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

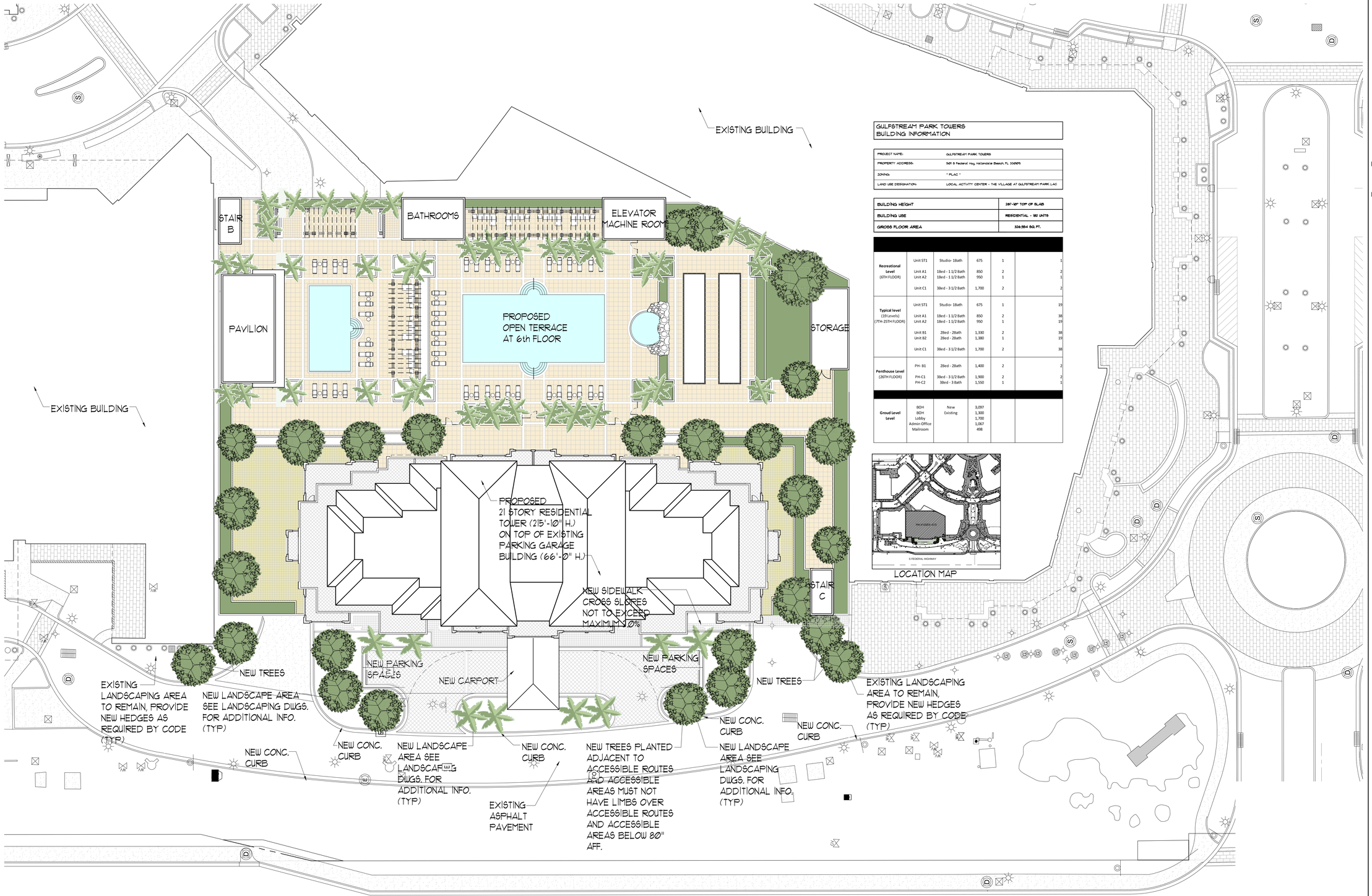
Date of Application: 02-10-2014
Name of Owner: Gulfstream Park Racing Association, Inc.
Name of Applicant, if different from owner: Pegasus Condo 1, Inc. & Pegasus Florida, Inc.
Mailing Address: 901 South Federal Highway, Hallandale Beach, Fl 33009
Telephone: 1-954-454-7000
Name of Authorized Representative, 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 & 514227010675
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.



LOCATION MAP

GULFSTREAM PARK TOWERS BUILDING INFORMATION

PROJECT NAME:	GULFSTREAM PARK TOWERS
PROPERTY ADDRESS:	901 S Federal Hwy, Hallandale Beach, FL 33009
ZONING:	" PLAC "
LAND USE DESIGNATION:	LOCAL ACTIVITY CENTER - THE VILLAGE AT GULFSTREAM PARK LAC

BUILDING HEIGHT	287'-10" TOP OF SLAB
BUILDING USE	RESIDENTIAL - 180 UNITS
GROSS FLOOR AREA	326,554 SQ. FT.

Recreational Level (6TH FLOOR)	Unit ST1	Studio- 1Bath	675	1	1
	Unit A1	1Bed - 1 1/2 Bath	850	2	2
	Unit A2	1Bed - 1 1/2 Bath	950	1	1
	Unit C1	3Bed - 3 1/2 Bath	1,700	2	2
Typical level (19 Levels) (7TH-25TH FLOOR)	Unit ST1	Studio- 1Bath	675	1	19
	Unit A1	1Bed - 1 1/2 Bath	850	2	38
	Unit A2	1Bed - 1 1/2 Bath	950	1	19
	Unit B1	2Bed - 2Bath	1,330	2	38
	Unit B2	2Bed - 2Bath	1,380	1	19
	Unit C1	3Bed - 3 1/2 Bath	1,700	2	38
Penthouse Level (26TH FLOOR)	PH- B1	2Bed - 2Bath	1,400	2	2
	PH-C1	3Bed - 3 1/2 Bath	1,900	2	2
	PH-C2	3Bed - 3 Bath	1,550	1	1
Groud Level Level	BOH	New	3,097		
	BOH	Existing	1,300		
	Lobby		1,700		
	Admin-Office		1,067		
	Mailroom		498		

SCALE: 1" = 20'

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ISSUE NOT FOR CONSTRUCTION

REVISION △

Towers at Gulfstream Park and Pegasus Facility
Hallandale Beach, Florida
Gulfstream Park Racing Association Inc.

ARCH/ENGR OF RECORD SEAL:

Robert Behar AR No. 14339

DESIGNED BY
BFP
DRAWN BY
EO, EP, RG
CHECKED BY
EO, EP, RG
PROJECT NUMBER
13-044
DATE
02.10.2014
TITLE
SITE PLAN

DRAWING NO.
A-0.1

02-10-14 PRELIMINARY SET

SCALE: 1"=20'

02-10-14 PRELIMINARY SET

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DATE
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TITLE
SITE PLAN AT GROUND LEVEL

DRAWING NO.
A-0.1.0

SCALE: 1/8"=1'-0"

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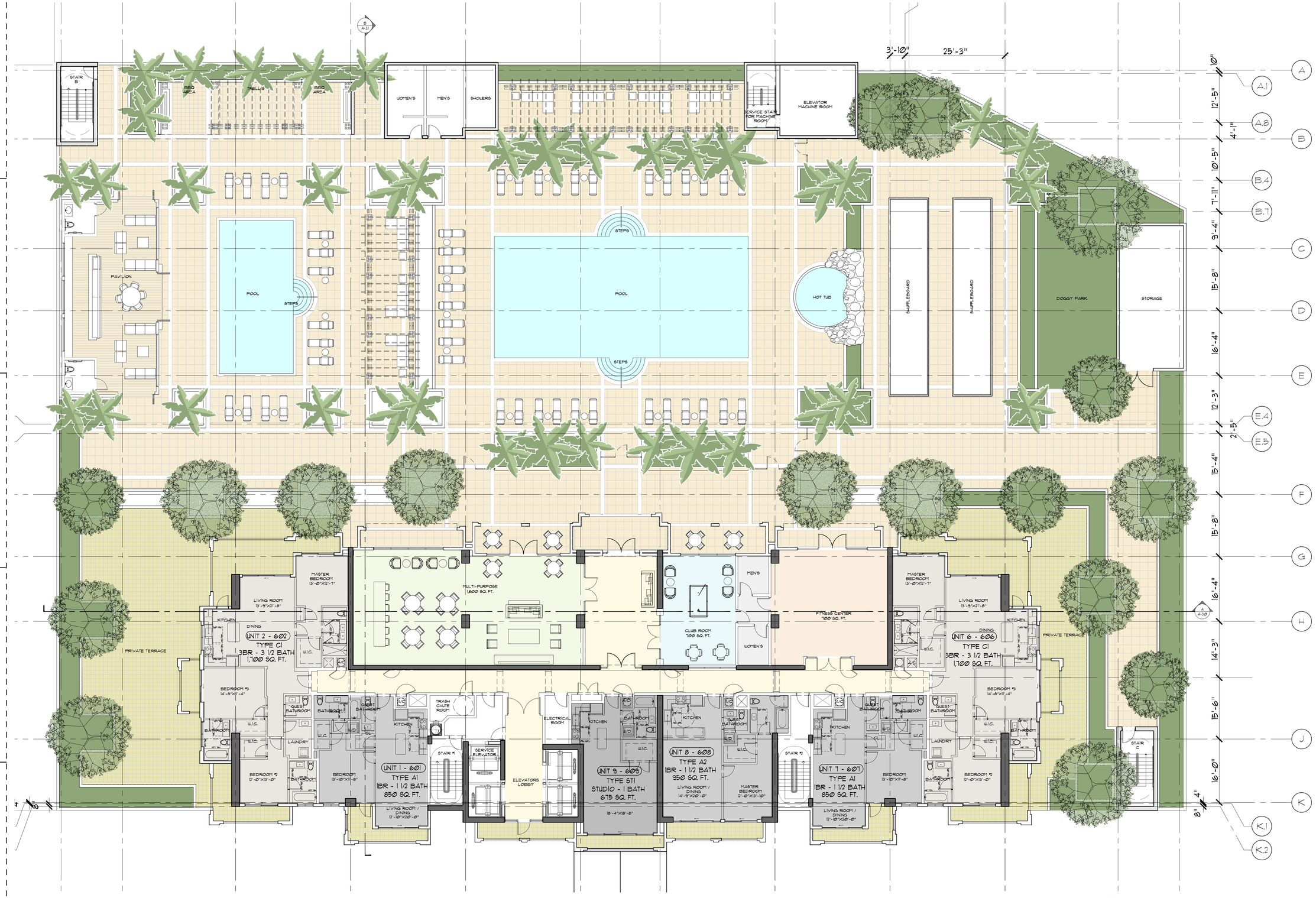
TITLE
GROUND LEVEL FLOOR PLAN

DRAWING NO.
A-1.0



SCALE: 3/32"=1'-0"

02-10-14 PRELIMINARY SET

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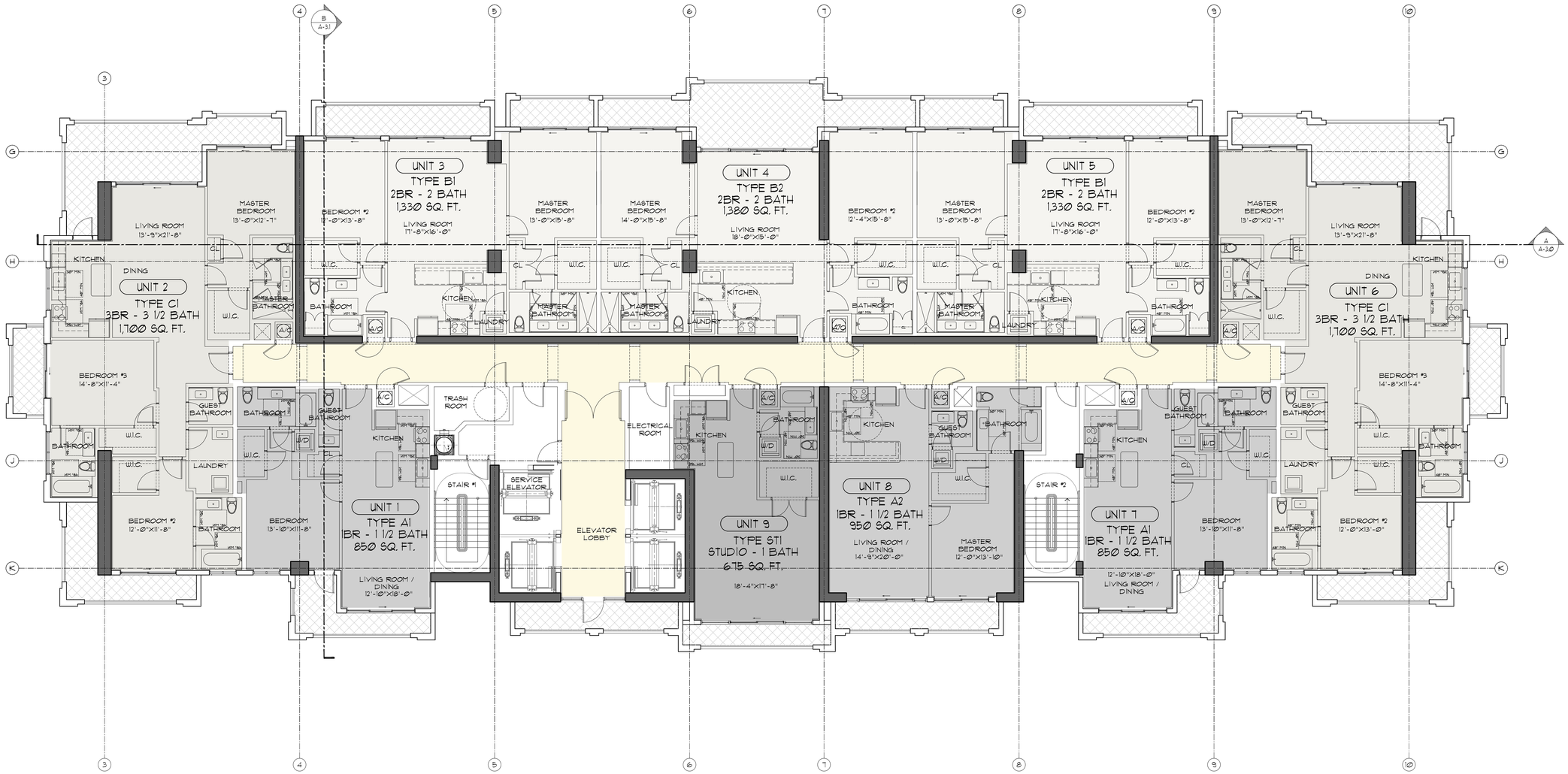
DATE
02.10.2014

TITLE
RECREATIONAL LEVEL FLOOR PLAN

DRAWING NO.
A-1.5



SCALE: 1/8"=1'-0"

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PROJECT NUMBER
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DATE
02.10.2014

TITLE
TYPICAL FLOOR PLAN (7TH-25TH)

DRAWING NO.
A-1.6

02-10-14 PRELIMINARY SET

SCALE: 1/16"=1'-0"

02-10-14 PRELIMINARY SET

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13-044
DATE
02.10.2014
TITLE
WEST ELEVATION

DRAWING NO.
A-2.0

1 2 3 4 5 6

SCALE: 1/16"=1'-0"

02-10-14 PRELIMINARY SET

1 2 3 4 5 6

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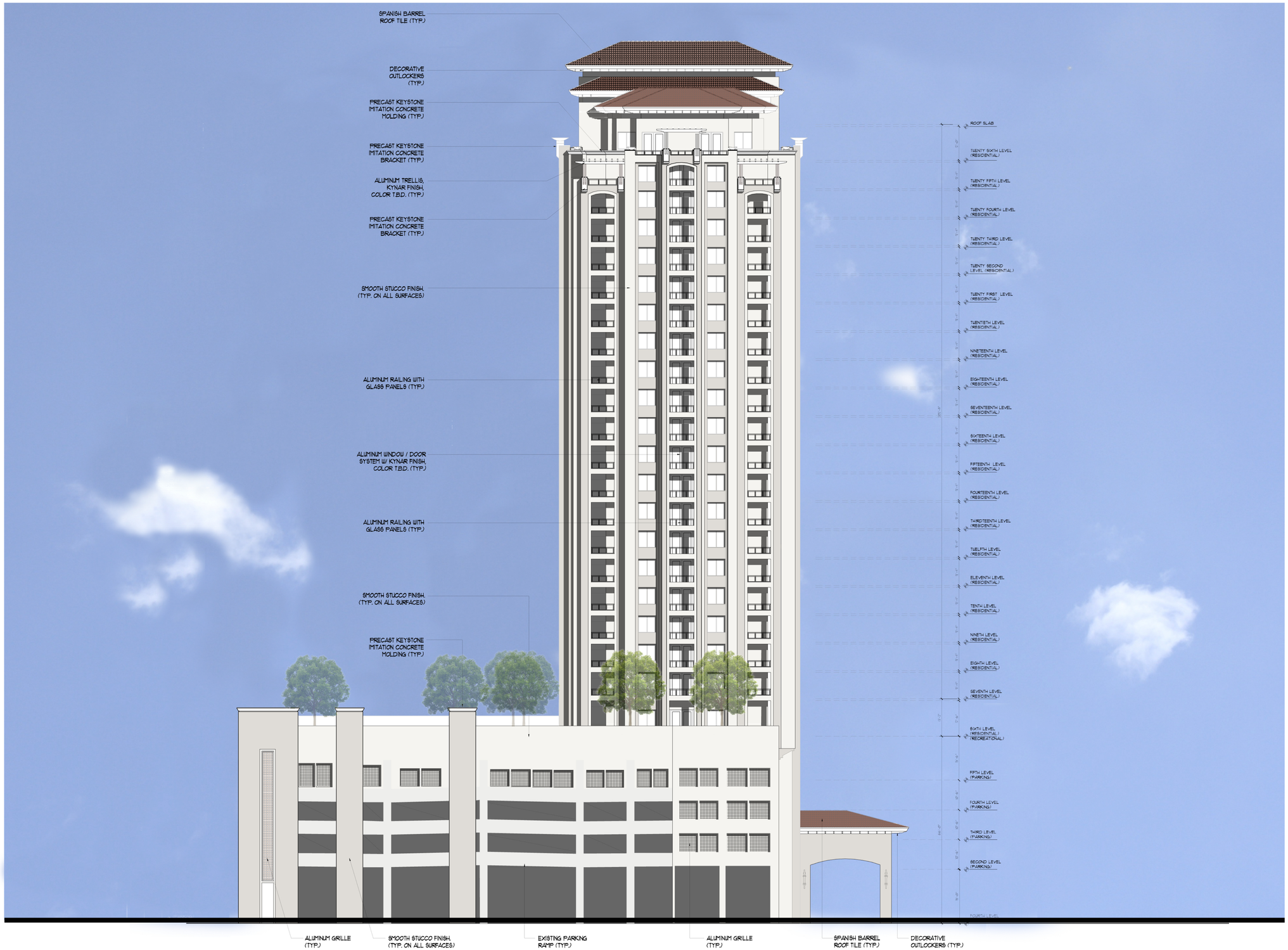
TITLE
EAST ELEVATION

DRAWING NO.
A-2.1



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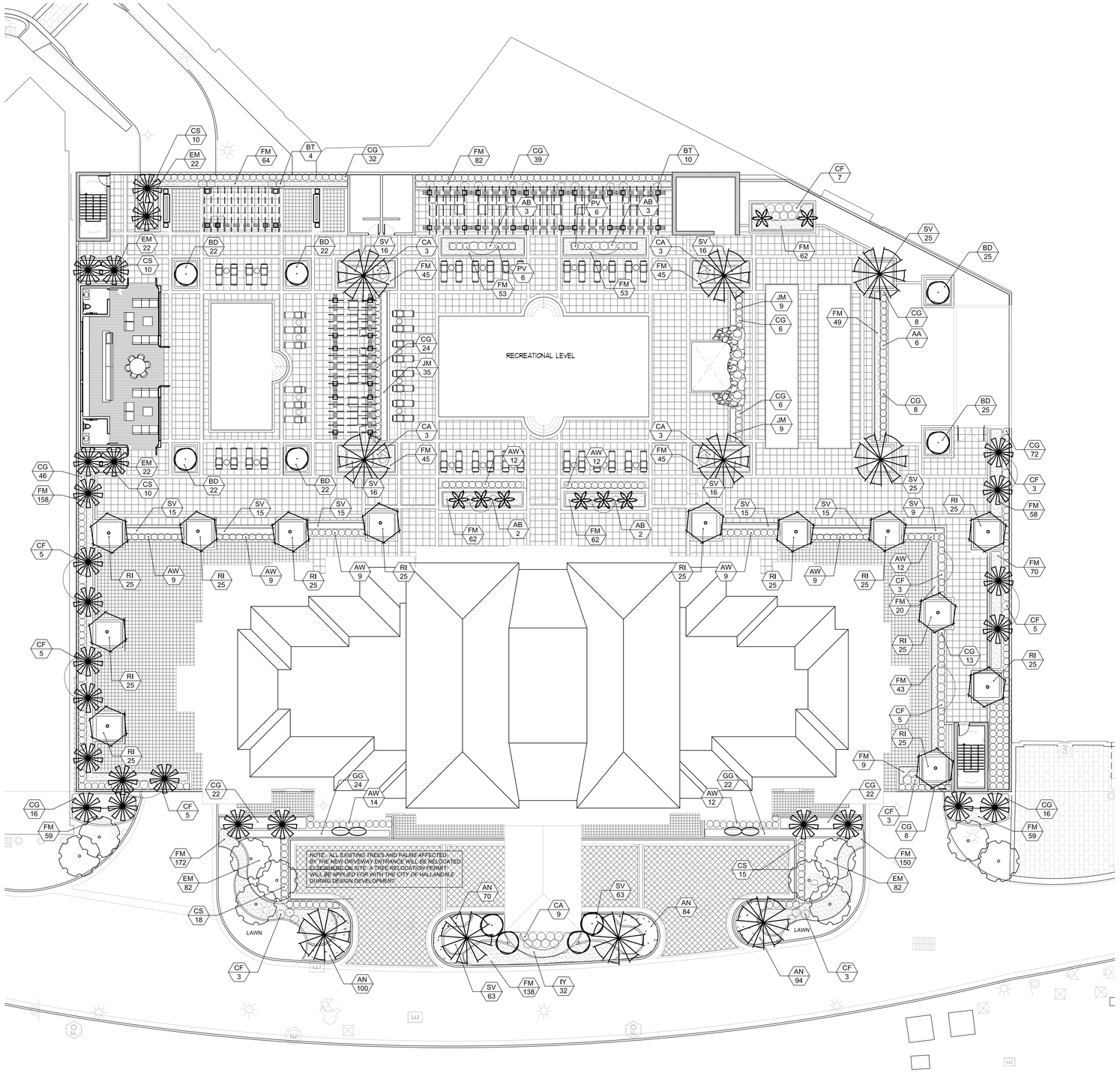
DATE
02.10.2014

TITLE
NORTH ELEVATION

DRAWING NO.
A-2.2



LANDSCAPE PLAN

SCALE: 1/16"=1'-0"

LANDSCAPE LIST

TREES

SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
	10	Ligustrum japonicum	8' HT. X 8' SPR. MULTI
		JAPANESE PRIVET	F. G.
	13	*Clusia rosea	15' HT. X 5' SPR. 3" CAL.
		PITCH APPLE	F. G.
	10	*Quercus virginlania	15' HT. X 5' SPR. 3" CAL.
		LIVE OAK	F. G.
	10	Phoenix dactylifera 'Medjool'	10' C.T.
		MEDJOOL DATE PALM	F.G.
	2	Strelitzia nicolai	10' O.A. HT.
		GIANT BIRD OF PARADISE	F.G.
	26	Veitchia montgomeryana	22' O.A. HEIGHT
		MONTGOMERY PALM	F. G.
	8	*Thrinax radiata	7'-8' O.A. HT.
		FLORIDA THATCH PALM	F.G.

SHRUBS AND GROUNDCOVERS

SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
AA	6	Agave Americana	3'HT. X 3' SPR.
		CENTURY PLANT	15 GAL.
AB	10	Aechmea blanchettiana	36" HT. X 24" SPR.
		BRIGHT ORANGE BROMELIAD	10" POT
AN	348	Annuals	6" POT W/ OSMOCOTE
		CONTRACTOR TO SELECT SPECIES TO FILL AREA	
AW	107	Acalipha wilkesiana 'Louisiana Red'	24" HT. X 24" SPR. / 24" O.C.
		COPPERLEAF	3 GAL.
BD	138	Bougainvillea 'Helen Johnson Dwarf'	18" HT. X 18" SPR. / 24" O.C.
		BOUGAINVILLEA DWARF	3 GAL.
BT	14	Bougainvillea 'Barbara Karst'	8' O. A. HT. / TRELLIS
		PINK BOUGAINVILLEA VINE	25 GAL.
CA	21	*Crinum augustum 'Queen Emma'	3' O.A. HT.
		PURPLE CRINUM LILY	7 GAL.
CF	47	Cordyline fruticosa 'Red Sister'	4' O.A. HT. 4PPP
		TI PLANT	7 GAL.
CG	338	*Clusia guttifera	24" HT. X 24" SPR. / 24" O.C.
		SMALL LEAF CLUSIA	3 GAL.
CS	63	*Conocarpus erectus 'sericeus'	36" HT. X 24" SPR. / 24" O.C.
		SILVER BUTTONWOOD	7 GAL.
EM	230	Euphorbia milli 'Short and Sweet'	18" HT. X 18" SPR. / 18" O.C.
		DWARF CROWN OF THORNS	3 GAL. FULL
FM	1603	Ficus microcarpa 'Green Island'	15" HT. X 15" SPR. / 15" O.C.
		GREEN ISLAND FICUS	3 GAL.
GG	46	Galphimia gracilis	24" HT. X 24" SPR. / 24" O.C.
		THRYALLIS	3 GAL.
IY	32	Ixora 'Maui Yellow'	18" HT. X 18" SPR. / 18" O.C.
		YELLOW DWARF IXORA	3 GAL.
JM	53	Jasmine multiflorum	24" HT. X 24" SPR. / 24" O.C.
		DOWNY JASMINE	3 GAL.
PV	12	Pittosporum tobira 'Variegata'	18" HT. X 18" SPR. / 18" O.C.
		PITTOSPORUM VARIEGATA	3 GAL.
RI	325	Rhaphiolepis Indica	18" HT. X 18" SPR. / 24" O.C.
		INDIAN HAWTHORN	3 GAL.
SV	324	Schefflera arboricola 'Trinette'	18" HT. X 18" SPR. / 18" O.C.
		VARIEGATED SCHEFFLERA	3 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floratam'	SOLID EVEN SOD
		ST. AUGUSTINE GRASS	

* DENOTES NATIVE SPECIES

LANDSCAPE CODE CALCULATIONS:

SITE AREA: 65,795 SQUARE FEET

REQUIREMENTS: 1 TREE FOR EVERY 1500 SQUARE FEET
TREE REQUIRED: 44
TREES AT 15' HT. PROVIDED: 23
PALMS AT 20' HT. PROVIDED: 36

MINIMUM OF 50% OF REQUIRED SPECIES NEED TO BE TREES
PERCENTAGE OF TREES PROVIDED: 53%

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Hallandale Beach, Florida

Gulfstream Park Racing Association Inc.

ARCH/ENGR OF RECORD

DRAWN BY
KH
CHECKED BY
AW
PROJECT NUMBER
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DATE
02.10.2014
TITLE
LANDSCAPE PLAN

L-1

DRAWING NO.