

RESOLUTION NO. R-87-133

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, MODIFYING THE TERMS AND CONDITIONS OF ITS GRANT OF AN APPEAL BY ISAAC GAMEL/HOLLYWOOD INTERNATIONAL FOR THE CHANGE, ENLARGEMENT, EXPANSION AND RESTORATION OF THE LAWFUL NON-CONFORMING BUILDING ON THE SITE OF THE HOLLYWOOD BEACH HOTEL, 301 HARRISON STREET AS SET FORTH IN RESOLUTION NO. R-82-137, ADOPTED ON JULY 7, 1982 AND MODIFIED AS SET FORTH IN RESOLUTIONS NO. R-86-50, ADOPTED ON APRIL 16, 1986 AND R-86-110 ADOPTED ON SEPTEMBER 3, 1986

WHEREAS, the City Commission after due consideration determined in Resolution R-82-137 adopted on July 7, 1982 to grant the appeal of Isaac Gamel/Hollywood International (former developer), for the restoration of the Hollywood Beach Hotel property, more particularly described in Petition #177-ZV-81 subject to certain conditions; and

WHEREAS, Resolution R-82-137, permitted modification of interior layout and use configuration by approval of the Growth Management Department; and

WHEREAS, City Commission Resolution No. R-86-50 adopted on April 16, 1986 and R-86-110 adopted on September 3, 1986 permitted further modification of the proposed development; and

WHEREAS, the Growth Management Department has received a request to further modify the approved development configuration by the developer of the property; and

WHEREAS, the Growth Management Department, after presentation to the City Commission, has determined that the requested modification will fall within the spirit of the previously approved plan and not result in any additional parking deficit;

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

That Resolution R-86-110, be modified as set forth below:

1. The project shall consist of: 398 resort units (312 condominium efficiency units, 34 condominium suites, 3 condominium two-bedroom units, 5 condominium loft units, 6 penthouse suites, and 38 time share units), 5,221 sq. ft. of office floor area, 58,683 sq. ft. of retail sales floor area, 13,422 sq. ft. of net restaurant, bar, lounge and food court seating area, and theater space for 2,500 seats, requiring by code that 1,226 parking spaces be provided on site.

2. In connection with the overall development, 1,072 legal and usable parking spaces shall be provided as follows:

(a) 869 (520 regular, 337 compact and 12 handicap) spaces within a six level parking garage.

(b) 203 (109 regular, 85 compact, and 9 handicap) spaces at grade level.

The approved overall parking deficit represented above will be 154 parking spaces. (The approved maximum required parking deficit for the development remains at 237 spaces).

3. This proposal includes the release of the "outparcels" lying north of Tyler Street and east of Surf Road shown on Sheet A-1 for other development purposes subject to compliance with appropriate effective City regulations. This release is based upon the "adjusted parking requirements" report dated September 10, 1987 which is labeled Exhibit "A" and made a part of this resolution.

4. This approval is further conditioned upon compliance with the plans and drawings submitted by the former developer in connection with his appeal of Petition No. 177-ZV-81, as modified by the plans and drawings submitted by the new developer with this request, prepared by the Planning Group dated November 7, 1985, specifically sheets A, 1 through 6; PA, 0 through 6; BA 1 through 7; SA, 1 through 3; UA, 1 through 27; OA, 1 through 2; DA, 1 through 3; CD, 1 through 8; Phase 1 Landscape

Plan Sheets, 1 through 9 and PH 1 except as otherwise specifically modified by the terms and conditions of this approval and sheets labeled Exhibits "B", "C", and "D" which are attached and made a part of this resolution.

5. All other terms and conditions attached to the original grant of the appeal of Petition 177-ZV-81 as set forth in R-82-137 and R-86-50 shall remain in full force and effect and shall be carried out by the new developer, except as modified herein.

6. All future requests for modification of developmental standards shall be initially submitted to the appropriate board or department for consideration as required by the Zoning and Development Regulations. Any administrative determination made pursuant to Paragraph 20 of R-82-137 may be appealed in accordance with the provisions of Sec. 109.11 of the Zoning and Development Regulations.

PASSED AND ADOPTED this 16th day of September 1987.

Maria Giubanti
MAYOR

ATTEST:

Maureen J. Lombard
CITY CLERK

RLD/pc (1) 8/11/86
RLD/pc (2) 9/11/87