

DEPARTMENT OF DEVELOPMENT SERVICES



PRE-APPLICATION CONCEPTUAL OVERVIEW



Tel: (954) 921-3471
 Fax: (954) 921-3347

Scheduled appointment with a planner required for all submittals.

This Conceptual Overview sheet shall be completed in full and submitted with all applicable documents to the Planning Division (Room 315), two business days prior to the conference.

Each package shall be complete and stapled.

Pre-application Conference

- Dates:**
 NOVEMBER 9, 2015
 DECEMBER 14, 2015
 JANUARY 11, 2016
 FEBRUARY 8, 2016
 MARCH 14, 2016
 APRIL 11, 2016
 MAY 9, 2016
 JUNE 13, 2016
 JULY 11, 2016
 AUGUST—RECESS
 SEPTEMBER 12, 2016
 OCTOBER 10, 2016
 NOVEMBER 14, 2016
 DECEMBER 12, 2016
 Dates are subject to change

Provide one complete 11"X17" set, including the following documents and drawings: Conceptual Overview (including site and project description), Survey, Preliminary Site Plan, and Elevations, to the Planning Division two business days prior to the conference. An additional 10 sets (11"X17") shall be provided at the time of the Conference.

Site and Project Data

Proposed Project Name: Hyde Resort & Residences (aka Hyde Beach Resort)
 Proposed Project Address: 4111 S. Ocean Drive, Hollywood, FL 33019
 Folio Number(s): 514226EB0010 through 514226ED0030 (410 total folio numbers)
 Proposed Project located within: CRA - Beach District CRA - Downtown District Other:
 State Road 7 Corridor General Fund - Beach
 Land Use Designation: Trans Zoning District: 1
 Gross Lot Area: 1.26 Acres (54,886 SF) Net Lot area: 41,664 SF
 Existing Use of Property: New Construction
 Existing Number of Units: N/A Existing Commercial Area: N/A
 Current Assessed Value of: Land: \$ 9,700,000 Building(s): \$ N/A
 Proposed Use: Condominium/Hotel
 Total Number of Residential Units: 407 Average Size of Units: 1,100 SF
 Estimated Average Sale Price/Rent per Unit: \$ 767,800 Sale Rent
 Total Number of Hotel Rooms: 367 Average Size of Hotel Rooms: 1,100 SF
 Area of Commercial/Retail Use: 5,900 SF Area of Restaurant Use: 2,800 SF
 Area of Office Use: 520 SF Area of Industrial Use: 0 SF
 Estimated Average Rent per Square Foot: \$ 0.36 psf (\$400 each day)
 Estimated Date of Completion (If Phased, Estimated Date of Each Phase): 12/15/16
 Estimated Value of Improvement: \$ 100,000,000 Estimated Value at Completion: \$ 300M
 Permitted Building Height: 464' Proposed Building Height: 464'
 Required Setbacks: Front: 25'-0" Proposed Setbacks: Front: 30'-0"
 Sides: N/A = 0'-0" Sides: N: 0'-0", S: 5'-0"
 Rear: 25'-0" Rear: 26'-0"
 Required Parking Spaces: 449 Proposed Parking Spaces: 462
 Name of Developer/Property Owner: 4111 South Ocean Drive, LLC
 Address of Developer/Property Owner: 315 S. Biscayne Blvd., 4th Floor, Miami, FL 33131
 Telephone: 305-460-9900 Fax: 305-513-5800 Email Address: efordin@relatedgroup.com
 Name of Consultant/Representative/Tenant (circle one): Eric Fordin, Vice President (Rep)
 Telephone: 786-402-0807 Email Address: efordin@relatedgroup.com

2600 Hollywood Boulevard, Room 315 • P.O. Box 229045 • Hollywood, FL 33022-9045
 Phone (954) 921-3471 • Fax (954) 921-3347 • www.hollywoodfl.org

DEPARTMENT OF DEVELOPMENT SERVICES



PRE-APPLICATION CONCEPTUAL OVERVIEW

Site and Project Description

Describe Existing Use of Property and Buildings (Example: Site currently contains 40 residential units for rent; 10,000 s.f. of retail; vacant lot; etc.) Use additional Sheets if Necessary.

New construction project consisting of 367 transient/restricted use units and 40 non transient/unrestricted use units. The project has 42 levels of construction with an attached 8 level parking garage/recreation deck podium positioned above an entry arrival court. The Hyde Resort & Residences, a high end luxury hotel condominium development, approximately 1,080,000 SF (Master Building Permit No. 14-102882) will have a 24/7, 365 day manned hotel services desk with amenity services that include 2 swimming pools, reflection pool, jacuzzi, valet services, concierge services, on site restaurant, on site spa, fitness center and coffee cafe. Guests and residents of the Hyde Resort & Residences will have membership privileges to the adjacent Hyde Beach Kitchen & Cocktail facility.

Describe all applicable requests for this project, such as variances, flex or reserve units, zoning changes, special exceptions, or incentives. If applicable, provide justification for each. Use additional sheets if necessary.

We are requesting that the south garage facade exterior finish be amended from a landscaped plant wall as approved by TAC and Building Permit to an artistic mural. The west elevation of the parking garage is proposed to remain a landscaped living wall as previously approved. We are proposing an alternate finish for the south elevation of the parking garage podium only due to the high wind corridor associated with ocean frontage between our project and the developments to the south, City of Hallandale Beach Fire Station #60 and Beach Club Tower 3 that would perpetually hinder plant maturity. Our chairman, Mr. Jorge Perez and art curator, Patricia Garcia-Velez Hanna have selected internationally acclaimed artist, Douglas Hoekzema (aka Hoxx), a City of Hollywood resident, as our proposed artist using the south elevation of the parking garage podium, an area that is approximately 95'H x 230'W as a canvas for his mural art. Hoxx has previous projects of renown at Miami Marine Stadium, Miami, FL; Sofitel Hotel, Vienna, Austria; and also at Young Arts in Miami, FL,

Provide any additional information about the proposed project. Use additional sheets if necessary.

We have provided a sample package depicting the Hoxx art that has been described at locations above and also provided renderings of art pieces for the south elevation of the garage facade that have been reviewed and approved by Mr. Perez and Ms. Hanna for use at the project with City of Hollywood consent.