

DEPARTMENT OF PLANNING



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only): _____

GENERAL APPLICATION



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

This application must be completed in full and submitted with all documents to be placed on a Board or Committee's agenda.

The applicant is responsible for obtaining the appropriate checklist for each type of application.

Applicant(s) or their authorized legal agent must be present at all Board or Committee meetings.

At least one set of the submitted plans for each application must be signed and sealed (i.e. Architect or Engineer).

Documents and forms can be accessed on the City's website at
<http://www.hollywoodfl.org/DocumentCenter/Home/View/21>



APPLICATION TYPE (CHECK ONE):

- ☐ Technical Advisory Committee ☐ Historic Preservation Board
☐ City Commission ☒ Planning and Development Board

Date of Application: 10/3/2016

Location Address: 2300/2325 N.Surf Rd Hollywood Beach

Lot(s): _____ Block(s): _____ Subdivision: _____

Folio Number(s): 514212011690/514212011720/11721/11722/11730

Zoning Classification: General Land Use Classification: BWK-25-HD-C

Existing Property Use: Hotel Sq Ft/Number of Units: _____

Is the request the result of a violation notice? () Yes () No If yes, attach a copy of violation.

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): _____

- ☐ Economic Roundtable ☐ Technical Advisory Committee ☐ Historic Preservation Board
☐ City Commission ☐ Planning and Development

Explanation of Request: Proposed Hotel Building will Provide 31 Hotel Rooms on 3 Floors

Number of units/rooms: 31 Sq Ft: 12,400 s.ft.

Value of Improvement: \$3 mil Estimated Date of Completion: _____

Will Project be Phased? () Yes (X) No If Phased, Estimated Completion of Each Phase _____

Name of Current Property Owner: Hollywood Beachfront Townhomes LLC

Address of Property Owner: 2300 N.Surf Rd Hollywood Beach

Telephone: _____ Fax: _____ Email Address: _____

Name of Consultant/Representative/Tenant (circle one): RKB Architects Planners, Inc

Address: 4800 N.Federal Hwy Suite B-104 Boca Raton, FL 33431 Telephone: 561-750-3661

Fax: 561-394-6802 Email Address: rkbfla@bellsouth.net

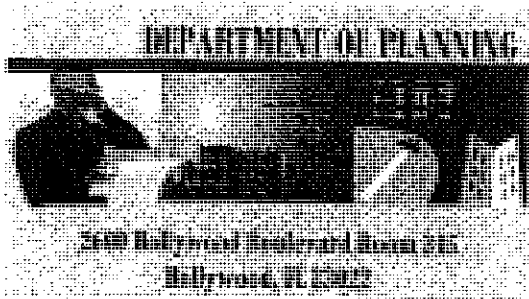
Date of Purchase: _____ Is there an option to purchase the Property? Yes () No ()

If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: _____

Address: _____

Email Address: _____



GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at www.hollywoodfl.org. The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign provided by the Office of Planning and Development Services. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning and Development Services as required by applicable law. Failure to post the sign will result in violation of State and Municipal Notification Requirements and Laws.

(I)(We) certify that (I) (we) understand and will comply with the provisions and regulations of the City's Zoning and Land Development Regulations, Design Guidelines, Design Guidelines for Historic Properties and City's Comprehensive Plan as they apply to this project. (I)(We) further certify that the above statements and drawings made on any paper or plans submitted herewith are true to the best of (my)(our) knowledge. (I)(We) understand that the application and attachments become part of the official public records of the City and are not returnable.

Signature of Current Owner: _____

Date: 9/30/16

PRINT NAME: JEREMY NOY under P.O.A.

Date: _____

Signature of Consultant/Representative: _____

Date: _____

PRINT NAME: _____

Date: _____

Signature of Tenant: _____

Date: _____

PRINT NAME: _____

Date: _____

CURRENT OWNER POWER OF ATTORNEY

I am the current owner of the described real property and that I am aware of the nature and effect the request for (project description) HOTEL EXPANSION AND RENOVATION to my property, which is hereby made by me or I am hereby authorizing (name of the representative) R.K.B. to be my legal representative before the _____ (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me

this 30 day of September 2016

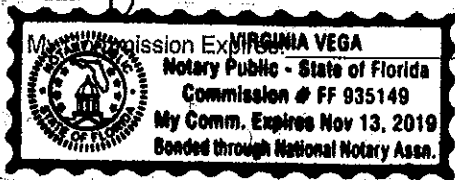
Virginia Vega

Notary Public State of Florida

SIGNATURE OF CURRENT OWNER

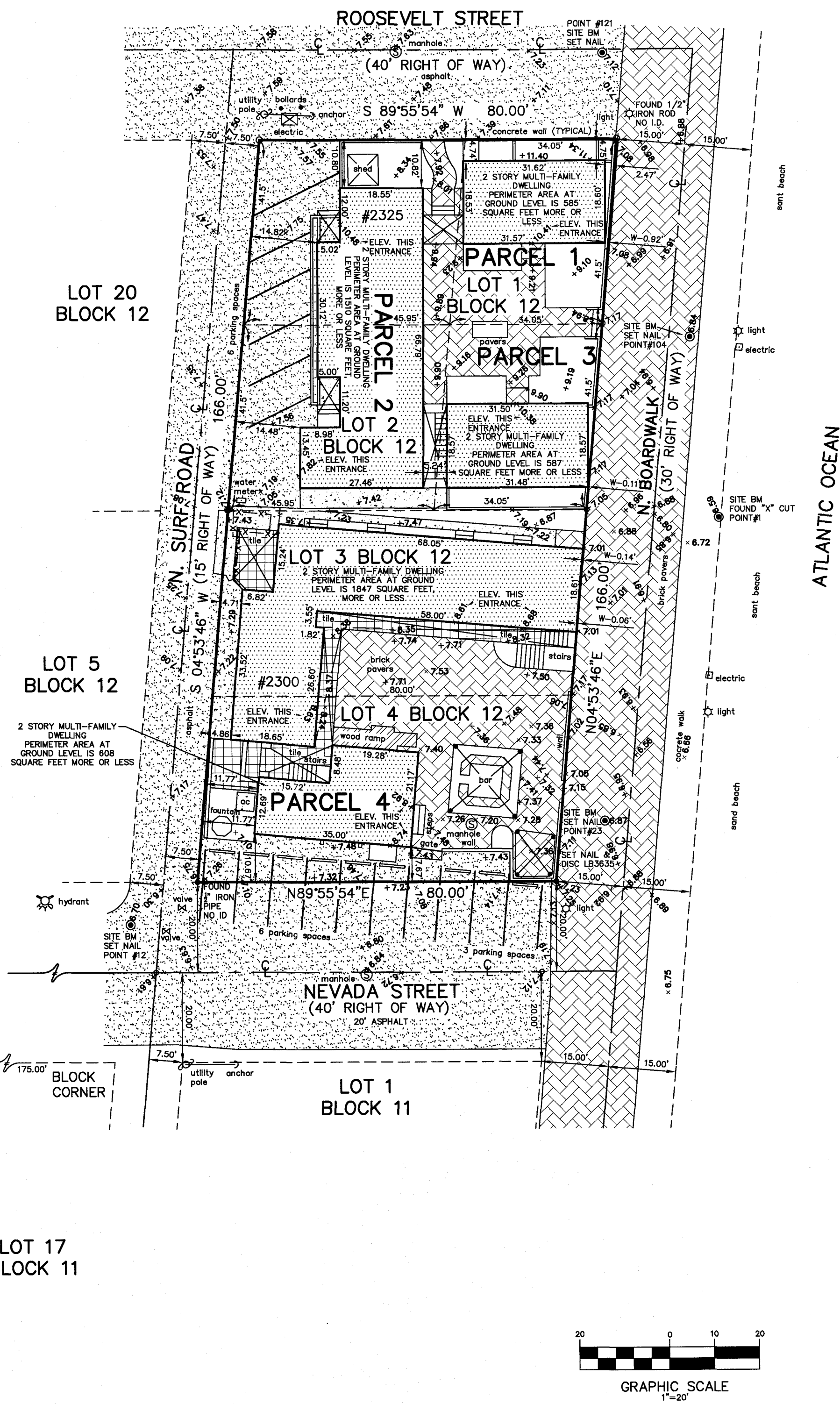
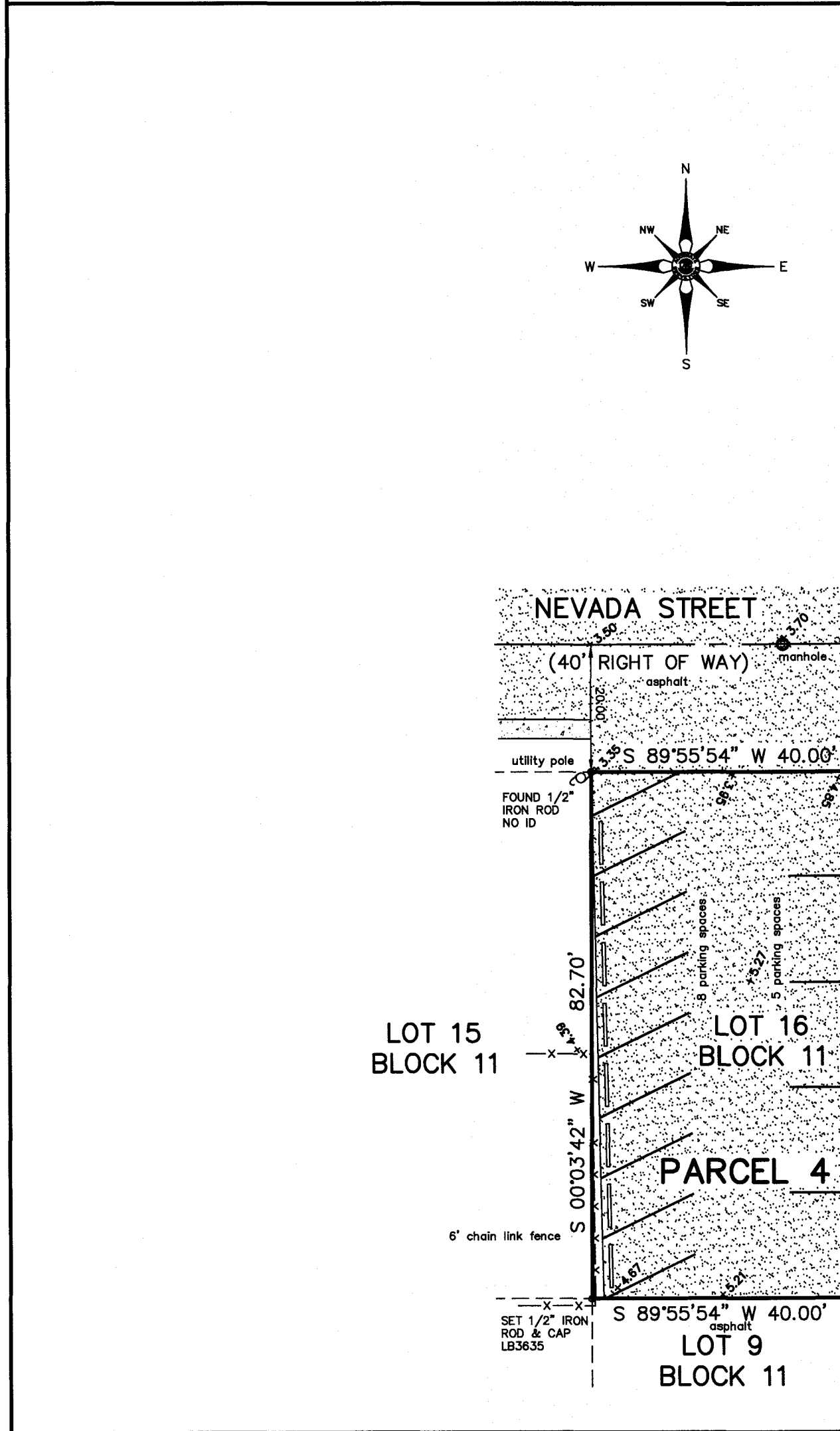
JEREMY NOY under P.O.A.

PRINT NAME



(Check One) _____ Personally known to me; OR DL. #

N000-435-88-201-0



1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Effective Date but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment. (This item is not a matter of survey.)
2. Any rights, interests, or claims of parties in possession of the land not shown by the public records. (This item is not a matter of survey.)
3. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land. (After upon review of survey to be determined by title examiner.)
4. Any lien, for services, labor, or materials in connection with improvements, repairs or renovations provided before, on, or after Date of Policy, not shown by the public records. (This item is not a matter of survey.)
5. Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the land prior to Date of Policy, and any adverse claim to all or part of the land that is, at Date of Policy, or was previously under water. (This item is not a matter of survey.)
6. Taxes or special assessments not shown as liens in the public records or in the records of the local tax collecting authority, at Date of Policy. (This item is not a matter of survey.)

14. Terms and conditions contained in that Broward County Ordinance No. 86-90, recorded December 26, 1986 in Official Records Book 14022, Page 900, and re-recorded January 9, 1987 in Official Records Book 14066, Page 945, all of the Public Records of Broward County, Florida. (This item is not a matter of survey.)
15. Terms and conditions contained in that Perpetual Palm Tree Easement in favor of State of Florida, Department of Transportation, recorded June 10, 1998 in Official Records Book 28369, Page 539, of the Public Records of Broward County, Florida. (This item does not affect the subject property.)
16. Terms and conditions contained in that Perpetual Beach Storm Damage Reduction Easement in favor of Broward County, Florida, recorded January 9, 2002 in Official Records Book 32599, Page 1510, of the Public Records of Broward County, Florida. (This item does not affect the subject property.)
17. Terms and conditions contained in that Broward County Ordinance No. 2002-61, recorded November 21, 2002 in Official Records Book 34145, Page 1891, of the Public Records of Broward County, Florida. (This item is not a matter of survey.)
18. Terms and conditions contained in that City of Hollywood Historic Preservation Board Resolution No. 06-H-107, recorded January 17, 2007 in Official Records Book 43442, Page 1496, of the Public Records of Broward County, Florida. (This item is not a matter of survey.)

SCHEDULE D-B2 EXCEPTIONS PER COMMITMENT

5011612-1062-2932508:

Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Effective Date but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment. (This item is not a matter of survey.)

2. Any rights, interests, or claims of parties in possession of the land not shown by the public records. (This item is not a matter of survey.)

3. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land. (After upon review of survey to be determined by title examiner.)

4. Any lien, for services, labor, or materials in connection with improvements, repairs or renovations provided before, on, or after Date of Policy, not shown by the public records. (This item is not a matter of survey.)

5. Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the land prior to Date of Policy, and any adverse claim to all or part of the land that is, at Date of Policy, or was previously under water. (This item is not a matter of survey.)

6. Taxes or special assessments not shown as liens in the public records or in the records of the local tax collecting authority, at Date of Policy. (This item is not a matter of survey.)

7. Any minerals or mineral rights leased, granted or retained by current or prior owners. (This item is not a matter of survey.)

8. Taxes and assessments for the year 2013 and subsequent years, which are not yet due and payable. (This item is not a matter of survey.)

9. Restrictions, dedications, conditions, reservations, and easements shown on the plat of HOLLYWOOD BEACH FIRST ADDITION, as recorded in Plat Book 1, Page 31, of the Public Records of Broward County, Florida. (No platted easements.)

16. Any adverse ownership claim by the State of Florida by right of sovereignty to any part of the Land that is, as of the Date of Policy or was at any time previously, under water (submerged). (As of date of survey the subject property was not submerged.)

17. Rights of the United States Government to that part of the Land, if any, being artificially filled in land in what was formerly navigable waters arising by reason of the United States Government control over navigable waters in the interest of navigation and commerce. (This item is not a matter of survey.)

18. The policy does not insure title to any part of the Land lying seaward of the most inland of: (i) the Mean High Water Line of the abutting body of water; or, (ii) the Erosion Control Line as set forth on the Erosion Control Line Plat, if any, recorded relative to said Land pursuant to Chapter 161, Florida Statutes. (This item is not a matter of survey.)

19. The right, title or interest, if any, of the public to use as a public beach or recreation area any part of the Land lying between the water abutting the Land and the most inland of any of the following: (a) the natural line of vegetation; (b) the most extreme high water mark; (c) the bulkhead line, or (d) any other line which has been or which hereafter may be legally established as relating to such public use. (This item is not a matter of survey.)

DATE OF FIELD SURVEY: 07-27-11		DRAWN BY: MLW	
FIELD BOOK: ALS-SU-11-2150		CHECKED BY: MLW	
REVISIONS		DATE	BY
ALTA/NSPS/TOPO/ADD ADJACENT PROPERTIES 16-3428		09-28-16	MLW
UPDATE/TOPO/REMOVE PARKING SITE SURVEY SU-15-3496		09-23-15	AL/MLW
UPDATE/TOPO SURVEY SU-12-3374		10-31-12	AL/RL

LEGEND OF ABBREVIATIONS:

A	=	CENTRAL ANGLE	~70.00	=	ELEVATIONS BASED ON N.A.V.D.
A	=	ARC LENGTH	SQ. FT.	=	SQUARE FEET
CB	=	CHORD BEARING	P.C.P.	=	PERMANENT CONTROL POINT
C	=	RADIUS	P.B.C.R.	=	PALM BEACH COUNTY RECORDS
R/W	=	RIGHT OF WAY	PLAT	=	PLAT
P.C.	=	POINT OF CURVATURE	N&D	=	NAIL & DISC
P.T.	=	POINT OF TANGENCY	P.O.C.	=	POINT OF COMMENCEMENT
WM	=	WATER METER	P.O.B.	=	POINT OF BEGINNING
N	=	OVERHANG	A/C	=	AIR CONDITIONER
E	=	NORTH	FND	=	FOUND
N	=	SOUTH	CHATT.	=	CHATTAHOOCHEE
E	=	EAST	F.P.L.	=	FLORIDA POWER & LIGHT
W	=	WEST	N.T.S.	=	NOT TO SCALE
CONC.	=	CONCRETE	B.C.R.	=	BROWARD COUNTY RECORDS
D.B.	=	DEED BOOK	D.C.R.	=	DADE COUNTY RECORDS
CLF	=	CHAIN LINK FENCE	P.B.	=	PLAT BOOK
BLVD.	=	BOULEVARD	O.R.B.	=	OFFICIAL RECORDS BOOK
ENCH.	=	ENCL.	F.F.	=	FINISHED FLOOR
I.P.	=	IRON PIPE	GAR	=	GARAGE
IR	=	IRON ROD	C/L	=	CENTERLINE
P.R.M.	=	PERMANENT REFERENCE MONUMENT	M/H	=	MANHOLE
N.A.V.D.	=	NORTH AMERICAN VERTICAL DATUM	M	=	MEASURED
U.E.	=	UTILITY EASEMENT	LP	=	LIGHT POLE
D.E.	=	DRAINAGE EASEMENT	— x — x — x — x —	=	CHAIN LINK FENCE
A.E.	=	ANCHOR EASEMENT	— x — x — x — x —	=	WOOD FENCE
MAINT.	=	MAINTENANCE	— □ — □ — □ — □ —	=	METAL FENCE
ESMT.	=	EASEMENT	— □ — □ — □ — □ —	=	PVC FENCE
ELEV.	=	ELEVATION	— (1) — (1) — (1) — (1) —	=	CONCRETE FENCE
B.M.	=	BENCHMARK	— x — x — x — x —	=	CONCRETE WALL
			— x — x — x — x —	=	WIRE FENCE

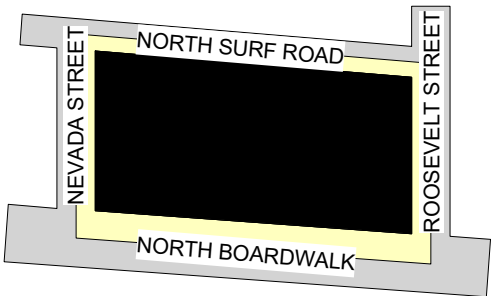
This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2016, and includes Items 1, 2, 3, 4, 7a, 7b, 7c, 8, 9, 11a and 16 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Florida, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

RIP TIDE HOTEL

2300 N SURF ROAD, HOLLYWOOD, FL 33019



LOCATION PLAN
1 : 60000



KEY PLAN
1" = 100'-0"

GENERAL DESCRIPTION

NEW CONSTRUCTION OF 3 STORY OFFICE BUILDING

PROPERTY ADDRESS

7500 WEST CAMENO REAL, BOCA RATON, FLORIDA 33433

SITE

	EXISTING	PROPOSED
USE CLASSIFICATION	GROUP B	GROUP B: OFFICES
PARKING SPACES		
ADA PARKING SPACES		
GROSS BUILDING AREA		
NET BUILDING AREA		
OCCUPANCY LOAD		
FLOOR TO AREA RATIO		
BUILDING STORIES	3 STORIES	
BUILDING HEIGHT		

BUILDING

CONSTRUCTION TYPE	2010
FLORIDA BUILDING CODE	2010
NATIONAL ELECTRICAL CODE	2008ED
FLORIDA FIRE PREVENTION CODE	2010
NFPA 101 LIFE SAFETY CODE	2009
FLORIDA MECHANICAL CODE	2010

ARCHITECTS	SURVEY	LANDSCAPE ARCHITECTS	STRUCTURAL ENGINEERS	MEP ENGINEERS	CIVIL ENGINEERS
RKB ARCHITECTS & PLANNERS INC 4800 N. FEDERAL HIGHWAY BOCA RATON, FL 33431 TEL: 561-750-3661 FAX: 561-394-6802 EMAIL: RKBFLA@BELLSOUTH.NET	ACCURATE LAND SURVEYORS, INC. 1150 E. ATLANTIC BLVD. POMPANO BEACH, FL 33060 TEL: 954-782-1441 FAX: 954-782-1442	TBC	TBC	TBC	TBC
A082 SITE PLAN A200 ELEVATIONS	1 OF 1 ALTA / NSPS LAND TITLE & TOPOGRAPHIC SURVEY	L001 TBC	S000 TBC	E000 TBC	

CLIENT

CONTRACTOR

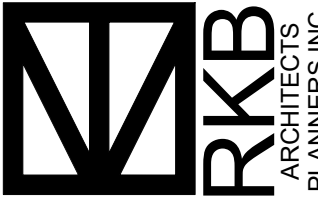
MUNICIPAL

ADDRESS

ADDRESS

ADDRESS

4800 N. Federal Highway
Suite B-104
Boca Raton, Florida 33431
Tel: 561-750-3661
Fax: 561-394-6802
architecture | planning | interior design



RIP TIDE HOTEL
2300 N SURF ROAD
HOLLYWOOD, FL 33019

No.	Description	Date
1	PRELIMINARY TAC	10/04/2016

Date
09/29/2016

COVER SHEET

Project Number
1603

Sheet Number
A000

ZONING AND LAND DEVELOPMENT REGULATIONS									
	REQUIRED				PROVIDED				ARTICLE
	CROSS STREET	SURF ROAD	BROAD WALK	INTERIOR SIDE	CROSS STREET	SURF ROAD	BROAD WALK	INTERIOR SIDE	
BASE SETBACK	10 FEET	5 FEET	5 FEET	N/A	15 FEET	5 FEET	5 FEET	N/A	4.6 (3F4A)
TOWER SETBACK	CROSS STREET	SURF ROAD	BROAD WALK	INTERIOR SIDE	CROSS STREET	SURF ROAD	BROAD WALK	INTERIOR SIDE	4.6 (3F4B)
OFF - STREET PARKING STANDARDS	31 SPACER/ROOM				ON - SITE 14	OFF - SITE WITHIN 700 FT 12		PUBLIC PARKING 5	4.6 (3F5A) 7.1.B.1
HEIGHT	40 FEET				50 FEET				4.6 (3F3)
HOTEL ROOMS	70 ROOM PER ACRE				44 ACRES = 31 ROOMS				4.6 (3F2A)

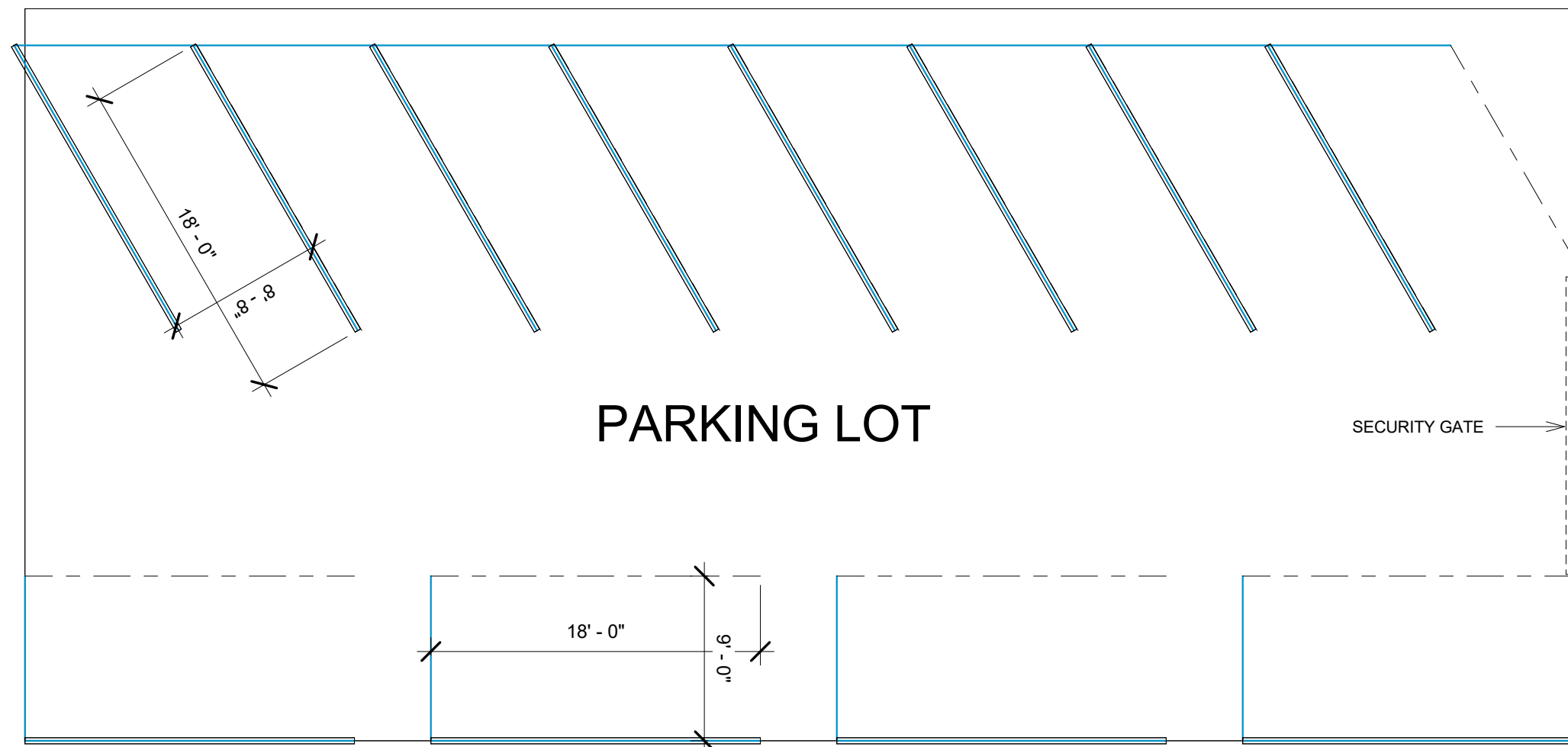
LEGAL DESCRIPTION:

PARCEL 1:
THE EAST 34.05 FEET OF LOT 1, BLOCK 12 OF HOLLYWOOD BEACH FIRST ADDITION, ACCORDING TO THE PLAT THEREOF,
AS RECORDED IN PLAT BOOK 1, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 2:
THE WEST 45.95 OF LOTS 1 AND 2, BLOCK 12 OF HOLLYWOOD BEACH FIRST ADDITION, ACCORDING TO THE PLAT THEREOF,
AS RECORDED IN PLAT BOOK 1, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 3:
THE EAST 34.05 OF LOTS 2, BLOCK 12 OF HOLLYWOOD BEACH FIRST ADDITION, ACCORDING TO THE PLAT THEREOF,
AS RECORDED IN PLAT BOOK 1, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 4:
LOT 16, BLOCK 11, AND LOTS 3 AND 4, BLOCK 12, OF HOLLYWOOD BEACH FIRST ADDITION, ACCORDING TO THE PLAT THEREOF,
AS RECORDED IN PLAT BOOK 1, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

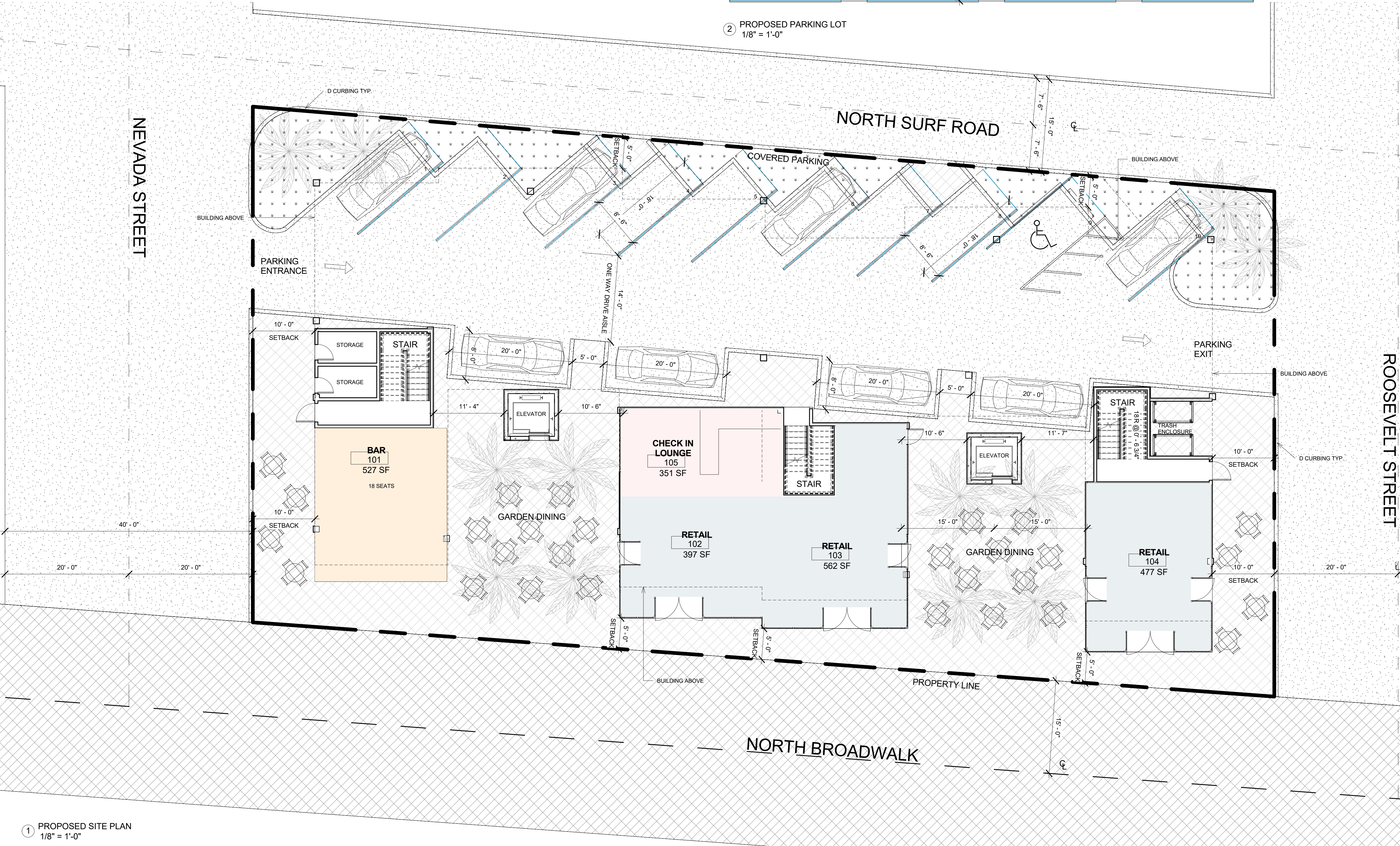


2 PROPOSED PARKING LOT
1/8" = 1'-0"

MATERIAL LEGEND

- NOT IN SCOPE
- EXISTING
- DEMOLITION
- PARTITIONS
- CMU WALLS
- CONCRETE WALLS

ALL DIMENSIONS TO BE VERIFIED IN FIELD

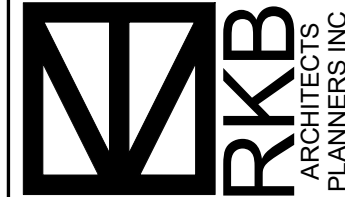


1 PROPOSED SITE PLAN
1/8" = 1'-0"

KEY PLAN
1" = 100'-0"

N

4800 N. Federal Highway
Suite B-104
Boca Raton, Florida 33431
Tel: 561-750-3661
Fax: 561-394-6802



RIP TIDE HOTEL
2300 N SURF ROAD
HOLLYWOOD, FL 33019

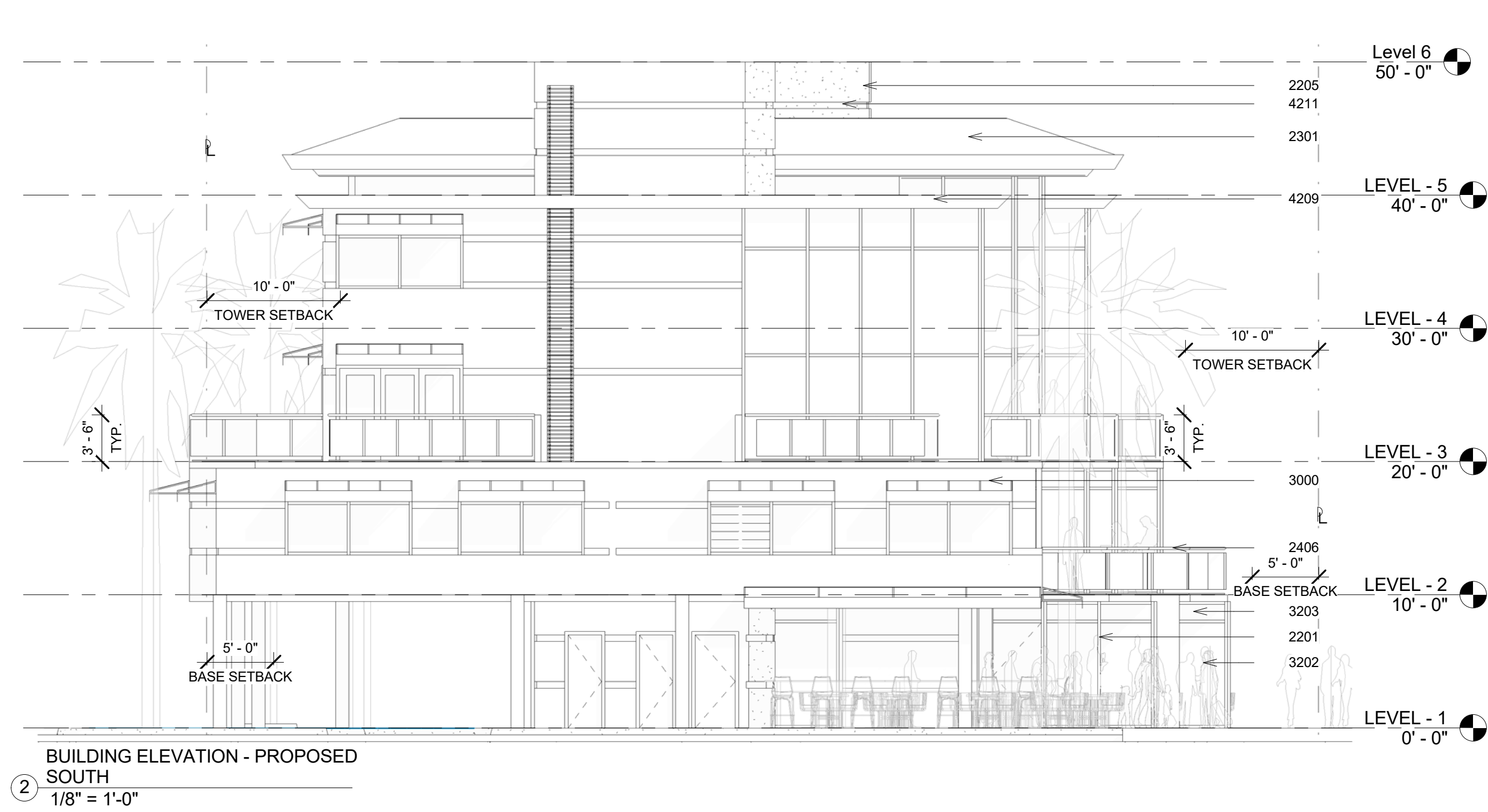
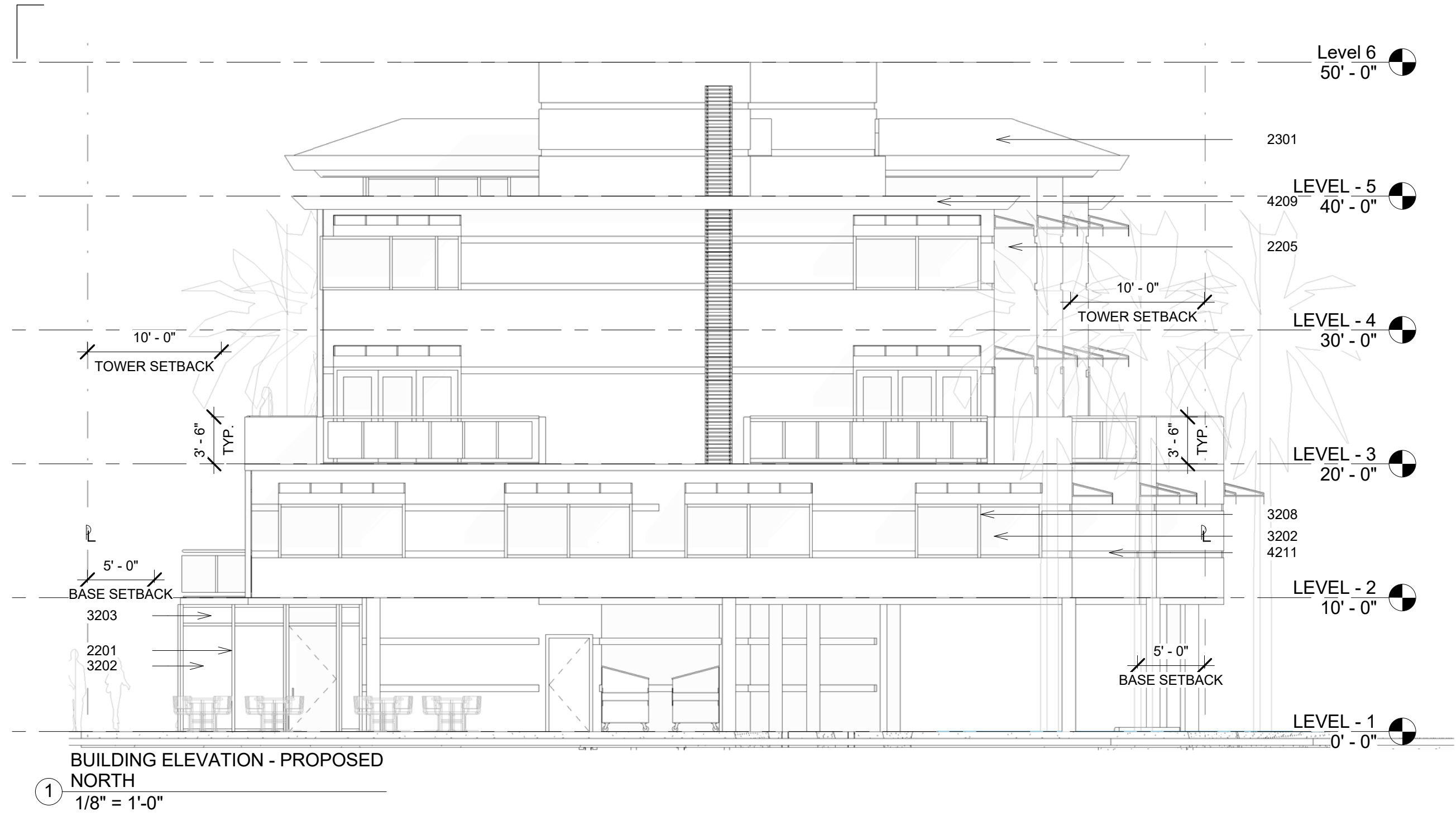
No.	Description	Date
1	PRELIMINARY TAC	10/04/2016

Date
09/29/2016

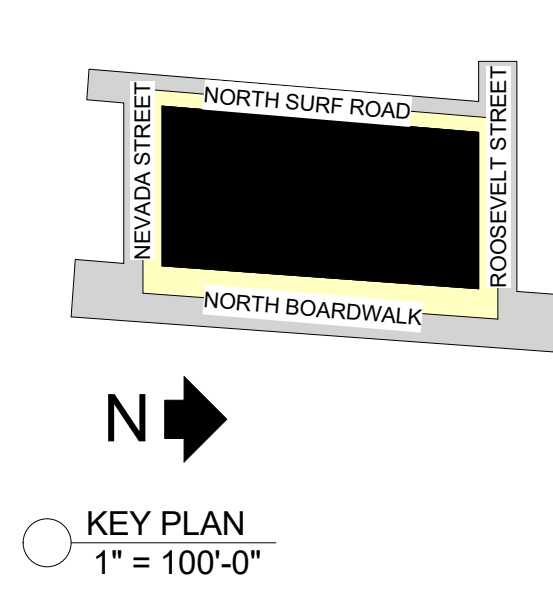
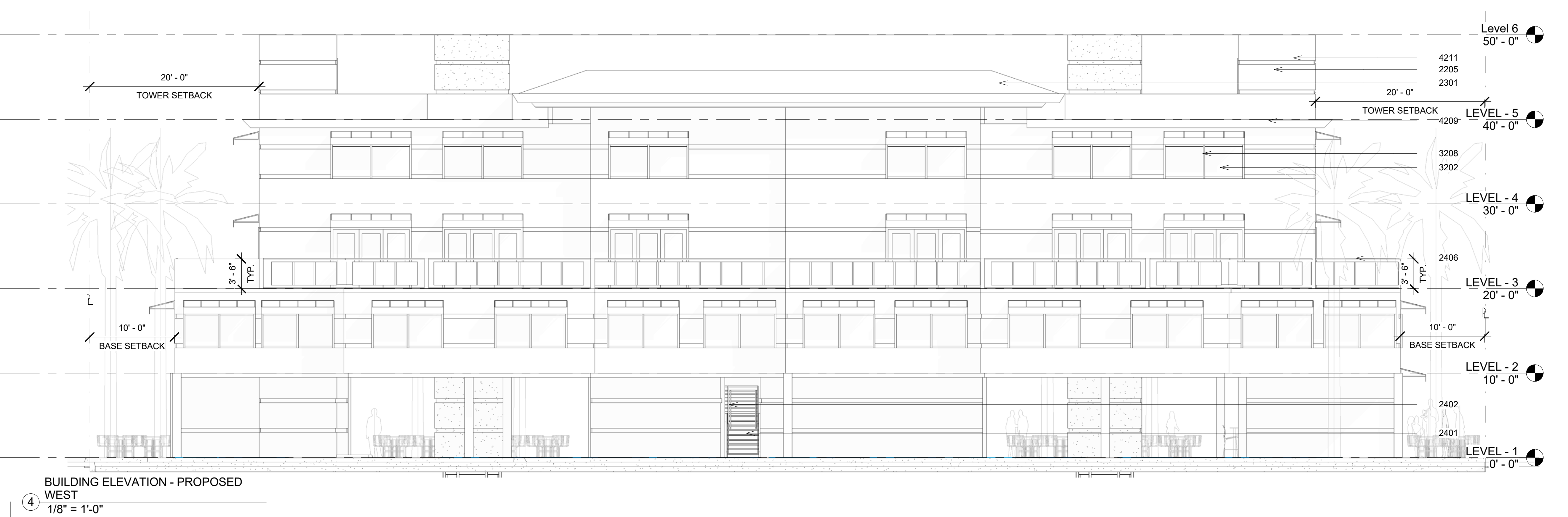
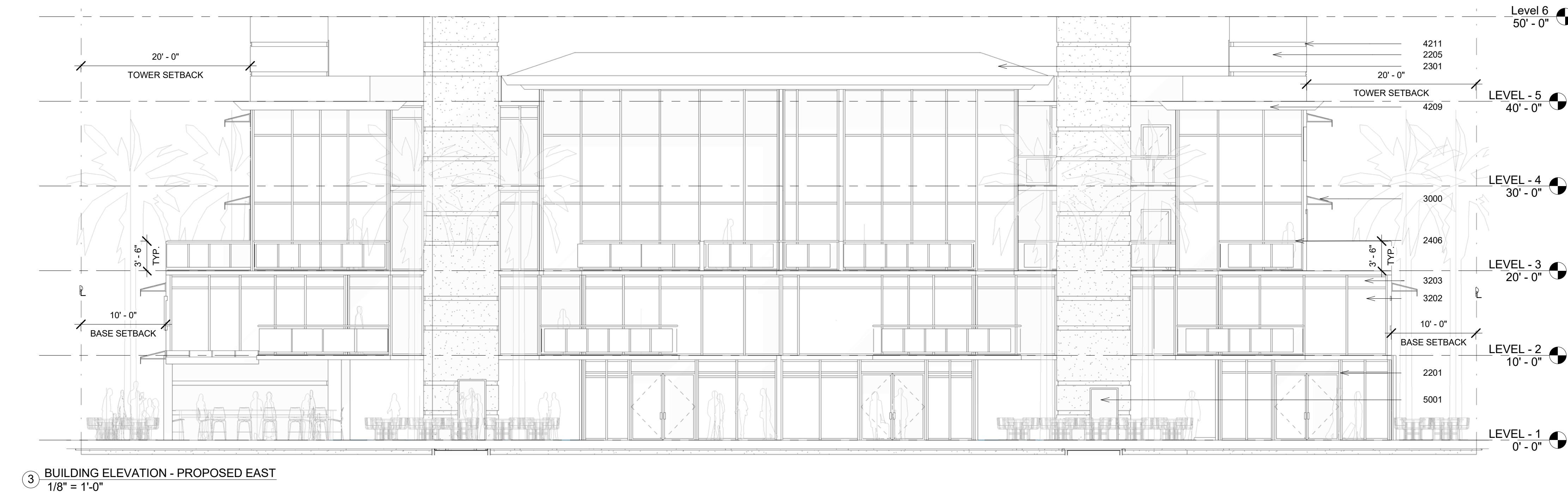
SITE PLAN

Project Number
1603

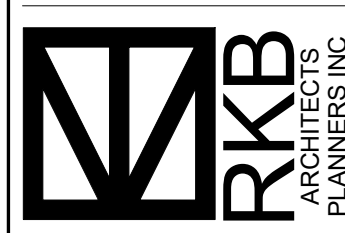
Sheet Number
A082



- MATERIAL LEGEND**
- NOT IN SCOPE
 - EXISTING
 - DEMOLITION
 - PARTITIONS
 - CMU WALLS
 - CONCRETE WALLS
- ALL DIMENSIONS TO BE VERIFIED IN FIELD
- 2201 CURTAINWALL SYSTEM
2205 STUCCO OVER MTL LATHE (PAINTED WHITE)
2301 ROOF
2401 STAIRS [REFER TO DETAIL DRAWINGS]
2402 HANDRAIL [REFER TO DETAIL DRAWINGS]
2406 METAL RAILING WITH GLASS PANEL
3000 CANOPY
3202 BOTTOM 9/16" LAMINATED GLASS [YKK Y HC 300 SGG - AZURA TINT LIGHT]
3203 TOP 9/16" LAMINATED GLASS PANEL [YKK Y HC 300 SGG - PACIFICA TINT]
3208 SLIDING WINDOW [REFER TO DETAIL DRAWINGS]
4209 PARAPET WALL [REFER TO DETAIL DRAWINGS]
4211 WALL REVEAL [REFER TO DETAIL DRAWINGS]
5001 MACHINE-LESS ROOM HYDROLIC PASSENGER ELEVATOR [ENDURA MRL3500 BY THYSSSEN KRUPP]



4800 N. Federal Highway
Suite B-104
Boca Raton, Florida 33431
Tel: 561-750-3661
Fax: 561-394-6802
architecture | planning | interior design



RIP TIDE HOTEL
2300 N SURF ROAD
HOLLYWOOD, FL 33019

No.	Description	Date
1	PRELIMINARY TAC	10/04/2016

Date
09/29/2016

ELEVATIONS

Project Number
1603

Sheet Number
A200