

ATTACHMENT C

**Allocation of Bonus Hotel Density Rooms
(Resolution No. R-2018-156)**

RESOLUTION NO.

R-2018-156

(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.

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, that 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 as Exhibit "B", located at 2300 and 2325 North Surf Road, as more specifically described in the attached Exhibit "A"; 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 a 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; and
- (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 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; and
- (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 15 day of May, 2018.

ATTEST:


PATRICIA A. CERNY, MMC
CITY CLERK


JOSH LEVY, MAYOR

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


DOUGLAS R. GONZALES, CITY ATTORNEY 

EXHIBIT A

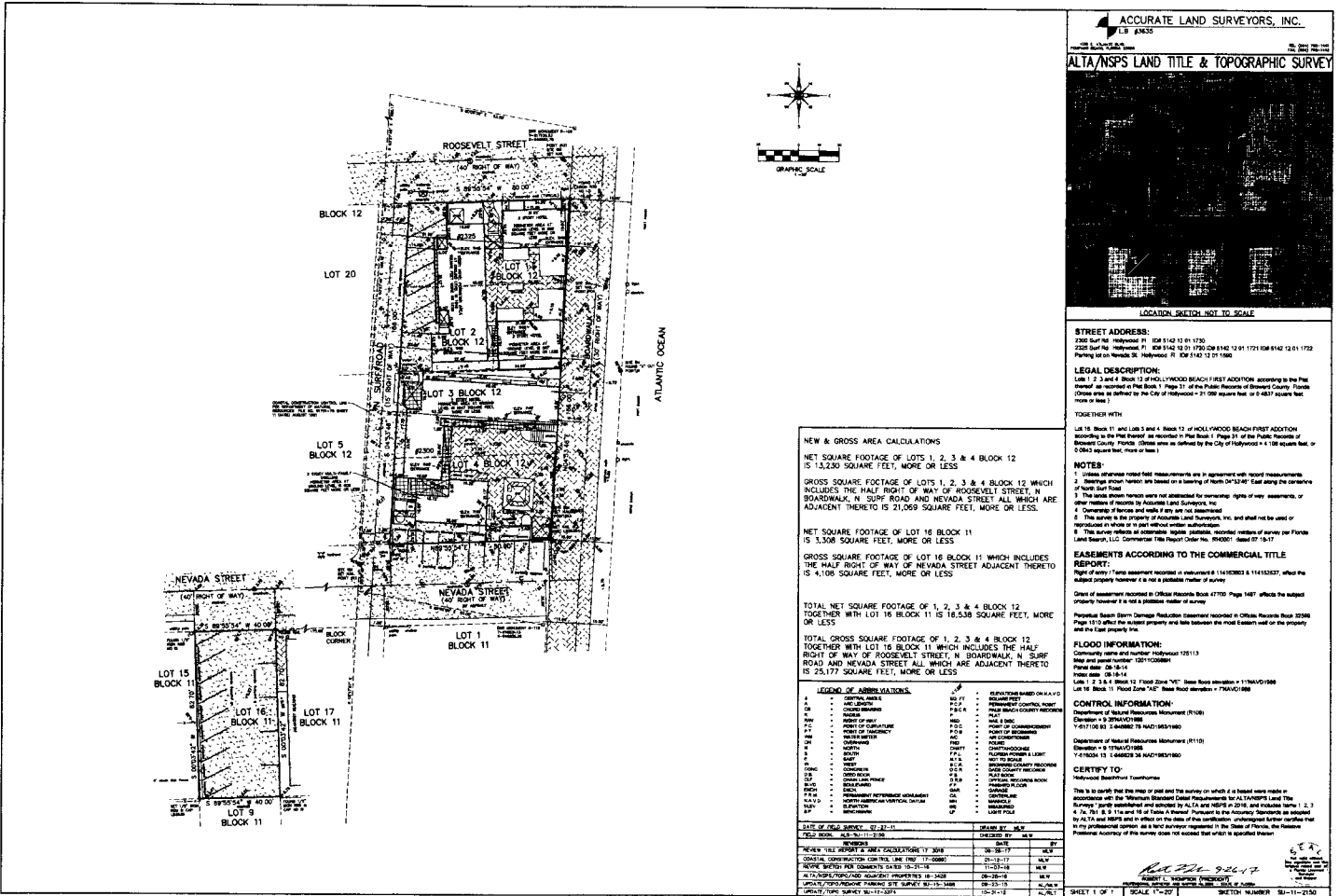
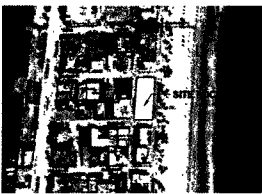


EXHIBIT B

RIPTIDE HOTEL 2300 N SURF ROAD, HOLLYWOOD, FL 33019



LOCATION MAP



GENERAL DESCRIPTION

PROPERTY ADDRESS

MEETING DATES

DATE: 10/11/11
TIME: 10:00 AM
LOCATION: 2300 N SURF ROAD, HOLLYWOOD, FL 33019

LEGAL DESCRIPTION

LOT 12, 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. (Gross area as defined by the City of Hollywood = 21,069 square feet, or 0.4837 square feet, more or less.)

ARCHITECTS	SURVEY	LANDSCAPE ARCHITECTS	STRUCTURAL ENGINEERS	MEP ENGINEERS	CIVIL ENGINEERS
RKB ARCHITECTS & PLANNERS INC. RICHARD K. BROOKS 4800 N. FEDERAL HIGHWAY BOCA RATON, FL 33431 TEL: 561-394-3951 FAX: 561-394-4802 EMAIL: RKB@RKBELLSSOUTH.NET	ACCURATE LAND SURVEYORS, INC. 1150 E. ATLANTIC BLVD. POMPAHO BEACH, FL 33069 TEL: 954-782-1441 FAX: 954-782-1442	MURAKAMI LANDSCAPE ARCHITECTS 329 NE 1ST AVENUE DELRAY BEACH, FLORIDA 33444-3824 TEL: 561-276-7750 dor@mlandscape.net	TBC	TBC	GGB ENGINEERING, INC. 2999 STIRLING ROAD, SUITE C-202 FORT LAUDERDALE, FLORIDA 33312 TEL: 954-365-8099
A000 COVER SHEET A004 SYMBOLS & ABBREVIATIONS A005 CODE ANALYSIS A006 AREA CALCULATIONS A008 ISOMETRIC VIEW A009 3D COLOR RENDERING A002 COLOR CHIP A003 SITE PLAN A101 GROUND LEVEL FLOOR PLAN A102 LEVEL 2 FLOOR PLAN A103 LEVEL 3 FLOOR PLAN A104 LEVEL 4 FLOOR PLAN A105 ROOF TOP FLOOR PLAN A300 ELEVATIONS A301 ELEVATIONS	1 OF 1 SURVEY	L-1 EXISTING TREE SURVEY / LANDSCAPE PLAN L-2 LANDSCAPE PLAN L-3 LANDSCAPE PLAN L-4 LANDSCAPE NOTES, DETAILS & SPECIFICATIONS	5000 TBC	5000 TBC	

RIPTIDE HOTEL
2300 North Surf Road, Hollywood, FL 33019
T: (954) 589-2220 F: (954) 589-2491
www.riptidehotel.com

CONTRACTOR
TBD

MUNICIPAL
CITY OF HOLLYWOOD

RKB
RICHARD K. BROOKS
ARCHITECTS & PLANNERS, INC.
4800 N. FEDERAL HIGHWAY
BOCA RATON, FL 33431
TEL: 561-394-3951
FAX: 561-394-4802
EMAIL: RKB@RKBELLSSOUTH.NET

RIPTIDE HOTEL
2300 N SURF ROAD
HOLLYWOOD, FL 33019

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	10/11/11

COVER SHEET

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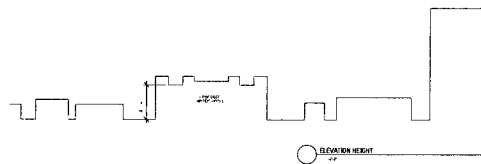
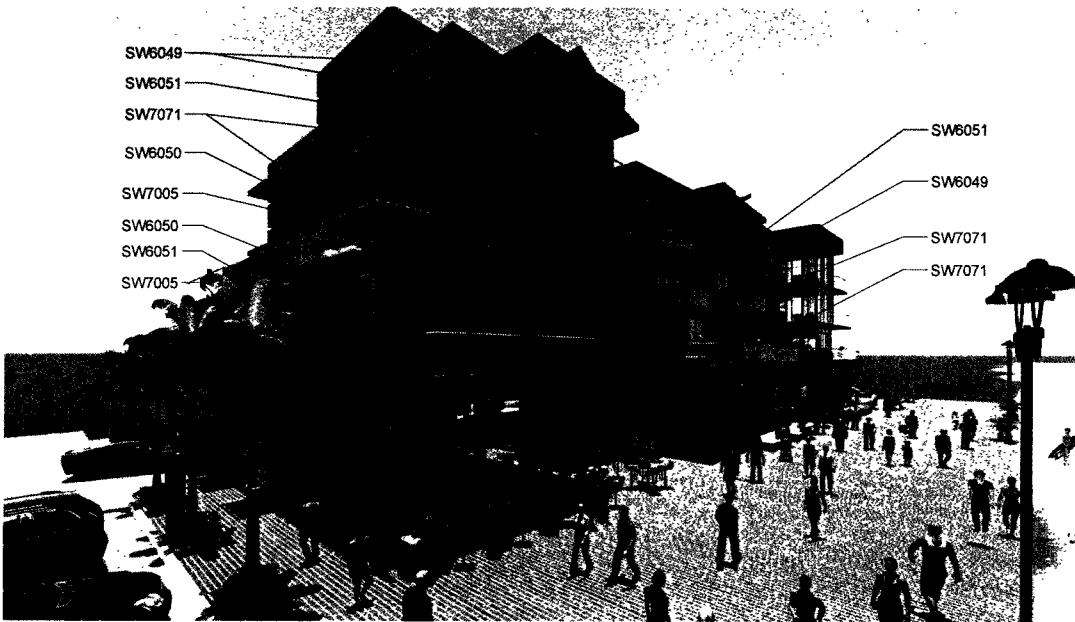


RKB
 RICHARD K. BENTON
 1001 E. 12TH ST. SUITE 100
 DENVER, CO 80202
 TEL: 303.733.1111

RIPTIDE HOTEL
 2300 N SURF ROAD
 HOLLYWOOD, FL 33019

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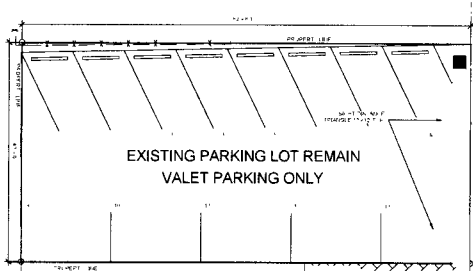
EXHIBIT B



- SW6049
SHERWIN WILLIAMS - GORGEOUS WHITE
- SW6050
SHERWIN WILLIAMS - ABALONE SHELL
- SW6051
SHERWIN WILLIAMS - SASHAY SAND
- SW7005
SHERWIN WILLIAMS - PURE WHITE
(REVEAL)
- SW7071
SHERWIN WILLIAMS - SILVER STRAND
(RAILING & STOREFRONT FRAMING)

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EXHIBIT B



SITE DATA

LEGAL DESCRIPTION
 LOTS 2, 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 (Close area as defined by the City of Hollywood = 21,069 square feet; or 0.4837
 square feet more or less)

TOGETHER WITH
 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 (Close area as defined by the
 City of Hollywood = 4,106 square feet; or 0.0943 square feet more or less)

PARKING	REQUIRED	PROVIDED
UNITS - 1 PER ROOM	31 SPACES	13 SPACES ON-SITE PARKING LOT
		25 VALET SPACES 100 SELF PARKING
TOTAL	31 SPACES	36 SPACES

LEAVING 5 PARKING SPACES FROM CRA

LOADING
 ACCORDING TO CRA, ROOSEVELT STREET IS DESIGNATED AS A PARKING
 LOADING ZONE FOR TRUCK UP TO 30 FEET

A DRY-POFF PARKING SPACE ON SITE HAS BEEN PROVIDED

PROPERTY ADDRESS

2300 NORTH SURF ROAD HOLLYWOOD FLORIDA 33019

SITE INFORMATION

EXISTING ZONING: BOARDWALK HISTORIC DISTRICT COMMERCIAL (BHW-HSD-C)

LAND USE DESIGNATION: GENERAL BUSINESS

NET LOT AREA: 13,284.00 SQUARE FEET

GROSS LOT AREA: 21,140.00 SQUARE FEET (1.45 AC.)

DENSITY: ALLOWED: 50 ROOMS PER GROSS AC.
 0.45 X 100 = 22.5 - 50 ROOMS

REQUESTED: 57.8 ROOMS PER GROSS AC.
 0.45 X 100 = 31.5 - 33 ROOMS
 REQUESTING 31 ROOMS
 (REQUESTING AN ADDITIONAL
 8 HOTEL ROOMS FROM THE
 HOTEL DENSITY POOL BASED
 ON HAVING A LOT GREATER
 THAN OR EQUAL TO 10,000 SF)

ARTICLE 4.5 (1)(F)(2A)

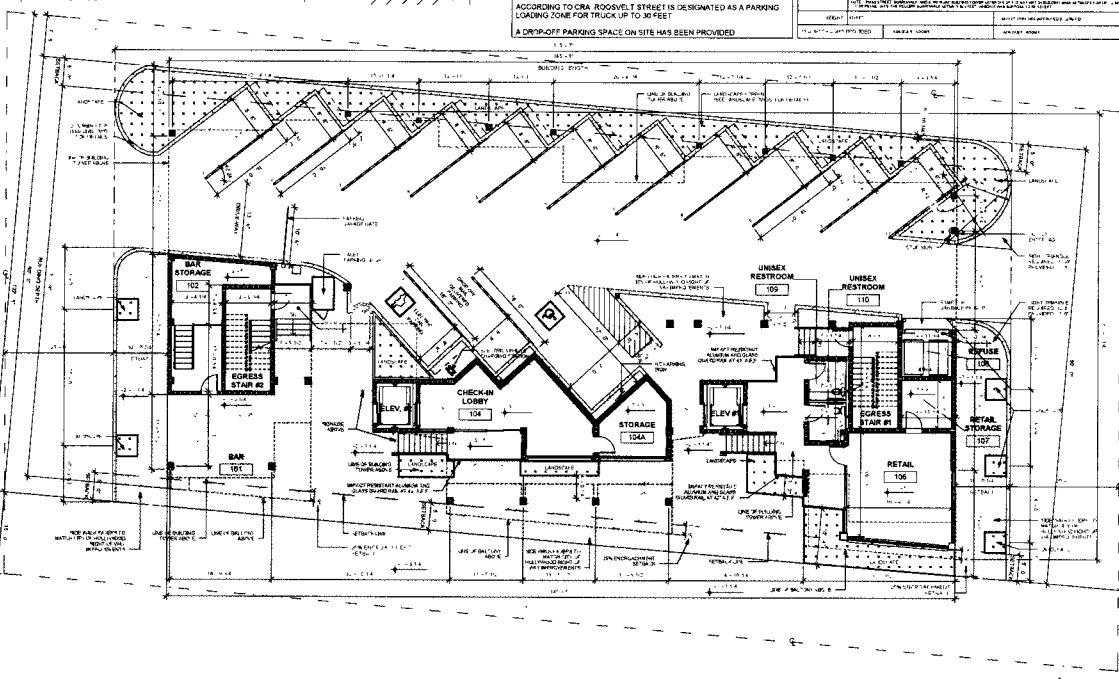
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MATERIAL LEGEND

PARTITIONS
 CMU WALLS
 CONCRETE WALLS
 STRUCTURAL CONCRETE WALL
 STRUCTURAL COLUMN

LEGEND

EXISTING CITY OF HOLLYWOOD
 RIGHT OF WAY IMPROVEMENTS
 NEW PAVEMENT TO MATCH CITY OF
 HOLLYWOOD RIGHT OF WAY
 IMPROVEMENTS
 LANDSCAPE
 TRUNCATED DOMES
 PROPERTY LINE
 LINE OF REQUIRED SETBACK
 LINE OF BUILDING TOWER ABOVE



GREEN BUILDING PRACTICES	
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N

RKB
 10101 E. Vermont
 P.O. Box 1600
 Richmond, VA 23216
 (804) 781-1111
 FAX (804) 781-1112

HOTEL
ROAD
33019

RIPTIDE H
2300 N SURF
HOLL YWOOD

No.	Description	Date
	\$2.00 P.P.A.G. + A	7-1-72
	- 200.00 C.B.	8-1-72
	(Balance 1.20) (A.C.T. 1)	7-2-72

LEVEL 2 FLOOR
PLAN

Project Number
1603

Sheet Title
A102

L



RKB
 NEW HILL 14-24
 PO BOX 2434
 RICHMOND K. 580078
 REG NO A002344

OTEL
ROAD
L 33019

RIPTIDE H
2300 N SURF
HOLLYWOOD, F

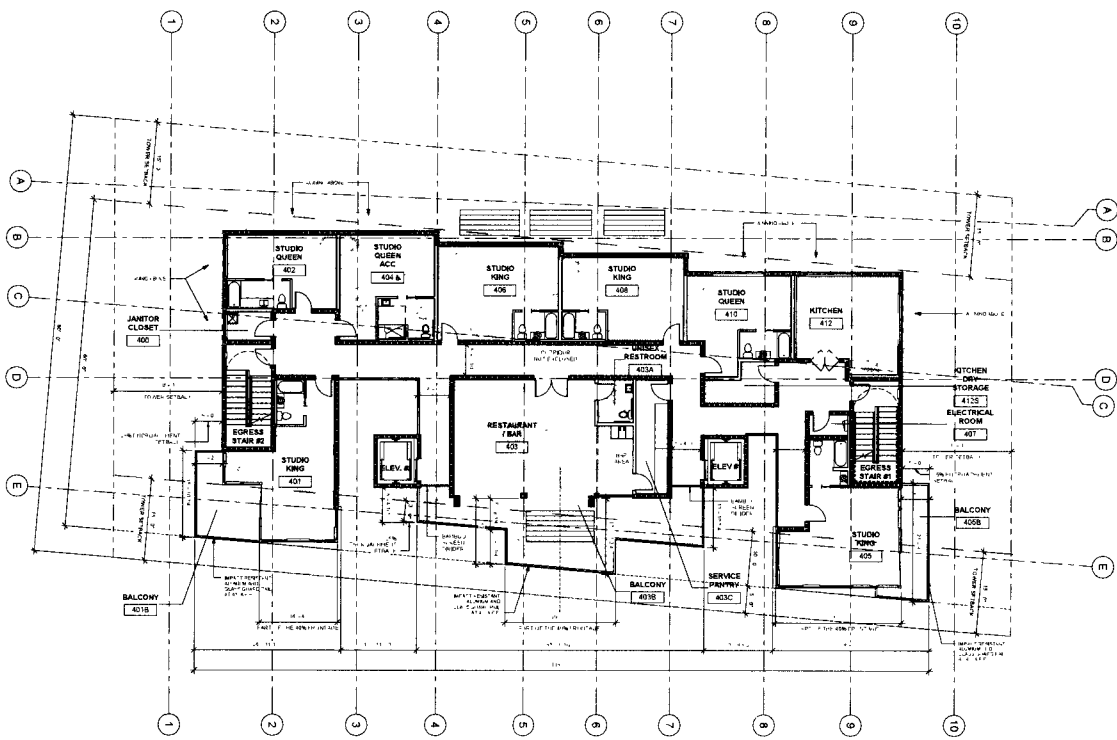
No.	Description	Date
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D.W.T. T < 0.8 * 10 ⁻⁷ - 10 ⁻⁷	$\frac{1}{x} = \frac{1}{x^{(1)}}$	

LEVEL 3 FLOOR
PLAN

1603

A103

EXHIBIT B



MATERIAL LEGEND

[Symbol]	PARTITIONS
[Symbol]	GRIT WALLS
[Symbol]	CONCRETE WALLS
[Symbol]	STRUCTURAL CONCRETE WALL
[Symbol]	STRUCTURAL COLUMN

ALL DIMENSIONS TO BE VERIFIED IN FIELD

LEGEND

[Symbol]	EXISTING CITY OF HOLLYWOOD RIGHT OF WAY IMPROVEMENTS PAVEMENT
[Symbol]	NEW PAVEMENT TO MATCH CITY OF HOLLYWOOD RIGHT OF WAY IMPROVEMENTS
[Symbol]	LANDSCAPE
[Symbol]	TRUNCATED DOWNS
[Symbol]	PROPERTY LINE
[Symbol]	LINE OF REQUIRED SETBACK
[Symbol]	LINE OF BUILDING TOWER ABOVE

FRONTAGE CALCULATIONS

40% FRONTAGE CALCULATION		REQUIRED	PROPOSED
TOTAL FRONTAGE EXISTING SIDE		42	11.17
TOTAL FRONTAGE EXISTING SIDE		42	11.17
TOTAL FRONTAGE EXISTING SIDE		42	11.17

25% ENCROACHMENT CALCULATIONS

25% ENCROACHMENT CALCULATION		REQUIRED	PROPOSED
TOTAL FRONTAGE EXISTING SIDE		42	11.17
TOTAL FRONTAGE EXISTING SIDE		42	11.17
TOTAL FRONTAGE EXISTING SIDE		42	11.17

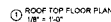
RKB






REGISTERED PROFESSIONAL ENGINEER
STATE OF FLORIDA
NO. 12345
EXPIRATION DATE 12/31/2024

RIPTIDE HOTEL
2300 N. SURF ROAD
HOLLYWOOD, FL 33019








LEVEL 4 FLOOR PLAN
1603
A104

EXHIBIT B



	PARTITIONS
	CHU WALLS
	CONCRETE CORE
	STRUCTURAL CONCRETE WALL
	STRUCTURAL COLUMN

ALL DIMENSIONS TO BE VERIFIED IN FIELD

	EXISTING CITY OF HOLLYWOOD RIGHT OF WAY IMPROVEMENTS PAVES
	PAVEMENTERS TO MATCH CITY OF HOLLYWOOD RIGHT OF WAY IMPROVEMENTS
	LANDSCAPE
	TRUNCATED DOMES
	PROPERTY LINE
	LINE OF REQUIRED SETBACK
	LINE OF BUILDING TOWER ABOVE

RKB
LAW OFFICE, P.C.
10000 W. 10th Ave., Suite 100
Denver, CO 80231
Tel: 303.755.1100
Fax: 303.755.1101
www.rkb-law.com

TRIPTIDE HOTEL
2300 N SURF ROAD
HOLLYWOOD, FL 33019

No.	Description	Days
92	EXPLS, F.R.	1217
93	PA, T.M.	1218
94	PA, T.M.	1219

01/26/11

ROOF TOP FLOOR
PLAN

Page 1603
1603
 of 1603
A105

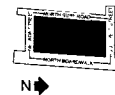
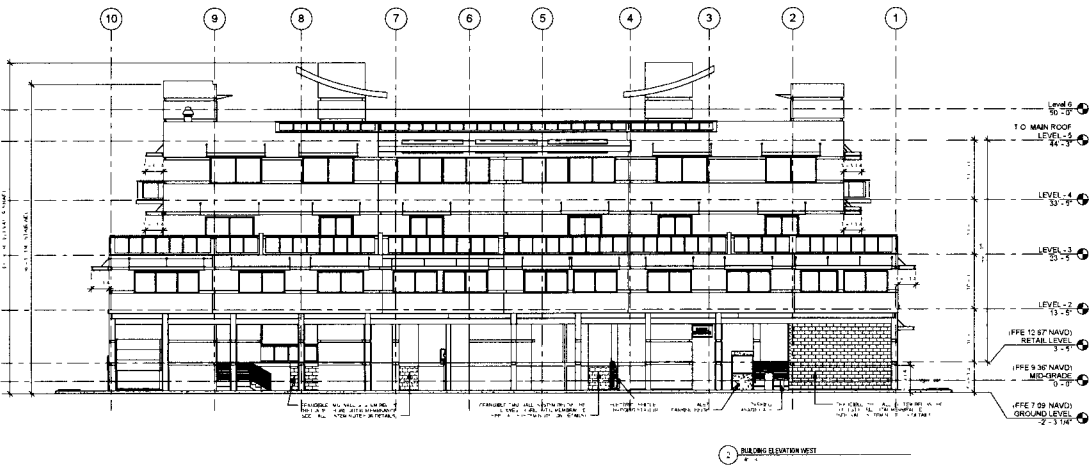
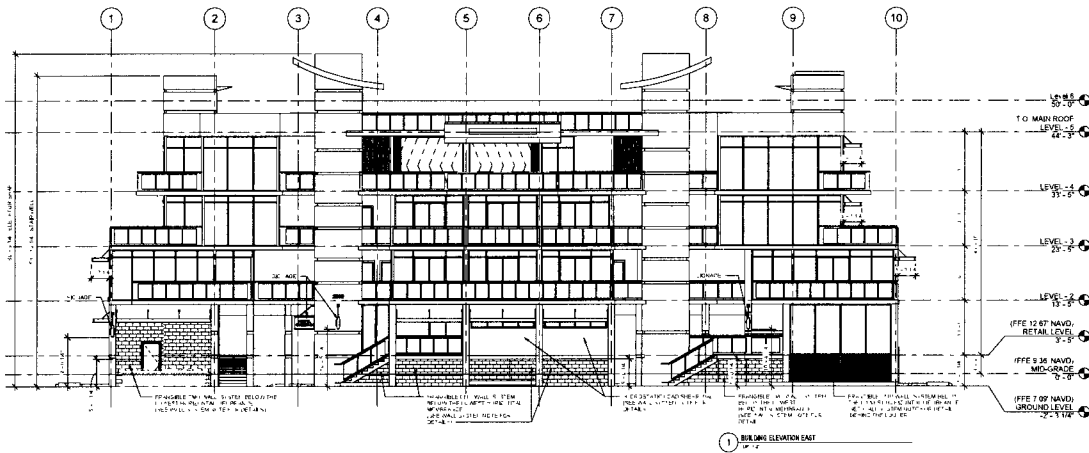


EXHIBIT B



WALL SYSTEM NOTE

1. The wall system is a precast concrete wall system with a maximum height of 10 feet. The wall system is designed to be installed in a vertical orientation. The wall system is designed to be installed in a vertical orientation.
2. The wall system is a precast concrete wall system with a maximum height of 10 feet. The wall system is designed to be installed in a vertical orientation. The wall system is designed to be installed in a vertical orientation.
3. The wall system is a precast concrete wall system with a maximum height of 10 feet. The wall system is designed to be installed in a vertical orientation. The wall system is designed to be installed in a vertical orientation.
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6. The wall system is a precast concrete wall system with a maximum height of 10 feet. The wall system is designed to be installed in a vertical orientation. The wall system is designed to be installed in a vertical orientation.
7. The wall system is a precast concrete wall system with a maximum height of 10 feet. The wall system is designed to be installed in a vertical orientation. The wall system is designed to be installed in a vertical orientation.
8. The wall system is a precast concrete wall system with a maximum height of 10 feet. The wall system is designed to be installed in a vertical orientation. The wall system is designed to be installed in a vertical orientation.
9. The wall system is a precast concrete wall system with a maximum height of 10 feet. The wall system is designed to be installed in a vertical orientation. The wall system is designed to be installed in a vertical orientation.
10. The wall system is a precast concrete wall system with a maximum height of 10 feet. The wall system is designed to be installed in a vertical orientation. The wall system is designed to be installed in a vertical orientation.

RKB
REGISTERED ARCHITECT
ARCHITECT
1000 N. GULF BLVD.
SUITE 100
FORT MYERS, FL 33901
(813) 938-1111
WWW.RKBARCHITECT.COM

RIPTIDE HOTEL
2300 N. SURF ROAD
HOLLYWOOD, FL 33019

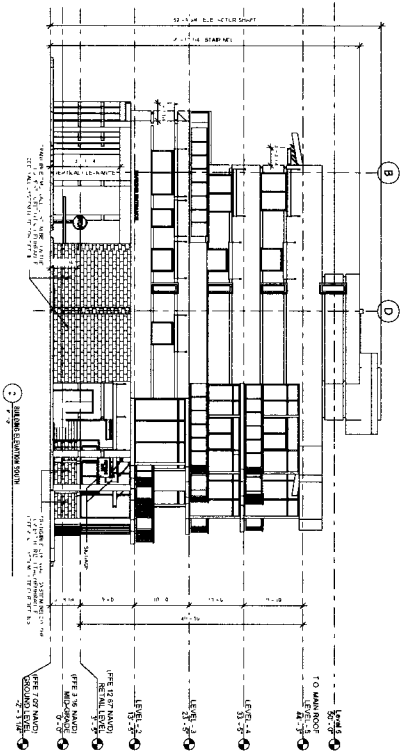
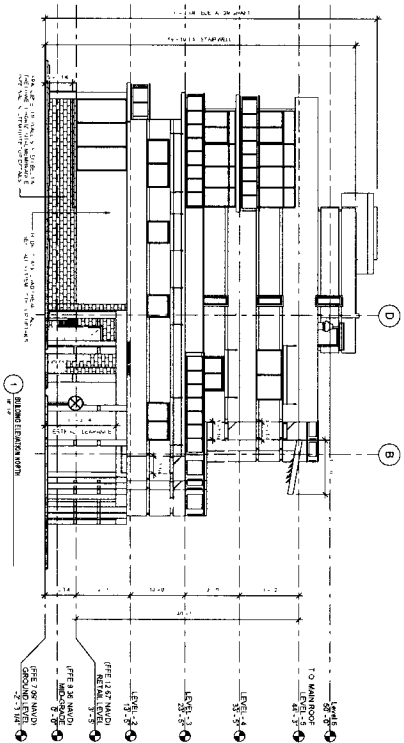
DATE	DESCRIPTION	BY	CHKD
01/01/17	01/01/17	01/01/17	01/01/17
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01/01/17	01/01/17	01/01/17	01/01/17
01/01/17	01/01/17	01/01/17	01/01/17
01/01/17	01/01/17	01/01/17	01/01/17
01/01/17	01/01/17	01/01/17	01/01/17
01/01/17	01/01/17	01/01/17	01/01/17
01/01/17	01/01/17	01/01/17	01/01/17

ELEVATIONS
01/01/17

1603
A200



EXHIBIT B



GENERAL NOTE
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 5. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 6. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 7. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 8. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 9. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 10. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

RIPTIDE HOTEL
 2300 N SURF ROAD
 HOLLYWOOD, FL 33019

RKB
 RICHARD K. BROSCH
 REG. NO. 14000004
 ARCHITECT

No.	Description	Date
1	1603	12/1/19
2	1603	12/1/19
3	1603	12/1/19
4	1603	12/1/19
5	1603	12/1/19
6	1603	12/1/19
7	1603	12/1/19
8	1603	12/1/19
9	1603	12/1/19
10	1603	12/1/19

ELEVATIONS

1603
 A201





SCALE: N.T.S.

2300 N. SURF ROAD, HOLLYWOOD, FL 33019

RIPTIDE HOTEL

COLOR SITE PLAN