

ATTACHMENT III

Approved Project Resolutions

**RESOLUTION APPROVING THE SITE PLAN FOR THE VILLAS OF POSITANO
PLANNED DEVELOPMENT MASTER PLAN**

WHEREAS, an application requesting site plan approval was filed with the Office of Planning for the construction of a mixed use development consisting of 62 residential units, 7,100 square feet of commercial space, 11 stories (138 feet), 151 parking spaces and 10 pool cabanas, for property generally located at 3500 & 3514 North Ocean Drive and 3500 North Surf Road, Hollywood, Florida, as more specifically described in Exhibit "A" attached hereto and incorporated herein by reference; and

WHEREAS, the final site plan submitted for site plan review by the Applicant was reviewed by the Technical Advisory Committee ("TAC") on February 25, 2003 which the TAC found the final site plan to be substantially compliant with all regulations as set forth in Chapter 162 of the Hollywood Code of Ordinances and the TAC recommends approval of the final site plan for phase I; and

WHEREAS Section 4.15E.7.a. of the Zoning and Land Development Regulations ("Regulations") sets forth that landscaping in a Planned Development District shall meet all requirements of Article 9 of the Regulations unless expressly modified by the City Commission; and

WHEREAS, the Applicant has requested the City Commission approve modifications to the 190 square foot terminal islands of Article 9 as it relates to the public parking areas more specifically depicted on Exhibit "A" whereby the requirements are to be modified to waive the required 190 square foot terminal islands allowing for less than 190 square foot terminal islands; and

WHEREAS, the Office of Planning has reviewed the proposed modifications to Article 9 of the Regulations and is recommending approval of the modifications; and

WHEREAS, the granting of these modifications allows for a maximum amount of public parking spaces to utilize the public beach; and

WHEREAS, a portion of the project's accessory structures encroach into Sherman Street public right-of-way; and

WHEREAS, the license agreement addresses these encroachments in the public right-of-way; and

WHEREAS, the site plan is generally consistent with the approved The Villas of Positano Planned Development Master Plan;

RESOLUTION APPROVING THE VILLAS OF POSITANO SITE PLAN

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA:

Section 1: That it hereby approves The Villas of Positano Site Plan attached hereto and incorporated herein by reference as Exhibit "A".


Section 2: The 190 square foot terminal islands of Article 9 are hereby modified as they relate to the public parking areas to waive the required 190 square foot terminal islands allowing for less than 190 square foot terminal islands.

Section 3: That this Resolution shall be in full force and effect immediately upon its passage and adoption.

PASSED AND ADOPTED this 6 day of July, 2005.


MARA GIULIANTI, MAYOR

ATTEST:

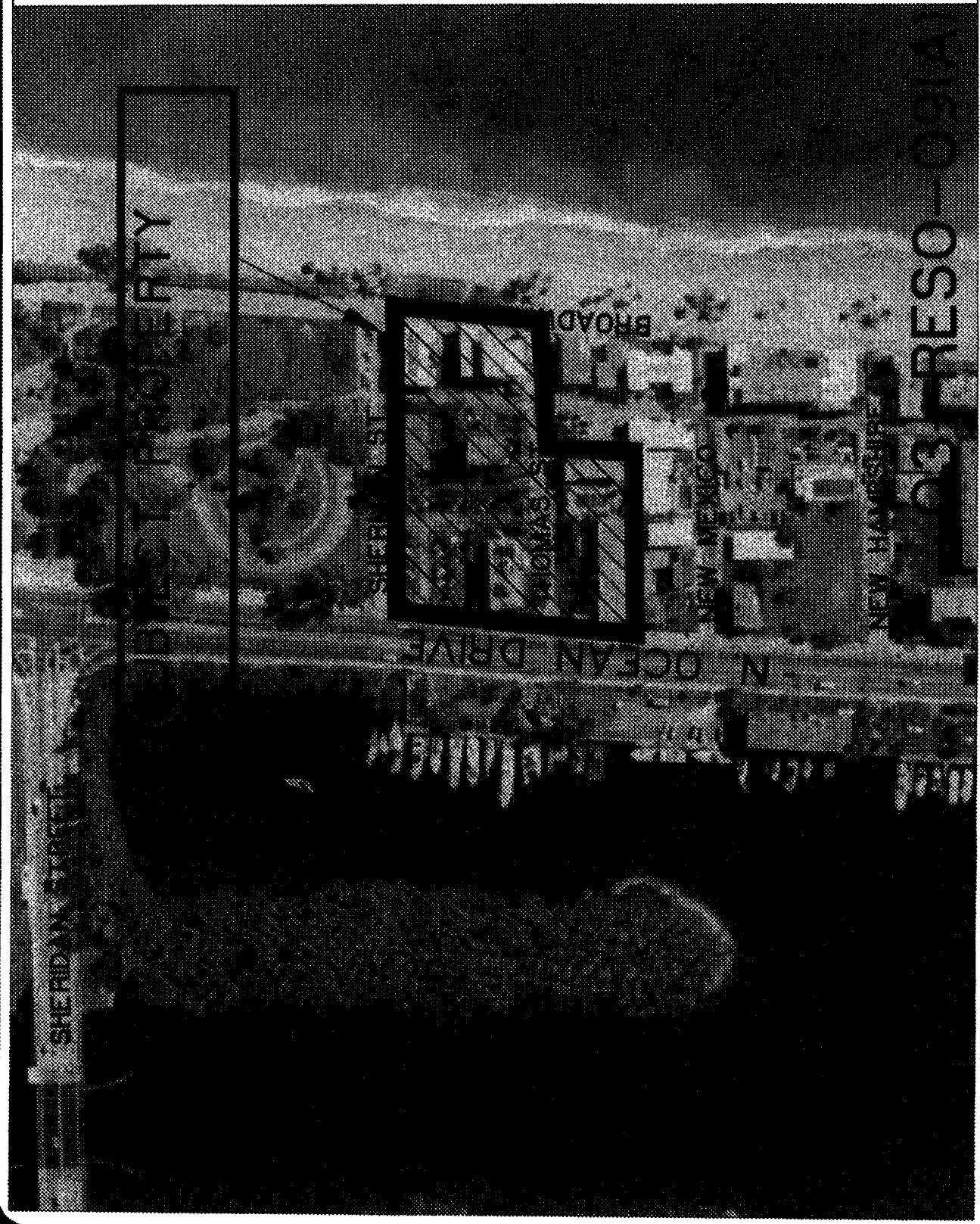

PATRICIA A. CERNY, MMC
CITY CLERK

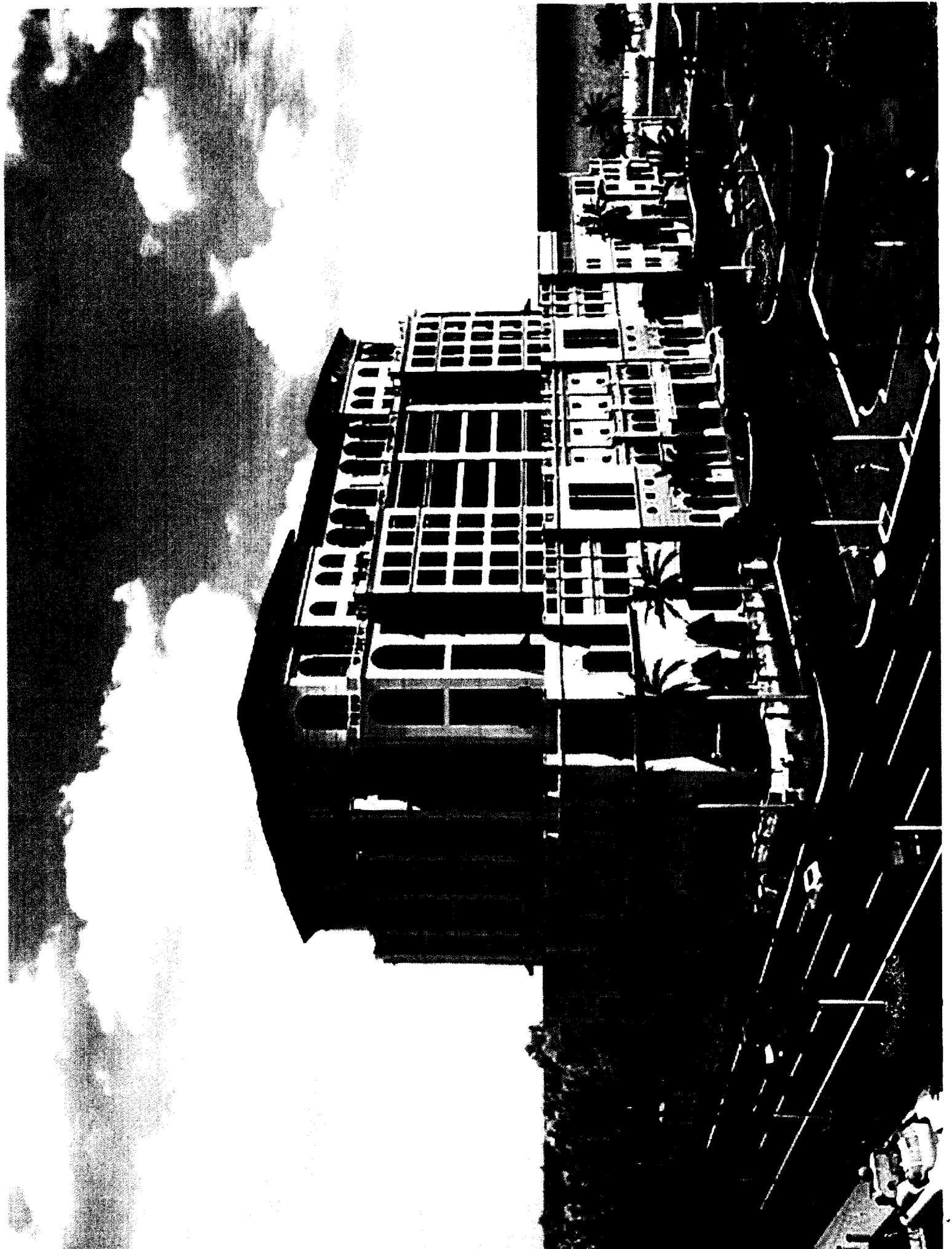
APPROVED AS TO FORM & LEGALITY
for the use and reliance of the
City of Hollywood, Florida only:


DANIEL L. ABBOTT, CITY ATTORNEY

ATTACHMENT B

Aerial Map





(03-PRESO-09a)

RESOLUTION NO.:

R-2007-75

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA, AMENDING THE "VILLAS OF POSITANO" SITE PLAN (APPROVED BY RESOLUTION NO. R-2005-247) TO INCLUDE ADDITIONAL PROPERTY GENERALLY LOCATED AT 3495 AND 3512 NORTH OCEAN DRIVE AND 317 NEW MEXICO STREET, AS MORE SPECIFICALLY DESCRIBED IN EXHIBIT "A" PURSUANT TO SECTION 4.15.G.1. OF THE ZONING AND LAND DEVELOPMENT REGULATIONS AND CHAPTER 162 OF THE CODE OF ORDINANCES; APPROVING AND GRANTING MODIFICATIONS FROM THE OFF-STREET PARKING AND LOADING REQUIREMENTS OF ARTICLE 7 OF THE ZONING AND LAND DEVELOPMENT REGULATIONS IN ACCORDANCE WITH SECTION 4.15.E.6 OF THE ZONING AND LAND DEVELOPMENT REGULATIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Hollywood Zoning and Land Development Regulations requires that all development projects which are located in a Planned Development District (PD) must receive Site Plan approval from the City Commission prior to the issuance of any building permits; and

WHEREAS, on July 6, 2005, the City Commission passed and adopted Resolution No. R-2005-247, which approved the site plan for the Villas of Positano Planned Development; and

WHEREAS, on November 09, 2006, the Development Review Board ("DRB") passed and adopted Resolution No. 03-DPV-09a, which approved the design for Phase II of the project and a variance for the waiver of the required 25 foot peripheral landscape setback from all external streets; and

WHEREAS, on February 21, 2007, the City Commission passed and adopted PO-2007-01 which approved the rezoning for the property generally located at 3495 and 3512 North Ocean Drive and 317 New Mexico Street, with approximately 2.0 net acres/3.5 gross acres to PD, and approved an amendment to the Master Development Plan for incorporation of said property into the project known as "Villas of Positano"; and

WHEREAS, due to the incorporation of 3495 and 3512 North Ocean Drive and 317 New Mexico Street into the Villas of Positano Planned Development Master Plan, the original site plan needs to be amended to include the development of these properties within the project; and

WHEREAS, an application was filed with the Office of Planning requesting the original Site Plan be amended to include Phase II of the project consisting of a mixed use development comprised of 17 condominium units, 1,850 square feet of commercial space, 1,400 square foot marina, 51 private parking spaces (35 spaces to be located in the garage and 16 spaces to be located at the marina), and 13 total public parking spaces at Thomas Street, as more specifically described in Exhibit "A" attached hereto and incorporated herein by reference; and

WHEREAS, the amendment to the site plan (originally approved by Resolution No. R-2005-247) was submitted by the Applicant and reviewed by the Technical Advisory Committee ("TAC") on September 5, 2006, and the TAC found the amended site plan to be substantially compliant with all regulations as set forth in Chapter 162 of the Hollywood Code of Ordinances and have recommended approval of with the following condition:

The Developer shall submit to the City documentation providing either a Unity of Title or other legal binding recorded document expressly stating that: "The parties hereby agree that the properties are being developed as a planned development which is under unified control and no land within the planned development may be transferred in ownership or in any other way removed from unified control without a written agreement between the City and the parties to which such transfer is made stipulating their understanding and agreement to a condition that such transferred land shall continue, under the full terms and provisions of the planned development approval and site plan." Such documentation shall be for Phases I and II and be provided prior to a Building Permit being issued; and

WHEREAS Section 4.15E.6 of the Zoning and Land Development Regulations ("Regulations") sets forth that off-street parking and loading in a Planned Development District shall meet all requirements of Article 7 of the Regulations unless expressly modified by the City Commission; and

WHEREAS, the Applicant has requested the City Commission approve modifications to the off-street parking and loading parking requirements of Article 7 as it relates to parking more specifically depicted on Exhibit "A" whereby the requirements are to be modified in order to allow head-in/back-out parking to have direct access to or from a public street (N. Surf Road and New Mexico Street); and

WHEREAS, the Office of Planning, Department of Building and Engineering Services and Beach Community Redevelopment Agency have reviewed the proposed modifications to Article 7 of the Regulations and are recommending approval of the modification; and

WHEREAS, the City Commission has reviewed the proposed amended site plan for the project and has determined that the site plan should be approved with the aforementioned condition;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA:

Section 1: That it hereby approves the Amended Villas of Positano Site Plan attached hereto and incorporated herein by reference as Exhibit "A" with the following condition:

The Developer shall submit to the City documentation providing either a Unity of Title or other legal binding recorded document expressly stating that: "The parties hereby agree that the properties are being developed as a planned development which is under unified control and no land within the planned development may be transferred in ownership or in any other way removed from unified control without a written agreement between the City and the parties to which such transfer is made stipulating their understanding and agreement to a condition that such transferred land shall continue, under the full terms and provisions of the planned development approval and site plan." Such documentation shall be for Phases I and II and be provided prior to a Building Permit being issued.

Section 2: That the off-street parking and loading requirements of Article 7 are hereby modified as they relate to parking areas to allow head-in/back-out parking in order to have direct access to or from a public street (N. Surf Road & New Mexico Street).

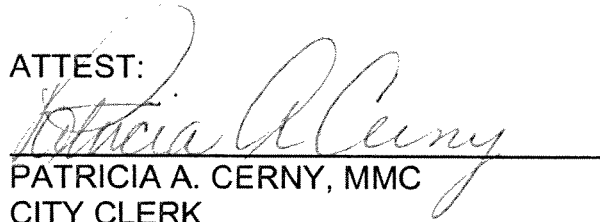
RESOLUTION AMENDING VILLAS OF POSITANO SITE PLAN (PHASE II)

Section 3: That this resolution shall be in full force and effective immediately upon its passage and adoption.

PASSED AND ADOPTED this 21 day of Feb, 2007.


MARA GIULIANTI, MAYOR

ATTEST:


PATRICIA A. CERNY, MMC
CITY CLERK

APPROVED AS TO FORM & LEGALITY
for the use and reliance of the
City of Hollywood, Florida only.

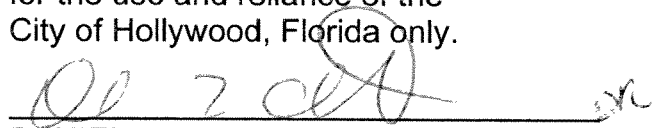
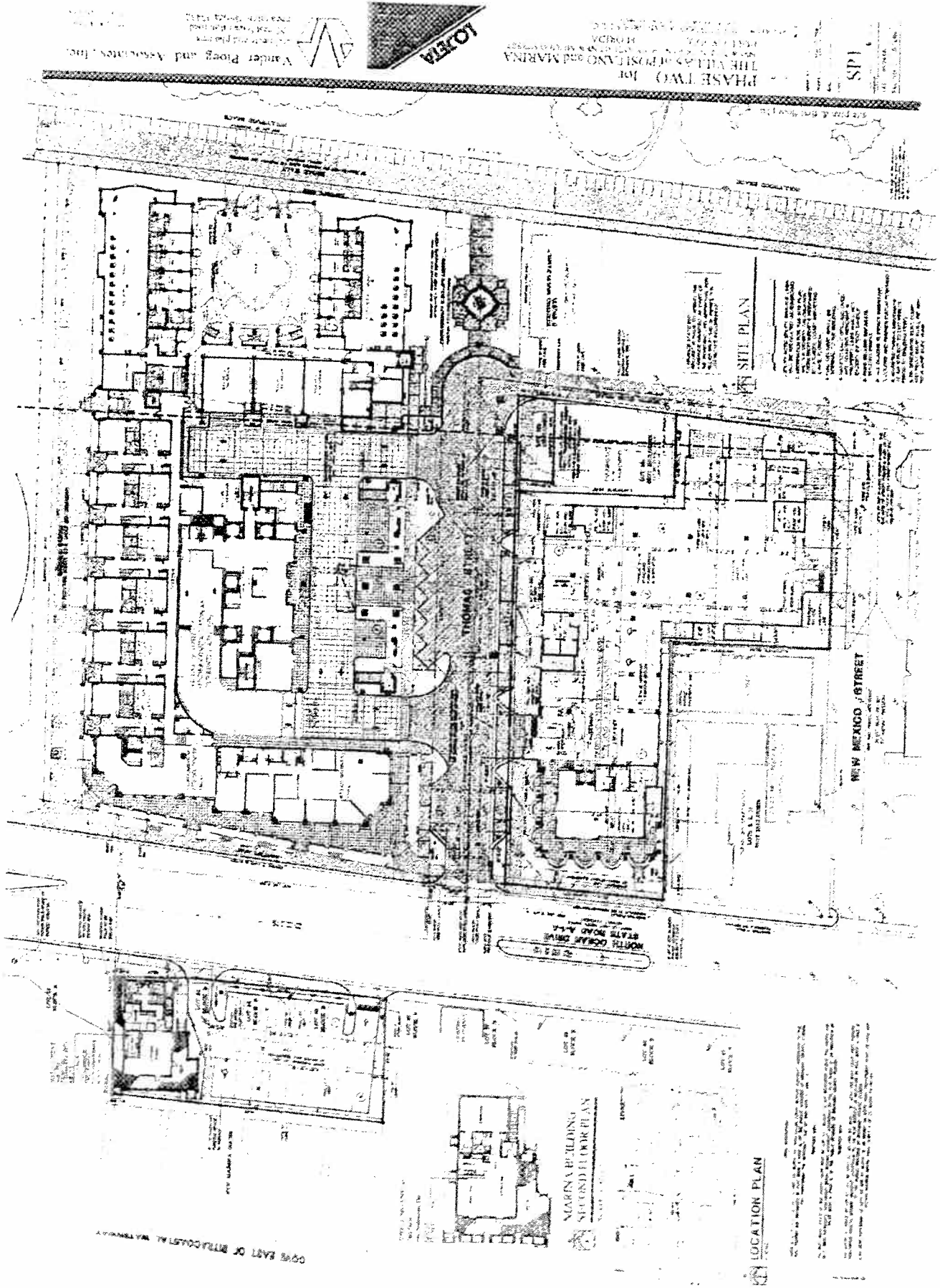

DANIEL L. ABBOTT, CITY ATTORNEY

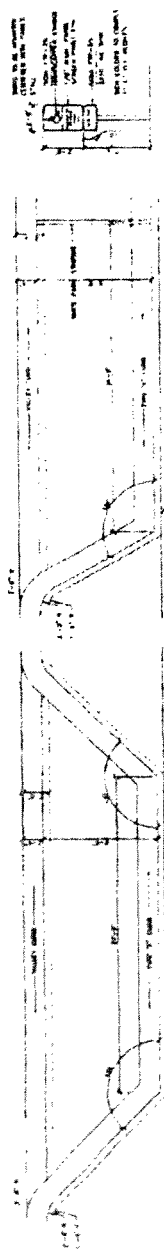
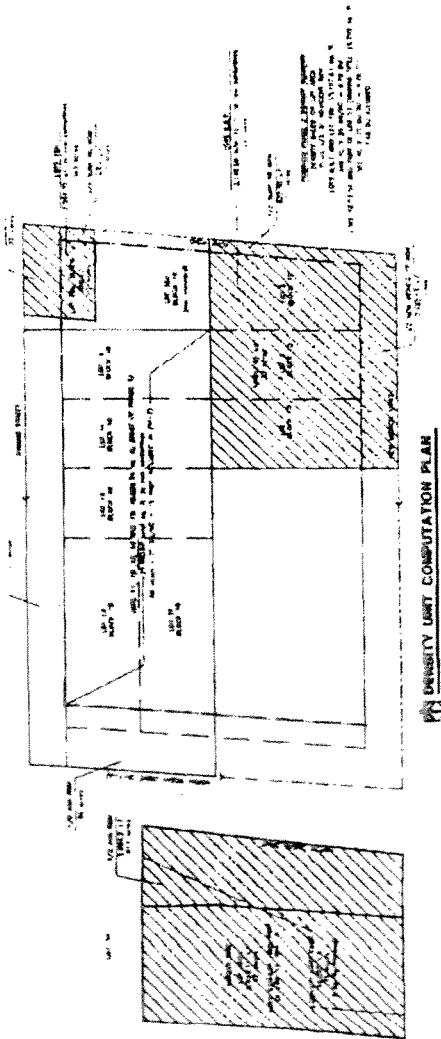
EXHIBIT A





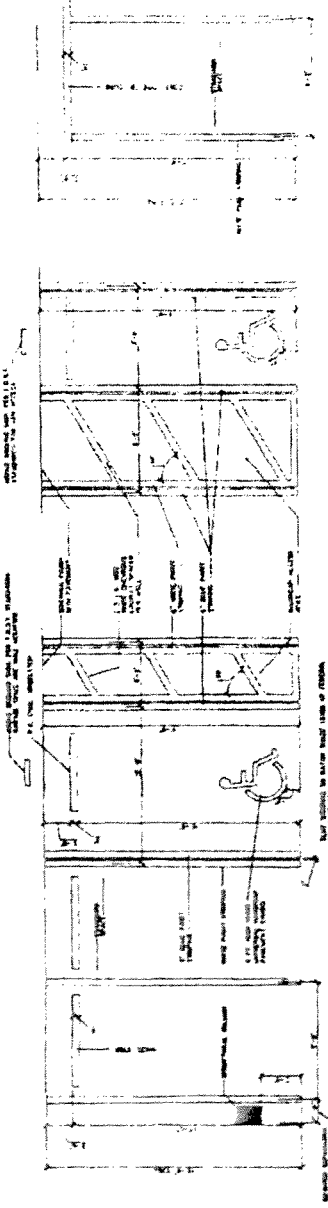
Site data and parking data is

Item	Description	Quantity	Unit
1	Asphalt Paving	1,200	Sq. Yds.
2	Concrete Paving	800	Sq. Yds.
3	Gravel Paving	400	Sq. Yds.
4	Grass Paving	200	Sq. Yds.
5	Water Paving	100	Sq. Yds.
6	Electric Paving	50	Sq. Yds.
7	Gas Paving	25	Sq. Yds.
8	Drainage Paving	10	Sq. Yds.
9	Lighting Paving	5	Sq. Yds.
10	Signage Paving	2	Sq. Yds.
11	Landscaping Paving	1	Sq. Yds.
12	Security Paving	1	Sq. Yds.
13	Accessibility Paving	1	Sq. Yds.
14	Fire Safety Paving	1	Sq. Yds.
15	Emergency Paving	1	Sq. Yds.
16	Medical Paving	1	Sq. Yds.
17	Police Paving	1	Sq. Yds.
18	Fire Department Paving	1	Sq. Yds.
19	Emergency Services Paving	1	Sq. Yds.
20	Public Safety Paving	1	Sq. Yds.



h/c parking sign detail

typical parallel parking space (30° flair)



typical parking space with type "d" curb

van accessible parking space

typical h/c parking space

typical parking space with wheelstop

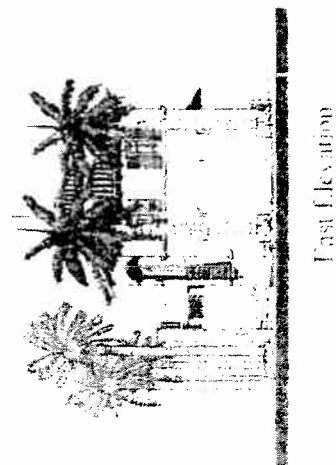
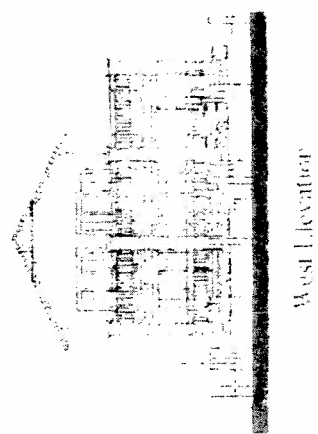
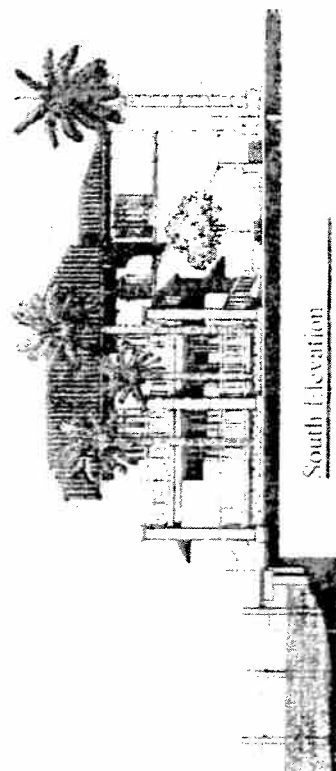
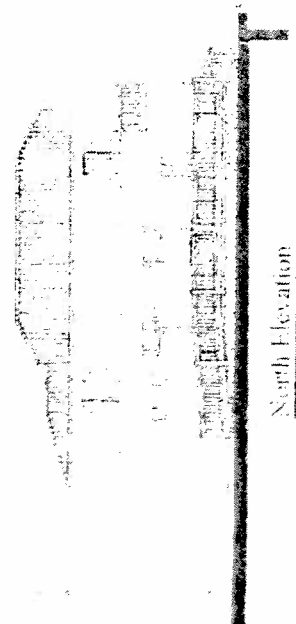


Figure 1. Schematic representation of the experimental design. The subjects were divided into two groups: a control group (n = 10) and an experimental group (n = 10). The control group received a standard diet (SD) and the experimental group received a high-fat diet (HFD). The subjects were divided into two groups: a control group (n = 10) and an experimental group (n = 10). The control group received a standard diet (SD) and the experimental group received a high-fat diet (HFD). The subjects were divided into two groups: a control group (n = 10) and an experimental group (n = 10). The control group received a standard diet (SD) and the experimental group received a high-fat diet (HFD).



Index



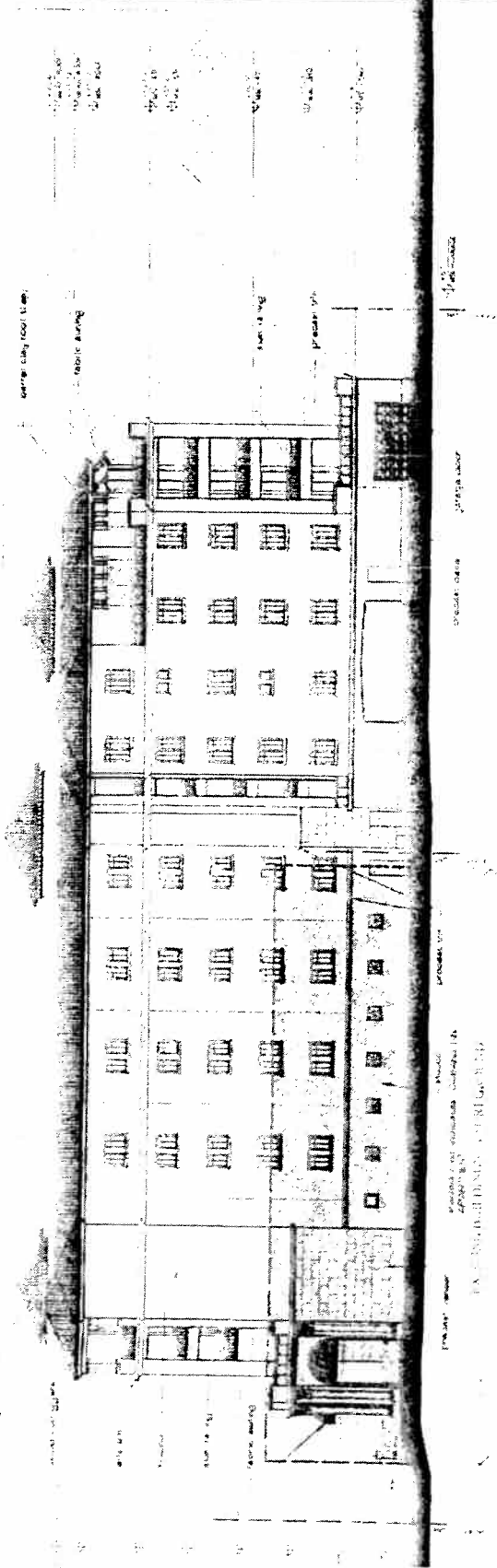
South Division

PHASE TWO (for THE VILLAS OF ROSARIO AND SAN ANTONIO, ST. PETERSBURG, FLORIDA)

Vander Ploeg and Associates, Inc.
architects and planners
135 West Beaver Creek Road
Beverly Hills, California 90212
(310) 276-1111



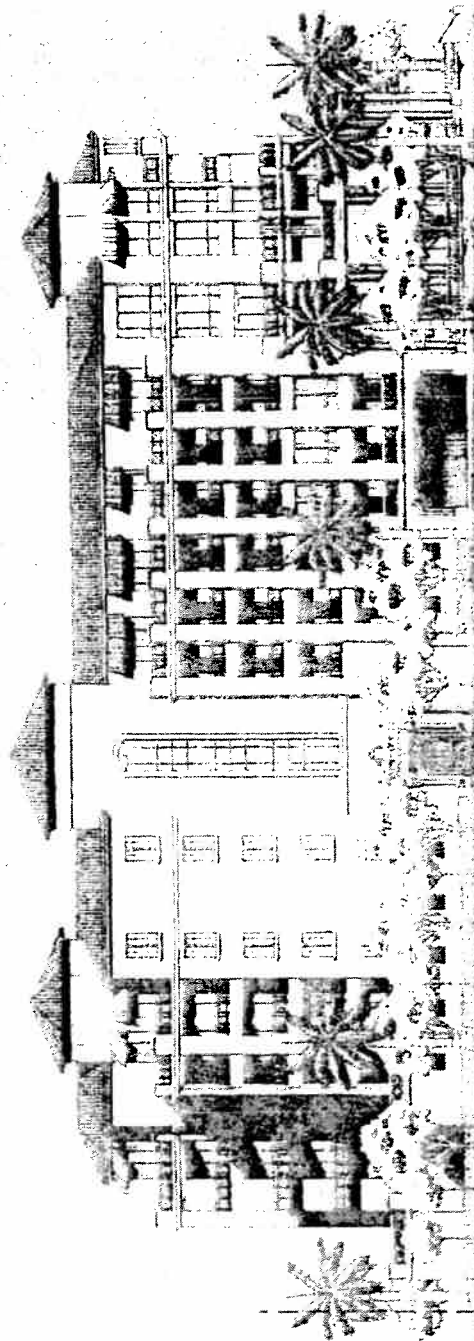
SOUTH ELEVATION (view from New Mexico Street)



1. *Phragmites*
 2. *Scirpus*
 3. *Spartina*
 4. *Distichlis*
 5. *Eleocharis*
 6. *Cyperus*
 7. *Cladophora*
 8. *Chara*
 9. *Alisma*
 10. *Sagittaria*
 11. *Najas*
 12. *Valoniopsis*
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LOT 10

LOT 10



Architectural drawing of a building with palm trees.

(03-DPV-09d)

RESOLUTION NO.: R-2012-311

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA, AMENDING THE VILLAS OF POSITANO SITE PLAN FOR PHASE II (APPROVED BY RESOLUTION NO. R-2005-247 AND AMENDED BY RESOLUTION NO. R-2007-75).

WHEREAS, the City of Hollywood Zoning and Land Development Regulations require that all development projects which are located in a Planned Development District (PD) must receive site plan approval from the City Commission prior to the issuance of any building permits; and

WHEREAS, on July 6, 2005, the City Commission passed and adopted Resolution No. R-2005-247, which approved the site plan for the Villas of Positano Planned Development; and

WHEREAS, on February 21, 2007, the City Commission passed and adopted Resolution No. R-2007-75, which approved an amendment to the Villas of Positano Planned Development to include additional properties within the development; and

WHEREAS, an application was filed with the Department of Planning and Development Services requesting a further amendment to the current Site Plan for modifications to Phase II of the development, for property located at 3512 N. Ocean Drive and 3415 N. Ocean Drive, Hollywood, in order to shift the current units proposed for the marina site located at 3512 N. Ocean Drive to the condominium site located at 3415 N. Ocean Drive, which will result in a change in height and setbacks for the building located at 3415 N. Ocean Drive; and

WHEREAS, the proposed amendment to the Site Plan for Phase II submitted by the Applicant was reviewed by the Technical Advisory Committee ("TAC") on July 2, 2012, and the TAC found the proposed amendment to be substantially compliant with all regulations as set forth in Article 6 of the City's Zoning and Land Development Regulations and has forwarded a recommendation of approval of the proposed amendment to the Site Plan for Phase II to the City Commission; and

WHEREAS, the City Commission has reviewed the proposed amendment to the Site Plan for Phase II of the Villas of Positano Planned Development project and has determined that the proposed amendment should be approved;

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA, AMENDING THE VILLAS OF POSITANO SITE PLAN FOR PHASE II (APPROVED BY RESOLUTION NO. R-2005-247 AND AMENDED BY RESOLUTION NO. R-2007-75).

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA:

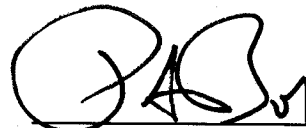
Section 1: That it hereby approves the amendment to the Villas of Positano Site Plan for Phase II as more specifically set forth in Exhibit "A" attached hereto and incorporated by reference.

Section 2: Upon approval of the Design modifications, the Applicant shall have up to 24 months from the date of the resolution to apply for all necessary building permits required to proceed with construction. Failure to submit an application within the required time period shall render all approvals null and void.

Section 3: That this resolution shall be in full force and effect immediately upon its passage and adoption.

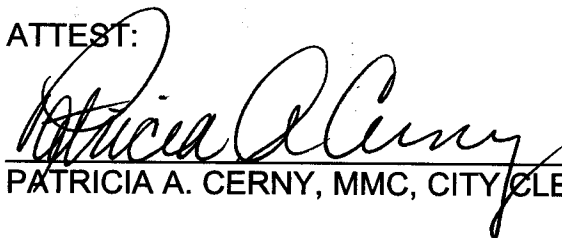
PASSED AND ADOPTED this 3 day of Oct, 2012.

RENDERED this 11 day of Oct, 2012.



PETER BOBER, MAYOR

ATTEST:


PATRICIA A. CERNY, MMC, CITY CLERK

APPROVED AS TO FORM & LEGALITY
for the use and reliance of the
City of Hollywood, Florida only.


JEFFREY P. SHEFFEL, CITY ATTORNEY

DATE: 10.14.14

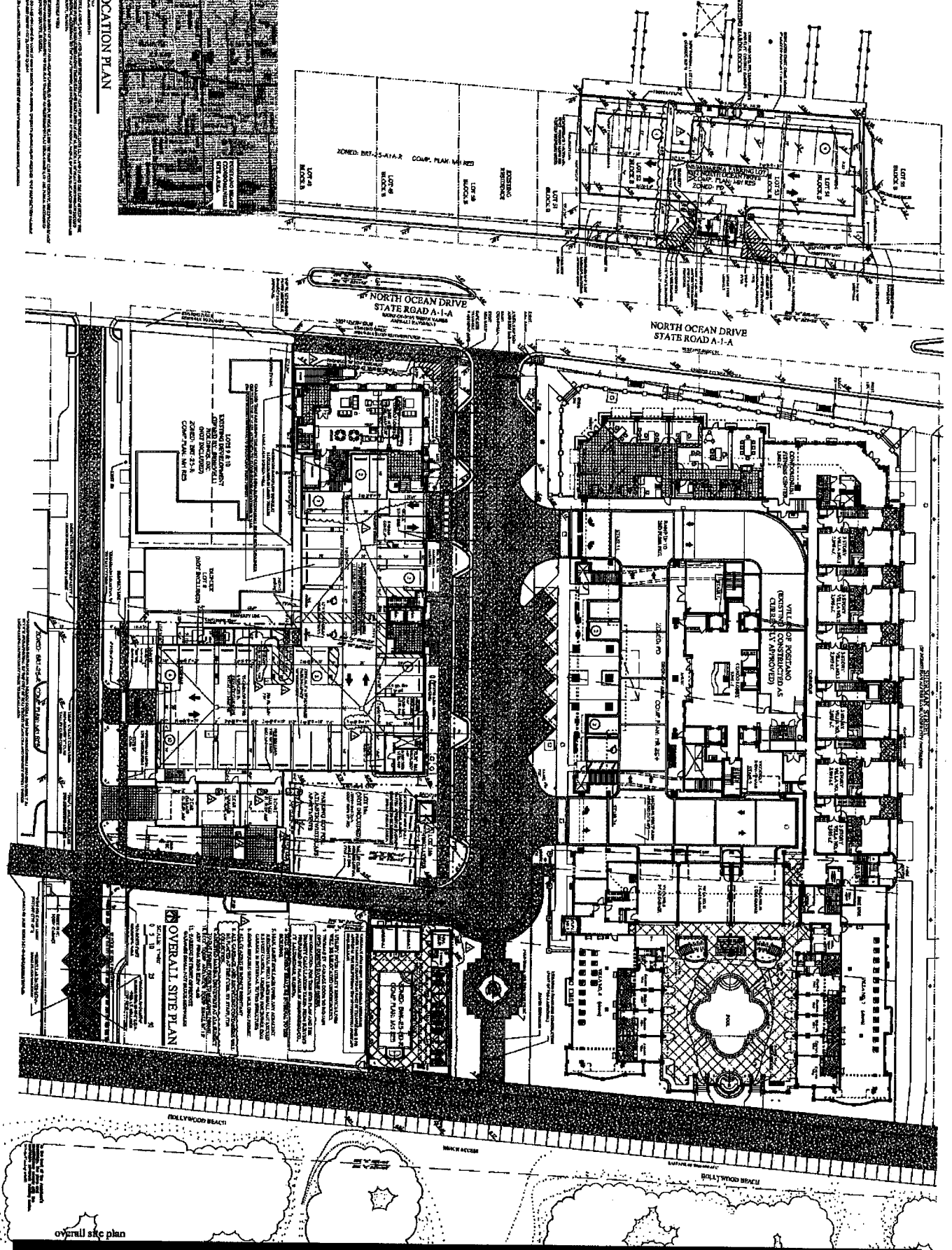
LOCATION PLAN



THE LOCATION OF THE PROPOSED POSITANO BEACH CONDOMINIUM AND MARINA PARKING LOT IS SHOWN IN RELATION TO THE SURROUNDING AREA. THE PROJECT IS SITUATED ON THE EAST SIDE OF NORTH OCEAN DRIVE, BETWEEN STATE ROAD A-1-A AND THE INTRACOASTAL WATERWAY. THE SITE IS ADJACENT TO THE EXISTING POSITANO BEACH MARINA AND PARKING LOT. THE LOCATION PLAN IS A GENERAL REFERENCE ONLY AND DOES NOT SHOW THE DETAILED LAYOUT OF THE PROPOSED DEVELOPMENT.

EXHIBIT A

COVE EAST OF INTRACOASTAL WATERWAY



overall site plan

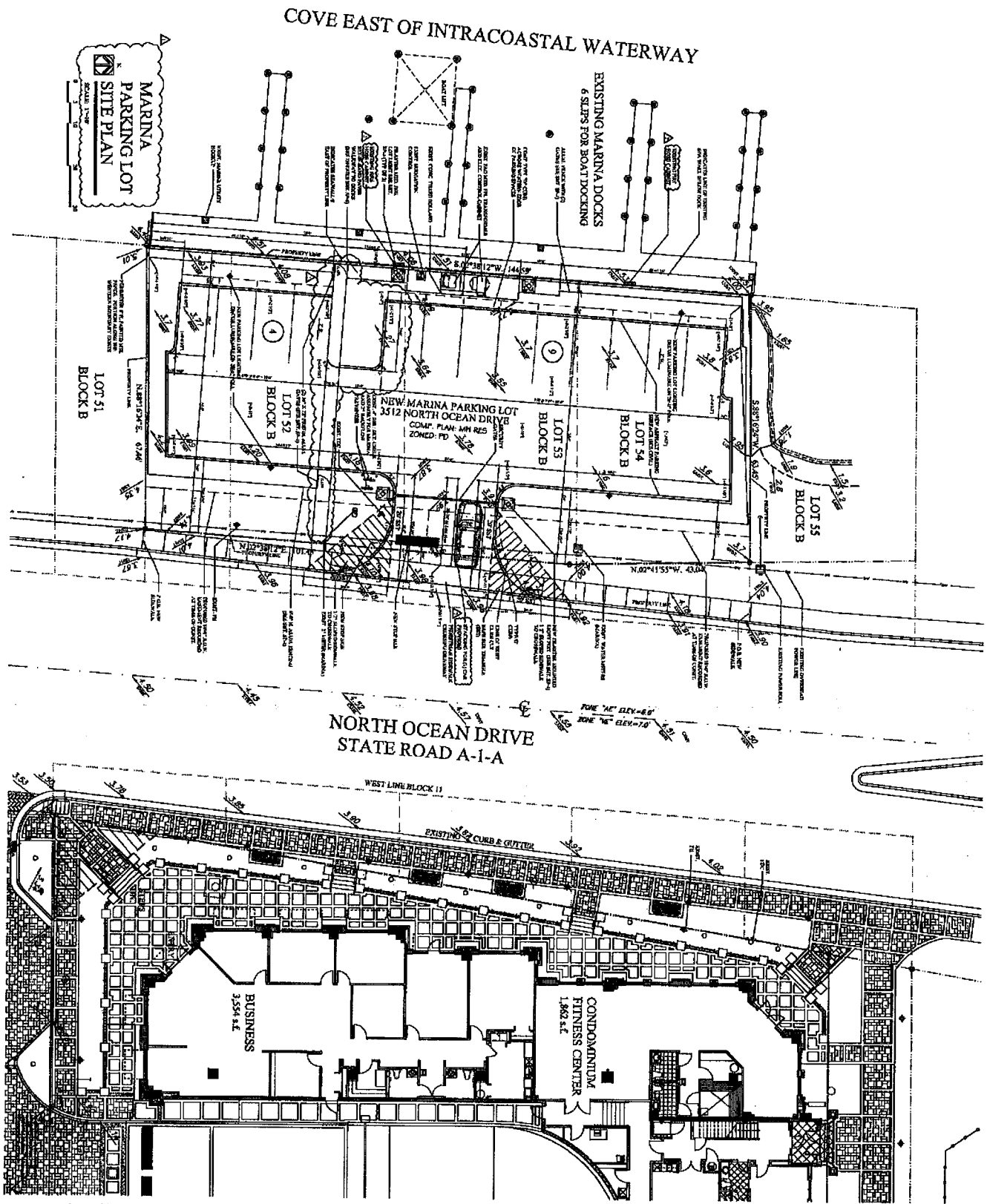
DATE: 10.14.14	PROJECT: POSITANO BEACH CONDOMINIUM AND MARINA PARKING LOT
DRAWN BY: [Name]	LOCATION: 3415 N. OCEAN DRIVE, HOLLYWOOD, FLORIDA
CHECKED BY: [Name]	OWNER: HOLLYWOOD OCEAN GROUP L.L.C.
APPROVED BY: [Name]	PROJECT NO: 155 EAST BOCA RATON ROAD, BOCA RATON, FLORIDA 33432

SP1

Project: POSITANO BEACH CONDOMINIUM AND MARINA PARKING LOT
 Location: 3415 N. OCEAN DRIVE, HOLLYWOOD, FLORIDA
 Owner: HOLLYWOOD OCEAN GROUP L.L.C.
 Project No: 155 EAST BOCA RATON ROAD, BOCA RATON, FLORIDA 33432
 Phone: (561) 977-4494, Fax: (561) 977-4495



Vander Ploeg and Associates, Inc.
 architects and planners
 155 east boca raton road
 boca raton, florida 33432
 (561) 368-1405 PFI
 (561) 750-4051 PAX



marina parking lot site plan

SP2

Project: POSITANO BEACH CONDOMINIUM AND MARINA PARKING LOT

Location: 3415 N. OCEAN DRIVE HOLLYWOOD, FLORIDA

By: HOLLYWOOD OCEAN GROUP L.L.C.

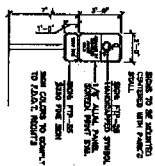
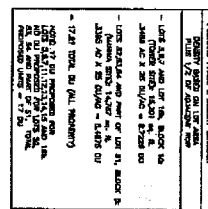
7999 HOLLYWOOD OCEAN DRIVE, HOLLYWOOD, FL 33061-1001

Phone 754-973-0991 Fax 754-973-0992



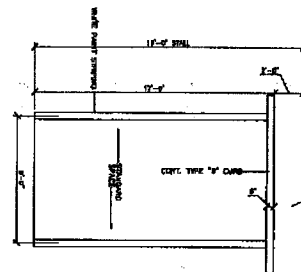
Vander Ploeg and Associates, Inc.
architects and planners
155 east boca raton road
boca raton, florida 33432

(561) 348-1401 P/E
(561) 754-0851 FAX



typical parallel parking space (30° flair)

h/c park'g sign detail



typical parking space w/
24" landscaped o.h.

[illegible]

