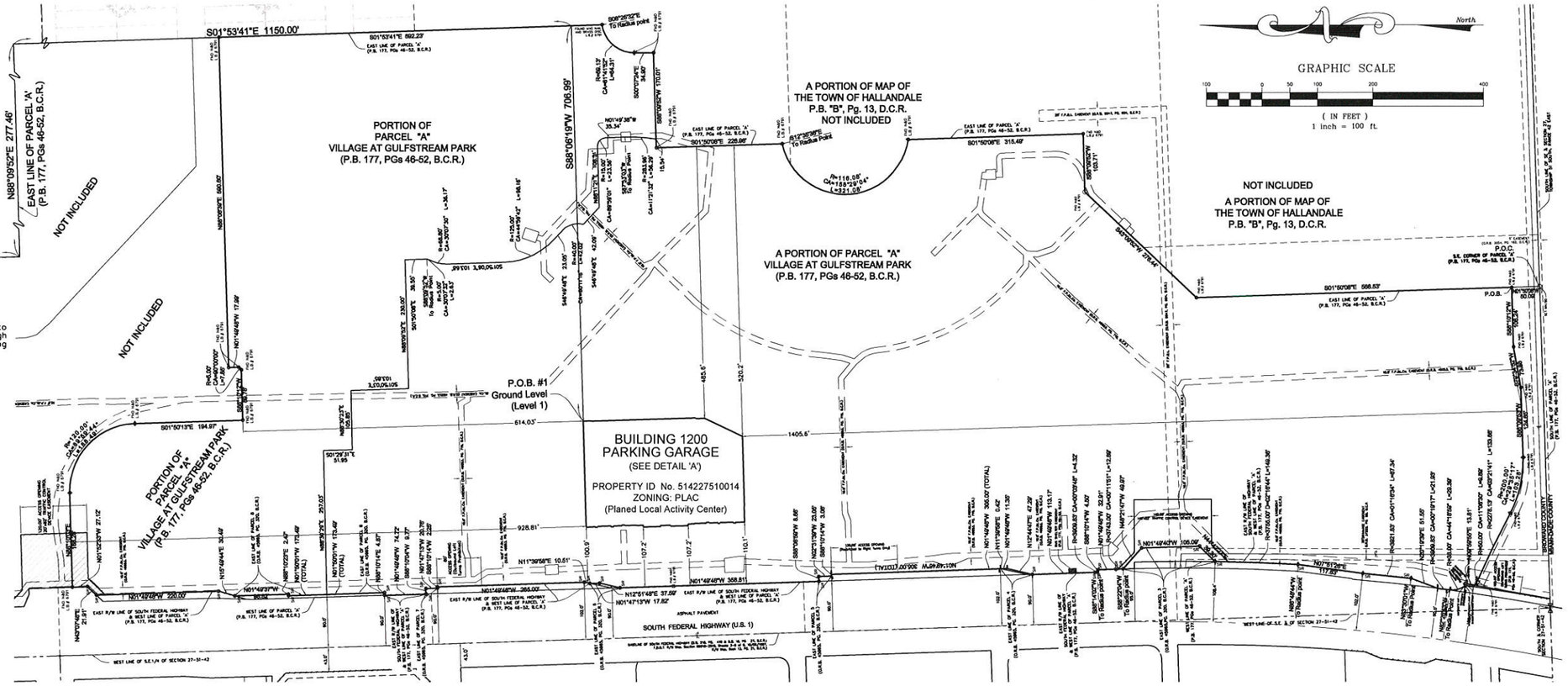
15. DEDICATION AND EASEMENTS AS SET FORTH IN **MAP OF HALLANDALE, DADE CO. FLA.,** Plat Book B, Page 13, Public Records Dade County, Florida.

16. DEDICATION AND EASEMENTS AS SET FORTH IN **HALLANDALE PARK RIVIERA SECTION NO. 12, PART 2,** Plat Book 10, Page 17, Public Records Broward County, Florida.

17. DEDICATION AND EASEMENTS AS SET FORTH IN **HOLLYWOOD PARK BROWARD COUNTY, FLA.,** Plat Book 11, Page 2, Public Records Broward County, Florida.

18. DEDICATION AND EASEMENTS AS SET FORTH IN **HALLANDALE PARK, NO. 12,** Plat Book 12, Page 35, Public Records of Broward County, Florida.

Sketch and Legal



LEGAL DESCRIPTION: (FOOT PRINT AT GROUND LEVEL)

A portion of Parcel A, VILLAGE AT GULFSTREAM PARK, according to the plat thereof as recorded in Plat Book 177, Pages 46 through 52 of the Public Records of Broward County, Florida, being described as follows:

COMMENCE at the Northeast corner of said Parcel A

THENCE South 01°06'17" East on the East line of said Parcel A, a distance of 29.83 feet;

THENCE continue on said East line of Parcel A the following three (3) courses and distances;

1. South 01°50'08" East, a distance of 414.60 feet;
2. North 88°09'52" East, a distance of 277.46 feet;
3. South 01°53'41" East, a distance of 1,150.00 feet;

THENCE South 88°06'19" West, a distance of 706.99 feet to the POINT OF BEGINNING #1 Level 1;

THENCE South 01°46'36" East, a distance of 14.32 feet;
THENCE South 88°13'24" West, a distance of 0.54 feet;
THENCE South 01°46'36" East, a distance of 188.46 feet;
THENCE South 88°13'24" West, a distance of 1.17 feet;
THENCE South 01°46'36" East, a distance of 16.06 feet;
THENCE South 25°13'24" West, a distance of 75.98 feet;
THENCE South 88°13'24" West, a distance of 124.72 feet;
THENCE North 01°46'36" West, a distance of 0.35 feet;
THENCE South 88°13'24" West, a distance of 28.16 feet;
THENCE North 01°46'36" West, a distance of 16.24 feet;
THENCE South 88°13'24" West, a distance of 0.87 feet;
THENCE North 01°46'36" West, a distance of 4.15 feet;
THENCE North 88°13'24" East, a distance of 1.34 feet;
THENCE North 01°46'36" West, a distance of 24.33 feet;
THENCE South 88°13'24" West, a distance of 1.34 feet;
THENCE North 01°46'36" West, a distance of 4.15 feet;
THENCE North 88°13'24" East, a distance of 1.34 feet;
THENCE North 01°46'36" West, a distance of 15.50 feet;
THENCE North 88°13'24" East, a distance of 1.00 feet;
THENCE North 01°46'36" West, a distance of 5.02 feet;
THENCE South 88°13'24" West, a distance of 1.00 feet;
THENCE North 01°46'36" West, a distance of 21.58 feet;
THENCE South 88°13'24" West, a distance of 0.67 feet;
THENCE North 01°46'36" West, a distance of 11.44 feet;
THENCE South 88°13'24" West, a distance of 2.93 feet;
THENCE North 01°46'36" West, a distance of 31.67 feet;
THENCE North 88°13'24" East, a distance of 1.58 feet;
THENCE North 01°46'36" West, a distance of 17.33 feet;
THENCE South 88°13'24" West, a distance of 1.58 feet;
THENCE North 01°46'36" West, a distance of 29.67 feet;
THENCE North 01°46'36" West, a distance of 2.00 feet;
THENCE North 88°13'24" East, a distance of 3.00 feet;
THENCE North 01°46'36" West, a distance of 11.82 feet;
THENCE North 88°13'24" East, a distance of 0.58 feet;
THENCE North 01°46'36" West, a distance of 21.17 feet;
THENCE North 88°13'24" East, a distance of 0.98 feet;
THENCE North 01°46'36" West, a distance of 5.02 feet;
THENCE South 88°13'24" West, a distance of 0.98 feet;
THENCE North 01°46'36" West, a distance of 15.84 feet;
THENCE South 88°13'24" West, a distance of 1.34 feet;
THENCE North 01°46'36" West, a distance of 4.15 feet;
THENCE North 88°13'24" East, a distance of 1.34 feet;
THENCE North 01°46'36" West, a distance of 24.33 feet;
THENCE South 88°13'24" West, a distance of 1.34 feet;
THENCE North 01°46'36" West, a distance of 4.15 feet;
THENCE North 88°13'24" East, a distance of 0.79 feet;
THENCE North 01°46'36" West, a distance of 15.85 feet;
THENCE North 88°13'24" East, a distance of 1.00 feet;
THENCE North 01°46'36" West, a distance of 0.78 feet;
THENCE North 88°13'24" East, a distance of 0.94 feet;
THENCE North 01°46'36" West, a distance of 0.17 feet;
THENCE North 88°13'24" East, a distance of 185.23 feet;
THENCE South 01°46'36" East, a distance of 0.17 feet;
THENCE North 88°13'24" East, a distance of 2.00 feet to the POINT OF BEGINNING #1 Level 1;

Said lands lying in the City of Hallandale Beach Broward County, Florida, and containing 52, 959 square feet, more or less.

THIS SURVEY IS CERTIFIED TO:

The Village at Gulfstream Park Community Development District
The Village at Gulfstream Park, LLC
KeyBank National Association, a national banking association, and its successors and assigns
First American Title Insurance Company

SURVEYOR'S NOTES:

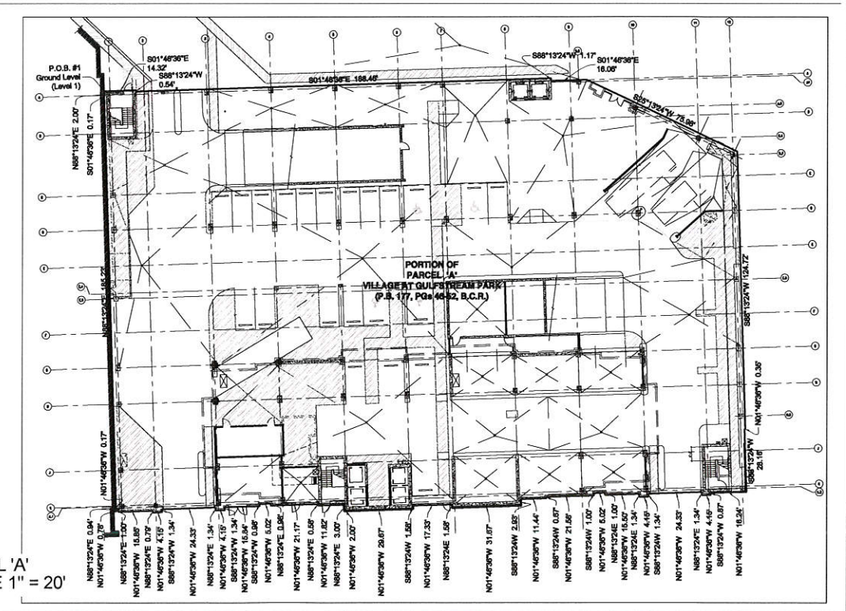
1. Not valid without the signature and original raised seal of a Florida licensed Surveyor and Mapper.
2. Lands shown hereon were not abstracted, by the Surveyor, for rights-of-way, easements, ownership or other instruments of record.
3. Underground improvements and/or encroachments were not located with this survey.
4. Bearings shown hereon are Relative to the plat of VILLAGE AT GULFSTREAM PARK, recorded in Plat Book 177, Pages 46 through 52 Broward County records with the East line of Parcel A having a bearing of South 01°53'41" East.
5. Legal Description shown hereon was prepared by the Surveyor.
6. Interior Improvements shown on this survey were taken from the construction plans and not field verified.
7. FLOOD ZONE INFORMATION
   Community Name: City of Hallandale Beach
   Community Number: 125110
   County Name: Broward
   State: Florida
   Map & Panel Number: 12011C0319
   Suffix: F
   F.I.R.M. Index Date: 10-02-97
   F.I.R.M. Panel Effective Date: 8-18-92
   Flood Zone: AE
   Base: 7'
8. Documents that were used in preparation of this Survey were: The plat of VILLAGE AT GULFSTREAM PARK, recorded in Plat Book 177, Pages 46 through 52 Broward County records and Construction plans in Cadd format that were supplied by the Client.
9. The Specific Purpose of this survey was to delineate portions of the parking Garage that are being conveyed to the Community Development District (C.D.D.).
10. Elevations shown hereon are based on the National Geodetic Vertical Datum (N.G.V.D.) of 1929.
11. Benchmark of Origin: BROWARD COUNTY ENGINEERING DIVISION BENCHMARK #3338. (Square cut in West half bullnose of intersection of Hallandale Beach Boulevard and Northeast 12th Avenue.). Elevations shown hereon are based on the National Geodetic Vertical Datum of 1929. Elevation = 5.61'.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: That this sketch of "SKETCH OF SPECIFIC PURPOSE SURVEY" of the property described hereon is true and correct to the best of my knowledge and belief as recently surveyed and drawn under my supervision. This sketch complies with the MINIMUM TECHNICAL STANDARDS set forth by the FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS in Chapter 61G17-6, Florida Administrative Code Pursuant to Chapter 472.027, Florida Statutes.
Date of Last Field Work October 19, 2009

CALVIN, GIORDANO & ASSOCIATES, INC.

Signed: Gregory J. Clements 2-7-14
Gregory J. Clements
Professional Surveyor and Mapper
Florida Registration No. 4479



DETAIL 'A'
SCALE 1" = 20'

File Name: P:\Projects\2004\04282A Gulfstream\SURVEY\SKETCH\042824.71 Village Gulfstream Park\042824-71-V-BLDG1200_Foot Print.dwg — (Plotted by: Gloria Clavijo on Friday, February 07, 2014 2:01:14 PM)

NO	DATE	REVISION	BY
1	2-7-14	Add Property Folio # and Zoning	GYC

DESIGNED G.J.C. DATE 10-20-09
DRAWN GYC DATE 10-20-09
CHECKED G.J.C. DATE 10-20-09

Calvin, Giordano & Associates, Inc.
Certificate of Authorization 6791

THE VILLAGE AT GULFSTREAM PARK

SPECIFIC PURPOSE SURVEY
BUILDING 1200 - PARKING GARAGE
CDD/PUBLIC & PRIVATE ALTERNATE

SCALE 1" = 100'
PROJECT No 04-2824.71
CAD FILE 14-L-
SHEET: 1
7

4341 SW 62nd Avenue
Davie, Florida 33314

STONER & ASSOCIATES, Inc.
SURVEYORS - MAPPERS
Florida Licensed Survey and Mapping Business No. 6633

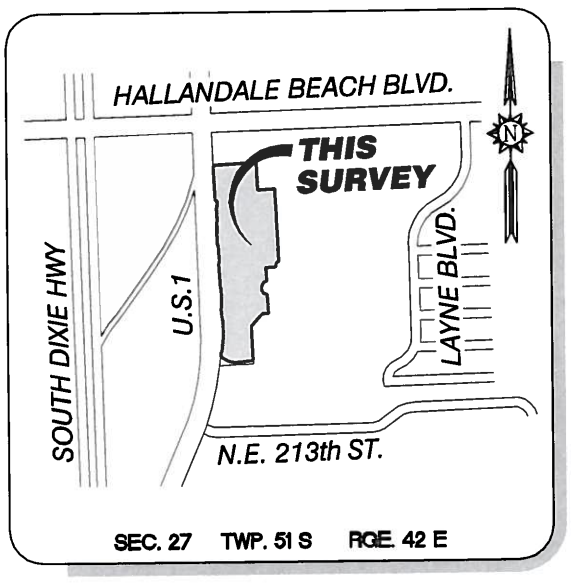
Tel. (954) 585-0997
Fax (954) 585-3927

SKETCH AND LEGAL DESCRIPTION

A PORTION OF PARCEL "A", "VILLAGE AT GULFSTREAM PARK"

(P.B. 177, PGs. 46 THRU 52, B.C.R.)

CITY OF HALLANDALE, BROWARD COUNTY, FLORIDA



Location Map
NOT TO SCALE

LEGAL DESCRIPTION:

ALL PARCEL A, VILLAGE AT GULFSTREAM PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 177, PAGES 46 THROUGH 52 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA,

LESS:

THAT PORTION OF SAID PARCEL "A", MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID PARCEL "A";

THENCE N.01°50'08"W., ALONG THE EAST LINE OF SAID PARCEL "A", A DISTANCE OF 50.09 FEET;

THENCE S.88°10'12"W., A DISTANCE OF 106.24 FEET;

THENCE SOUTH 79°34'52" WEST, A DISTANCE OF 73.83 FEET;

THENCE SOUTH 88°09'53" WEST, A DISTANCE OF 124.65 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTH;

THENCE WESTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 29°35'17", AN A RADIUS OF 200.00 FEET FOR AN ARC DISTANCE OF 103.28 FEET TO A POINT OF REVERSE CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 03°21'41", AND A RADIUS OF 2278.13 FOR AN ARC DISTANCE OF 133.66 FEET TO A POINT OF REVERSE CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHEAST;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 11°06'30", AND A RADIUS OF 50.00 FEET FOR AN ARC DISTANCE OF 9.69 FEET TO A POINT ON AN EASTERLY LINE OF PARCEL 1, AS SHOWN ON WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 45965, PAGE 320 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

THENCE S.08°59'55"W., ALONG SAID EASTERLY LINE, A OF 137.10 FEET, TO A POINT ON THE SOUTH LINE OF SAID PARCEL "A";

THENCE N.88°01'22"E., ALONG SAID SOUTH LINE, A DISTANCE OF 557.09 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

PARCELS 1 THROUGH 9, RECORDED IN OFFICIAL RECORDS BOOK 45965, PAGE 320 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; (FOR RIGHT-OF-WAY DEDICATIONS).

SAID LANDS LYING IN THE CITY OF HALLANDALE BEACH, BROWARD COUNTY, FLORIDA, AND CONTAINING A TOTAL NET AREA OF 25,575,041 SQUARE FEET (59.115 ACRES), MORE OR LESS.

NOTES:

1. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD.

2. THIS SKETCH AND DESCRIPTION IS "NOT VALID" WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

3. 2. THE BEARINGS SHOWN HEREON ARE BASED ON N.88°01'22"E. ALONG THE SOUTH LINE S.E.¼ OF SECTION 27-51-42, AS SHOWN ON THE PLAT OF VILLAGE AT GULFSTREAM PARK, RECORDED IN PLAT BOOK 177, AT PAGE 46-52, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

4. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY. (THIS IS NOT A SURVEY).

5. THIS SKETCH AND DESCRIPTION WAS PREPARED BY THIS FIRM WITHOUT THE BENEFIT OF A TITLE SEARCH.

CERTIFICATE:
THIS IS TO CERTIFY THAT I HAVE RECENTLY SURVEYED THE PROPERTY DESCRIBED AND SHOWN HEREON AND HAVE SET OR FOUND MONUMENTS AS INDICATED ON THIS SKETCH AND THAT SAID ABOVE GROUND SURVEY AND SKETCH ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

REVISIONS	DATE	BY

RICHARD G. CRAWFORD, JR.
PROFESSIONAL SURVEYOR AND MAPPER NO. 5371 - STATE OF FLORIDA

DATE OF FIELD SURVEY:	DRAWN BY	CHECKED BY	FIELD BOOK
00/00/00	DRL	RGC	N/A

SEAL
NOT VALID UNLESS SEALED HERE WITH AN EMBOSSED SURVEYOR'S SEAL

SHEET 1 OF 2

SKETCH NO. 12-7854

THE MATERIAL SHOWN HEREON IS THE PROPERTY OF STONER & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT PERMISSION OF STONER & ASSOCIATES, INC. COPYRIGHT © 2013

DATE: Aug 08, 2013 - 9:12am EST FILE: F:\Draw\MISC\12-7854-Gulfstream Park\GULFSTREAM PARK (BOUNDARY) 11X17.dwg

4341 SW 62nd Avenue
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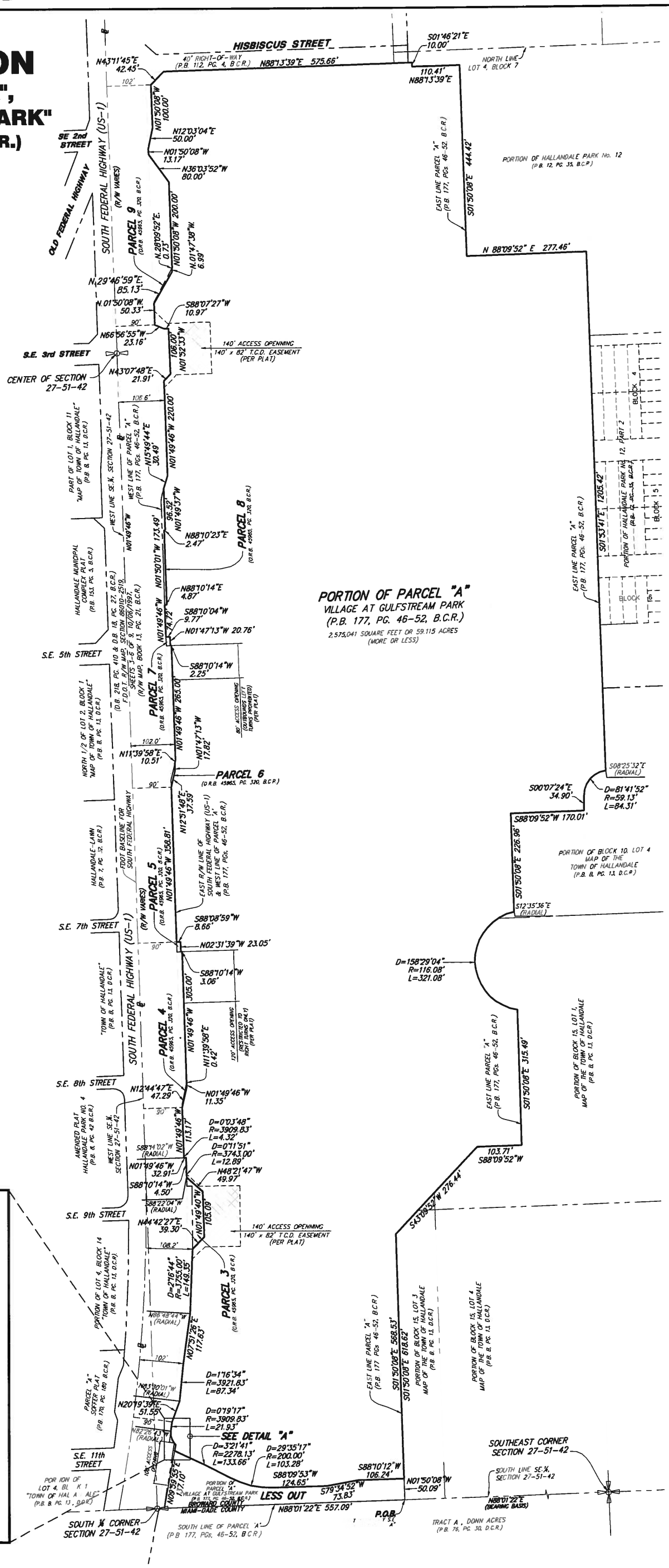
SKETCH AND LEGAL DESCRIPTION

A PORTION OF PARCEL "A", "VILLAGE AT GULFSTREAM PARK"

(P.B. 177, PGs. 46 THRU 52, B.C.R.)
CITY OF HALLANDALE,
BROWARD COUNTY, FLORIDA



SKETCH NO. 12-7854

FILE: F:\Draw\MISC\12-7854-Gulfstream Park\GULFSTREAM PARK (BOUNDARY) 11X17.dwg

SHEET 2 OF 2

D. Impact Evaluation Statement

a) Scope

Scope: Impact evaluation shall relate primarily to the overall effect or impact of a proposed development on its surrounding neighborhood and the overall community. A uniform impact data matrix, to be provided by the director, may be utilized by the applicant in determining certain impacts and submitted in conjunction with the impact evaluation statements required in this section. This matrix should be constantly revised to represent the current professional planning and engineering measurements of the specified impacts reflecting local characteristics. The applicant may submit different or modified calculations or measurements of these impacts applicable to his project, provided they are supported and documented by competent and substantial professional planning and engineering judgments and opinions. All of the following areas of impact concern shall be addressed by the applicant as accurately and completely as possible, utilizing qualified professional assistance as recommended in section 32-785.

General Project Description:

The Gulfstream Park Racing facility is approximately 250-acre site located near the southeast corner of Hallandale Beach Boulevard and S. Federal Highway. In order to enhance the Gulfstream Park Racing site, the applicant is proposing to develop a portion of the existing property to include the Gulfstream Park Tower.

Gulfstream Park Tower will consist of a 26 level, 182 unit condo tower that was previously included in the master plan. The condo tower will be erected atop of an existing parking garage located along S. Federal Highway. (See Figure 1 of the Appendix for condo tower location and property folio number). A new recreational level will include a fitness center, club room and other common areas. The architectural language of the tower will be integrated with the façade of the existing parking garage to read as one cohesive design. All existing entries and exits from the parking garage will be maintained, and a porte-cochere with covered logia will be added to the west façade, to serve pedestrian and vehicular traffic to the condo tower. As a result, pedestrian circulation around the existing parking garage will be activated, and connections to the existing commercial retail buildings will be comfortable and convenient for condo residents.

The proposed Gulfstream Park Tower will further enhance the lifestyle and entertainment theme of the existing Gulfstream Park Racing facility and The Village at Gulfstream Park. There will be no impact on natural resources as a result of this project. Please refer to the traffic section for a summary of the approved and proposed thresholds of development based on the existing DRI.

This Impact Evaluation Statement and Site Plans Package are in strict compliance with all standards and requirements in Section 32-786 of the Zoning and Land Development Code.

b) Groundwater Quality

A description of existing on-site groundwater quality and the impact of the proposed development on groundwater quality and what measures will be employed to minimize or reduce any adverse effects, including but not limited to:

Stormwater runoff generated by the proposed project, mainly from the building roof, will be routed and connected to an existing 24" storm drainage pipe which discharges to an existing exfiltration trench system (130 LF, 8 ft. wide) and ultimately to the Gulfstream Park storm drainage system. This system discharges into the existing 21-acre pond at the Gulfstream Park Racing Facility. The Gulfstream Park Tower will not impact the existing groundwater resources.

(1) Sedimentation and siltation from any excavation dredge and/or fill operations;

The Towers at Gulfstream Park

Proper measures will be provided to protect existing drainage facilities to prevent sedimentation and siltation. A storm water pollution prevention plan will be implemented during construction to ensure sediment and erosion control during on site excavation and fill operations. Best management practices such as inlet protection, silt fences, turbidity barriers will be provided to minimize any impacts to adjacent properties and surface waters.

(2) Erosion; and

The Towers at Gulfstream Park

Temporary sod and erosion control blankets will be provided on areas such as slopes and drainage ways to prevent water and wind erosion.

(3) Surface runoff is required

The Towers at Gulfstream Park

All storm water runoff during construction will be captured in sedimentation areas and routed to drainage inlets protected with filter fabric and hay bales or any other method of inlet protection to prevent sediment to enter the drainage system

c) Wastewater

(1)A description of the amount, type, and physical and chemical composition of wastewater to be generated by the proposed development and how connections to municipal systems are to be accomplished, including the practicality of such connections and the capability of the system to accommodate the generation, is required.

The Towers at Gulfstream Park

The projected wastewater flow generated by the condo tower will be approximately 45,500 gallons per day, based on the assumption that the proposed 182 apartment units will consume 250 gallons per day (Broward County Code). All wastewater discharge will be in the domestic classification and no industrial discharge will be part of the system. All wastewater flow will be connected (within the existing building) to two existing sanitary sewer laterals (10" PVC and 6" PVC), which currently discharge to the existing Gulfstream Park sanitary sewer system. This system is connected to the City of Hallandale Beach sewage system. The amount of anticipated wastewater flow for the Tower project is outlined below in Table 1.

Table 1 – Projected Wastewater Generation

Land Use:	Area (SF):	Units/People:	GPD (1):	Sub-Total (GPD):
Existing Garage	252,155	N/A	0.01	2,522 (3)
Common Areas/BOH	31,580	N/A	0.01	316 (3)
Offices	1,102	N/A	0.20	221
Recreation Deck	N/A	80 People	2	300 (2)
Residential Units	N/A	182 Units	250	45,500
			Total GPD:	**48,859**

Notes:

(1) Values based on Broward County Wastewater Collection/Transmission Code values.
(2) Minimum of 300 gallons per day
(3) Values for 'Parking Garage' were not available. Values for 'Warehouse' were used.

At this time, an existing gravity sanitary collection system is installed as per Phase I of the Village at Gulfstream Park. The gravity sewer system flows to an on-site lift station. An existing force main is installed to tie the on-site lift station to the City of Hallandale Beach Pump Station Number 8.

Pump Station Number 8 directs wastewater flows to the City of Hallandale wastewater treatment plant. A service availability letter is provided demonstrating the ability of the City of Hallandale to accommodate the anticipate flows.

(2) All impacted wastewater collection, transmission and treatment facilities shall be identified and evaluated in order to determine their current capacity, peak hour utilization, level and treatment and any problems affecting treatment capacity.

The Towers at Gulfstream Park

The existing sanitary sewer laterals (10" PVC and 6" PVC) are connected to the existing Gulfstream Park sanitary sewer system. This system consists of a gravity sewer system routed to a sewage pump station, and a 12" sanitary sewer force main discharge (from the pump station) connected to the City of Hallandale Beach wastewater system. The existing sewage pump station will be evaluated to determine its capacity to accommodate the projected wastewater flow.

d) Potable Water

A description of the amount of potable water to be consumed by the proposed development and how connections to municipal systems are to be accomplished, including the practicality of such connections and the capability of the system to accommodate the demand, is required.

The Towers at Gulfstream Park

The projected potable water amount will be approximately 45,500 gallons per day, based on the assumption that the proposed 182 apartment units will consume 250 gallons per day (Broward County Code). The potable water system from the proposed project will be connected to an existing 6" PVC water pipe (within the existing building). This system is connected to the City of Hallandale Beach system. The fire water service from the proposed project will be connected to an existing separate 10" PVC fire main (also within the existing building), which is connected to the City of Hallandale Beach public system. User agreements with the City will be secured to accommodate the proposed development potable water flows. A summary of the projected average daily

potable water demands is provided in Table 2. Potable water will be used to satisfy the domestic demands associated with typical residential land uses.

Table 2 – Projected Potable Water Demands

Land Use:	Area (SF):	Units/People:	GPD (1):	Sub-Total (GPD):
Existing Garage	252,155	N/A	0.01	2,522 (3)
Common Areas/BOH	31,580	N/A	0.01	316 (3)
Offices	1,102	N/A	0.20	221
Recreation Deck	N/A	80 People	2	300 (2)
Residential Units	N/A	182 Units	250	45,500
			Total GPD:	**48,859**

Notes:

(1) Values based on Broward County Wastewater Collection/Transmission Code values.
(2) Minimum of 300 gallons per day
(3) Values for 'Parking Garage' were not available. Values for 'Warehouse' were used.

A domestic water main is installed and looped throughout the project, as per Phase I of the Village at Gulfstream Park. Two connections to the City of Hallandale Beach water system are installed, one on an existing 16" water main at the south property line and another on the western edge of the property in the right-of-way of S. Federal Highway . Currently, the City of Hallandale Beach has the capacity and ability to serve this project

e) Solid Waste

A description of the amount of solid waste to be generated by the proposed development and methods to be employed in collection, disposal, and resource recovery operations is required.

The Towers at Gulfstream Park

Solid waste will be collected from a trash chute into larger containers and compacted. Waste management services will be collecting waste on a daily basis.

Table 3 – Projected Solid Waste Generation

Use:	Area (SF):	Units:	Domestic Solid Waste TONS/DAY:
Offices	1,102	-	0.20
Residential Units	-	182 Units	.31

f) Other Utilities

A description of the impact of the proposed development on other utilities and evidence of the abilities of appropriate utility companies to accommodate the development, including electricity, telephone and gas services, is required.

The Towers at Gulfstream Park

Utilities within the proposed development site include Florida Power & Light and AT&T. Florida Power & Light has an existing Transformer Vault located at the northwest corner of the Parking Garage Structure ground floor level. The Power Company Transformer Vault is located adjacent to the Main Electrical Room. The Main Electrical Room accommodates a 120/208 volts, 3-phase, 4-wire 4000 amps service for the apartment units and a 277/480 volt, 3-phase, 4-wire, 3,100 amp service for the house loads. The apartment units will be individually metered through meter centers located at residential levels. The house loads will be metered through an electric meter located on the exterior wall of the transformer vault. AT&T has an existing plywood board located in the Main Electrical Room for telephone, computer data and cable TV services to the building. The existing AT&T conduits will be extended to a new Main Telephone Room. The Main Telephone Room will provide telephone, computer data and cable TV distribution into the building's common areas, back of house areas, office areas and

apartment units through telephone boards located at each floor electrical rooms. There is no gas service within the development area; however, there is gas service available at the adjacent site. The proposed design plan respects these existing utilities and does not conflict with neither. In the event cable TV service from Comcast is desired, it can be extended from the adjacent S. Federal Highway right of way.

g) Traffic

A description of vehicular traffic to be generated by the proposed development and its impact on both an average daily and peak hour basis as related to both current roadway usage, projected roadway usage, and design.

1) **Vehicular access points to the site; and**
2) **Street Intersections within a 1,000-foot radius of the site**

The overall Village at Gulfstream Park Local Activity Center (LAC) is approved for a mix of commercial retail, office, hotel, residential, theater and commercial recreational uses. Currently, a mix of commercial retail and office uses have been constructed on site. Table 4 below provides a summary of the total approved entitlements, currently built development, the recently approved Pegasus statue that is under construction, the proposed condominium tower and remaining entitlements.

Table 4 - Village at Gulfstream Park LAC – Entitlement Summary

Use	Approved Entitlement	Currently Built/Occupied	Under Construction	Currently Proposed	Remaining Entitlements
Commercial Retail	750,000 sq. ft. GLA	399,685 sq. ft. GLA *	0 sq. ft. GLA	0 sq. ft. GLA	350,315 sq. ft.
Office	140,000 sq. ft GFA	81,524 sq. ft. GFA	0 sq. ft. GFA	0 sq. ft. GFA	58,476 sq. ft. GFA
Hotel	500 rooms	0 rooms	0 rooms	0 rooms	500 rooms
Residential	1,500 Dwelling units	0 Dwelling units	0 Dwelling units	182 Dwelling units	1,318 Dwelling units
Theater	2,500 seats	0 seats	0 seats	0 seats	2,500 seats
Regional / Amusement Park	**	0 acres	Pegasus statue	0 acres	**

Notes:

**Total commercial retail building area of 399,685 square feet of gross leasable area (excluding outdoor seating and other areas included in Broward County's tabulation of square footage) has been constructed. This reflects demolition of the former Cadillac Ranch restaurant building.*

*** No specific allocation provided for this use; Land Use Plan allows for a tradeoff of the equivalent of 580 PM peak hour trips for other uses to an equivalent number of trips for commercial recreation uses.*

Following the development of the proposed condominium tower, the Village at Gulfstream Park LAC will generate a total of 1,831 gross PM peak hour trips, which equates to 936 net new external PM peak hour trips. The total trip generation potential for the approved entitlements is 3,582 gross PM peak hour trips, which equates to 1,800 net new external PM peak hour trips. The LAC and DRI included mitigation for the entire trip generation potential of the facility. Several mitigation measures have already been completed; the proposed amended Development Order includes requirements for mitigation payments on a per trip basis to fund the cost of additional transportation mitigation measures.

The site is currently served by the following driveway connections:

- Hallandale Beach Boulevard & NE 10th Avenue/Gulfstream Way (full access signalized intersection)
- US 1 & SE 3rd Street/Seabiscuit Trail (full access signalized intersection)
- US 1 & SE 5th Street/Breeze Way (left in/right-in/right-out intersection)
- US 1 & SE 7th Street/Derby Lane (right-in/right-out intersection)
- US 1 & SE 9th Street/Via de Fortuna (full-access signalized intersection)
- US 1 & SE 11th Street/Morning Line (left-in/right-in/right-out access point)

The LAC/DRI analysis evaluated level of service for all site access points at full DRI build-out and the access points were designed for total build-out conditions. With development of the proposed condominium tower, the site will still generate fewer trips than total build-out and therefore no modifications are needed at the site access points.

h) Public Safety

A description of the impact of the proposed development on existing police, fire and rescue services, including personnel requirements, distance to stations, response times, and equipment needs and what measures are proposed to alleviate any demands and problems to be created by the development is required.

The original DRI and LAC analyses evaluated the adequacy of public safety services and determined that the appropriate standards are met. No facilities for these services will be dedicated on site as part of this current application.

i) School Facilities

A description of the impact of the proposed development on school facilities, including both preschool and school-age population generated, distance to and current enrollment levels and capacities of existing schools which would serve the development, and what measures are proposed to alleviate any problems to be created by the development is required.

Estimates of school age children expected to reside in the development were determined using student generation rates for "High rise apartment", as provided by the Broward County School Board for a mix of one bedroom and two or more bedroom apartments. For the generation rates, the School Board references the Broward County Land Development Code which defines "High- Rise" in Article IV, Division 6 Section 5-201 as "four (4) or more attached dwelling units in a building with four (4) or more stories." The resulting estimates are shown in Table 5 below.

Table 5 - Student Generation

PHASE	DWELLING UNITS	ELEMENTRY: .033 students/d.u.*	MIDDLE: .006 students/d.u.*	HIGH: .008 students/d.u.*	TOTAL: .047 students/d.u.*
Existing Garage	0	0	0	0	0
PHASE I (Tower)	182	7	2	2	11

*Source: Broward County School Board, Student Generation Rates

No school facilities will be dedicated or provided on the site. It is expected that the additional student demand identified above, will be accommodated by the existing educational facilities serving the proposed development area.

j) Parks and Open Spaces

A description of the impact of the proposed development on parks and open space, including the number, type, size, capacity and current usage of, and distance to park, recreational and open space facilities currently available, and what measures are proposed to alleviate any problems to be created by the development, is required.

The anticipated amount of residents for the 182 units is an average of 2 patrons per unit with a total of 264 residents. The ground floor will provide administrative offices of which will have 6 patrons.

k) Community Facilities

A description of the impact of the proposed development on existing community facilities, such as libraries, cultural attractions and houses of worship, including the number, type, size, capacity and current usage of and distance to such facilities, and what measures are proposed to alleviate any problems to be created by the development, is required.

The anticipated amount of residents for the 182 units is an average of 2 patrons per unit with a total of 264 residents. The ground floor will provide administrative offices of which will have 6 patrons.

l) Historical Aspects

A description of any known historical or archeological sites existing on the site, their importance and what measures will be employed to protect them both during and after construction is required.

There are no known historical or archeological sites existing on the proposed site. No impact on such sites is expected.

m) Scenic Vistas

A description of the impact of the proposed development on existing scenic vistas from or through the site and what measures are to be taken to ensure the preservation of such vistas is required.

The current application does not disrupt any existing scenic vistas.

n) Low- and Moderate-Priced Housing

A description of the proposed development's contribution, if any, to the city's inventory of low- and moderate-priced housing units (sale or rental), and what measures are to be taken to ensure the permanency of such housing is required.

The current application does not include any contribution or provision of low- or moderate-priced housing; however, the Development Order does include obligations that are connected to the development of residential uses on site as a part of a future application.

E. Architectural Harmony/Compatibility

The proposed Tower at Gulfstream Park has a total 26 stories, including the parking garage. There are 182 luxury condo units in 21 stories, on top of an existing 5 story parking garage topped with a new recreational level. The architectural language of the tower will be integrated with the facade of the existing parking garage to read as one cohesive design. All existing entries and exits from the parking garage will be maintained, and a porte-cochere with covered logia will be added to the west façade, to serve pedestrian and vehicular traffic to the condo tower. As a result, pedestrian circulation around the existing parking garage will be activated, and connections to the existing commercial retail buildings will be comfortable and convenient for condo residents.

The tower and base exterior finishes will consist of smooth stucco walls detailed with score-lines, barrel tile roof, aluminum/glass railings, aluminum trellises, keystone moldings, keystone column profiles, canvas canopies and aluminum grilles for openings at the parking garage. The maximum shadows to be cast at winter solstice will be 283 feet north over existing retail.

F. Anticipated Energy Demand

The Towers at Gulfstream Park

The proposed design plans for lighting and power systems will comply with the minimum energy requirements as prescribed by the Energy Conservation Chapter, Section 505 of the 2010 Edition of the Florida Building Code. The Space-by-Space Method shall be utilized to show compliance with lighting power density requirements. The indoor building lighting for the common areas, back of house areas, office areas, public corridors and apartment units will be provided with high efficiency lighting system in lieu of incandescent lighting. The interior emergency lighting will be connected to the emergency generator system and will not be provided with lighting control system. The small rooms within the common areas will be provided with combination light switch and occupancy sensors. The large common areas and public corridors will be provided with ceiling mounted occupancy sensors. The occupancy sensors shall be programmed to turn the lights off within 30 minutes of an occupant leaving the room. The outdoor lighting will be provided with full cut-off lens to minimize light pollution and controlled by a combination of photo sensor and time switch. The light fixtures in the parking garage will remain on all the time for safety, security and eye adaptation purposes. The electric motors shall comply with the requirements of the Energy Policy Act of 1992. The feeder and customer owned service conductors shall be sized for a maximum voltage drop of 2 percent at the design load. The branch circuit conductors shall be sized for a maximum voltage drop of 3 percent at the design load.

The proposed mechanical systems will comply with the minimum energy requirements as prescribed by the Energy Conservation Code, Section 503, of the 2010 Edition of the Florida Building Code. Standard energy conservation practices include, but are not limited to:

- Insulation
- High efficiency HVAC systems
- Variable frequency drive pump motors
- Window Tinting
- Heat recovery systems for HVAC systems

G. Conformity with County Land Use Plan and City Land Use Plan and Zoning Code

Broward County Land Use Plan

The subject property is designated as Local Activity Center – The Village at Gulfstream Park LAC under the Broward County Land Use Plan. LAC allows for residential, commercial, movie cinema, hotel, recreation and commercial recreation type land uses. The proposed structure conforms to the Broward County land use plan as it falls under residential land use type. See the Appendix for a copy of the city land use map.

The City of Hallandale Beach Comprehensive Plan

The proposed project will comply and assist in furthering the policies and objectives of the City's Comprehensive Plan in order to preserve the character of the city for future generations. The following area list of objectives and policies reported in the City of Hallandale Beach Comprehensive Plan:

Policy 1.1.3: The City will require a development impact analysis to be submitted for developments which contain ten (10) residential dwelling units or more, or developments containing four thousand (4,000) square feet of nonresidential gross floor area or more. The applicant or his agents will be responsible for preparing the impact analysis which shall evaluate the overall effect of a proposed development on its surrounding neighborhood and the overall community.

Policy 1.2.11: The City shall reduce land use conflicts through prohibiting incompatible commercial uses in residential neighborhoods, through enforcement of the Hallandale Beach Zoning District requirements. Commercial development shall be limited primarily to the perimeter areas of Hallandale Beach's planning districts (as delineated in this Element). Well-planned mixed use projects and appropriate neighborhood commercial uses in defined neighborhood commercial nodes are encouraged where they will improve an area or serve as neighborhood centers. However, commercial uses within residential areas shall not be considered incompatible if, through proper screening, buffering, design and access control, there are no significant noises, odors, fumes,

vibrations or other negative impacts beyond the site boundaries, and provided the use is either tied to a neighborhood commercial node, or a peripheral commercial corridor or area.

OBJECTIVE 1.8: Local Activity Center Land Use: Maintain a Local Activity Center (LAC) land use category within the city to encourage compact development that Includes a mixture of community-serving uses such as commercial, office, employment, civic and institutional, recreation and open space, hotel, and/or residential. Development shall be characterized by efficient infrastructure, close-knit neighborhoods with a sense of community, preservation of natural systems, promotion of pedestrian circulation, and convenient access to mass transit facilities.

Policy 1.8.1: The City shall use the Local Activity Center designation as a means to carry out recommended land use policies within a unified planning district based on an adopted master or redevelopment plan.

Policy 1.8.2: Local Activity Centers shall support the location of uses in a manner oriented around a five-minute (i.e. quarter mile) walk. Multiple nodes of activity oriented around a five-minute walk may be included within one Local Activity Center.

Policy 1.8.3: Local Activity Centers shall support the location of uses and internal circulation such that pedestrian mobility is a priority. All land uses in a Local Activity Center shall be directly accessed via pedestrian ways, and accessible to existing or future alternative public transportation modes, including bicycle and transit.

Policy 1.8.6: The City will adopt, as part of its land development regulations, design guidelines to encourage pedestrian oriented development and consistent architectural design within Local Activity Centers.

Policy 1.8.8: Housing opportunities shall be included as a functional component of any Local Activity Center. Residential development shall be limited to multifamily units

as one means to encourage compact development and integrate mixed-use development.

City of Hallandale Zoning Code

The subject property is designated as PLAC per the Hallandale Beach Design Guidelines city zoning map. The purpose and intent of the PLAC district is to further the redevelopment goals of the City of Hallandale Beach by establishing a zoning district that promotes the health, safety, and welfare of the residents of the City. PLAC also ensures that a structured plan of development within a specified geographic boundary is achieved through use of this district. PLAC will also further implement the City of Hallandale Beach Comprehensive Plan by permitting development that facilitates a coordinated and balanced mix of land uses in an urban setting which supports the area. See the Appendix for a copy of the city zoning map.

H. Evidence of Coordination with Other Agencies

All site properties have been previously permitted. The proposed construction will require a modification to the existing permits. This modification will be coordinated with the proper agencies at a later time.

I. Traffic

See the following attached traffic letter and parking analysis.

Appendix

FOLIO NUMBER: 514227510014

PROPERTY LOCATION MAP 1

NTS

N

D-ADDENDUM N-CONSTRUCTION CHANGE DIRECTIVE R-REQUEST FOR INFORMATION Q-PROPOSAL REQUEST I-ARCHITECTURAL SUPPLEMENTAL INFORMATION O-CHANGE ORDER V-REVISION H-OTHER

brph
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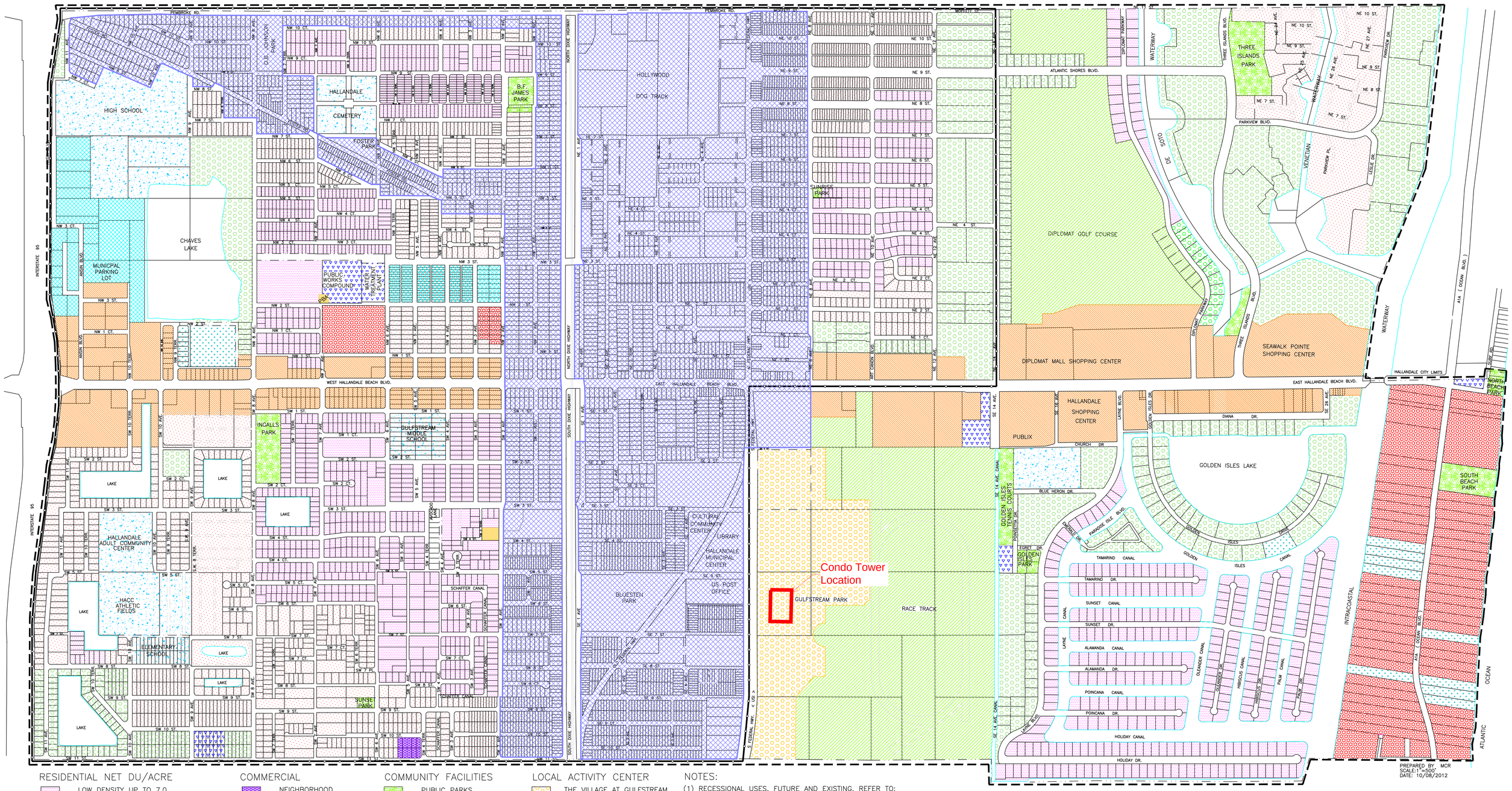
DOCUMENT REQUESTED BY: ☐ BIDDER ☒ CONTRACTOR ☐ CLIENT ☐ Other

Gulfstream Park Tower
Hallandale Beach, Florida
Gulfstream Park Racing Assn Inc.

Pegasus Condo 1 Inc.

PROJECT NUMBER	DATE	
6784.01	04.04.14	
ORIGINAL DRAWING REFERENCE	DRAWN BY	APPROVED BY
	GXA	CCV
RESPONSE TO	THIS SHEET	
--	Figure 1	

CITY OF HALLANDALE BEACH
FUTURE LAND USE MAP



RESIDENTIAL NET DU/ACRE

- LOW DENSITY UP TO 7.0
- LOW-MEDIUM DENSITY UP TO 14.0
- MEDIUM DENSITY UP TO 18.0
- HIGH DENSITY UP TO 25.0
- HIGH DENSITY-2 UP TO 50.0

COMMERCIAL

- NEIGHBORHOOD
- GENERAL
- RECREATION
- LIGHT INDUSTRIAL
- EMPLOYMENT CENTER

COMMUNITY FACILITIES

- PUBLIC PARKS
- INSTITUTIONAL
- UTILITIES
- HISTORIC

LOCAL ACTIVITY CENTER

- THE VILLAGE AT GULFSTREAM PARK LAC

REGIONAL ACTIVITY CENTER

NOTES:

(1) RECESSIONAL USES, FUTURE AND EXISTING, REFER TO: FIGURE 8-2, VOLUME II, COMPREHENSIVE PLAN.

(2) WATER WELLS AND CONES OF INFLUENCE, REFER TO: FIGURE 7-6, VOLUME II, COMPREHENSIVE PLAN.

(3) HISTORICAL DISTRICTS AND STRUCTURES, REFER TO: FIGURE 4-19, VOLUME II, COMPREHENSIVE PLAN.

(4) HALLANDALE FUTURE LAND USE PLAN COMPLIES WITH BROWARD COUNTY TRAFFIC WAYS PLAN, REFER TO: FIGURE 3-12, VOLUME II, COMPREHENSIVE PLAN.

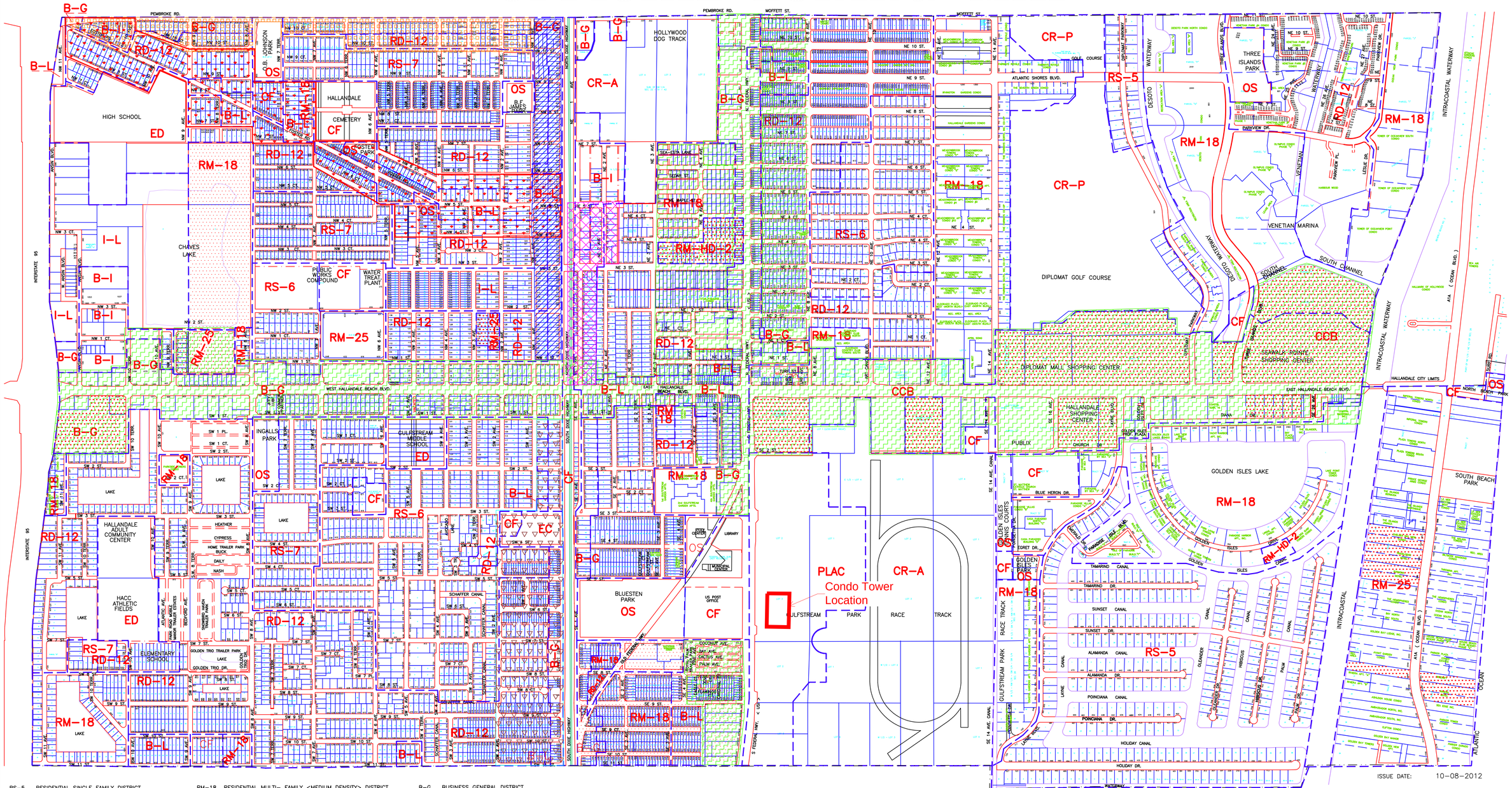
(5) CITY OF HALLANDALE BEACH FLEXIBILITY ZONES, REFER TO: FIGURE 2-2, VOLUME II, COMPREHENSIVE PLAN.

TRANSPORTATION CONCURRENCE EXCEPTION AREAS

- URBAN INFILL AREA
- URBAN REDEVELOPMENT AREA
- CITY LIMITS

CITY OF HALLANDALE BEACH
OFFICIAL ZONING MAP

NORTH



ISSUE DATE: 10-08-2012

RS-5 RESIDENTIAL SINGLE FAMILY DISTRICT
RS-6 RESIDENTIAL SINGLE FAMILY DISTRICT
RS-7 RESIDENTIAL SINGLE FAMILY DISTRICT
RD-12. RESIDENTIAL TWO FAMILY <DUPLEX> DISTRICT

RM-18 RESIDENTIAL MULTI- FAMILY <MEDIUM DENSITY> DISTRICT
RM-25 RESIDENTIAL MULTI- FAMILY <HIGH DENSITY> DISTRICT
RM-HD-2 RESIDENTIAL MULTI- FAMILY <HIGH DENSITY-2> DISTRICT
B-L BUSINESS LIMITED DISTRICT

B-G BUSINESS GENERAL DISTRICT
B-I BUSINESS INDUSTRIAL DISTRICT
I-L LIGHT INDUSTRIAL & MANUFACTURING DISTRICT
CR-P COMMERCIAL RECREATIONAL <PASSIVE> DISTRICT
CCB CENTRAL CITY BUSINESS DISTRICT
PLAC PLANNED LOCAL ACTIVITY CENTER DISTRICT
EC EMPLOYMENT CENTER
CR-A COMMERCIAL RECREATIONAL <ACTIVE> DISTRICT
CF COMMUNITY FACILITY DISTRICT
OS RECREATION AND OPEN SPACE DISTRICT
ED EDUCATIONAL FACILITY DISTRICT

LEGEND

R.O.W.
UNPAVED R.O.W.
NONDEDICATED R.O.W.
CITY LIMITS

FASHION ROW OVERLAY DISTRICT
PLANNED DEVELOPMENT OVERLAY DISTRICT
NORTH DIXIE CORRIDOR OVERLAY DISTRICT
SOUTH DIXIE HWY. OVERLAY DISTRICT
PLANNED REDEVELOPMENT OVERLAY DISTRICT
PEMBROKE ROAD OVERLAY DISTRICT
FOSTER ROAD CORRIDOR OVERLAY DISTRICT

REVISIONS

1994-4	03-11-94	1998-13	08-28-98	2003-25	10-21-03	2008-16	06-30-08
1994-11	05-19-94	1998-15	09-01-98	2003-26	11-18-03	2010-11	07-21-10
1995-4	02-03-95	1998-20	11-13-98	2004-04	04-07-04	2010-14	09-01-10
1995-7	02-09-95	1998-25	12-15-98	2004-05	04-07-04	2010-18	10-06-10
1995-13	03-31-95	1999-4	01-19-99	2004-12	06-01-04	2010-19	10-06-10
1995-15	08-01-95	1999-6	03-12-99	2004-15	07-06-04	2012-04	05-02-12
1995-18	08-15-95	1999-8	04-06-99	2004-16	07-06-04		
1995-20	09-05-95	1999-19	11-26-99	2004-18	08-17-04		
1996-4	02-06-96	2000-14	08-11-00	2006-3	01-17-06		
1996-13	08-06-96	2000-25	10-13-00	2006-13	09-06-06		
1996-21	12-03-96	2001-16	09-18-01	2006-23	11-06-06		
1997-2	01-21-97	2001-24	11-30-01	2007-10	06-20-07		
1997-21	12-16-97	2002-3	04-12-02	2008-01	01-09-08		
1997-22	12-16-97	2002-11	09-17-02	2008-06	05-07-08		
1998-1	01-06-98	2002-12	09-17-02	2008-10	06-18-08		
1998-5	02-17-98	2002-13	09-17-02	2008-11	06-18-08		
1998-6	03-03-98	2003-11	06-03-03	2008-12	06-18-08		
1998-7	03-03-98	2003-15	09-02-03	2008-13	06-18-08		
1998-10	05-05-98	2003-24	10-21-03	2008-15	06-30-08		

DISCLAIMER

THIS MAP IS NOT THE OFFICIAL MAP FOR ZONING BOUNDARIES. ANY INQUIRY REGARDING OFFICIAL BOUNDARIES WILL BE GOVERNED BY THE "OFFICIAL ZONING MAP" ADOPTED BY THE CITY COMMISSION OF HALLANDALE BEACH, FLORIDA.

THE PLANNING AND ZONING DEPARTMENT HAS PROVIDED THIS MAP FOR THE LIMITED PURPOSE OF GENERALLY PRESENTING THE ZONING PATTERN WITHIN THE CITY OF HALLANDALE BEACH. ALL INQUIRIES SHOULD BE DIRECTED TO THE PLANNING AND ZONING DEPARTMENT.

CITY OF HALLANDALE BEACH
MAJOR DEVELOPMENT REVIEW
SUBMISSION CHECKLIST

Date: 04-04-2014 **Folio # (required)** 514227510014
Location/Subject property: Section, Township and Range: 514227
Applicant's Name: Pegasus Condo 1 Inc. Phone: 954-454-7000
Agent's Name (if applicable): _____ Phone: _____
Type of Application (check one): X Residential (____ No. units) ____ Commercial (_____ sqft.)

This checklist is for the convenience of applicants and the city to ensure basic submission information is provided. Applicants are responsible for submitting proposal in total compliance with all the requirements of Section 32-786 of the Zoning and Land Development Code. Failure to provide any listed items shall result in an incomplete application which will not be accepted by the City. The adequacy of the submittal will be determined by staff.

Section I – General Information

A. Applicant has had a pre-application conference with staff. X Yes ____No

		APP	CITY
1.	Fees: Proof of payment (full fee)	____	____
2.	Application has been fully completed, including full address, location and legal description of the subject property. Application must be notarized.	____	____
3.	A certified plat of survey, prepared within one (1) year from date of application, which includes:	____	____
	a. An accurate folio number and legal description of the subject property.	____	____
	b. Computation of the total area of property in square feet and to the nearest tenth of an acre.	____	____
	c. Zoning of the property.	____	____
4.	Proof of ownership, which shall consist of at least one of the following:	____	____
	a. A fee simple title	____	____
	b. An option to acquire fee simple title within a specific period of time	____	____
	c. A leasehold interest in excess of 20 years	____	____
	d. A marketable title subject to certain condition which will not substantially restrict development within a reasonable time	____	____
5.	Mailing list of all properties within 1,000 feet.		
	a. Mailing List		
	b. Map of 1000 ft radius area		
	c. Letter certifying the accuracy and completeness of the mailing list, prepared by a professional as listed in the notice requirement handout.		
6.	For projects proposing residential units, provide a School Concurrency Availability Determination (SCAD) letter from Broward County School Board.		

Not Required

APP CITY

7. Information pertaining to previous building and land development experience of the applicant. Not Required per pre-application meeting on 05.10.13 ____ ____
8. Evidence of applicant's ability to acquire sufficient development funds, (either a letter of commitment from a recognized financial institution, or a certified personal or corporate financial statement.) Not Required per pre-application meeting on 05.10.13 ____ ____
9. Proof by the applicant that this proposed development is in strict compliance with all the standards and requirements of this article. ____ ____
10. Copy of Lobbyist/Developers Representative Registration Form/Oath filed with the City Clerks office. Not Required per pre-application meeting on 05.10.13 ____ ____
11. Plans, exhibits and data are prepared by a qualified professional from AT LEAST three of the following: (check as applicable) ____ ____
    a. a professional urban planner (A.I.C.P. member);
    b. a registered engineer or land surveyor;
    c. a licensed architect;
    d. a registered landscape architect; and/or
    e. other qualified professionals as required to address specific issues relating to demographics, financing, economics and the like.
12. Plans must detail the proposal, including to, but not limited to site plan, floor plan, parking plan, landscaping, engineering, signage and other detail that may be applicable to the project. In addition, the city reserves the right to require information to determine compliance to all applicable codes as part of the development review process. ____ ____
13. INITIAL requirements for DRC submittal:
    a. FIFTEEN copies of required plans which shall:
        i. be prepared at a scale not smaller than one (1) inch equals twenty (20) feet; ____ ____
        ii. be submitted on sheet(s) 24" x 36", unless the director determines that another sheet size would be more appropriate; ____ ____
        iii. show the project name, name and address of the owner, designer and developer, north arrow, date, and scale of drawing (numerical and graphic); and ____ ____
        iv. reserve a blank space, three (3) inches wide and five (5) inches high for the use of the reviewing authority. ____ ____
14. POST DRC requirements for Planning and Zoning Board, and City Commission submittal:
    a. TWENTY-FIVE copies of required plans which shall:
        i. be prepared at a scale not smaller than one (1) inch equals fifty (50) feet; ____ ____
        ii. be submitted on sheet(s) 24" x 36", unless the director determines that another sheet size would be more appropriate; ____ ____
        iii. show the project name, name and address of the owner, designer and developer, north arrow, date, and scale of drawing (numerical and graphic); and ____ ____
        iv. reserve a blank space, three (3) inches wide and five (5) inches high for the use of the reviewing authority. ____ ____

APP CITY

v. TWO electronic PDF copies of complete submittal package. ____ ____

Section II – Site Plan Review Submission

Note: A waiver request must be provided for those items not addressed. No response is considered an omission of information. Indicate by a check mark if a waiver is to be requested. An explanation of the waiver will be needed.

15. Existing site characteristics map, which includes: ____ ____
    a. Existing site physiograph, including soils, topography, watercourses and identification of the 100-year flood plain; ____ ____
    b. Existing tree survey, including their location, type, height, trunk diameter at 4 feet above existing ground level and a written statement from a qualified botanist, landscape architect, forester or ecologist explaining their value, their tolerance to the proposed development, and what measures are to be taken to minimize any negative impacts of the development as it is related to vegetation; ____ ____
    c. Existing structures, including their location, current usage, size and condition; ____ ____
    d. Existing zoning of the site and all property within twenty-five (25) feet, which is either adjacent to the site or separate from the site by a public right-of-way; ____ ____
    e. Existing water and wastewater utility lines at the point of site intersection including their condition, size, current peak hour utilization, capacity and peak hour pressure; ____ ____
    f. Existing streets, including their condition, right-of –way width, current usage and design capacity. ____ ____
16. Proposed site development plan, which includes: ____ ____
    a. Proposed finished grading by spot elevations and in particular at locations along lot lines; ____ ____
    b. Provisions for the adequate control of erosion and sedimentation, indicating the proposed temporary and permanent control practices and measures that will be implemented during all phases of clearing, grading and construction; ____ ____
    c. Provisions for the adequate drainage and disposition of natural and storm water in accordance with the adopted design standards of the city, indicating the location, size, type and grade of ditches, catch basins and pipes and connections to existing drainage system and on-site storm water retention; ____ ____
    d. Proposed utility services, including, but not limited to: ____ ____
        1. water and wastewater lines and pipe sizes; ____ ____
        2. telephone, electric and gas lines; ____ ____
        3. solid waste receptacle locations and pressure capabilities; and ____ ____
        4. fire hydrant locations and pressure capabilities. ____ ____
    e. Proposed structures, including their location, use, height, gross floor area And, where applicable, the density, number, size and type of residential dwelling units. ____ ____
    f. The total amount and percentage of site area to be utilized for structural ____ ____

		APP	CITY
	coverage shall be indicated.		
g.	Proposed vehicular use areas, including off-street parking and loading spaces, driveways, on-site curb cuts, related off site median cuts, and acceleration and deceleration lanes, including their location, size, width and type of surface and access routes for emergency vehicles. The total amount and percentage of site area to be utilized for vehicular use areas shall be indicated;	____	____
h.	Proposed fences, walls, screen planting and hedges, including their location, type, size and height;	____	____
i.	Proposed pedestrian ways and sidewalks, including their location, width and type of surfacing;	____	____
j.	Proposed open space and recreational areas, including the location, height, type and size of all trees, plants and other landscape materials. The total amount and percentage of site area to be utilized for both pervious and impervious open space and recreation areas shall also be indicated;	____	____
k.	Proposed signage, where applicable, including their location, dimensions, height and type;	____	____
l.	Proposed handicapped design features, including ramps, parking spaces, fountains and restrooms.	____	____
17.	Other Requirements-A statement as to the following:	____	____
a.	A description of the number of anticipated future residents, users and employees of the proposed development;	____	____
b.	A description of the architectural harmony and compatibility of proposed buildings and other structures, and the relationship of said structures to each other, adjacent development and the overall community, including such items as height, bulk, construction materials, and façade treatment. A description of maximum shadows to be cast by proposed structures shall also be included;	____	____
c.	A description of anticipated energy demands of the proposed development and what measures are to be taken to reduce energy consumption, both through project design and permanent operational techniques;	____	____
d.	A description of public mass transportation routes and schedules as related to the proposed development;	____	____
e.	A description of how the proposed development is in conformity with, where applicable, the Broward County Land Use Plan, and the City Comprehensive Plan.	____	____
18.	Evidence of coordination with other agencies, which may have jurisdiction over the proposed development.	____	____
19.	Waiver requests of submission requirements, which are not applicable to the development are provided addressed to the Director.	____	____
20.	Impact Evaluation Statement, which addresses the requirements of Article V, Section 32-788 regarding the proposed development is provided.	____	____

Source: City of Hallandale Beach, Zoning and Land Development Code, Article V.