

ATTACHMENT I

Previous Approvals

RESOLUTION NO.: R-2014-096

(13-DFJPV-103)

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA, CONSIDERING THE REQUEST FOR MODIFICATION FROM THE PARKING REQUIREMENTS, DESIGN APPROVAL, AND APPROVAL OF THE AMENDED SITE PLAN (PREVIOUSLY APPROVED BY RESOLUTION NO. R-2008-327) FOR THE CONSTRUCTION OF A MIXED-USE PROJECT KNOWN AS "HYDE BEACH RESORT" 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 which are 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 September 24, 2008, the Development Review Board passed and adopted Resolution No. 05-DV-21 which approved a Variance and Design, and on October 15, 2008, the City Commission passed and adopted Resolution No. R-2008-327 which approved a Site Plan and modifications from the off-street parking and loading requirements for the project known as Beach One Resort; and

WHEREAS, due to the economic environment and fluctuation in market conditions, there has been a change in ownership of the subject property; and

WHEREAS, 4111 South Ocean Drive, LLC (the "Applicant"), in File Number 13-DFJPV-103, applied for design, site plan approval, and modifications to the parking requirements for the construction of a mixed-use project comprised of 40 condominium units, 367 condo-hotel rooms and accessory uses ("Hyde Beach Resort") located at 4111 South Ocean Drive, as more particularly described in Exhibit "A" attached hereto and incorporated herein by reference; and

WHEREAS, the Department of Planning Staff, after review of the Applicant's request for a Modification from the parking stall requirements set forth in Article 7 of the Zoning and Land Development Regulations to reduce the required parking space depth from 19 feet to 18 feet, have recommended that the City Commission approve the requested modification; and

WHEREAS, the Department of Planning Staff, after review of the Applicant's request for a Modification from the parking requirements set forth in Article 7 of the Zoning and Land Development Regulations to allow tandem and car lift parking spaces to count towards fulfilling the parking requirement, have recommended that the City Commission approve the requested Modification; and

WHEREAS, the Department of Planning Staff, after review of the Applicant's request for Design review in accordance with the criteria set forth in Section 5.3.I.4.a.(1) through (4) of the Zoning and Land Development Regulations recommended that the Commission approve the Design; and

WHEREAS, the Technical Advisory Committee in accordance with Article 6 of the Zoning and Land Development Regulations reviewed the Applicant's request for Site Plan and recommended approval of the Site Plan with the following conditions:

- a. That prior to issuance of a Certificate of Occupancy, the Applicant shall submit to the City, the Condominium Documents approved by the State, which include notification to perspective property owners that: the parking garage shall be fully operated by valet services at all times; and
- b. That the Applicant shall continue to work with the City's Landscape Architect on components associated with the "Living Wall" (vertical vegetation), such as but not limited to, vegetation species; materials; irrigation and drainage; maintenance; and
- c. That the amended site plan and master plan shall demonstrate adequate and safe public beach access (approx. nine-foot) consistent with the previously approved plan.

; and

WHEREAS, the City Commission has reviewed the proposed Modification from the parking stall requirements set forth in Article 7 of the Zoning and Land Development Regulations to reduce the required parking space depth from 19 feet to 18 feet, along with Staff's recommendation and have determined that the Modification should be approved/approved with conditions/denied; and

WHEREAS, the City Commission has reviewed the proposed Modification from the parking requirements set forth in Article 7 of the Zoning and Land Development Regulations to allow tandem and car lift parking spaces to count towards fulfilling the parking requirement, along with Staff's recommendation and have determined that the Modification should be approved/approved with conditions/denied; and

WHEREAS, the City Commission has reviewed the proposed Design for the Hyde Beach Resort in accordance with the criteria set forth In Section 5.3.I.4. A. (1) through (4) of the City's Zoning and Land Development Regulations, as indicated below, along with Staff's recommendation, and have determined that the Design should be approved/approved with conditions/denied; and

WHEREAS, the City Commission has reviewed the proposed Site Plan for Hyde Beach Resort in accordance with the review standards set forth in Article 6 of the Zoning and Land Development Regulations, along with Technical Advisory Committee's recommendation and conditions, and have determined that the Site Plan should be approved/approved with the conditions/denied as set forth herein;

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

Section 1: 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, the City Commission finds that the necessary criteria have been met, and the Modification from the parking stall requirements set forth in Article 7 of the Zoning and Land Development Regulations to reduce the required parking space depth from 19 feet to 18 feet, is hereby **approved**.

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, the City Commission finds that the necessary criteria have been met, and the Modification from the parking requirements set forth in Article 7 of the Zoning and Land Development Regulations to allow tandem and car lift parking spaces to count towards fulfilling the parking requirement, is hereby **approved**.

Section 3: 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 5.3.4I.a. (1) through (4) of the City's Zoning and Land Development Regulations, the City Commission finds that the necessary criteria have been met, and the Design is hereby **approved**.

Section 4: That following review of the Staff Summary Report, the Applicant's application and supporting documents and materials, and all submitted written and oral testimony received during the public hearing from all parties and speakers, and consideration of the Site Plan review standards set forth in Article 6 of the Zoning and Land Development Regulations, the City Commission finds that the necessary review standards have been met, and the Site Plan attached hereto and incorporated herein by reference as Exhibit "B", is hereby **approved with the following conditions**:

- a. That prior to issuance of a Certificate of Occupancy, the Applicant shall submit to the City, the Condominium Documents approved by the State, which include notification to perspective property owners that: the parking garage shall be fully operated by valet services at all times; and

- b. That the Applicant shall continue to work with the City's Landscape Architect on components associated with the "Living Wall" (vertical vegetation), such as but not limited to, vegetation species; materials; irrigation and drainage; maintenance; and
- c. That the amended site plan and master plan shall demonstrate adequate and safe public beach access (approx. nine-foot) consistent with the previously approved plan.

Section 5: That the Applicant shall have up to 24 months from the date of the Site Plan effective date to apply for a valid construction permit. Failure to submit an application within the requested time period shall render all approvals null and void.

Section 6: That this resolution shall not become effective unless and until Broward County approves the plat amendment for this project.

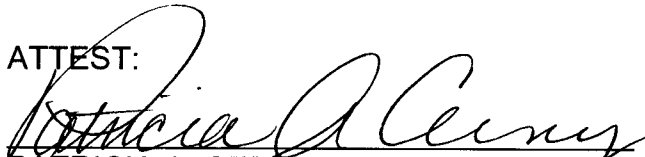
PASSED AND ADOPTED this 16 day of April, 2014.

RENDERED THIS _____ day of _____, 2014.



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 *on*

HYDE BEACH RESORT

4111 SOUTH OCEAN DRIVE
HOLLYWOOD, FLORIDA 33019

LEGAL DESCRIPTION:

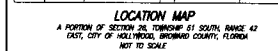
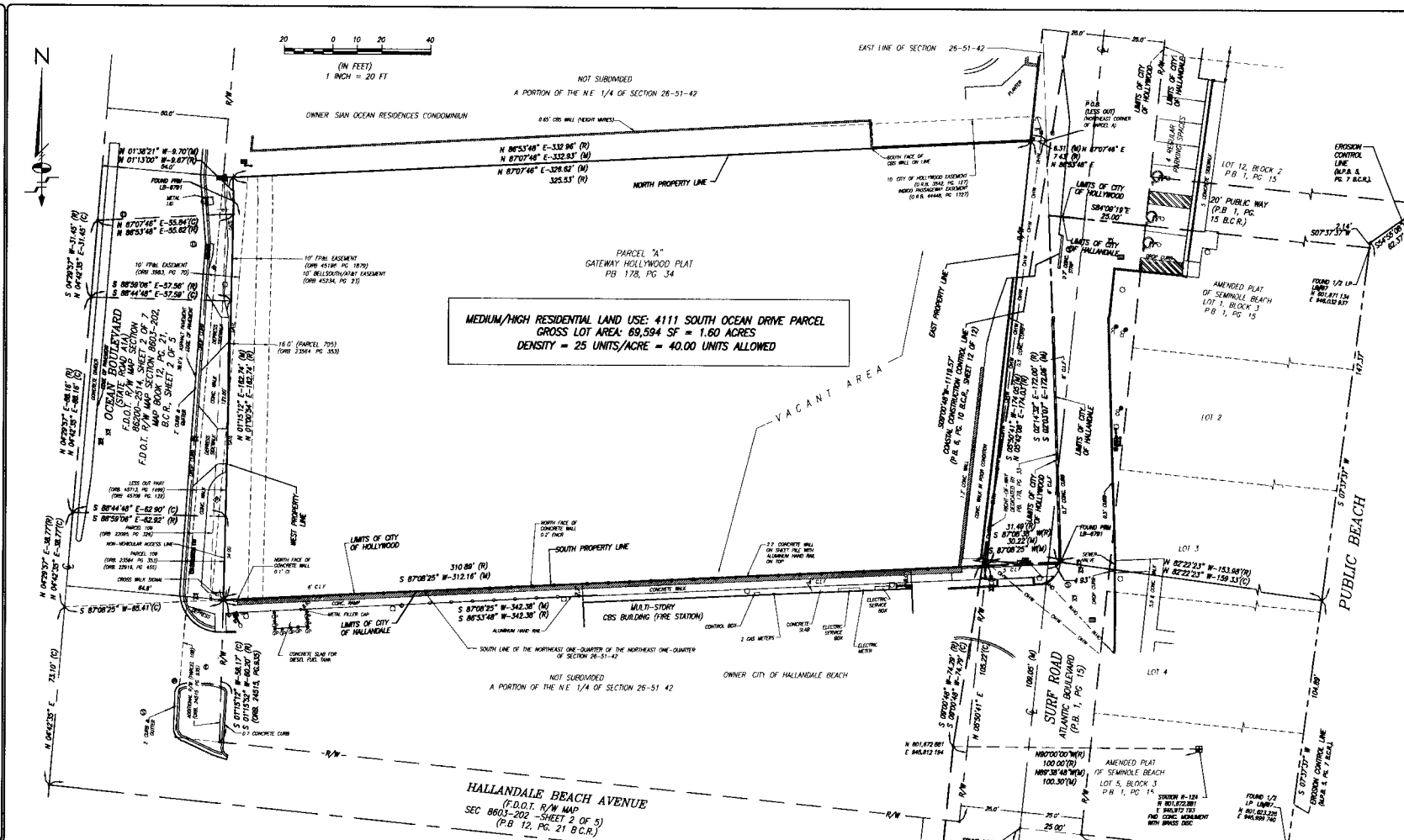
BEGIN AT THE SOUTHEAST CORNER OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 26, TOWNSHIP 51 SOUTH, RANGE 42 EAST, THENCE WEST ALONG THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 26, A DISTANCE OF 357.38 FEET TO THE EAST RIGHT-OF-WAY LINE OF OCEAN BOULEVARD, THENCE NORTHEASTERLY ALONG THE EAST RIGHT-OF-WAY LINE OF OCEAN BOULEVARD, A DISTANCE OF 173.50 FEET; THENCE EAST AND PARALLEL TO THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 26, A DISTANCE OF 337.06 FEET TO THE EAST LINE OF SAID SECTION 26, THENCE SOUTH, 172.00 FEET TO THE POINT OF BEGINNING.

LESS THAT PART OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 26, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA SAID PART BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE FOUND BRASS CAP IN CONCRETE MONUMENT #2094, MARKING THE SOUTHEAST CORNER OF SAID NORTHEAST ONE-QUARTER (NE 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 26, THENCE SOUTH 87°08'38" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST ONE-QUARTER (NE 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) A DISTANCE OF 342.36 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE SOUTH 87°08'38" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 15.00 FEET TO A POINT ON THE EASTERLY EXISTING RIGHT-OF-WAY LINE FOR STATE ROAD A-1-A (OCEAN DRIVE); THENCE NORTH 04°44'28" EAST ALONG THE SAID EASTERLY EXISTING RIGHT-OF-WAY LINE, A DISTANCE OF 173.70 FEET (173.50 FEET BY DEED); THENCE NORTH 87°08'38" EAST, A DISTANCE OF 4.05 FEET; THENCE SOUTH 00°58'10" EAST, A DISTANCE OF 9.87 FEET; THENCE SOUTH 01°15'52" WEST, A DISTANCE OF 162.73 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATE, LYING AND BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

EXHIBIT A



PARCEL A, OF GATEWAY HOLLYWOOD PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 178, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

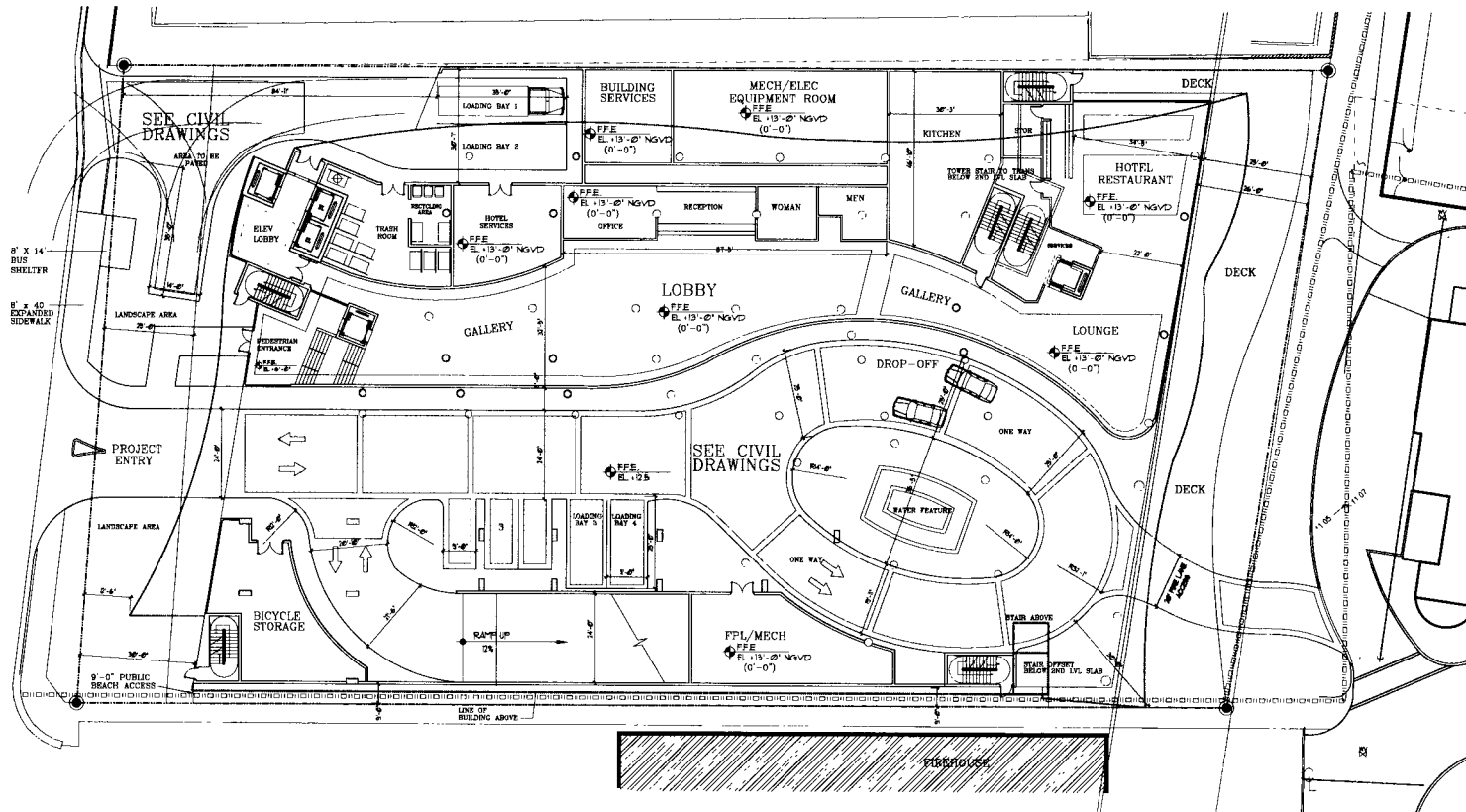


Section 26, Township 51 South, Range 42 East, Miami-Dade County, Florida

This is a "Boundary Survey."

This is a "Boundary Survey."

This is a "Boundary Survey."



PROJECT DATA

ZONING PD (PLANNED DEVELOPMENT)

EXISTING PD (PLANNED DEVELOPMENT)

GROSS LOT AREA 1.00 ACRES 80,584 Sq Ft

NET LOT SIZE 1.28 ACRES 84,898 Sq Ft

DENSITY PREVIOUSLY APPROVED 300 UNITS/ACRE - 477 ROOMS

NOTE: 208 ROOMS HOTEL, 100 ROOMS ALLOCATED FROM THE HOLLYWOOD BEACH HOTEL ROOM POOL BY ORDINANCE 0-2008-04

RESIDENTIAL UNITS 80 UNITS X 1.0 ACRES = 40 UNITS

NOTE: 100 ROOMS X 1.6 ACRES = 240 ROOMS

240 ROOMS = 127 ROOMS PREVIOUSLY ALLOCATED = 367 ROOMS

TOTAL 407

LOT COVERAGE PREVIOUSLY APPROVED 70.65% (40,400 Sq Ft)

PROPOSED 70.65% (40,400 Sq Ft)

LANDSCAPE SETBACK PREVIOUSLY APPROVED 0'-0"

VARIANCE APPROVED BY RESOLUTION DS-05-21

PROPOSED 0'-0"

LANDSCAPE AREA PREVIOUSLY APPROVED 10.15% (6,648 Sq Ft)

PROPOSED 10.15% (6,648 Sq Ft)

BUILDING HEIGHT PREVIOUSLY APPROVED 40 STORIES

46' TO HIGHEST ARCH FLUMENT

417'-8" TO ROOF LEVEL

PROPOSED 40 STORIES

46' TO HIGHEST ARCH FLUMENT

420'-0" TO ROOF LEVEL

GROSS BUILDING AREA (INCLUDING GARAGE) PREVIOUSLY APPROVED 983,894 S.F.

PROPOSED 983,894 S.F.

NET BUILDING AREA (NOT INC. GARAGE) PREVIOUSLY APPROVED 963,600 S.F.

PROPOSED 963,600 S.F.

RESIDENTIAL BUILDING AREA

PREVIOUSLY APPROVED 70,000 S.F.

PROPOSED 70,000 S.F.

HOTEL BUILDING AREA PREVIOUSLY APPROVED 406,637 S.F.

PROPOSED 550,407 S.F.

BUILDING ADJACENT AREA PREVIOUSLY APPROVED 128,320 S.F.

PROPOSED 30,920 S.F.

SETBACKS FRONT (OCEAN DRIVE) PREVIOUSLY APPROVED 26'-0" TO BUILDING

PROVIDED 1'-0" TO ENTRANCE CANOPY

30'-0" TO ENTRANCE CANOPY

REAR (RUFF ROAD) PREVIOUSLY APPROVED 3'-7"

PROVIDED 26'-0"

SIDE SETBACK (INTERIOR) TO NORTH PROPERTY LINE PREVIOUSLY APPROVED 20'-0"

PROVIDED 0'-0"

SIDE SETBACK (INTERIOR) TO SOUTH PROPERTY LINE PREVIOUSLY APPROVED 0'-0"

PROVIDED 0'-0"

OFF-STREET PARKING PREVIOUSLY APPROVED 586 SPACES FOR 477 ROOMS

715 S. RENT, SERVICE OFFICE & CTR

REQUIRED 367 ROOMS X 1.1 = 367 SPACES

RESIDENTIAL 40 UNITS X 1.1 = 40 SPACES

CLUB 40 UNITS X 1.1 = 40 SPACES

RESTAURANT 4,000 S.F. X 1.0 = 4,000 SPACES

TOTAL 970 S.F./40 S.F. = 40 SPACES

PREVIOUSLY APPROVED 586 SPACES

PROPOSED 586 SPACES

REQUIRED 367 ROOMS X 1.1 = 367 SPACES

RESIDENTIAL 40 UNITS X 1.1 = 40 SPACES

CLUB 40 UNITS X 1.1 = 40 SPACES

RESTAURANT 4,000 S.F. X 1.0 = 4,000 SPACES

TOTAL 970 S.F./40 S.F. = 40 SPACES

OFF-STREET PARKING

PREVIOUSLY APPROVED 5 SPACES FOR 480 ROOMS

REQUIRED 5 SPACES

50-100 UNITS - 1 SPACE

100-200 UNITS - 1 SPACE

200-300 UNITS - 1 SPACE

300-400 UNITS - 1 SPACE

TOTAL 4 SPACES

PROPOSED 4 SPACES

UNIT BREAKDOWN

UNIT TYPE S.F. Bed-Rm

ROOM 1000/1000 1000 1000/1000 1000

ROOM 1000/1000 1000 1000/1000 1000

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SITE PLAN (INCLUDING SITE DATA)

SCALE 1/16"



PROJECT NOTES

1. ALL VALET PARKING WILL BE PROVIDED

2. ALL PARKING WILL BE UNDER REARWASH FRONT

3. PARKING WILL BE UNDER REARWASH FRONT

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20. PARKING WILL BE UNDER REARWASH FRONT

21. PARKING WILL BE UNDER REARWASH FRONT

22. PARKING WILL BE UNDER REARWASH FRONT

23. PARKING WILL BE UNDER REARWASH FRONT

24. PARKING WILL BE UNDER REARWASH FRONT

FLOOD PROTECTION NOTES

1. THE BOTTOM OF THE LOWEST HORIZONTAL STRUCTURAL

2. THE BOTTOM OF THE LOWEST HORIZONTAL STRUCTURAL

3. THE BOTTOM OF THE LOWEST HORIZONTAL STRUCTURAL

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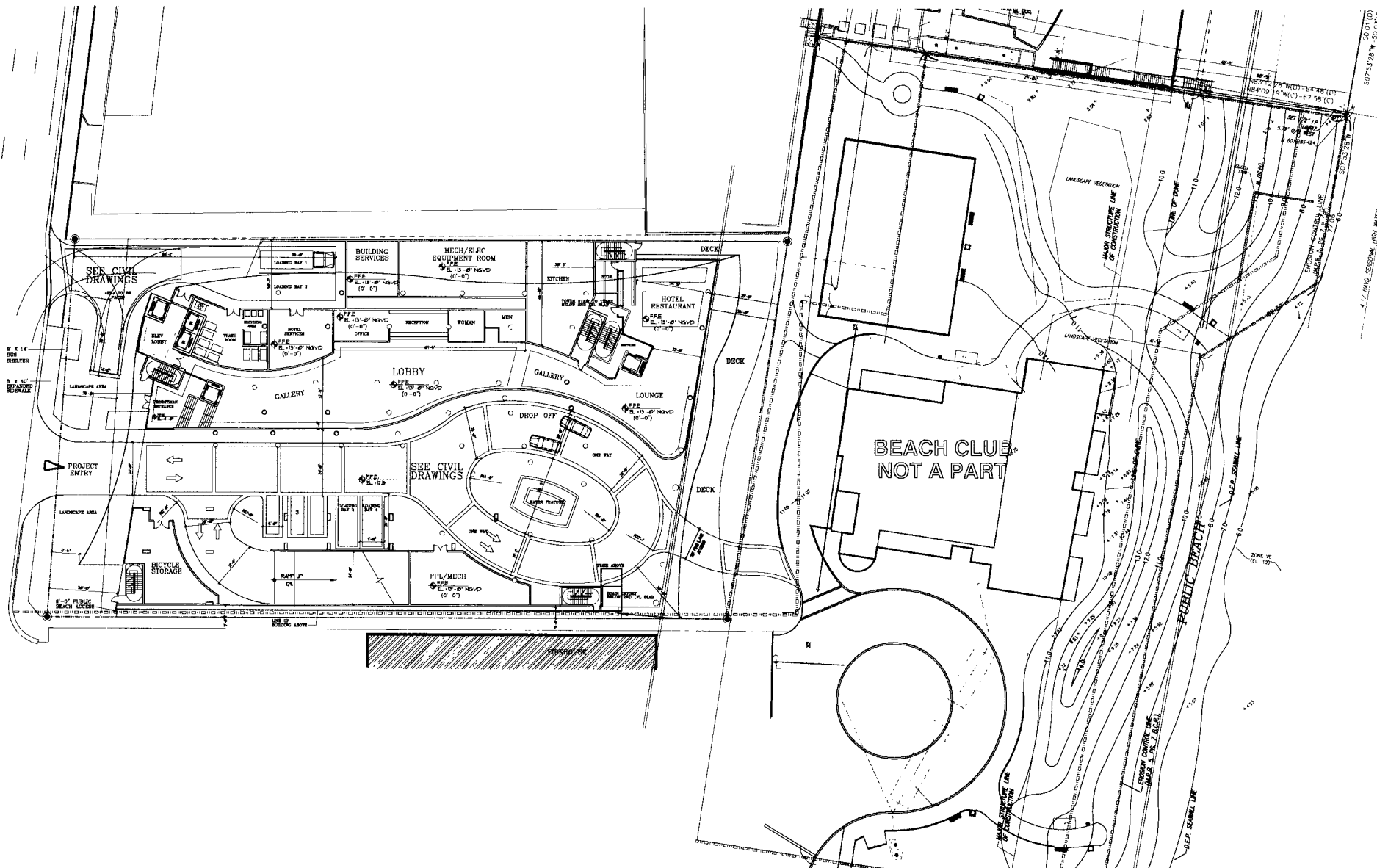
24. THE BOTTOM OF THE LOWEST HORIZONTAL STRUCTURAL

COHEN • FREEDMAN • ENCINOSA & ASSOC.
Architects, PA
8085 N.W. 155th Street Miami Lakes, Florida 33016 305 826 3999

PRELIMINARY DESIGN FOR:
HYDE BEACH RESORT
4THI SOUTH OCEAN DRIVE, HOLLYWOOD, FL 33019

CITY MANAGER'S
10/15/2013
11/14/2013
11/14/2013
11/14/2013

A.1.1
3215



CONTEXT PLAN
SCALE 1:20

PRELIMINARY DESIGN FOR:
HYDE BEACH RESORT
4111 SOUTH OCEAN DRIVE, HOLLYWOOD, FL 33019

CITY MANAGER'S
APPROVAL
DATE: 11/4/2003
BY: 8/7/2004

11-50100
11-50101
A1.2
3215

COHEN • FREEDMAN • ENCINOSA & ASSOC.
Architects, PA
8085 N.W. 155th Street Miami Lakes, Florida 33016 305 826 3999

RESOLUTION NO.: R-2016-215

(13-D-103a)

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA, CONSIDERING THE REQUEST FOR AN AMENDMENT TO THE DESIGN FOR A MIXED-USE PROJECT KNOWN AS "HYDE BEACH RESORT" (PREVIOUSLY APPROVED BY RESOLUTION NO. R-2014-096), 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 which are 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 Modifications, Design, and Site Plan for the project 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, 4111 South Ocean Drive, LLC (the "Applicant"), submitted an application (File Number 13-D-103a) to amend the Design for the Hyde Beach Resort 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, as more particularly described in Exhibit "B" attached hereto and incorporated herein by reference; and

WHEREAS, the proposed changes to the sign package include reducing the size of the "H" embedded within the vertical landscape wall of the west façade to include wording (name of building), and the introduction of a monument sign; and

WHEREAS, the Planning 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 Hyde Beach Resort project in accordance to the criteria set forth in Section 5.3.I.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/have not been met and the amendment to the Design should be approved/approved with conditions/denied;


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

Section 1: 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 5.3.4l.a. (1) through (4) of the City's Zoning and Land Development Regulations, the City Commission finds that the necessary criteria have/have not been met, and the Design is hereby **approved**.

Section 2: 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 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, 2016.



PETER BOBER, MAYOR

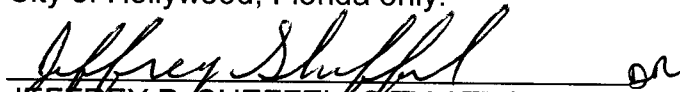
ATTEST:


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

HYDE BEACH RESORT

4111 SOUTH OCEAN DRIVE
HOLLYWOOD, FLORIDA 33019

LEGAL DESCRIPTION:

BEGIN AT THE SOUTHEAST CORNER OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 26, TOWNSHIP 51 SOUTH, RANGE 42 EAST; THENCE WEST ALONG THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 26, A DISTANCE OF 357.38 FEET TO THE EAST RIGHT-OF-WAYLINE OF OCEAN BOULEVARD; THENCE NORTHEASTERLY ALONG THE EAST RIGHT-OF-WAYLINE OF OCEAN BOULEVARD, A DISTANCE OF 173.50 FEET; THENCE EAST AND PARALLEL TO THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 26, A DISTANCE OF 337.06 FEET TO THE EAST LINE OF SAID SECTION 26; THENCE SOUTH, 172.00 FEET TO THE POINT OF BEGINNING

LESS THAT PART OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 26, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA SAID PART BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCE AT THE FOUND BRASS CAP IN CONCRETE MONUMENT #2094, MARKING THE SOUTHEAST CORNER OF SAID NORTHEAST ONE-QUARTER (NE 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 26; THENCE SOUTH 87°08'38" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST ONE-QUARTER (NE 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) A DISTANCE OF 342.36 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 87°08'38" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 15.00 FEET TO A POINT ON THE EASTERLY EXISTING RIGHT OF WAY LINE FOR STATE ROAD A-1-A (OCEAN DRIVE); THENCE NORTH 04°44'28" EAST ALONG THE SAID EASTERLY EXISTING RIGHT-OF-WAYLINE, A DISTANCE OF 173.70 FEET (173.50 FEET BY DEED); THENCE NORTH 87°08'38" EAST, A DISTANCE OF 4.05 FEET; THENCE SOUTH 00°58'10" EAST, A DISTANCE OF 9.87 FEET; THENCE SOUTH 01°15'52" WEST, A DISTANCE OF 162.73 FEET TO THE POINT OF BEGINNING

SAID LAND SITUATE, LYING AND BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

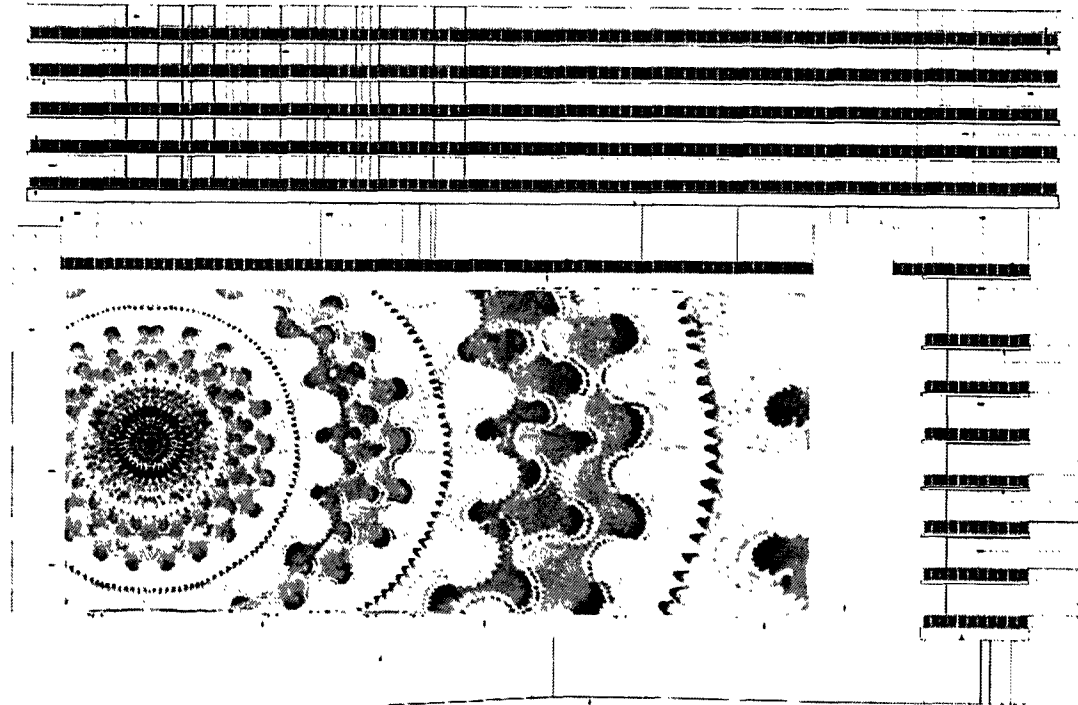
EXHIBIT A

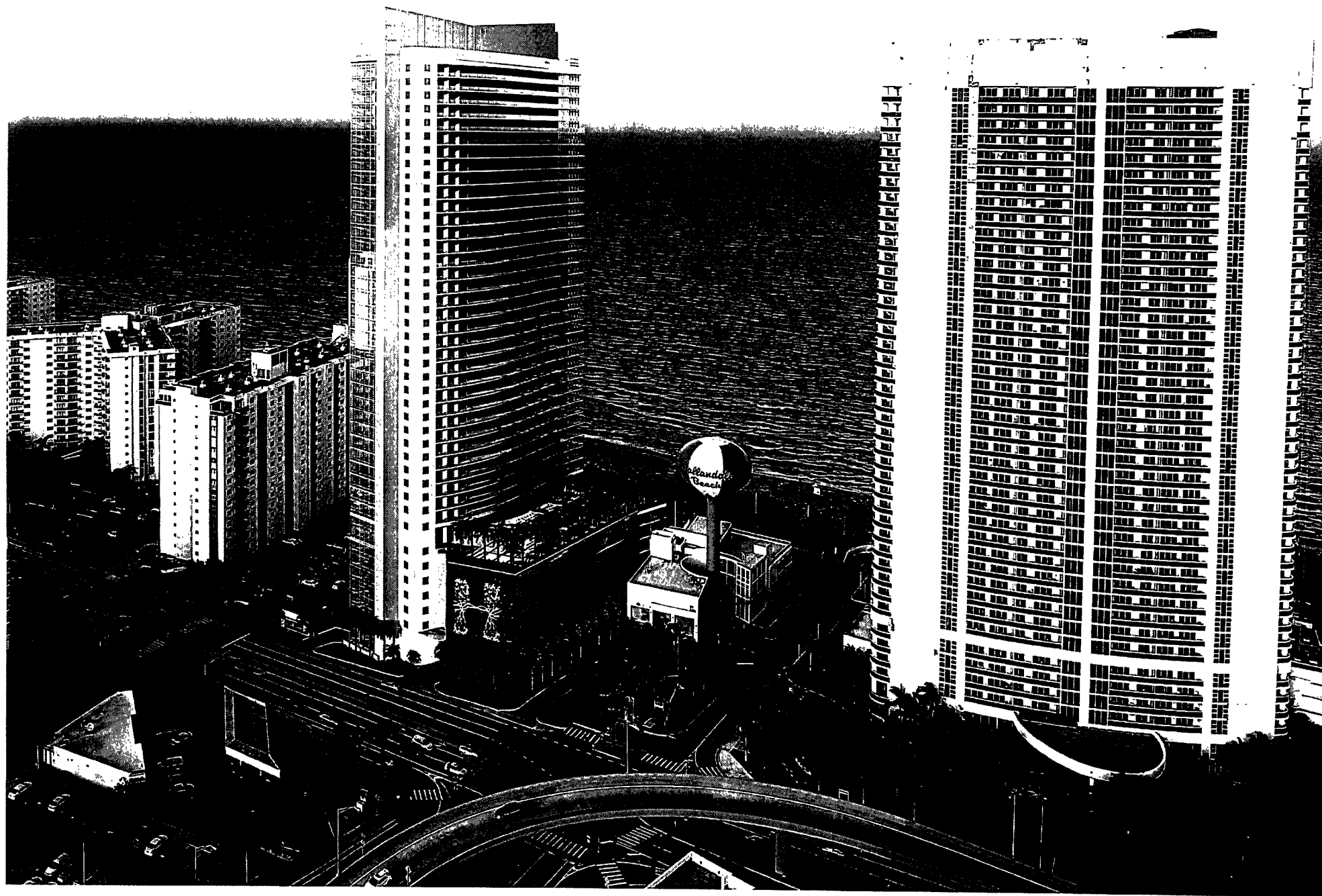
EXHIBIT B

EXTERIOR

Concept 1

Recommendation #1





SIGN LAYOUT

HYDE - Monument Sign

Quantity 1

CITY MAX. ALLOWED SQ FT:
PROPOSED SQ FT: 60 SQ FT

VECTORIZED LOGO: YES

FABRICATION NOTES:
MONUMENT SIGN PAINTED BRUSHED ALUMINUM
TENANTS: PUSH THROUGH ACRYLIC LETTERS WITH DAY/NIGHT VINYL

1" REVERSE CHANNEL LETTERS READING "HYDE"
PAINTED BRONZE
WITH 1/2" STANDOFFS
ILLUMINATION: WHITE LED

COLOR

■ BRONZE
■ PMS NEUTRAL BLACK C

WALL COLOR:
RACEWAY COLOR:
VINYL COLOR APPROVED BY CLIENT:

SITE SURVEY INFO NEEDED:
EXACT MEASUREMENTS:
ELECTRICAL HOLES:

PRE-FABRICATION MEETING SIGN:

NOTES:

PERMIT NUMBER:

NIGHT VIEW



LETTERS SQ FT

HYDE: 84" WIDE X 19" HEIGHT = 11 SQ FT

RESORT & RESIDENCES: 84" X 5.4" HEIGHT = 3.15 SQ FT

RESTAURANT: 33" WIDE X 4.5" HEIGHT = 1 SQ FT

HYDE: 26.4" WIDE X 6" HEIGHT" = 1.1 SQ FT / CAFE: 14" WIDE X 4.5" HEIGHT" = 0.4 SQ FT

BABALU: 22.8" WIDE X 4.5" HEIGHT = 0.71 SQ FT

TENANTS: 23.4" WIDE X 4.5" HEIGHT = 0.73 SQ FT

TOTAL 18 SQ FT



540 W. 83 Street
Hialeah, FL 33014
305-362-3333

www.acusigns.com

Project:
HYDE

Address:
To Confirm

Account Manager:
Andrew Merrill-Facio

Designer:
Jessica Murillo

Scale:
N.T.S.

Date:
6/13/2016

This is an original drawing property of ACU SIGNS, and may not be used in whole or in part without written permission. It is not to be shown to anyone outside of your organization, reproduced, copied or exhibited in any fashion. Drawing shall be returned promptly upon or before completion of negotiations or customer agrees to accept a charge levied by the corporation for retention of same. This statement shall become a part of the drawing to which it is attached. Note: The colors depicted here are a graphic representation. Actual colors may vary. See color specifications.



No.

Sheet
1 of 3

CLIENT APPROVAL

☐ APPROVED AS SHOWN
☐ APPROVED WITH CHANGES
☐ DISAPPROVED

DATE: / /2016

BY: (PLEASE PRINT NAME)

SIGNATURE

SIGN LAYOUT

HYDE - Main Sign - Channel Letters

Quantity 1

CITY MAX. ALLOWED SQ FT:
PROPOSED SQ FT:

VECTORIZED LOGO: YES

FABRICATION NOTES:

A) "H" LOGO
REVERSE ILLUMINATED CHANNEL LETTER
PAINTED BRONZE WITH WHITE CLOUD
FACE: .090 ALUMINUM FACE
RETURN DEEP SIZE: .063 ALUMINUM 3"
MOUNTING: MOUNTED WITH
CUSTOM BRACKETS
ILLUMINATION: WHITE LED

B) HYDE RESORT & RESIDENCES
FRONT ILLUMINATED CHANNEL LETTER
FACE: WHITE ACRYLIC FACE
TRIM: WHITE
RETURN DEEP SIZE: .063 ALUMINUM 5"
PAINTED BRONZE
MOUNTING: MOUNTED WITH
CUSTOM BRACKETS
ILLUMINATION: WHITE LED

COLOR
BRONZE

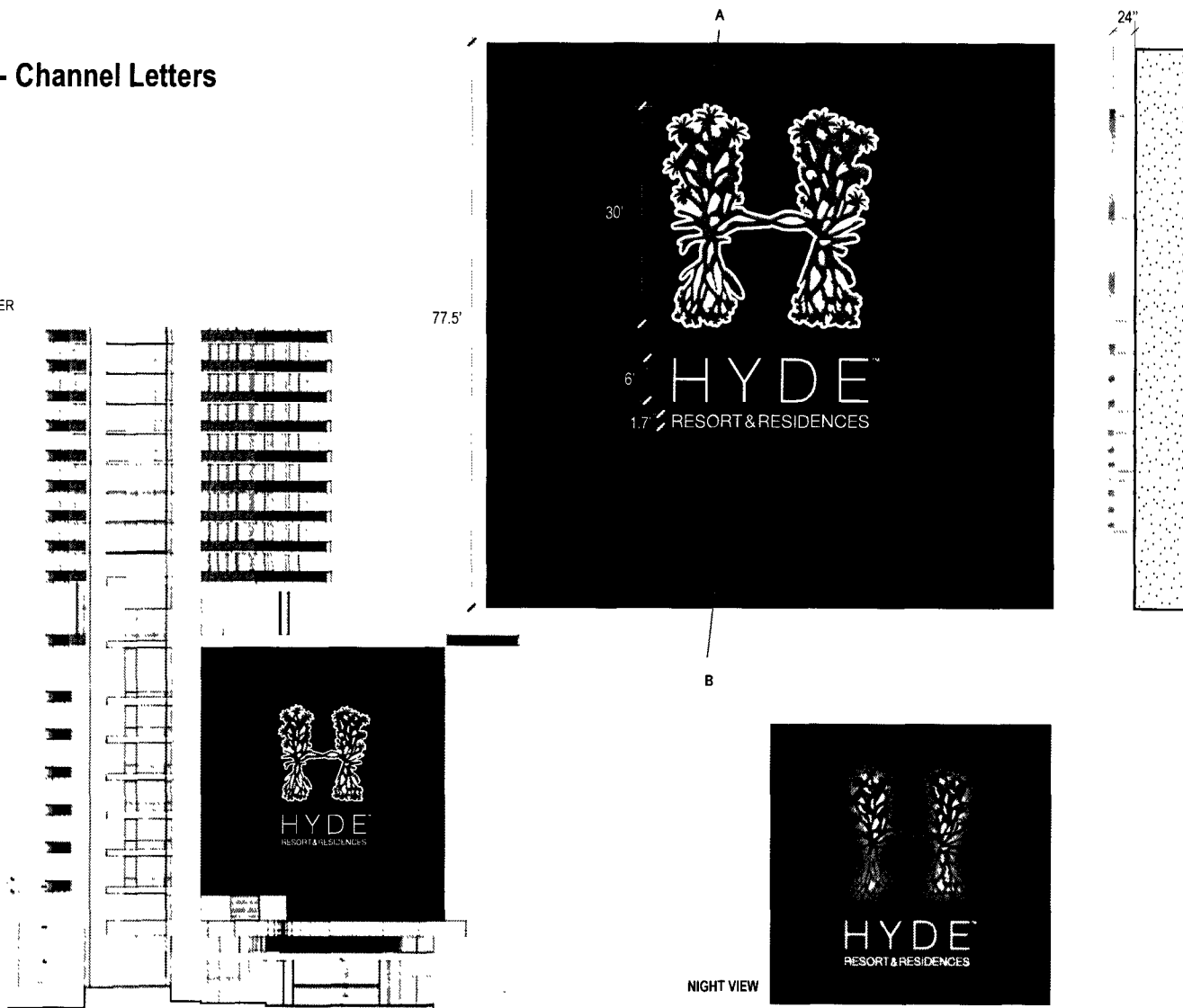
WALL COLOR:
RACEWAY COLOR:
VINYL COLOR APPROVED BY CLIENT:

SITE SURVEY INFO NEEDED:
EXACT MEASUREMENTS:
ELECTRICAL HOLES:

PRE-FABRICATION MEETING SIGN:

NOTES:

PERMIT NUMBER:



540 W. 83 Street
Hialeah, FL 33014
305-362-3333

www.acusigns.com

Project
HYDE

Address
To Confirm

Account Manager:
Andrew Merrill-Facio

Designer:
Jessica Murillo

Scale:
N.T.S.

Date:
6/13/2016

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No

Sheet
2 of 3

CLIENT APPROVAL

☐ APPROVED AS SHOWN
☐ APPROVED WITH CHANGES
☐ DISAPPROVED

DATE: / /2016

BY: (PLEASE PRINT NAME)

SIGNATURE

SIGN LAYOUT

HYDE - Front illuminated Channel Letters

Quantity 1

CITY MAX. ALLOWED SQ FT: 200
PROPOSED SQ FT: 187,8

VECTORIZED LOGO: YES

FABRICATION NOTES:

"H" LOGO
FRONT ILLUMINATED CHANNEL LETTER
FACE: ACRYLIC FACE WITH DAY/NIGHT VINYL
RETURN DEEP SIZE: .063 ALUMINUM 5" DEPTH
PAINTED BRONZE.
MOUNTING: FLUSH TO WALL
ILLUMINATION: WHITE LED

COLOR

■ BRONZE

■ PMS NEUTRAL BLACK C

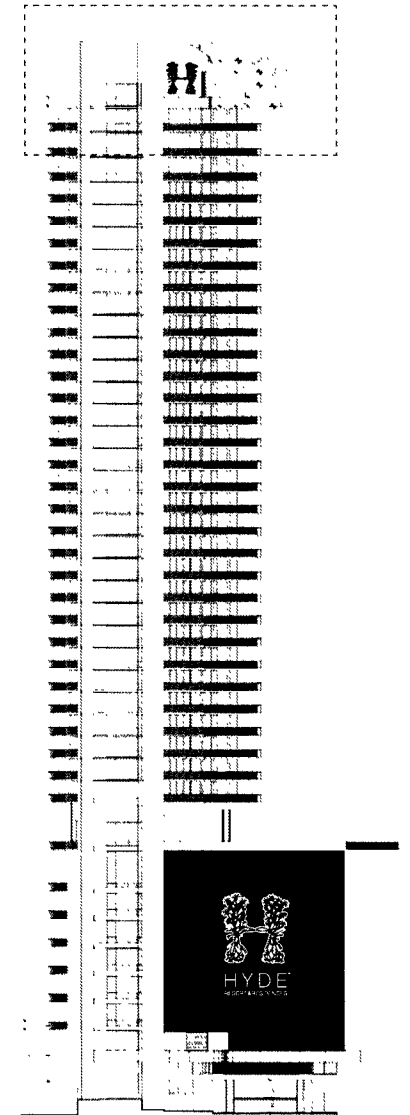
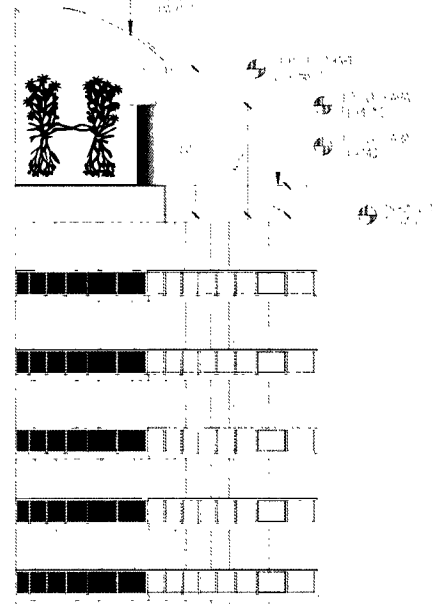
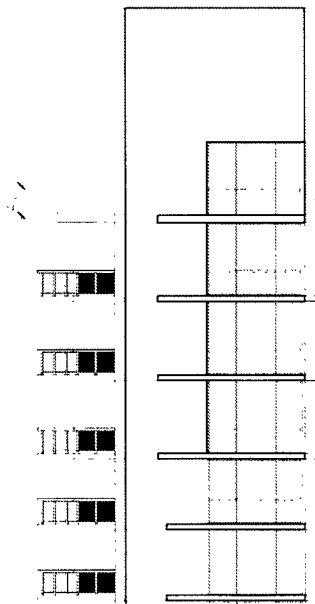
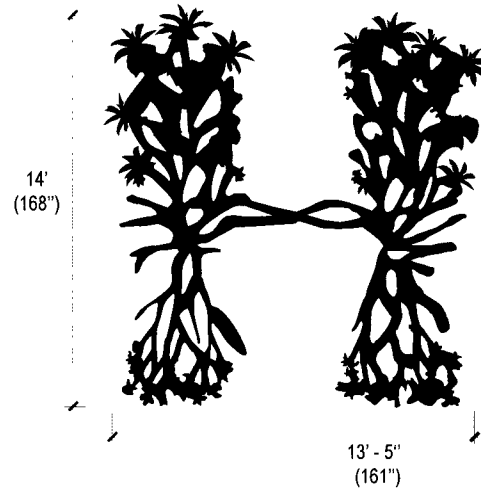
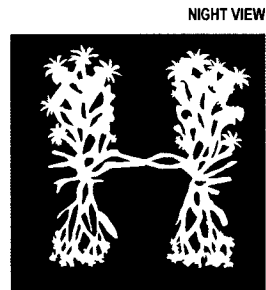
WALL COLOR:
RACEWAY COLOR:
VINYL COLOR APPROVED BY CLIENT: TBC

SITE SURVEY INFO NEEDED:
EXACT MEASUREMENTS:
ELECTRICAL HOLES:

PRE-FABRICATION MEETING SIGN:

NOTES:

PERMIT NUMBER:



540 W. 83 Street
Hialeah, FL 33014
305-362-3333

www.acusigns.com

Project:
HYDE

Address:
To Confirm

Account Manager:
Andrew Merrill-Facio

Designer:
Jessica Murillo

Scale:
N.T.S.

Date:
6/13/2016

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No. Sheet: 3 of 3

CLIENT APPROVAL

☐ APPROVED AS SHOWN
☐ APPROVED WITH CHANGES
☐ DISAPPROVED

DATE / /2016

BY: (PLEASE PRINT NAME)

SIGNATURE

RESOLUTION NO.: R-2014-096

(13-DFJPV-103)

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA, CONSIDERING THE REQUEST FOR MODIFICATION FROM THE PARKING REQUIREMENTS, DESIGN APPROVAL, AND APPROVAL OF THE AMENDED SITE PLAN (PREVIOUSLY APPROVED BY RESOLUTION NO. R-2008-327) FOR THE CONSTRUCTION OF A MIXED-USE PROJECT KNOWN AS "HYDE BEACH RESORT" 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 which are 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 September 24, 2008, the Development Review Board passed and adopted Resolution No. 05-DV-21 which approved a Variance and Design, and on October 15, 2008, the City Commission passed and adopted Resolution No. R-2008-327 which approved a Site Plan and modifications from the off-street parking and loading requirements for the project known as Beach One Resort; and

WHEREAS, due to the economic environment and fluctuation in market conditions, there has been a change in ownership of the subject property; and

WHEREAS, 4111 South Ocean Drive, LLC (the "Applicant"), in File Number 13-DFJPV-103, applied for design, site plan approval, and modifications to the parking requirements for the construction of a mixed-use project comprised of 40 condominium units, 367 condo-hotel rooms and accessory uses ("Hyde Beach Resort") located at 4111 South Ocean Drive, as more particularly described in Exhibit "A" attached hereto and incorporated herein by reference; and

WHEREAS, the Department of Planning Staff, after review of the Applicant's request for a Modification from the parking stall requirements set forth in Article 7 of the Zoning and Land Development Regulations to reduce the required parking space depth from 19 feet to 18 feet, have recommended that the City Commission approve the requested modification; and

WHEREAS, the Department of Planning Staff, after review of the Applicant's request for a Modification from the parking requirements set forth in Article 7 of the Zoning and Land Development Regulations to allow tandem and car lift parking spaces to count towards fulfilling the parking requirement, have recommended that the City Commission approve the requested Modification; and

WHEREAS, the Department of Planning Staff, after review of the Applicant's request for Design review in accordance with the criteria set forth in Section 5.3.I.4.a.(1) through (4) of the Zoning and Land Development Regulations recommended that the Commission approve the Design; and

WHEREAS, the Technical Advisory Committee in accordance with Article 6 of the Zoning and Land Development Regulations reviewed the Applicant's request for Site Plan and recommended approval of the Site Plan with the following conditions:

- a. That prior to issuance of a Certificate of Occupancy, the Applicant shall submit to the City, the Condominium Documents approved by the State, which include notification to perspective property owners that: the parking garage shall be fully operated by valet services at all times; and
- b. That the Applicant shall continue to work with the City's Landscape Architect on components associated with the "Living Wall" (vertical vegetation), such as but not limited to, vegetation species; materials; irrigation and drainage; maintenance; and
- c. That the amended site plan and master plan shall demonstrate adequate and safe public beach access (approx. nine-foot) consistent with the previously approved plan.

; and

WHEREAS, the City Commission has reviewed the proposed Modification from the parking stall requirements set forth in Article 7 of the Zoning and Land Development Regulations to reduce the required parking space depth from 19 feet to 18 feet, along with Staff's recommendation and have determined that the Modification should be approved/approved with conditions/denied; and

WHEREAS, the City Commission has reviewed the proposed Modification from the parking requirements set forth in Article 7 of the Zoning and Land Development Regulations to allow tandem and car lift parking spaces to count towards fulfilling the parking requirement, along with Staff's recommendation and have determined that the Modification should be approved/approved with conditions/denied; and

WHEREAS, the City Commission has reviewed the proposed Design for the Hyde Beach Resort in accordance with the criteria set forth In Section 5.3.I.4. A. (1) through (4) of the City's Zoning and Land Development Regulations, as indicated below, along with Staff's recommendation, and have determined that the Design should be approved/approved with conditions/denied; and

WHEREAS, the City Commission has reviewed the proposed Site Plan for Hyde Beach Resort in accordance with the review standards set forth in Article 6 of the Zoning and Land Development Regulations, along with Technical Advisory Committee's recommendation and conditions, and have determined that the Site Plan should be approved/approved with the conditions/denied as set forth herein;

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

Section 1: 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, the City Commission finds that the necessary criteria have been met, and the Modification from the parking stall requirements set forth in Article 7 of the Zoning and Land Development Regulations to reduce the required parking space depth from 19 feet to 18 feet, is hereby **approved**.

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, the City Commission finds that the necessary criteria have been met, and the Modification from the parking requirements set forth in Article 7 of the Zoning and Land Development Regulations to allow tandem and car lift parking spaces to count towards fulfilling the parking requirement, is hereby **approved**.

Section 3: 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 5.3.4I.a. (1) through (4) of the City's Zoning and Land Development Regulations, the City Commission finds that the necessary criteria have been met, and the Design is hereby **approved**.

Section 4: That following review of the Staff Summary Report, the Applicant's application and supporting documents and materials, and all submitted written and oral testimony received during the public hearing from all parties and speakers, and consideration of the Site Plan review standards set forth in Article 6 of the Zoning and Land Development Regulations, the City Commission finds that the necessary review standards have been met, and the Site Plan attached hereto and incorporated herein by reference as Exhibit "B", is hereby **approved with the following conditions**:

- a. That prior to issuance of a Certificate of Occupancy, the Applicant shall submit to the City, the Condominium Documents approved by the State, which include notification to perspective property owners that: the parking garage shall be fully operated by valet services at all times; and


- b. That the Applicant shall continue to work with the City's Landscape Architect on components associated with the "Living Wall" (vertical vegetation), such as but not limited to, vegetation species; materials; irrigation and drainage; maintenance; and
- c. That the amended site plan and master plan shall demonstrate adequate and safe public beach access (approx. nine-foot) consistent with the previously approved plan.

Section 5: That the Applicant shall have up to 24 months from the date of the Site Plan effective date to apply for a valid construction permit. Failure to submit an application within the requested time period shall render all approvals null and void.

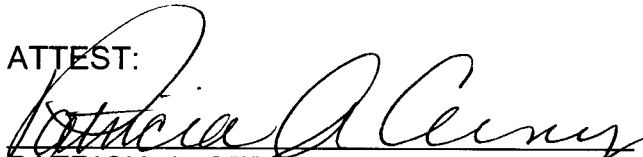
Section 6: That this resolution shall not become effective unless and until Broward County approves the plat amendment for this project.

PASSED AND ADOPTED this 16 day of April, 2014.

RENDERED THIS _____ day of _____, 2014.


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.

 on
JEFFREY P. SHEFFEL, CITY ATTORNEY

HYDE BEACH RESORT

4111 SOUTH OCEAN DRIVE

HOLLYWOOD, FLORIDA 33019

LEGAL DESCRIPTION:

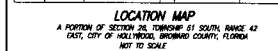
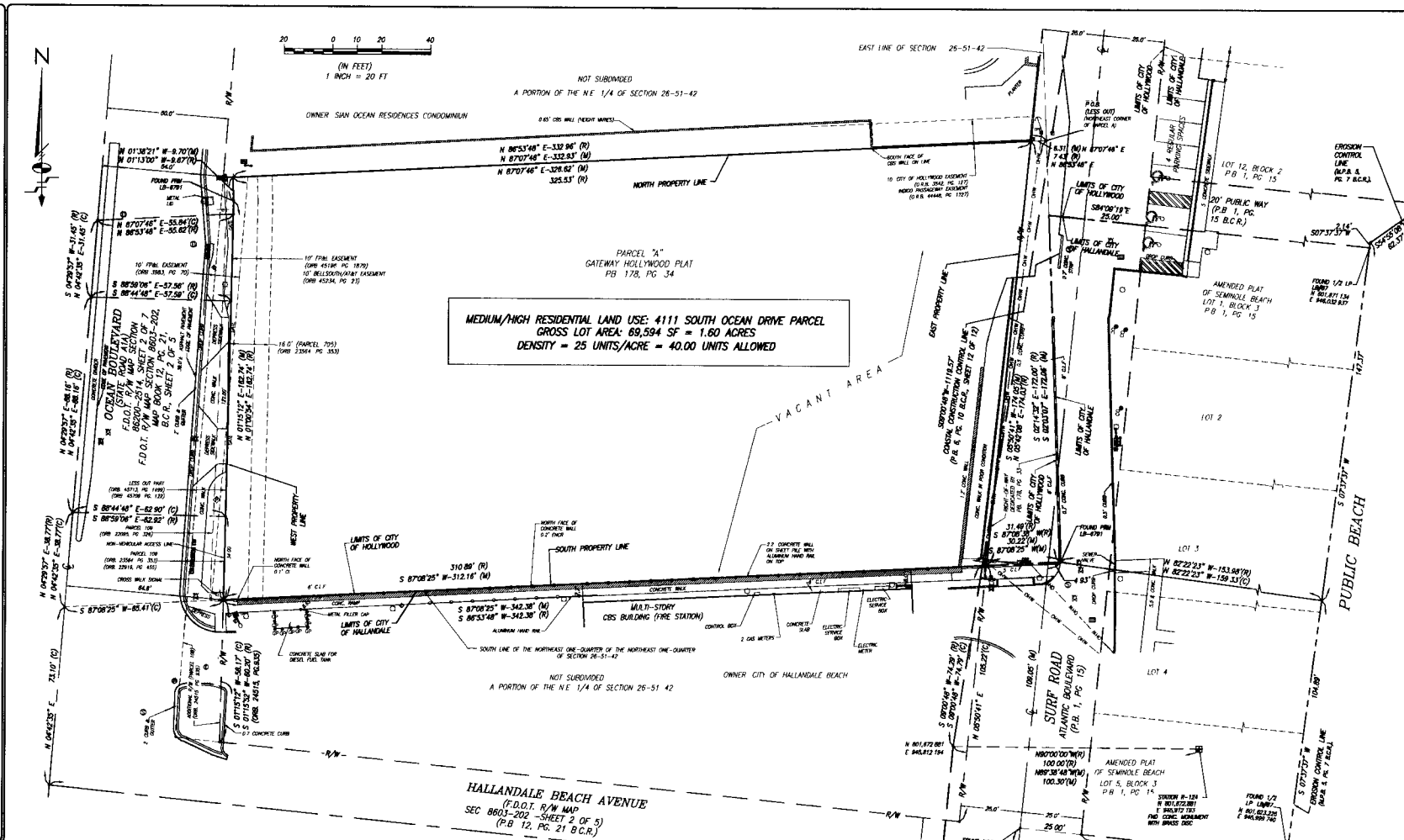
BEGIN AT THE SOUTHEAST CORNER OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 26, TOWNSHIP 51 SOUTH, RANGE 42 EAST, THENCE WEST ALONG THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 26, A DISTANCE OF 357.38 FEET TO THE EAST RIGHT-OF-WAY LINE OF OCEAN BOULEVARD, THENCE NORTHEASTERLY ALONG THE EAST RIGHT-OF-WAY LINE OF OCEAN BOULEVARD, A DISTANCE OF 173.50 FEET; THENCE EAST AND PARALLEL TO THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 26, A DISTANCE OF 337.06 FEET TO THE EAST LINE OF SAID SECTION 26, THENCE SOUTH, 172.00 FEET TO THE POINT OF BEGINNING.

LESS THAT PART OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 26, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA SAID PART BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

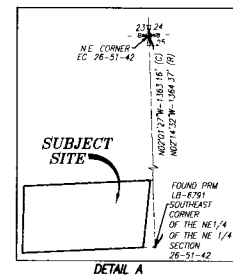
COMMENCE AT THE FOUND BRASS CAP IN CONCRETE MONUMENT #2094, MARKING THE SOUTHEAST CORNER OF SAID NORTHEAST ONE-QUARTER (NE 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 26, THENCE SOUTH 87°08'38" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST ONE-QUARTER (NE 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) A DISTANCE OF 342.36 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE SOUTH 87°08'38" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 15.00 FEET TO A POINT ON THE EASTERLY EXISTING RIGHT-OF-WAY LINE FOR STATE ROAD A-1-A (OCEAN DRIVE); THENCE NORTH 04°44'28" EAST ALONG THE SAID EASTERLY EXISTING RIGHT-OF-WAY LINE, A DISTANCE OF 173.70 FEET (173.50 FEET BY DEED); THENCE NORTH 87°08'38" EAST, A DISTANCE OF 4.05 FEET; THENCE SOUTH 00°58'10" EAST, A DISTANCE OF 9.87 FEET; THENCE SOUTH 01°15'52" WEST, A DISTANCE OF 162.73 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATE, LYING AND BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.

EXHIBIT A



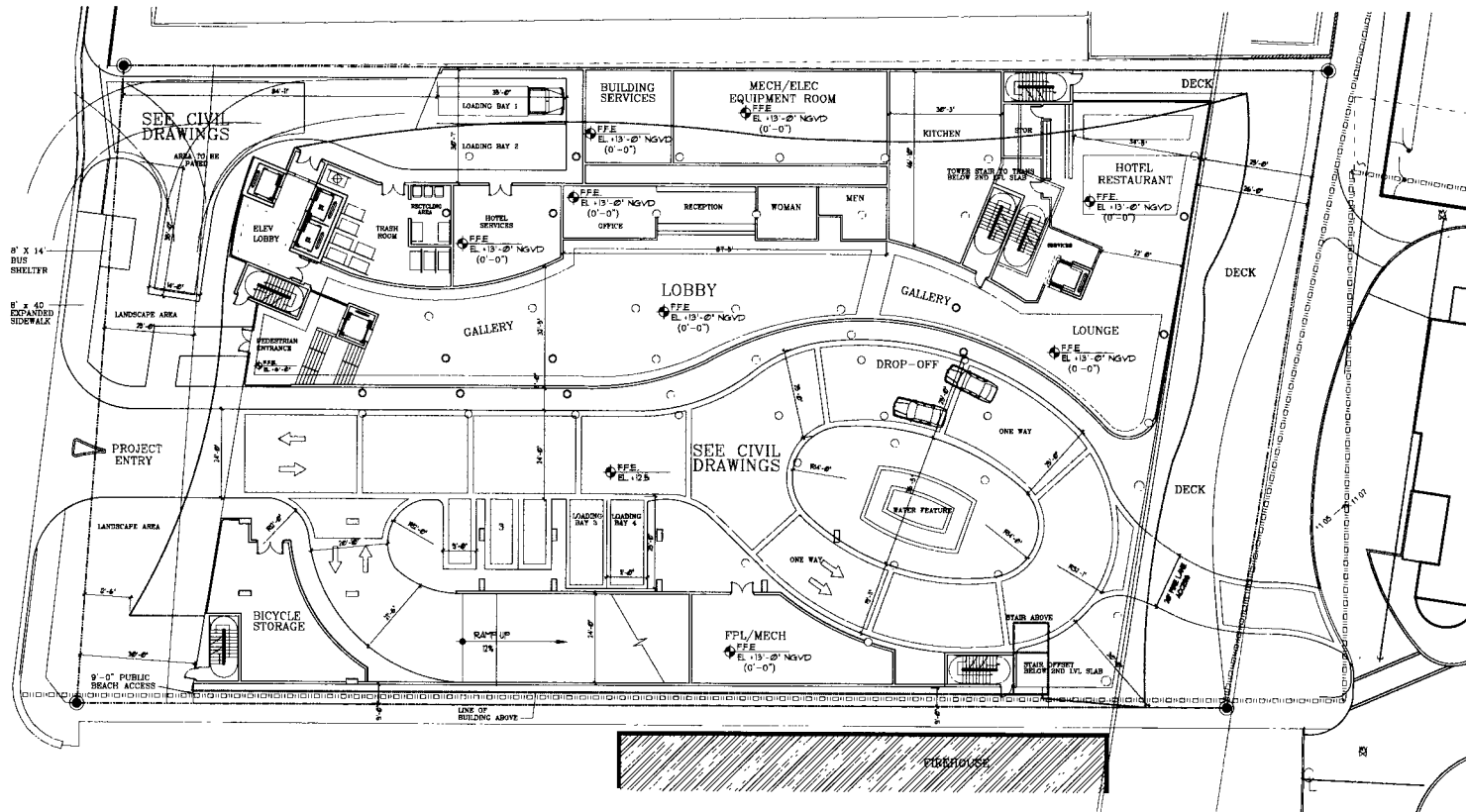
PARCEL A, OF GATEWAY HOLLYWOOD PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 178, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



Section 26, Township 51 South, Range 42 East, Miami-Dade County, Florida

LATEST INS. VALUATION 1 21 1960 Pg. 44 File No B-1931A	Sheet 7 of 7 Sheet(s)
--	-----------------------------------

This is a "Boundary Survey."



PROJECT DATA

ZONING PD (PLANNED DEVELOPMENT)

EXISTING PD (PLANNED DEVELOPMENT)

GROSS LOT AREA 1.00 ACRES 80,584 Sq Ft

NET LOT SIZE 1.28 ACRES 84,898 Sq Ft

DENSITY PREVIOUSLY APPROVED 300 UNITS/ACRE - 477 ROOMS

NOTE: 208 ROOMS HOTEL, 100 ROOMS ALLOCATED FROM THE HOLLYWOOD BEACH HOTEL ROOM POOL

BY ORDINANCE 0-2008-04

RESIDENTIAL UNITS 80 UNITS X 1.0 ACRES = 40 UNITS

NOTE: 100 ROOMS X 1.6 ACRES = 240 ROOMS

240 ROOMS = 127 ROOMS PREVIOUSLY ALLOCATED = 367 ROOMS

TOTAL 407

LOT COVERAGE PREVIOUSLY APPROVED 70.65% (40,400 Sq Ft)

PROPOSED 70.65% (40,400 Sq Ft)

LANDSCAPE SETBACK PREVIOUSLY APPROVED 0'-0"

VARIANCE APPROVED BY RESOLUTION DS-05-21

PROPOSED 0'-0"

LANDSCAPE AREA PREVIOUSLY APPROVED 10.15% (6,648 Sq Ft)

PROPOSED 10.15% (6,648 Sq Ft)

BUILDING HEIGHT PREVIOUSLY APPROVED 40 STORIES

46' TO HIGHEST ARCH FLUMENT

417'-8" TO ROOF LEVEL

PROPOSED 40 STORIES

46' TO HIGHEST ARCH FLUMENT

420'-0" TO ROOF LEVEL

GROSS BUILDING AREA (INCLUDING GARAGE) PREVIOUSLY APPROVED 983,894 S.F.

PROPOSED 983,894 S.F.

NET BUILDING AREA (NOT INC. GARAGE) PREVIOUSLY APPROVED 963,600 S.F.

PROPOSED 963,600 S.F.

RESIDENTIAL BUILDING AREA

PREVIOUSLY APPROVED 70,000 S.F.

PROPOSED 70,000 S.F.

HOTEL BUILDING AREA PREVIOUSLY APPROVED 406,637 S.F.

PROPOSED 550,407 S.F.

BUILDING AMENITIES AREA PREVIOUSLY APPROVED 128,320 S.F.

PROPOSED 30,920 S.F.

SETBACKS FRONT (OCEAN DRIVE) PREVIOUSLY APPROVED 26'-0" TO BUILDING

PROVIDED 1'-0" TO ENTRANCE CANOPY

30'-0" TO ENTRANCE CANOPY

REAR (RUFF ROAD) PREVIOUSLY APPROVED 3'-7"

PROVIDED 26'-0"

SIDE SETBACK (INTERIOR) TO NORTH PROPERTY LINE PREVIOUSLY APPROVED 20'-0"

PROVIDED 0'-0"

SIDE SETBACK (INTERIOR) TO SOUTH PROPERTY LINE PREVIOUSLY APPROVED 0'-0"

PROVIDED 0'-0"

OFF-STREET PARKING PREVIOUSLY APPROVED 586 SPACES FOR 477 ROOMS

715 SPACES INCLUDING OFFICE & CTR

PROPOSED 587 ROOMS X 1 = 587 SPACES

40 UNITS X 1.6 = 64 SPACES

RESTAURANT 4,000 S.F. X 1 ROOM = 40 SPACES

TOTAL 676 S.F./40 S.F. = 40 SPACES

PREVIOUSLY APPROVED 586 SPACES

PROPOSED 587 SPACES

OFF-STREET PARKING

PREVIOUSLY APPROVED 5 SPACES FOR 480 ROOMS

PROPOSED 5 SPACES

50-100 UNITS - 1 SPACE

100-200 UNITS - 1 SPACE

200-300 UNITS - 1 SPACE

300-400 UNITS - 1 SPACE

TOTAL 4 SPACES

UNIT BREAKDOWN

UNIT TYPE S.F. Bed-Room

ROOM 1 (1000) 1000 1000

ROOM 2 (1000) 1000 1000

ROOM 3 (1000) 1000 1000

ROOM 4 (1000) 1000 1000

ROOM 5 (1000) 1000 1000

ROOM 6 (1000) 1000 1000

ROOM 7 (1000) 1000 1000

ROOM 8 (1000) 1000 1000

ROOM 9 (1000) 1000 1000

ROOM 10 (1000) 1000 1000

ROOM 11 (1000) 1000 1000

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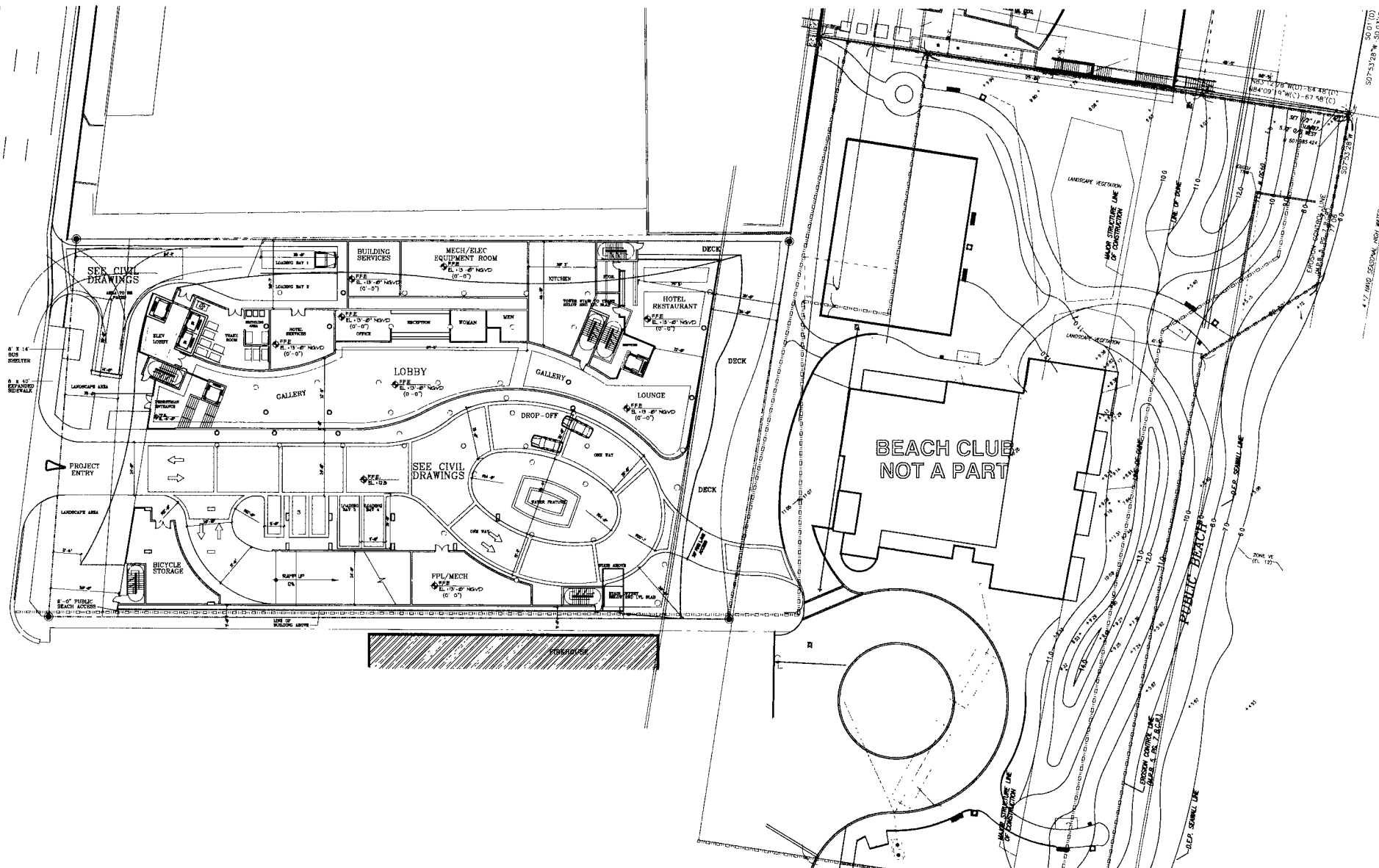
ROOM 151 (1000) 1000 1000

ROOM 152 (1000) 1000 1000

ROOM 153 (1000) 1000 1000

ROOM 154 (1000) 1000 1000

ROOM 155 (1000) 1000 1000



CONTEXT PLAN
SCALE 1:20

COHEN • FREEDMAN • ENCINOSA & ASSOC.
Architects, PA
8085 N.W. 155th Street Miami Lakes, Florida 33016 305 826 3999

PRELIMINARY DESIGN FOR:
HYDE BEACH RESORT
4111 SOUTH OCEAN DRIVE, HOLLYWOOD, FL 33019

CITY MANAGER'S
APPROVAL
11/14/2003
DATE
8/7/2004

11/14/2003
DATE
8/7/2004
A1.2
3215