

ATTACHMENT I

Application Package

PLANNING DIVISION



File No. (internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

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: _____

Location Address: 2300-2325 N Surf Road Hollywood, FL 33019

Lot(s): 1, 2, 3, 4, 16 Block(s): 12, 11 Subdivision: HOLLYWOOD BEACH 1ST

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

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

Existing Property Use: HOTEL Sq Ft/Number of Units: 21

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): 16-DP-73

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

Explanation of Request: REQUEST TO EXTEND EXISTING APPROVALS FOR THE RENOVATION PROJECT.

Number of units/rooms: 31 Sq Ft: 400

Value of Improvement: 4M Estimated Date of Completion: _____

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

Name of Current Property Owner: HOLLYWOOD BEACHFRONT TOWNHOMES, LLC

Address of Property Owner: 2300 N. SURF ROAD, HOLLYWOOD, FL 33019

Telephone: 954-589-2220 Fax: _____ Email Address: JEREMYNOY@GMAIL.COM

Name of Consultant (Representative/Tenant (circle one)): JEREMY NOY

Address: 2300 N. SURF ROAD, HOLLYWOOD, FL 33019 Telephone: 954-589-2220

Fax: _____ Email Address: JEREMYNOY@GMAIL.COM

Date of Purchase: 9/15/2011 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: _____

PLANNING DIVISION



File No. (internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

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: 8/31/2020

PRINT NAME: HOLLYWOOD BEACHFRONT TOWN HOMES, LLC
JEREMY NOY

Date: 8/31/2020

Signature of Consultant/Representative: _____

Date: _____

PRINT NAME: _____

Date: _____

Signature of Tenant: _____

Date: _____

PRINT NAME: _____

Date: _____

Current Owner Power of Attorney

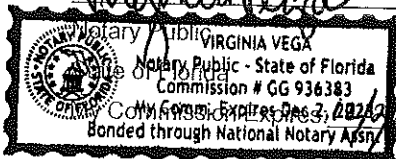
I am the current owner of the described real property and that I am aware of the nature and effect the request for _____ to my property, which is hereby made by me or I am hereby authorizing _____ to be my legal representative before the JOINT (Board and/or Committee) relative to all matters concerning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

Sworn to and subscribed before me
this 1 day of September 2020.

Signature of Current Owner

JEREMY NOY

Print Name



9/1/2020

(2)

(Check One) _____ Personally known to me; OR ☒ Produced Identification N000-435-88-207-0

EXP: 10/02/2021

Alexandra Guerrero

From: Leslie A. Del Monte
Sent: Tuesday, July 14, 2020 12:59 PM
To: Jorge Camejo; henri@riptidehotel.com; Alexandra Guerrero
Cc: Susan Goldberg; Julian Gdaniec; Shiv Newaldass; Raelin Storey
Subject: Re: [EXT]Fwd: RIPTIDE HOTEL

Follow Up Flag: Flag for follow up
Flag Status: Completed

Hi Henry,

Hope all is well. Alex will be in touch with the instructions for the extension. It is a simple process.

Best,

Leslie

From: Jorge Camejo <JCAMEJO@hollywoodfl.org>
Sent: Tuesday, July 14, 2020 12:56 PM
To: henri@riptidehotel.com <henri@riptidehotel.com>
Cc: Susan Goldberg <SGOLDBERG@hollywoodfl.org>; Julian Gdaniec <JGDANIEC@hollywoodfl.org>; Leslie A. Del Monte <LDELMONTE@hollywoodfl.org>; Shiv Newaldass <SNEWALDASS@hollywoodfl.org>; Raelin Storey <RSTOREY@hollywoodfl.org>
Subject: Re: [EXT]Fwd: RIPTIDE HOTEL

Henry,

It's good to hear from you and great to hear of the possibility of moving forward with the redevelopment of the Rip-tide hotel.

I am copying Planning Manager, Leslie Del Monte, as well as Development Services Director, Shiv Newaldass, as they would be the ones to assist you through the process of seeking an extension.

You should be hearing from someone in the Planning office in the near future but please let me know if you don't. I'm certain that you will receive enthusiastic support in getting you through the extension process.

Hope all is well with you and yours. Keep me posted.

Jorge Camejo, AICP
Executive Director
Hollywood CRA.

> On Jul 14, 2020, at 12:23 PM, "henri@riptidehotel.com" <henri@riptidehotel.com> wrote:

>

>

>

> ----- Forwarded message from Henri Isacovitch <henri@riptidehotel.com> -----

> Date: Fri, 10 Jul 2020 09:58:09 -0400

> From: Henri Isacovitch <henri@riptidehotel.com>

> Subject: RIPTIDE HOTEL

> To: Susan Goldberg <SGOLDBERG@hollywoodfl.org>, Jorge Camejo

> <JCAMEJO@hollywoodfl.org>

> Cc: Jeremy Noy <jeremynoy@gmail.com>

>

> Hope that you are all safe.
> As you may recall approximately 2 years ago our project
> to build a new Hotel was approved.
> Unfortunately due to last minute withdrawal of BOA financing
> We had to postpone the start up .
>
> I'm happy to inform you that we are in negotiations with a potential
> Strategic partner, and would require to extend the project approval
> Permit to July 2021.
>
> Thank you for your kind assistance.
> N.B Have forwarded same request to Leslie/Zoning , No Reply .
>
> Be Safe
> Henri Isacovitch
> Director
>
>
> Sent from Mail for Windows 10
>
> ----- End forwarded message -----
>
> CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you
recognize the sender and know the content is safe.
>
> <mime-attachment>

RESOLUTION NO. 16-CMPV-73

CITY OF HOLLYWOOD
PLANNING AND DEVELOPMENT BOARD
AND
HISTORIC PRESERVATION BOARD

A RESOLUTION OF THE CITY OF HOLLYWOOD JOINT PLANNING AND DEVELOPMENT BOARD/HISTORIC PRESERVATION BOARD CONSIDERING THE REQUEST FOR A VARIANCE, A CERTIFICATE OF APPROPRIATENESS FOR DESIGN, AND SITE PLAN FOR THE CONSTRUCTION OF A HOTEL WITH ACCESSORY USES TO BE LOCATED AT 2300 AND 2325 NORTH SURF ROAD, HOLLYWOOD, FLORIDA, AS MORE PARTICULARLY DESCRIBED IN EXHIBIT "A", PURSUANT TO THE PROVISIONS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT REGULATIONS.

WHEREAS, the Planning and Development Board (the "Planning Board") is charged with, among other things, the responsibility of considering requests for variances, design, special exceptions and site plan approval; and

WHEREAS, the Historic Preservation Board (the "Historic Board") is charged with the responsibility of preserving and conserving properties of historical, architectural and archeological merit in the City of Hollywood; and

WHEREAS, a Certificate of Appropriateness for Design is required prior to the issuance of a building permit for new building construction, additions to existing buildings, major renovation work or substantial alteration based upon evaluation of the compatibility of the physical alteration or improvement with the criteria listed in the City of Hollywood Zoning and Land Development Regulations; and

WHEREAS, in accordance with Section 5.3.I.2. of the Zoning and Land Development Regulations, a joint meeting of the Planning and Development Board and Historic Preservation Board is required for projects located in an Historic District that requires Site Plan approval and a Certificate of Appropriateness of Design; and

WHEREAS, Hollywood Beachfront Townhomes, LLC. (the "Applicant") applied for a Certificate of Appropriateness for Design, a Variance, and Site Plan for the construction of a 31 room hotel with accessory uses to be located at 2300 and 2325 North Surf Road (which is within the Hollywood Historic District), as more specifically described in the attached Exhibit "A"; and

WHEREAS, the Planning Manager and Principal Planner, following an analysis of the application and its associated documents have determined that the Certificate of Appropriateness for Design does meet the following criteria of integrity of location, design, setting, materials, workmanship and association as set forth in Section 5.5 F. of the Zoning and Land Development Regulations and have therefore recommended approval with the following condition: **That the Applicant will continue to work with staff on the roof line design; and**

WHEREAS, the Planning Manager and Principal Planner, following and analysis of the application and its associated documents have determined that the request for a Variance to waive the required parking lot setback on the west, does meet the criteria set forth in Section 5.3.F.(1) of the Zoning and Land Development Regulations and have therefore recommended approval; and

WHEREAS, the Technical Advisory Committee, following an analysis of the application and its associated documents have determined that the proposed request for Site Plan does meet the review standards set forth in Article 6 of the Zoning and Land Development Regulations and have therefore recommended approval of the proposed Site Plan with the following conditions:

- (1) That, the Applicant shall submit a Unity of Title which includes all; parcels within the subject site and the required off-site parking lot, in a form acceptable to the City Attorney's Office, prior to the issuance of any building permits which shall be recorded by the City of Hollywood in the Public Records of Broward County, Florida prior to the issuance of a Certificate of Occupancy (C/O) or Certificate of Completion (C/C); and
- (2) That, the parking shall be operated by valet services at all times; and

WHEREAS, on July 24, 2018, an advertised public hearing of the joint meeting of the Planning and Development Board and Historic Preservation Board ("Joint Board") was held to consider the Applicant's request; and

WHEREAS, the Joint Board reviewed the application for the Variance and determined the following:

- (1) That the requested Variance does maintain the basic intent and purpose of the subject regulations, particularly as they affect the stability and appearance of the City;

- (2) That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community;
- 3) That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the City;
- 4) That the need for the requested Variance is not economically based or self-imposed; and
- 5) Since the Board finds that criteria a. through d. have been met, then criteria e. is not applicable.

WHEREAS, the Joint Board reviewed the application and the Department of Planning's staff report, and considered staff's conditions, and made the following finding: That the request for a Certificate of Appropriateness for Design to construct a 31 room hotel with accessory uses does meet the criteria set forth in Section 5.5.F. of the Zoning and Land Development Regulations with the following condition: **That the Applicant will continue to work with staff on the roof line design; and**

WHEREAS, the Joint Board reviewed the application and the staff's report and the Technical Advisory Committee's recommendation with a condition for the approval of the Site Plan and considered the Site Plan review standards set forth in Article 6 of the Zoning and Land Development Regulations, and have determined that the Site Plan standards have been met with the following conditions:

- (1) That, the Applicant shall submit a Unity of Title which includes all; parcels within the subject site and the required off-site parking lot, in a form acceptable to the City Attorney's Office, prior to the issuance of any building permits which shall be recorded by the City of Hollywood in the Public Records of Broward County, Florida prior to the issuance of a Certificate of Occupancy (C/O) or Certificate of Completion (C/C); and
- (2) That, the parking shall be operated by valet services at all times; and

NOW, THEREFORE, BE IT RESOLVED BY THE JOINT PLANNING AND DEVELOPMENT BOARD/HISTORIC PRESERVATION BOARD 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 following review of the Staff Summary Report, the application, supporting documents, materials, and all submitted written and oral testimony received during the public hearing from all parties and speakers, and the consideration of the criteria set forth herein for approving/denying a Certificate of Appropriateness for Design as more specifically depicted on the attached Exhibit "B", for the property located at 2300 and 2325 North Surf Road, the Board finds that the necessary criteria have been met, and the Certificate of Appropriateness for Design is hereby **approved with the following condition: That the Applicant will continue to work with staff on the roof line design.**

Section 3: That, following review of the Staff Summary Report, the Applicant's application and supporting documents and materials, and all submitted written and oral testimony received during the public hearing, and the consideration of the criteria listed herein for approving/denying the requested Variance for the property located at 2300 and 2325 North Surf Road to waive the required parking lot setback on the west side of the subject property, the Board finds that the necessary criteria have been met, and the requested Variance is hereby **approved.**

Section 4: That, following review of the Staff Summary Report, the application, supporting documents, materials, and all submitted written and oral testimony received during the public hearing from all parties and speakers, and the consideration of the Site Plan review standards set forth in Article 6 of the Zoning and Land Development Regulations, the Board finds that the necessary review standards have been met, and the Site Plan as more specifically set forth in the attached Exhibit "B, is hereby **approved with the following conditions:**

(a) That, the Applicant shall submit a Unity of Title which includes all; parcels within the subject site and the required off-site parking lot, in a form acceptable to the City Attorney's Office, prior to the issuance of any building permits which shall be recorded by the City of Hollywood in the Public Records of Broward County, Florida prior to the issuance of a Certificate of Occupancy (C/O) or Certificate of Completion (C/C); and

(b) That, the parking shall be operated by valet services at all times; and

Section 5: That, the Variance shall become null and void unless the Applicant has applied for all applicable building or other permits(s) or license(s) within 24 months of the Board's approval. Said 24 months shall commence upon passage and adoption of this Resolution.

Section 6: That, the Applicant shall have up to 24 months from the date of this Certificate of Appropriateness for Design approval to apply for all necessary building permits or licenses required to proceed with this project. Failure to apply for said building permits or licenses within the time period shall render all Joint Board approvals null and void.

RESOLUTION NO. 16-CMPV-73 OF THE JOINT PLANNING AND DEVELOPMENT BOARD AND HISTORIC PRESERVATION BOARD RELATING TO 2300 AND 2325 NORTH SURF ROAD (RIPTIDE HOTEL)

Section 7: That, the Applicant shall have up to 24 months from the date of Site Plan approval to apply for a valid construction permit. Failure to submit an application within the require time period shall render all approvals null and void.

Section 8: That the Department of Development Services, Planning Division, is hereby directed to forward a copy of this resolution to the Applicant and the owner of the property with respect to which the request was made. This Resolution will be delivered to the City Clerk to be recorded in the public records of Broward County, as provided by the applicable provisions of Article 5 in the Zoning and Land Development Regulations. A copy shall be furnished to any enforcement official.

PASSED AND ADOPTED THIS 24th DAY OF JULY, 2018.

RENDERED THIS 16 DAY OF August, 2018.



STEVEN TOTH, Historic Preservation
Board Chair



JOHN PASSALACQUA, Planning
and Development Board Chair

APPROVED AS TO FORM & LEGAL
SUFFICIENCY for the use reliance of
the Planning and Development Board
and Historic Board of the City of Hollywood,
Florida, only.



DEBRA REESE, BOARD COUNSEL

EXHIBIT "A"
LEGAL DESCRIPTION

Lots 1, 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.

INTERIOR PERSPECTIVES



EXTERIOR PERSPECTIVES



RKB
ARCHITECTS
INCORPORATED
architects | planning | interior design
Richard K. Brooks
ARCHITECT
REG. NO. AA000234
Sandway Center, 4800 N. Federal Highway, Suite B-104
Fort Lauderdale, FL 33309
Tel: 561-750-3661 / Fax: 561-394-6802

RIPTIDE HOTEL
2300 N SURF ROAD
HOLLYWOOD, FL 33019

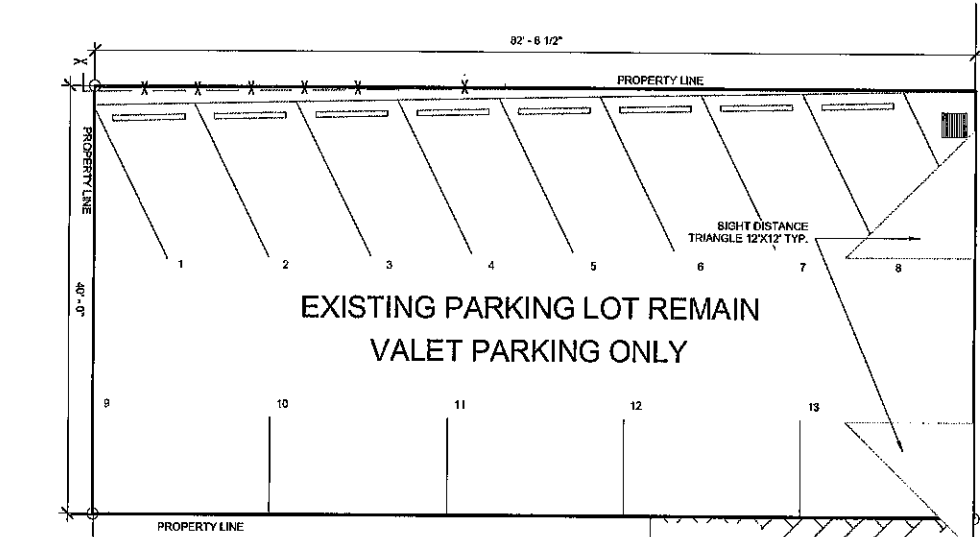
Seal

No.	Description	Date
2	FINAL TAC	02/21/2017
3	FINAL TAC SIGNED-OFF	10/16/2017

Date
01/26/17

3D COLOR
RENDERING
Project Number
1603
Sheet Number
A061

EXHIBIT "B"
SITE PLAN



NEVADA STREET

SITE DATA

LEGAL DESCRIPTION:
Lots 1, 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.
(Gross 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. (Gross area as defined by the City of Hollywood = 4,108 square feet, or 0.0943 square feet, more or less.)

PARKING:	REQUIRED	PROVIDED
UNITS - 1 PER ROOM	= 31 SPACES	13 SPACES ON-SITE 13 SPACES OFF-SITE PARKING LOT 26 VALET SPACES 1 HO SELF PARKING 26 SPACES
TOTAL	31 SPACES	

*LEASING 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 DROP-OFF PARKING SPACE ON SITE HAS BEEN PROVIDED.

PROPERTY ADDRESS
2300 NORTH SURF ROAD, HOLLYWOOD, FLORIDA 33019

SITE INFORMATION

EXISTING ZONING: BOARDWALK HISTORIC DISTRICT COMMERCIAL (BWK-25-HD-C)
LAND USE DESIGNATION: GENERAL BUSINESS
NET LOT AREA: 13,288.00 SQUARE FEET
GROSS LOT AREA: 21,140.00 SQUARE FEET (.45 AC)
DENSITY: ALLOWED:
60 ROOMS PER GROSS AC
0.45 X 50 = 22.5 = 23 ROOMS

REQUESTED:
67.5 ROOMS PER GROSS AC
0.45 X 70 = 31.5 = 32 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 17,000 SF)

(ARTICLE 4.6.1 [3F2A])

ZONING AND LAND DEVELOPMENT REGULATIONS									
REQUIRED					PROVIDED				
BASE SETBACK	CROSS STREET 10 FEET	BLVD ROAD 15 FEET	BOARD WALK 5 FEET	INTERIOR SIDE 15 FEET	CROSS STREET 10 FEET	BLVD ROAD 15 FEET	BOARD WALK 5 FEET	INTERIOR SIDE 15 FEET	ARTICLE 4.6.1 [3F2A]
TOWER SETBACK	CROSS STREET 20 FEET	BLVD ROAD 25 FEET	BOARD WALK 15 FEET	INTERIOR SIDE 20 FEET	CROSS STREET 20 FEET	BLVD ROAD 25 FEET	BOARD WALK 15 FEET	INTERIOR SIDE 20 FEET	ARTICLE 4.6.1 [3F2B]
NOTE: CROSS STREET, BOARDWALK, AND BLVD ROAD BUILDING TOWER SETBACKS OF 5' MAY MATCH BUILDING BASE SETBACKS FOR UP TO 10% OF THE GROSS FRONTAGE. ** FOR RETAIL USES, THE REQUIRED BOARDWALK SETBACK IS 5 FEET, WHICH IT WAS SUPPOSE TO BE 10 FEET.									
HEIGHT	40 FEET	40 FEET 10 INCHES (APPROVED BY STAFF)							ARTICLE 4.6.1 [3F2C]
31 GUEST ROOMS PROVIDED	2 ADA GUEST ROOMS				2 ADA GUEST ROOMS				TABLE 25.2

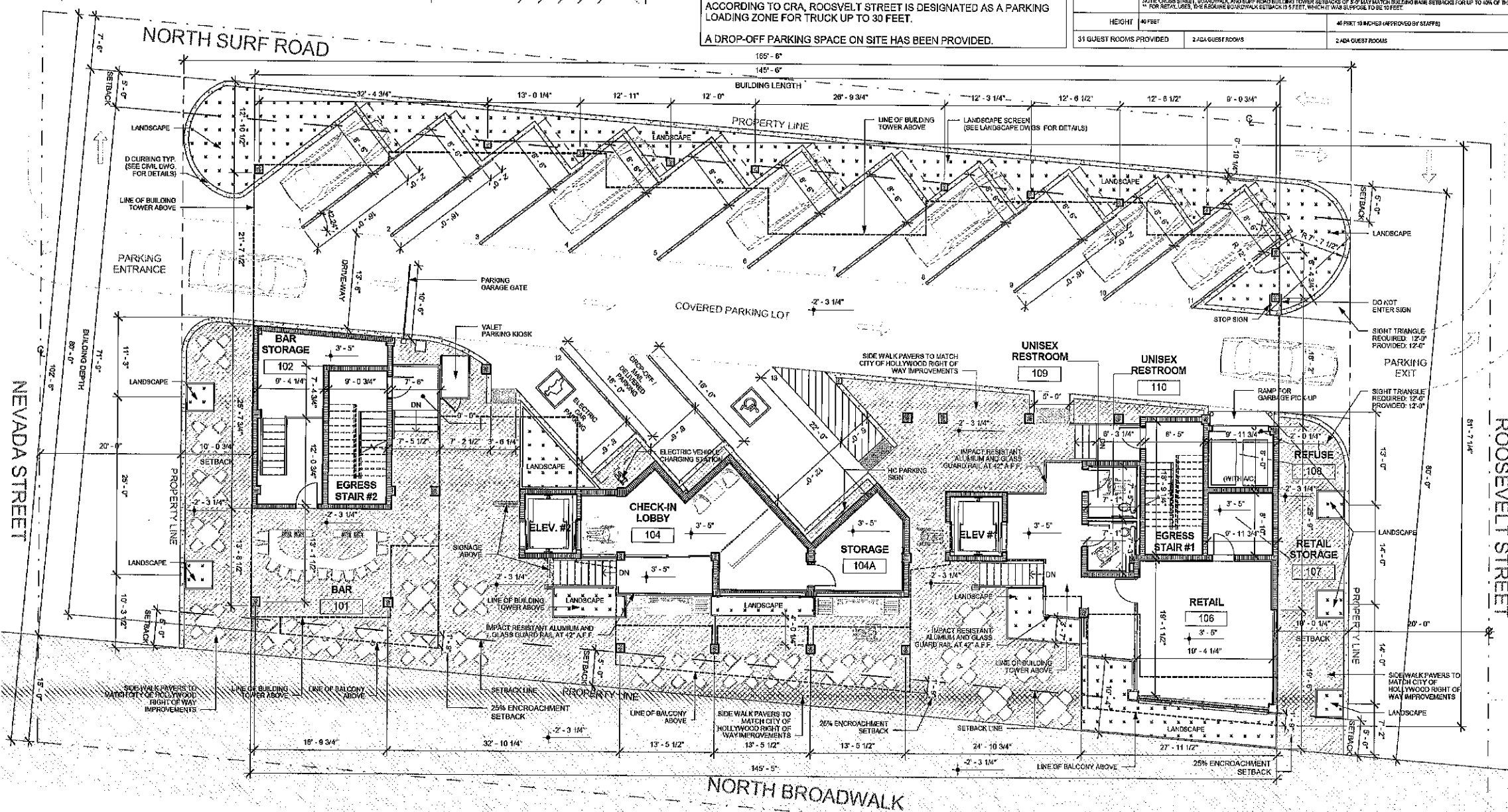
MATERIAL LEGEND

- PARTITIONS
- CMU WALLS
- CONCRETE WALLS
- STRUCTURAL CONCRETE WALL
- STRUCTURAL COLUMN

ALL DIMENSIONS TO BE VERIFIED IN FIELD

LEGEND

- EXISTING CITY OF HOLLYWOOD RIGHT OF WAY IMPROVEMENTS PAVERS
- NEW PAVERS 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
FROM CITY OF HOLLYWOOD ORDINANCE 0-2011-06

NOTE: PROJECT SHALL OBTAIN THE GREEN BUILDING CERTIFICATION.

SITE LIGHTING NOTE:

SITE LIGHTING LEVELS SHALL NOT EXCEED 0.5 FC AT THE PROPERTY LINE ADJACENT TO RESIDENTIALLY ZONED OR RESIDENTIALLY USED AREA.

TURTLE LIGHTING ORDINANCE:

PROJECT SHALL ADHERE TO THE NEW DEVELOPMENT LIGHTING STANDARDS OF CHAPTER 108 LIGHTING REQUIREMENTS FOR MARINE TURTLE PROTECTION OF THE CITY OF HOLLYWOOD CODE OF ORDINANCE.

SIGNAGE NOTE:

ALL SIGNAGE TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT CODE BASED ON THE ARTICLE 8 OF THE CITY'S ZONING AND LAND DEVELOPMENT REGULATIONS.

NOTE:

A SEPARATE SIGN PERMIT IS REQUIRED FOR EACH SIGN. A SEPARATE ELECTRICAL PERMIT IS REQUIRED FOR SIGNS REQUIRING ILLUMINATION.

NOTE:

BUILDINGS TO BE FULLY SPRINKLED WITH A SUPERVISED FIRE SPRINKLER SYSTEM.

NOTE:

ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.

NOTE:

DROP-OFF PARKING IS ALSO USE FOR MAIL DELIVERED. MAIL WILL BE DROP-OFF TO RECEPTION DESK AT CHECK IN LOUNGE.

FRONTAGE CALCULATIONS

40% FRONTAGE CALCULATION:		
TOTAL FRONTAGE LENGTH IS 145.5'		
145.5' X 40% = 58.2'		
3RD FLOOR	58.2'	51'-8 1/2"
4TH FLOOR	58.2'	58'

25% ENCROACHMENT CALCULATIONS		
BASE SETBACK OF 5'-0"	REQUIRED 1'-0"	PROPOSED 1'-0"
TOWER SETBACK OF 15'-0" (BOARD WALK)	REQUIRED 7'-0"	PROPOSED 7'-0"
TOWER SETBACK OF 20'-0" (CROSS STREET)	REQUIRED 5'-0"	PROPOSED 5'-0"

VARIANCES DATA

VARIANCES CRITERIA	REQUIRED	PROPOSED
PARKING LANDSCAPE SETBACK	5'-0"	10'-0"

FEMA DATA

FEMA COMPLIANCE	PROPOSED	REQUIRED
FLOOD INSURANCE RATE MAP (FIRM) DESIGNATION	ZONE "V2"	ZONE "V2"
DATE OF FIRM IDENTIFICATION	-	SEPTEMBER 3, 2003
BASE FLOOD ELEVATION	ELEVATION: "12"	ELEVATION: "12"
1% ANNUAL FLOOD FLOOR TOP OF SLAB ELEVATION	ELEVATION: "12"	12'-0"
SEAS ELEVATIONS BELOW FEMA	SEE ARCHITECTURAL PLANS	CONSTRUCTION BELOW FEMA BASE FLOOD SHALL COMPLY WITH A.S.E. 24-41

FEMA NOTE: THE NATIONAL FLOOD INSURANCE PROGRAM IS IN THE PROCESS OF ISSUING NEW FLOOD MAPS AT TIME OF BUILDING PERMIT. THE FEMA BASE FLOOD ELEVATION SHOULD BE CHECKED TO ENSURE IT IS THE REAL CURRENT. ALL MACHINE ROOMS, ELEVATOR, MECHANICAL, AND OTHER EQUIPMENT WILL BE ABOVE THE REQUIRED FEMA BASE FLOOD 12.0' WAD 17.7' WAD 17.7'.

BUILDING AREA	GROUND LEVEL - 2,863 S.F. (19.8K)
IMPERVIOUS PAVED AREA	GROUND LEVEL - 5,512 S.F. (17.8K)
PERVIOUS AREA	GROUND LEVEL - 1,573 S.F. (12.8K)
TOTAL SITE AREA	GROUND LEVEL - 13,288 S.F.
LANDSCAPE AREAS	GROUND LEVEL - 1359 S.F.
	LEVEL 2 - 0 S.F.
	LEVEL 3 - 480 S.F.
	LEVEL 4 - 0 S.F.
	ROOF LEVEL - 0 S.F.
TOTAL	910 S.F.

RKB
ARCHITECTS & ENGINEERS, INCORPORATED
Richard E. Brooks
Principal
1000 N. Federal Highway, Suite 8-104
Boca Raton, Florida 33433
Tel: 561-750-5661 / Fax: 561-354-6802

RIPTIDE HOTEL
2300 N SURF ROAD
HOLLYWOOD, FL 33019

No.	Date	Description
1	10/17/2016	PRELIMINARY TAC
2	02/21/2017	FINAL TAC
3	10/16/2017	FINAL TAC SIGNED-OFF

Date
01/26/17

SITE PLAN

Project Number

1603

Sheet Number

A082