

NGBS GREEN CASE STUDY

Dolce by Wyndham Hollywood



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GREEN**[™]
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About the Project

Project Type: Six-story mixed-use building on 4.79 acres, with 100 rooms, 13,500 sq.ft of retail space, 4,000 sq.ft. dedicated to a synagogue, and 3,600 sq.ft of office space.

Location: Hollywood, Fla.

Performance: 2020 NGBS Green Certification—Silver Level (Oct. 2023)

Website: [Dolce by Wyndham Hollywood](https://www.dolcebywyndham.com/hollywood)

Project Team

Builder: [Prime Construction Associates](#)

Developer: [BSD Capital](#)

Architect: [Kaller Architects](#)

Verifier: [Kyle Abney](#), NGBS Master Verifier & Partner of Excellence recipient, [Abney + Abney Green Solutions](#)

Overview

Dolce by Wyndham Hollywood, a four-star, 100% smoke-free, boutique hotel in Hollywood, Fla., offering guests luxurious finishings and Sabbath amenities including a Sabbath elevator that stops at every floor, manual room keys, and a Kosher restaurant and bar, the [G7 Rooftop](#), offering a Japanese-fusion menu.

The hotel has 100 rooms including 84 king-bed rooms and 16 double-bed rooms with a great view of the Seminole Hard Rock Casino's famous guitar. Guests can enjoy a relaxing stay enhanced by exceptional service and the warm, welcoming atmosphere of the property.



Green Features/Practices

- Lot Design & Development:
 - ◆ Located on an infill lot that was previously developed
 - ◆ Within walking distance to public transit
- Resource Efficiency:
 - ◆ Regional materials used for major building components
 - ◆ Construction waste management plan diverted 84% of landfill waste
 - ◆ Universal design elements incorporated
- Water Efficiency:
 - ◆ Low flow showers, faucets, and toilets; Irrigation system designed by qualified professional with drip irrigation; Pool equipped with a dedicated water meter to measure water used; Portable hot water demand recirculation system installed in units; Landscaping designed to minimize water use
- Energy Efficiency:
 - ◆ Designed to be more efficient than code
 - ◆ Occupancy lighting sensors installed in common areas
- Indoor Environmental Quality:
 - ◆ Smoke-free building; Low VOC architectural coatings
- Health & Wellness:
 - ◆ Comprehensive fitness center and pool

The Verifier Voice

“A kosher hotel earning NGBS Green certification is more than a badge of sustainability—it’s a statement that care for the environment and community well-being is woven into the fabric of hospitality. It reflects a commitment not just to high standards of accommodation but to ethical stewardship and a sustainable future.”

- Kyle Abney, NGBS Green Master Verifier and 2023 Partner of Excellence recipient, Abney + Abney Green Solutions



NGBS Green Certified.

A better place to call home

“Achieving NGBS Green certification was not just a milestone; it was a commitment to crafting a hotel that harmonizes luxury with responsibility. Sustainable design isn’t just a trend; it’s essential for reducing our environmental impact while enhancing guest experience. Additionally, ensuring the hotel was kosher-compliant was an important part of our inclusive approach, catering to a diverse range of guests. By building with sustainability and thoughtful accommodations in mind, we set a precedent that hospitality can be both exceptional and eco-conscious.”

- Sharon Sharaby, Owner/Developer, BSD Capital

About Dolce by Wyndham Hollywood

Dolce by Wyndham Hollywood serves as a notable example of urban hospitality that integrates both cultural and environmental considerations. Situated 12 miles from Fort Lauderdale-Hollywood International Airport (FLL), the hotel offers convenient access to local attractions such as the Seminole Hard Rock Casino, Hollywood Beach, and the vibrant Hollywood Beach Boardwalk lined with shops, dining, and entertainment options. Guests can also enjoy performances at the ArtsPark at Young Circle or explore the Anne Kolb Nature Center’s mangrove wetlands. Additionally, golf enthusiasts will find nearby courses such as the Hollywood Beach Golf Club.

Designed with thoughtful amenities that cater to diverse guest needs, the hotel includes a kosher rooftop restaurant and bar, a Shabbat elevator with automatic stops on each floor, and the option of manual room keys. Its 100 guest rooms are equipped with high-quality mattresses, luxurious bedding, and floor-to-ceiling black marble bathrooms. Modern conveniences such as flat-screen HDTVs with premium movie channels and complimentary high-speed WiFi add to guest comfort. The hotel also provides facilities like a rooftop pool and a well-equipped gym. For those seeking additional comfort, select rooms feature private balconies with scenic city views.

Further enhancing guest services, Dolce by Wyndham Hollywood offers a business center, dry cleaning and laundry services, and valet parking. A 24/7 front desk staff ensures that assistance is always available, reflecting the hotel’s commitment to providing comprehensive service in an environmentally and culturally mindful setting.

