

RESOLUTION NO. R-86-50

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

WHEREAS, the City Commission after due consideration determined in Resolution R-82-137 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, the Growth Management Department has received a request to modify the originally approved development configuration by the new 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-82-137, be modified as set forth below:

1. Phase 1 of the Project shall consist of: 7,000 sq. ft. of storage floor area, 4,125 sq. ft. of office floor area, 1,000 sq. ft. of retail sales floor area, 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), requiring by code that 460 parking spaces be provided. In connection with Phase I of the development, 411 parking spaces shall be provided at locations illustrated on the drawings submitted with the requested modification. The approved required parking deficit resulting from Phase 1 will be 49 parking spaces.

2. Phase 2 of the Project shall consist of 20,681 sq. ft. of storage floor area, 4,378 sq. ft. of office floor area, 53,583 sq. ft. of retail sales floor area, 23,685 sq. ft. of restaurant, bar and lounge floor area, and 10,900 sq. ft. of theater space for 1,200 seats, requiring by code that an additional 655 parking spaces be provided on site.

3. In connection with the overall development, 900 legal and usable parking spaces shall be provided as follows:

- (a) 512 (277 regular and 235 compact) spaces within a four level parking garage.
- (b) 388 (241 regular, 130 compact and 17 handicap) spaces at grade level (23 of the 411 parking spaces in Phase 1 will be displaced by construction of Phase 2).

The approved overall parking deficit resulting from Phase 1 and Phase 2, will be 237 parking spaces.

4. This proposal includes the option of the developer subject to approval of the Growth Management Department to provide a 5th floor on the parking structure (increasing the parking provided therein by 100 regular spaces and 2 compact spaces) in lieu of providing the parking spaces already developed on the "outparcels" lying north of Tyler Street shown on Sheet A-1. Upon development of the additional 5th floor to the parking structure, the above referenced "outparcels" north of Tyler Street would be released for other development purposes subject to compliance with appropriate effective City regulations.

5. 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.

6. 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 shall remain in full force and effect and shall be carried out by the new developer, except as modified herein.

7. 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 April,
1986.

Alma Luikanti
MAYOR

ATTEST:

Robert J. Lambert
CITY CLERK