

STATE OF FLORIDA
DEPARTMENT OF COMMUNITY AFFAIRS
DIVISION OF COMMUNITY PLANNING
BUREAU OF LOCAL PLANNING
2555 Shumard Oak Blvd. Tallahassee, Florida 32399
850/488-4925

**NOTIFICATION OF A PROPOSED CHANGE TO A PREVIOUSLY APPROVED
DEVELOPMENT OF REGIONAL IMPACT (DRI)
SUBSECTION 380.06(19), FLORIDA STATUTES**

Subsection 380.06(19), Florida Statutes, requires that submittal of a proposed change to a previously approved DRI be made to the local government, the regional planning agency, and the state land planning agency according to this form.

1. I, Brian J. Ratner, the undersigned owner/authorized representative of

The Village at Gulfstream Park, LLC, hereby give notice of a proposed
(developer)

change to a previously approved Development of Regional Impact in accordance with

Subsection 380.06(19), Florida Statutes. In support thereof, I submit the following

information concerning The Village at Gulfstream Park DRI development, which
(original & current project names)

information is true and correct to the best of my knowledge. I have submitted today, under

separate cover, copies of this completed notification to the City of Hallandale Beach, to the
(local government)

South Florida Regional Planning Council, and to the Bureau of Local Planning,

Department of Community Affairs.

2/20/2011
Date


Signature

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2. Applicant (name, address, phone).

*The Village at Gulfstream Park, LLC
1100 Terminal Tower
50 Public Square
Cleveland, Ohio, 44113-2203
Phone: (216) 621-6060*

3. Authorized Agent (name, address, phone).

*Christopher W. Heggen, P.E.
Kimley-Horn and Associates
4431 Embarcadero Drive
West Palm Beach, Fl 33407
Phone: 561-845-0665*

4. Location (City, County, Township/Range/Section) of approved DRI and proposed change.

*City of Hallandale Beach, Broward County, Township 51 South, Range 42 East,
Southeast corner of Section 27.*

The proposed change will modify conditions of approval contained in the originally approved development order, City of Hallandale Beach Ordinance Number 2006-24, adopted on November 6, 2006.

5. Provide a complete description of the proposed change. Include any proposed changes to the plan of development, phasing, additional lands, commencement date, build-out date, development order conditions and requirements, or to the representations contained in either the development order or the Application for Development Approval. Indicate such changes on the project master site plan, supplementing with other detailed maps, as appropriate. Additional information may be requested by the Department or any reviewing agency to clarify the nature of the change or the resulting impacts.

The following changes to the Development Order are proposed as a part of this Notice of Proposed Change:

- 1. Modifying the "Buildout Date" in Section 9 of the Development Order from December 31, 2014 to December 31, 2022 per Florida Statutes 380.06 (19). Modifying the "Expiration Date" in Section 9 of the Development Order from December 31, 2019 to December 31, 2024.*
- 2. Modifying references in Section 3, Condition 5 and Section 4, Condition 6 to clarify that the trip threshold of 1,800 vehicles per hour refers to net new external trips.*
- 3. Modifying Section 4, Item 18 (b) to delete "Item B-4" and "Item B-5", and deleting the corresponding conditions described in Exhibit 3, Group B, Item 4 and Item 5.*
- 4. Modifying Exhibit 3, Condition C.2 to read:
"C.2. Within 90 days of the effective date of the amended Development Order, the Applicant shall enter into an agreement with the City of Hallandale Beach to relocate the community bus service hub from its current location to the Super Stop."*
- 5. Deleting Section 4, Item 18 (d) and deleting the corresponding condition described in Exhibit 3, Group C, Item 6.*
- 6. Modifying Section 4, Item 18 (c) to create a staggered schedule for implementation of these improvements, and modifying the corresponding condition described in*

Exhibit 3, Group A, Item 2 to allow for staggered implementation. The attached Exhibit C provides background on the determination of the proposed new thresholds.

7. *Modifying Section 3, Condition 5; Section 4, Condition 6; and Exhibit 6 to create a corresponding Gross Floor Area (GFA) threshold that corresponds to the GLA threshold upon which the traffic analysis was based.*
8. *Modifying Condition 16 pertaining to the schedule for developing Affordable / Workforce Housing Units.*

A "strike-through and underline" version of the proposed Development Order incorporating these changes is attached as Exhibit A.

6. Complete the attached Substantial Deviation Determination Chart for all land use types approved in the development. If no change is proposed or has occurred, indicate no change.

The Substantial Deviation Determination chart is attached as Exhibit B.

7. List all the dates and resolution numbers (or other appropriate identification numbers) of all modifications or amendments to the originally approved DRI development order that have been adopted by the local government, and provide a brief description of the previous changes (i.e., any information not already addressed in the Substantial Deviation Determination Chart). Has there been a change in local government jurisdiction for any portion of the development since the last approval or development order was issued? If so, has the annexing local government adopted a new DRI development order for the project?

No modifications or amendments to the originally approved DRI development order have been adopted. There has been no change in the local government jurisdiction.

8. Describe any lands purchased or optioned within 1/4 mile of the original DRI site subsequent to the original approval or issuance of the DRI development order. Identify such land, its size, intended use, and adjacent non-project land uses within 1/2 mile on a project master site plan or other map.

The Applicant has not purchased or optioned any lands within 1/4 mile of the DRI boundary since original approval or issuance of the DRI development order.

9. Indicate if the proposed change is less than 40% (cumulatively with other previous changes) of any of the criteria listed in Paragraph 380.06(19)(b), Florida Statutes.

The proposed changes are not subject to the criteria listed in F.S. 380.06 (19)(b).

Do you believe this notification of change proposes a change which meets the criteria of Subparagraph 380.06(19)(e)2., F.S.

YES _____ NO X

10. Does the proposed change result in a change to the buildout date or any phasing date of the project? If so, indicate the proposed new buildout or phasing dates.

Yes, per F.S. 380.06 (19), the new proposed DRI buildout date is December 31, 2022.

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11. Will the proposed change require an amendment to the local government comprehensive plan? Provide the following for incorporation into such an amended development order, pursuant to Subsections 380.06 (15), F.S., and 9J-2.025, Florida Administrative Code:

No. The proposed change does not require modification of the City of Hallandale Beach comprehensive plan.

12. An updated master site plan or other map of the development portraying and distinguishing the proposed changes to the previously approved DRI or development order conditions.

The proposed changes do not affect the master site plan (Map H) adopted with approval of the DRI.

13. Pursuant to Subsection 380.06(19)(f), F.S., include the precise language that is being proposed to be deleted or added as an amendment to the development order. This language should address and quantify:

a. All proposed specific changes to the nature, phasing, and build-out date of the development; to development order conditions and requirements; to commitments and representations in the Application for Development Approval; to the acreage attributable to each described proposed change of land use, open space, areas for preservation, green belts; to structures or to other improvements including locations, square footage, number of units; and other major characteristics or components of the proposed change;

The proposed modified Development Order language addressing these changes is included as Exhibit A.

b. An updated legal description of the property, if any project acreage is/has been added or deleted to the previously approved plan of development;

This is not applicable as no acreage is/has been added or deleted.

c. A proposed amended development order deadline for commencing physical development of the proposed changes, if applicable;

The proposed modified Development Order language addressing these changes is included as Exhibit A.

d. A proposed amended development order termination date that reasonably reflects the time required to complete the development;

The proposed modified Development Order language addressing this change is included as Exhibit A.

e. A proposed amended development order date until which the local government agrees that the changes to the DRI shall not be subject to down-zoning, unit density reduction, or intensity reduction, if applicable; and

Not applicable as no change to the down-zoning date is proposed.

f. Proposed amended development order specifications for the annual report, including the date of submission, contents, and parties to whom the report is submitted as specified in Subsection 9J-2.025 (7), F.A.C.

Not applicable as no change to the annual reporting requirements is proposed.