

RESOLUTION NO. _____

(16-CMPV-73)

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA, APPROVING THE ALLOCATION OF UP TO EIGHT BONUS HOTEL DENSITY ROOMS FROM THE "HOLLYWOOD BEACH HOTEL ROOM POOL" PURSUANT TO THE CITY'S COMPREHENSIVE PLAN AND ZONING AND LAND DEVELOPMENT REGULATIONS FOR A 31 ROOM HOTEL WITH ACCESSORY USES KNOWN AS THE "RIPTIDE HOTEL", LOCATED AT 2300 AND 2325 NORTH SURF ROAD, AS MORE SPECIFICALLY DESCRIBED IN THE ATTACHED EXHIBIT "A"; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City's Land Use and Coastal Elements of the Comprehensive Plan established the allocation of additional bonus hotel density rooms from the "Hollywood Beach Hotel Room Pool" ("Pool"); and

WHEREAS, in accordance with the Pool, hotels and motels located in the Central Beach Area with a General Business Land Use shall not exceed 50 hotel rooms per acre, provided, however, the City Commission may approve up to an additional 50 rooms per acre (for a maximum of 100 rooms per acre) from the "Central Beach Hotel Room Pool"; and

WHEREAS, Section 4.6.1.3.b. of the City's Zoning and Land Development Regulations provides that lots greater than or equal to 17,000 gross square feet, or four or more lots that share a common lot line under unified ownership, may request an additional 20 rooms per acre for a maximum of 70 rooms per acre; and

WHEREAS, the Pool currently consists of 725 bonus hotel density rooms; and

WHEREAS, Hollywood Beachfront Townhomes, LLC ("Applicant") is requesting allocation of up to eight bonus hotel density Rooms from the Pool for a 31 room hotel with accessory uses known as the "Riptide Hotel" as depicted in the proposed Site Plan attached to and incorporated herein by reference as Exhibit "B", located at 2300 and 2325 North Surf Road, as more specifically described in the attached Exhibit "A" attached to and incorporated herein; and

WHEREAS, should the request for additional rooms be granted, the project will be considered by the Joint Board (Planning and Development Board and Historic Preservation Board) for Certificate of Appropriateness for Demolition, Certificate of Appropriateness for Design, Variances, and Site Plan; and

WHEREAS, following an analysis of the application and its associated documents, Planning staff determined that the allocation of up to eight bonus hotel density rooms from the Pool is consistent with the City's Comprehensive Plan and Zoning and Land Development Regulations, and therefore recommended approval with the following conditions:

- (1) That, the Applicant shall obtain a Building Permit for the principal structure within 24 months from the approval of the Site Plan by the Planning and Development Board. However, if the Applicant fails to obtain a Building Permit within the requisite timeframe, then the eight bonus hotel density rooms shall automatically revert back to the Pool;
- (2) In the event that the Applicant has not used all of the eight rooms allocated at the time of Certificate of Occupancy, the remaining balance of those bonus hotel density rooms shall automatically revert back to the Pool.

; and

WHEREAS, if such allocation is approved by the City Commission, the Pool will have 717 bonus hotel density rooms remaining; and

WHEREAS, the City Commission has reviewed the Applicant's request for an allocation of up to eight bonus hotel density rooms from the "Hollywood Beach Hotel Room Pool", and in accordance with the City's Comprehensive Plan and Zoning and Land Development Regulations has determined that such allocation should be approved;

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

Section 1: That the foregoing "Whereas" clauses are ratified and confirmed as being true and correct and are incorporated in this Resolution.

Section 2: That the allocation of up to an additional eight bonus hotel density rooms from the "Hollywood Beach Hotel Room Pool" is approved with the following conditions:

- (1) That, the Applicant shall obtain a Building Permit for the principal structure within 24 months from the approval of the Site Plan by the Planning and Development Board. However, if the Applicant fails to obtain a Building Permit within the requisite timeframe, then the eight bonus hotel density rooms shall automatically revert back to the Pool;
- (2) In the event that the Applicant has not used all of the eight rooms allocated at the time of Certificate of Occupancy, the remaining balance of those bonus hotel density rooms shall automatically revert back to the Pool.

RESOLUTION APPROVING AN ALLOCATION OF UP TO EIGHT ADDITIONAL BONUS HOTEL DENSITY ROOMS FOR THE RIPTIDE HOTEL

Section 3: That this Resolution shall be in full force and effect upon approval of the Site Plan by the Joint Board.

PASSED AND ADOPTED this _____ day of _____, 2017.

JOSH LEVY, MAYOR

ATTEST:

PATRICIA A. CERNY, MMC
CITY CLERK

APPROVED AS TO FORM & LEGAL SUFFICIENCY for the use and reliance of the City of Hollywood, Florida only:

DOUGLAS R. GONZALES, CITY ATTORNEY