

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.



JOSH LEVY, MAYOR

ATTEST:



PATRICIA A. CERNY, MMC
CITY CLERK

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



DOUGLAS R. GONZALES, CITY ATTORNEY *DR*

EXHIBIT A

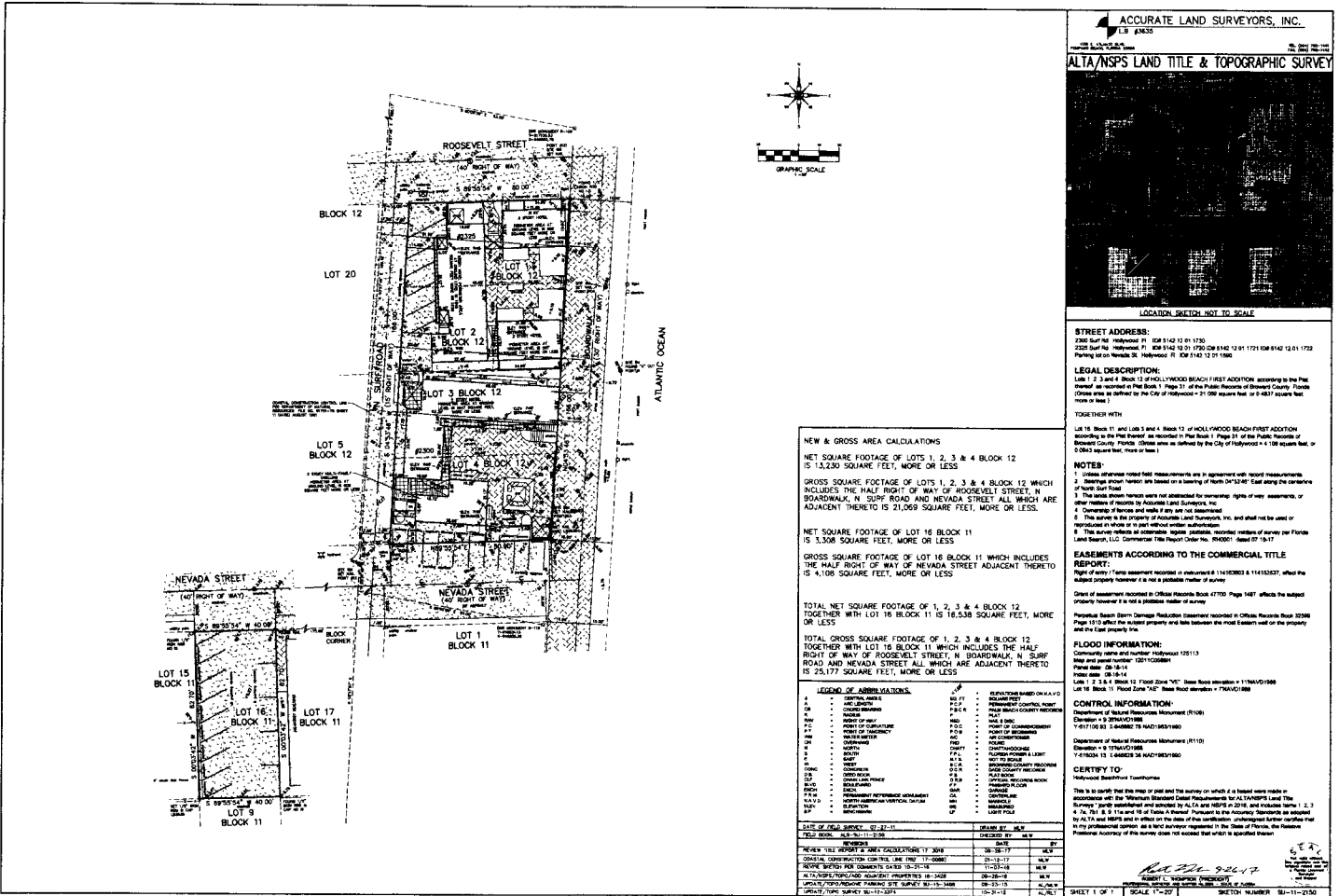
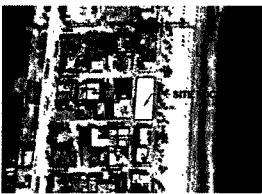


EXHIBIT B

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.)

TOGETHER WITH

LOT 12, BLOCK 11 and Lot 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. (Gross area as defined by the City of Hollywood = 4,155 square feet, or 0.0945 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: 954-365-9099 |
| A000 COVER SHEET A004 SYMBOLS & ABBREVIATIONS A005 CODE ANALYSIS A006 AREA CALCULATIONS A007 ISOMETRIC VIEW A008 3D COLOR RENDERING A009 COLOR CHIP A010 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 / 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
ARCHITECT & PLANNER
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

1603
A000

EXHIBIT B

INTERIOR PERSPECTIVES



EXTERIOR PERSPECTIVES



RKB

REGISTERED ARCHITECT
FLORIDA ARCHITECTURAL BOARD
NO. 123456789
12345 N. BEACH BLVD., SUITE 100
HOUSTON, TEXAS 77058
TEL: 713.555.1234 FAX: 713.555.5678

RIPTIDE HOTEL

2300 N. SURF ROAD
HOLLYWOOD, FL 33019

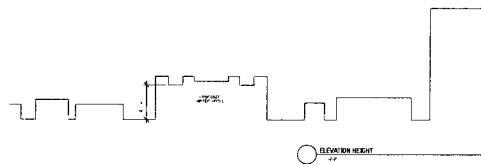
| NO. | DATE | DESCRIPTION | BY | CHECKED |
|-----|----------|--------------------|------|---------|
| 1 | 10/10/17 | 3D COLOR RENDERING | 1603 | A061 |

3D COLOR RENDERING

1603

A061

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)

RKB
REGISTERED ARCHITECT
FLORIDA
NO. 12345
DATE: 07/26/17

RIPTIDE HOTEL
2300 N. SURF ROAD
HOLLYWOOD, FL 33019

| DATE | DESCRIPTION |
|----------|-------------------|
| 07/26/17 | ISSUED FOR PERMIT |
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| | |
| | |

COLOR CHIP
1603
A062



N ➡

RKB
 10101 E. Vermont
 P.O. Box 1600
 Richmond, VA 23216

HOTEL
ROAD
33019

PTIDE HOTEL
2300 N SURF ROAD
HOLLYWOOD, FL 33019

PTIDE HOTEL
2300 N SURF ROAD
HOLLYWOOD, FL 33019

01/26/17

LEVEL 2 FLOOR
PLAN

Project Number
1603

Sheet Title
A102

Project Number
1603
Date: 1/27/14
A102



N

[illegible]HOTEL
ROAD
FL 33019PTIDE HOTEL
2300 N SURF ROAD
HOLLYWOOD, FL 33019PTIDE HOTEL
2300 N SURF ROAD
HOLLYWOOD, FL 33019

LEVEL 3 FLOOR
PLAN

Page 1 of number

1603

Sheet number

A103

LEVEL 3 FLOOR
PLAN

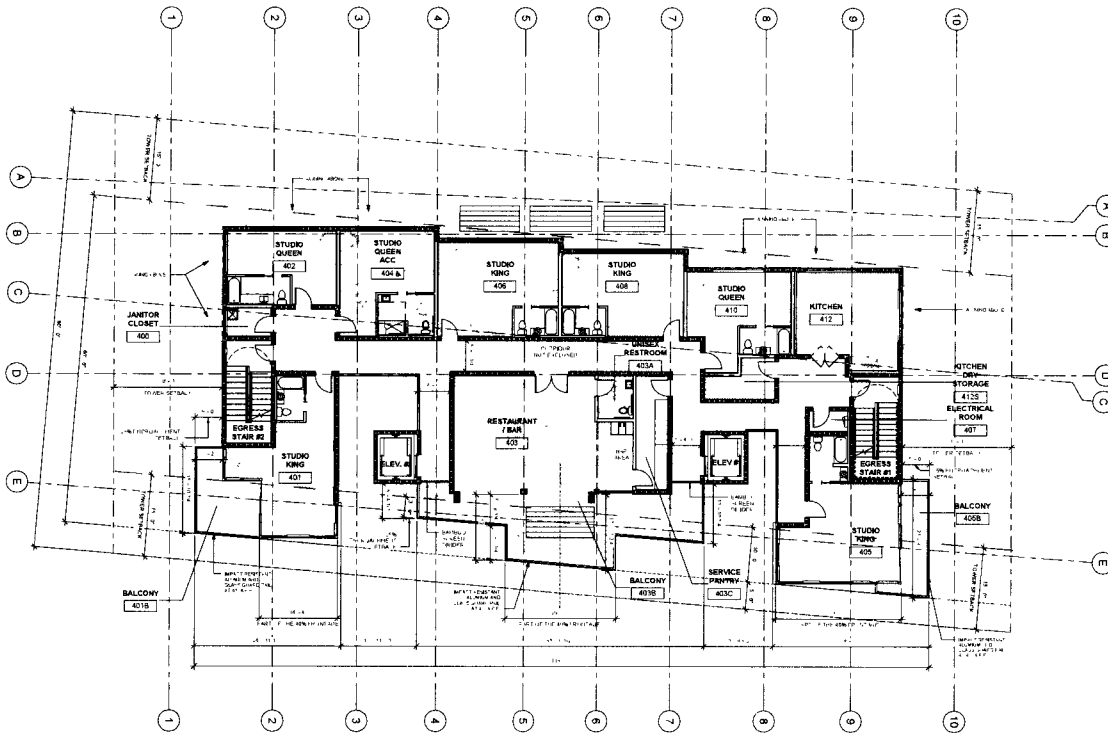
Page 1 of number

1603

Room Number

A103

EXHIBIT B



① LEVEL 4 FLOOR PLAN
1/8" = 1'-0"

MATERIAL LEGEND

| | |
|----------|--------------------------|
| [Symbol] | PARTITIONS |
| [Symbol] | CMU 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 |
| [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 |
|-------------------------------|------|----------|----------|
| 100% FRONTAGE (EXISTING) 14.2 | 14.2 | 14.2 | 14.2 |
| 100% FRONTAGE (PROPOSED) 14.2 | 14.2 | 14.2 | 14.2 |
| 100% FRONTAGE (TOTAL) 28.4 | 28.4 | 28.4 | 28.4 |

25% ENCROACHMENT CALCULATIONS

| 25% ENCROACHMENT CALCULATION | | REQUIRED | PROPOSED |
|-------------------------------|------|----------|----------|
| 100% FRONTAGE (EXISTING) 14.2 | 14.2 | 14.2 | 14.2 |
| 100% FRONTAGE (PROPOSED) 14.2 | 14.2 | 14.2 | 14.2 |
| 100% FRONTAGE (TOTAL) 28.4 | 28.4 | 28.4 | 28.4 |

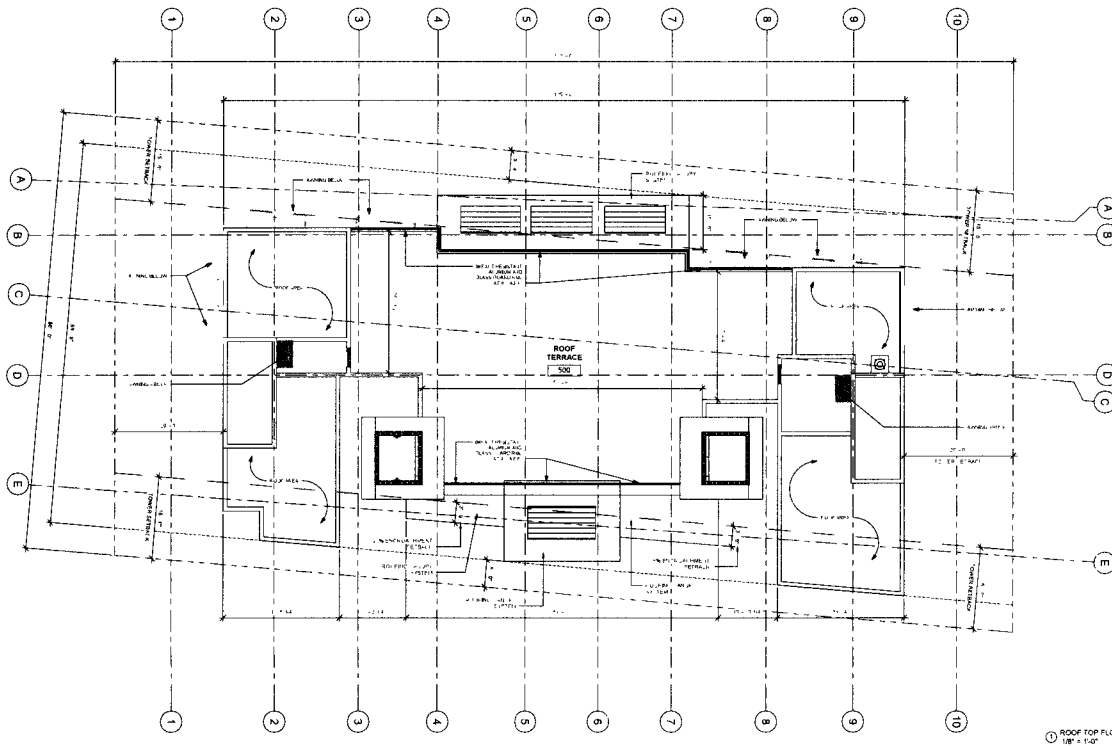


RKB














RIPTIDE HOTEL
2300 N. SURF ROAD
HOLLYWOOD, FL 33019

LEVEL 4 FLOOR PLAN
1603
A104

EXHIBIT B



① ROOF TOP FLOOR PLAN
1/8" = 1'-0"

| MATERIAL LEGEND | |
|---|--|
|  | PARTITIONS |
|  | CHAU WALLS |
|  | CONCRETE WALLS |
|  | STRUCTURAL CONCRETE WALL |
|  | STRUCTURAL COLUMN |
| ALL DIMENSIONS TO BE VERIFIED IN FIELD | |
| LEGEND | |
|  | EXISTING CITY OF HOLLYWOOD RIGHT OF VIAY IMPROVEMENTS |
|  | PARADES |
|  | NEW PAYERS TO MATCH CITY OF HOLLYWOOD RIGHT OF VIAY IMPROVEMENTS |
|  | LANDSCAPE |
|  | TRUNCATED DOMES |
|  | PROPERTY LINE |
|  | LINE OF REQUIRED SETBACK |
|  | LINE OF BUILDING TOWER ABOVE |

RKB
 1st FOLIO 17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100-101-102-103-104-105-106-107-108-109-110-111-112-113-114-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-995-996-997-998-999-1000-1001-1002-1003-1004-1005-1006-1007-1008-1009-1010-1011-1012-1013-1014-1015-1016-1017-1018-1019-1020-1021-1022-1023-1024-1025-1026-1027-1028-1029-1030-1031-1032-1033-1034-1035-1036-1037-1038-1039-1040-1041-1042-1043-1044-104

RIPTIDE HOTEL
2300 N SURF ROAD
HOLLYWOOD, FL 33019

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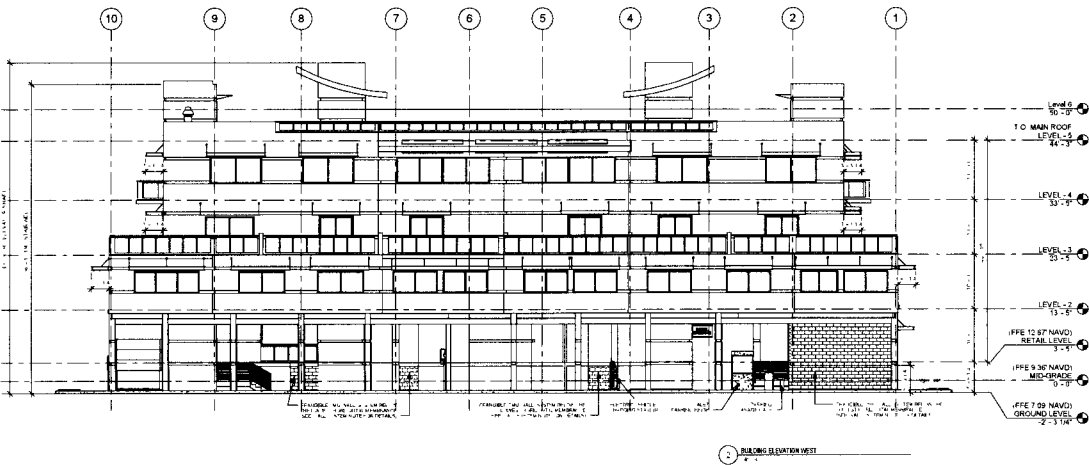
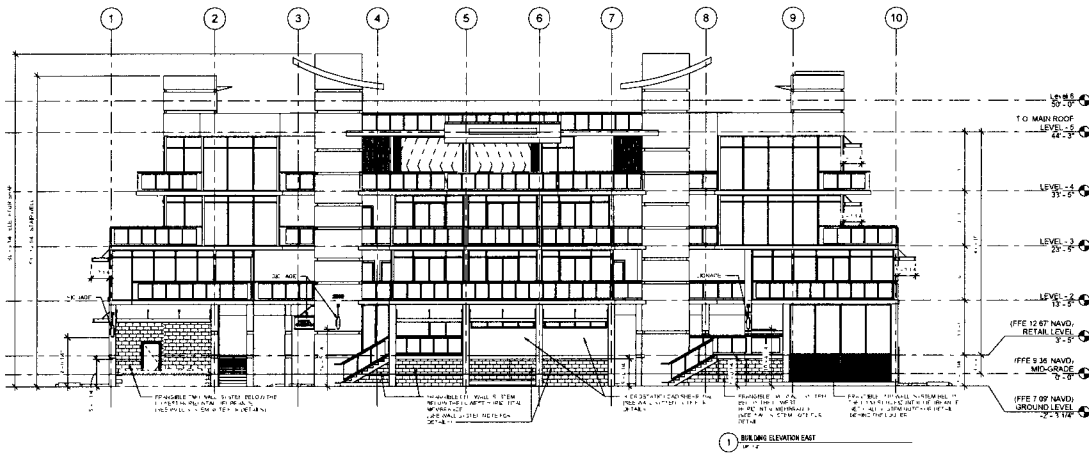
01/26/17

ROOF TOP FLOOR
PLAN

1603
A105



EXHIBIT B



WALL SYSTEM NOTE

1. EXISTING WALL SYSTEMS TO REMAIN SHALL BE REPAIR AND PATCHED TO MATCH ADJACENT WALLS. NEW WALLS SHALL BE CONCRETE OR CMU WITH EXTERIOR FINISH TO MATCH EXISTING WALLS.
2. NEW WALLS SHALL BE CONCRETE OR CMU WITH EXTERIOR FINISH TO MATCH EXISTING WALLS. NEW WALLS SHALL BE CONCRETE OR CMU WITH EXTERIOR FINISH TO MATCH EXISTING WALLS.
3. NEW WALLS SHALL BE CONCRETE OR CMU WITH EXTERIOR FINISH TO MATCH EXISTING WALLS. NEW WALLS SHALL BE CONCRETE OR CMU WITH EXTERIOR FINISH TO MATCH EXISTING WALLS.
4. NEW WALLS SHALL BE CONCRETE OR CMU WITH EXTERIOR FINISH TO MATCH EXISTING WALLS. NEW WALLS SHALL BE CONCRETE OR CMU WITH EXTERIOR FINISH TO MATCH EXISTING WALLS.
5. NEW WALLS SHALL BE CONCRETE OR CMU WITH EXTERIOR FINISH TO MATCH EXISTING WALLS. NEW WALLS SHALL BE CONCRETE OR CMU WITH EXTERIOR FINISH TO MATCH EXISTING WALLS.

RKB
REGISTERED ARCHITECT
ARCHITECT
1001 N. GULF BLVD., SUITE 100
FORT MYERS, FL 33901
(813) 939-1111
WWW.RKBARCHITECT.COM

RIP TIDE HOTEL
2300 N. SURF ROAD
HOLLYWOOD, FL 33019

| NO. | DATE | DESCRIPTION |
|-----|----------|-------------------|
| 1 | 01/20/17 | ISSUED FOR PERMIT |
| 2 | 01/20/17 | ISSUED FOR PERMIT |
| 3 | 01/20/17 | ISSUED FOR PERMIT |
| 4 | 01/20/17 | ISSUED FOR PERMIT |
| 5 | 01/20/17 | ISSUED FOR PERMIT |
| 6 | 01/20/17 | ISSUED FOR PERMIT |
| 7 | 01/20/17 | ISSUED FOR PERMIT |
| 8 | 01/20/17 | ISSUED FOR PERMIT |
| 9 | 01/20/17 | ISSUED FOR PERMIT |
| 10 | 01/20/17 | ISSUED FOR PERMIT |

ELEVATIONS
01/20/17

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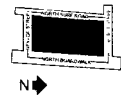
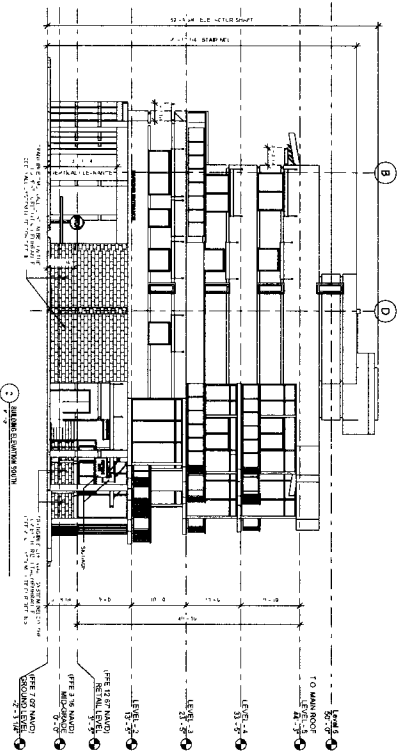
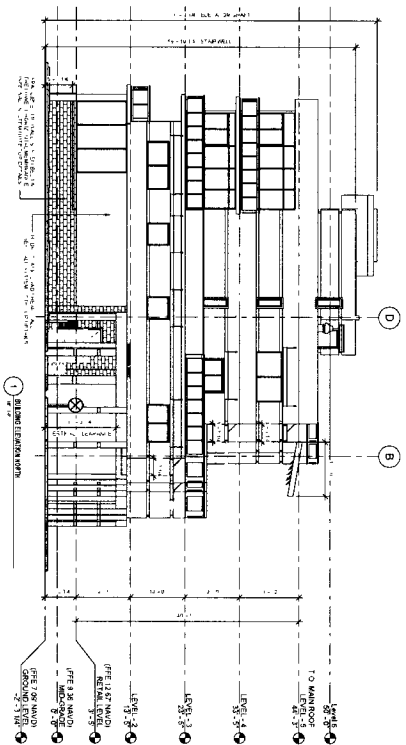


EXHIBIT B



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.
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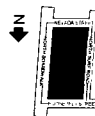
RIPTIDE HOTEL
 2300 N SURF ROAD
 HOLLYWOOD, FL 33019

RKB
 RICHARD K. BROSCH
 REG. NO. 14000004
 ARCHITECT

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

ELEVATIONS

1603
 A201





SCALE: N.T.S.

2300 N. SURF ROAD, HOLLYWOOD, FL 33019

RIPTIDE HOTEL

COLOR SITE PLAN