

RESOLUTION NO.: _____

(13-D-103b)

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA, APPROVING A REQUEST TO AMEND THE DESIGN FOR A MIXED-USE PROJECT TO BE KNOWN AS "LYFE RESORT" (PREVIOUSLY APPROVED BY RESOLUTIONS R-2014-096 & R-2016-215), LOCATED AT 4111 SOUTH OCEAN DRIVE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, on April 16, 2014, the City Commission passed and adopted Resolution No. R-2014-096 which approved the Design, and Site Plan for the project originally known as Hyde Beach Resort, comprised of 40 residential units, 367 condo-hotel rooms and accessory uses, located at 4111 South Ocean Drive, as more particularly described in Exhibit "A," attached hereto and incorporated herein by reference; and

WHEREAS, on July 6, 2016, the City Commission passed and adopted Resolution No. R-2016-215 which approved Modifications to amend the Design for the project to include a mural in lieu of the previously proposed vertical landscape wall on the south façade of the parking garage; and to modify the sign package, located at 4111 South Ocean Drive; and

WHEREAS, 4111 South Ocean Drive Condominium, Inc. (the "Applicant") has submitted an application (File No. 13-D-103b) requesting approval to amend the approved design for the project, including the replacement of the previously proposed vertical live landscape wall on the west façade of the parking garage with a decorative artificial turf wall, and modifications to the sign package; and

WHEREAS, as described in Exhibit "B," attached hereto and incorporated herein by reference, are changes to the sign package including the replacement of the letter "H" with the letter "L" embedded within the proposed vertical artificial turf wall on the west façade, reflecting the rebranding of the building from Hyde Beach Resort to Lyfe Beach Resort, and incorporating updated wording to identify the new name of the building; and

WHEREAS, the Planning and Urban Design Division Staff, after review of the Applicant's request for a Design amendment in accordance with the criteria set forth in Section 5.3.I.4.a. (1) through (4) of the Zoning and Land Development Regulations,

have determined that the criteria have been met and have forwarded a recommendation of approval for the Design to the City the Commission; and

WHEREAS, the City Commission has reviewed the proposed amendment to the Design for the project now known as the Lyfe Beach Resort in accordance to the criteria set forth in Section 5.3.1.4.a. (1) through (4) of the Zoning and Land Development Regulations, along with Staff's recommendation, and have determined that the Design criteria have been met and the amendment to the Design should be approved.

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

Section 1: That the foregoing "WHEREAS" clauses are ratified and confirmed as being true and correct and are incorporated in this Resolution.

Section 2: That following review of the Staff Summary Report, the Applicant's application and supporting documents and materials, all submitted written and oral testimony received during the public hearing from all parties and speakers, and the consideration of the Design criteria set forth in Section 5.3.1.4.a (1) through (4) of the City's Zoning and Land Development Regulations, the City Commission finds that the necessary criteria have been met.

Section 3: That the Applicant shall have up to 24 months from the date of Design approval 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 4: That this resolution shall be in full force and effect immediately upon its passage and adoption.

PASSED AND ADOPTED this _____ day of _____, 2025.

JOSH LEVY, MAYOR

ATTEST:

PATRICIA A. CERNY, MMC
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

DAMARIS HENLON
CITY ATTORNEY