

RESOLUTION NO. _____

(15-DPV-84)

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA, APPROVING THE ALLOCATION OF UP TO SEVEN (7) 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 27 ROOM HOTEL WITH ACCESSORY USES KNOWN AS "DOLPHIN HOTEL", LOCATED AT 315 AND 319 MCKINLEY STREET, INCLUDING THE ADJACENT VACANT LOT TO THE WEST 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.I.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 732 bonus hotel density rooms; and

WHEREAS, 315 MNM Partners, LLC ("Applicant") is requesting allocation of up to seven (7) bonus hotel density Rooms from the Pool for a 27 room hotel with accessory uses known as "Dolphin Hotel" as depicted in the proposed Site Plan attached hereto and incorporated herein by reference as Exhibit "B", located at 315 and 319 McKinley Street, including the adjacent vacant lot to the west as more specifically described in the attached Exhibit "A" attached hereto and incorporated herein by reference; and

WHEREAS, should the request for additional rooms be granted, the project will be considered by the Planning and Development Board for Variances, Design, and Site Plan; and

WHEREAS, the Planning Administrator and Planning Manager following an analysis of the application and its associated documents, determined that the allocation of up to seven (7) 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 project shall be certified under LEED Green Building Rating System of the USGBC, under the Florida Green Building Coalition, or another recognized certification program approved by the City Manager or his designee;
- (2) 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 seven (7) bonus hotel density rooms shall automatically revert back to the Pool;
- (3) In the event that the Applicant has not used all of the seven (7) 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 725 bonus hotel density rooms remaining; and

WHEREAS, the City Commission has reviewed the Applicant's request for an allocation of up to seven (7) bonus hotel density rooms from the "Hollywood Beach Hotel Room Pool" 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 allocation of up to an additional seven (7) bonus hotel density rooms from the "Hollywood Beach Hotel Room Pool" is hereby approved with the following conditions:

- (1) That, the project shall be certified under LEED Green Building Rating System of the USGBC, under the Florida Green Building Coalition, or another recognized certification program approved by the City Manager or his designee;
- (2) 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 seven (7) bonus hotel density rooms shall automatically revert back to the Pool;

(3) In the event that the Applicant has not used all of the seven (7) rooms allocated at the time of Certificate of Occupancy, the remaining balance of those bonus hotel density rooms shall automatically revert back to Pool.

Section 2: That this resolution shall be in full force and effect upon approval of the Site Plan by the Planning and Development Board.

PASSED AND ADOPTED this _____ day of _____, 2016.

PETER BOBER, MAYOR

ATTEST:

PATRICIA A. CERNY, MMC
CITY CLERK

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

JEFFREY P. SHEFFEL, CITY ATTORNEY