

NOV 14 2017



CITY OF HOLLYWOOD
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

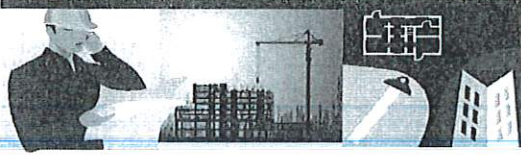
Dates are subject to change

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 Beach House
 Proposed Project Address: 4010 South Ocean Drive, Hollywood, FL 33019
 Folio Number(s): 5142 26 22 0010
 Proposed Project located within: CRA - Beach District CRA - Downtown District
 State Road 7 Corridor Other: General Fund - Beach
 Land Use Designation: Trans Zoning District: 1
 Gross Lot Area: 2.41 Acres; 104,820 sf Net Lot area: 52,758 sf
 Existing Use of Property: New Construction
 Existing Number of Units: N/A Existing Commercial Area: N/A
 Current Assessed Value of: Land: \$ 6,196,040 Building(s): \$ 48,380
 Proposed Use: Condominium / Hotel
 Total Number of Residential Units: 342 Average Size of Units: 1,100 SF
 Estimated Average Sale Price/Rent per Unit: \$ 682,000 Sale Rent
 Total Number of Hotel Rooms: 265 Average Size of Hotel Rooms: 1,100 SF
 Area of Commercial/Retail Use: 4,000 SF Area of Restaurant Use: 1,743 SF
 Area of Office Use: 1,600 SF Area of Industrial Use: 0 SF
 Estimated Average Rent per Square Foot: \$ 0.36 Per square foot (\$400 day)
 Estimated Date of Completion (If Phased, Estimated Date of Each Phase): August 15, 2019
 Estimated Value of Improvement: \$ 103,000,000 Estimated Value at Completion: \$233M
 Permitted Building Height: 474', 430' at level 41 Proposed Building Height: 474', 430' @ M 41
 Required Setbacks: Front: 152'-2" Proposed Setbacks: Front: 160'-0"
 Sides: Garage: 27'-6"; Tower: 41'-8" Sides: G:46'-6"; T:41'-8"
 Rear: 64'-10" Rear: 78'-0"
 Required Parking Spaces: 641 Proposed Parking Spaces: 641
 Name of Developer/Property Owner: 4000 South Ocean Property Owner 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: pcampbell@relatedgroup.com
 Name of Consultant/Representative/Tenant (circle one): Patrick Cambell, VP & J.Deutschmann, CM
 Telephone: P: 786-402-3805, J: 954-263-1891 Email Address: jdeutschmann@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



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 265 transient/restricted use units and 77 non transient/unrestricted use units. The project has 42 levels of construction with an attached 5 level parking garage/recreation deck podium positioned above an entry level arrival access and ground level covered parking. Hyde Beach House, a high end level luxury hotel condominium development, approximately 839,370 sf (Master Permit No. B16-101281) will have 24/7, 365 manned hotel services desk that include 2 swimming pools, jacuzzi, indoor racquet ball court, tennis court, valet services, concierge services, on site restaurant, fitness center, ball room, meeting rooms, and on site spa services.

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 the following improvements to the project that modify the original appearance of the building at the upper levels with clarifications of method and also clarifications and enhancement of the enclosed parking garage exterior building elevations with clarification of method.

Upper levels of residential tower: We are proposing to add an additional amenity level that would be exclusive to the owners and not available to transient hotel guests at level 41. This amenity level will include indoor meeting space, restrooms, and relaxation room. The exterior of level 41 on the south elevation would be expanded to include an exterior terrace deck with a swimming pool/spa, and exterior terrace deck space equivalent to floor plate below. We have also upgraded each upper penthouse unit to include an additional exterior private balcony above their main level that will be accessed by an exterior exposed spiral metal stair. All occupied space will have glazing typical to the project. We are proposing that all non habitable walls enclosing roof top mechanical equipment receive a finish of stucco and reflective paint that mimic adjacent glazing panels installed in the tower below to maintain the original intent of a glass look appearance. Additionally all roof top parapet materials utilized to enclose the roof top equipment will be constructed of concrete and finished with stucco and paint in lieu of metal louvers to maintain original appearance intent, with no discernible visual alteration. The alternate finish materials proposed will also provide a safeguard to the community, eliminating the possibility of wind blown projectiles associated with louvers and glass panels mechanically attached to the structure caused by a major storm event, as recently experienced. This material modification will also provide a long term maintenance benefit as the glass panels and metal louvers located in a salt air environment will no longer be required to be serviced at the non accessible upper walls enclosing the mechanical equipment. Please refer to the attached architectural elevations and graphic renderings that detail and depict the upgrade modifications and intended finishes for the upper levels.

Lower levels ground floor through level 6: We have enclosed the parking garage in lieu of having an open air garage with metal screening to completely shield the interior parking and mechanical finishes of the garage from sound transmittance and lighting that would occur with metal screening associated with an open air garage. The concrete enclosure will be finished with stucco and paint and will include raised EIFS bands applied to the stucco wall for depth variation. We propose to upgrade the exterior enclosed garage by adding accent linear LED lighting to the EIFS bands. The accent lights will be activated by a photocell for night time viewing only. The daytime appearance of all elevations is intended to meet previous project approval. We request approval to include a wall applied "H" (Brand logo) or future art sculpture on the south wall at the main entry entrance to the hotel/condominium lobby that is under porte cochere roofing structure. This logo or art piece will not be visible from Hallandale Beach Blvd. or Ocean Drive. Please refer to the attached architectural south elevation for brand/art placement location.