

ATTACHMENT I

Application Package

RECEIVED

DEPARTMENT OF PLANNING

MAY 26 2015



File No. (internal use only): _____

CITY OF HOLLYWOOD
OFFICE OF PLANNING

GENERAL APPLICATION

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022



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: January 26, 2015

Location Address: 777 North Ocean Drive

Lot(s) 5-18, 10-22, 22-23 Block(s): 3,4 Subdivision: Hollywood Beach
19-21
Folio Number(s): 514213011060, 514213011070, 514213011160, 514213011130

Zoning Classification: PD Land Use Classification: General Business

Existing Property Use: Vacant/Residential Sq Ft/Number of Units: 19,480 SF/34 Units

Is the request the result of a violation notice? () Yes (X) 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): R-2004-23, O-2004-23, O-2006-38, O-2013-07

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

Explanation of Request: Amendment to Existing PD and site plan approvals for the Costa Hotel Development to add 3 additional hotel rooms for a total of 307 hotel rooms (keys)

Number of units/rooms: 307 hotel rooms (keys) Sq Ft: 39,737 SF of accessory use

Value of Improvement: \$24,952.00 Estimated Date of Completion: _____

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

Name of Current Property Owner: Liberty Grande, LLC

Address of Property Owner: 201 North Ocean Drive, Hollywood, FL 33019

Telephone: 954-456-4137 Fax: 954-456-4139 Email Address: moses@costahollywood.com

Name of Consultant/Representative/Tenant (circle one): Debbie M. Orshefsky, Esq.

Address: 515 E. Las Olas Boulevard, Ste 1200 Telephone: 954-468-7871

Fax: 954-462-2030 Email Address: debbie.orshefsky@hklaw.com

Date of Purchase: 12/03/10 Is there an option to purchase the Property? Yes () No (X)

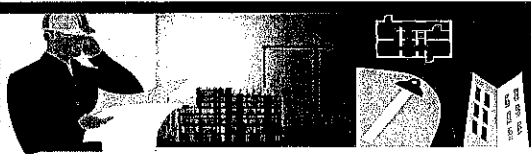
If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: Moses Bensusan

Hollywood, FL 33019 Address: 201 Hollywood Drive

Email Address: moses@costahollywood.com

PLANNING & DEVELOPMENT SERVICES



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: 1-27-15

PRINT NAME: MOSES BENSUSAN LIBERTY GRANDE, LLC Date: _____

Signature of Consultant/Representative: _____ Date: 5/20/15

PRINT NAME: DEBBIE M. ORSHEFSKY, ESQ. 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 (project description) COSTA HOTEL to my property, which is hereby made by me or I am hereby authorizing (name of the representative) DEBBIE M. ORSHEFSKY, ESQ. to be my legal representative before the CITY COMMISSION (Board and/or Committee) relative to all matters concerning this application.

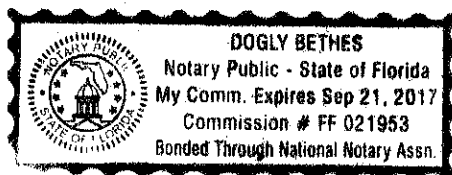
Sworn to and subscribed before me
this 26 day of January

[Signature]
Notary Public State of Florida

[Signature]
SIGNATURE OF CURRENT OWNER

Moses Bensusan
PRINT NAME

My Commission Expires: Sept. 21, 2017 (Check One) _____ Personally known to me; OR DL# B522-540 68
470.0



Holland & Knight

515 E. Las Olas Boulevard, Suite 1200 | Ft. Lauderdale, FL 33301 | T 954.525.1000 | F 954.463.2030
Holland & Knight LLP | www.hklaw.com

Debbie M. Orshefsky
(954) 468-7871
debbie.orshefsky@hklaw.com

RECEIVED

MAY 26 2015

CITY OF HOLLYWOOD
OFFICE OF PLANNING

May 21, 2015

Via Hand Delivery:

Jaye Epstein
Director, Department of Planning
2600 Hollywood Blvd., Room 315
Hollywood, FL 33022

**Re: Application for Amendment to Existing Planned Development and Site Plan
Approval for Costa Hotel Development ("Application").**

Dear Jaye:

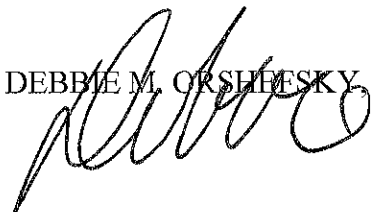
As you may recall, the Costa Hotel was previously approved for 304 hotel keys. Subsequent to this approval, we determined that the Costa Hotel is eligible under the City of Hollywood Zoning and Land Development Code for 307 hotel keys. The three additional rooms are currently approved as office space. We are filing this Application to amend the existing Planned Development and obtain Site Plan Approval to convert this office space to three additional hotel keys for a total of 307 hotel keys.

In connection with the submittal of the Application, we have enclosed the following documents:

1. A General Application for an amendment to the existing Planned Development and Site Plan Approval for the Costa Hotel Development.
2. A check in the amount of \$2,957.00 made payable to the City of Hollywood for the applicable Application Fee.
3. Ten sets of signed and sealed plans for the Costa Hollywood Hotel.

Very truly yours,

DEBBIE M. ORSHEFSKY, ESQ.



REQUEST SUMMARY

REZONING REQUESTED

A 0.57 NET ACRE (.73 GROSS ACRE) PORTION OF THE SITE TO BE REZONED FROM BRT-25 C TO EXPAND THE EXISTING PLANNED DEVELOPMENT.

VARIANCES

WAVE THE REQUIREMENTS FROM ARTICLE 4.15.1(2)(D):

- EXTERNAL STREETS. THERE SHALL BE A PERIPHERAL LANDSCAPED SEIBACK FROM ALL EXTERNAL STREETS OF THE PLANNED DEVELOPMENT OF NOT LESS THAN 25 FEET IN DEPTH.*

ROOM MODIFICATION

ALLOCATION OF BONUS HOTEL ROOMS FROM CENTRAL BEACH DENSITY POOL 42 ROOMS

MODIFICATIONS

1. PARKING MODIFICATION REQUESTED

HOTEL UNITS (85) PARKING SPACE PER KEY
RETAIL 1:1000 SF X (.65 ACCESSORY USE)

2. LOADING MODIFICATION REQUESTED

REQUIRED: (1) LOADING SPACE PER 100 HOTEL UNITS = 1 SPACE
PLUS (1) SPACE FOR EACH ADDITIONAL 100 UNITS
OR MAJOR FRACTION = 1 SPACE
TOTAL REQUIRED OFF-STREET SPACES (304 UNITS) 4 SPACES
TOTAL PROVIDED OFF-STREET SPACES 2 SPACES
TOTAL PROVIDED ON-STREET SPACES 2 SPACES

GENERAL NOTES

- STREET LIGHTING AND R.O.W. STREETScape PLANS TO BE DESIGNED AND COORDINATED WITH THE CITY AT A LATER DATE.
- A MINIMUM OF 20% OF THE GROSS AREA IS COMMON AREA.
- ALL UTILITIES INCLUDING TELEPHONE, TELEVISION CABLE, AND ELECTRICAL SYSTEM SHALL BE INSTALLED UNDERGROUND PER ZLOR 4.15.
- THIS BUILDING SHALL BE MAINTAINED AND OPERATED AS A CONDO-HOTEL. SIGNAGE REGULATIONS WILL BE REQUESTED UNDER SEPARATE VARIANCE.
- NO COOKING FACILITIES FOR UNITS LESS THAN 500 SF WILL BE LIMITED TO ONE MICROWAVE AND ONE 5 CU. FT. REFRIGERATOR.
- ALL ROOFTOP MECHANICAL EQUIPMENT WILL BE SCREENED FROM VIEW FROM THE STREET.
- PAVERS ARE TO BE INSTALLED ON PIERCE STREET.
- MAXIMUM (.5) FOOT-CANDLE LEVEL AT ALL PROPERTY LINES TO ADJACENT RESIDENTIAL.
- PROJECT WILL COMPLY WITH APPLICABLE COMPONENTS OF THE GREEN BUILDING ORDINANCE.
- PROJECT WILL COMPLY WITH APPROVED SEA TURTLE LIGHTING ORDINANCE.

REQUIRED LANDSCAPE

	Required Landscaping	Provided Required Landscaping	Additional Landscape Areas Provided
Street Trees			
1 tree per 50 L.F.			
Ocean Drive 360 L.F.	7	0	
Pierce Street 472 L.F.	15	24	
Indiana Street 265 L.F.	6	0	
Fillmore Street 282 L.F.	6	0	
Surf Road 80 L.F.	1	7	
Total Frontage 1,459 L.F.	35	31	0
Site Trees			
Vehicle Use Areas	0	0	0
Service Drive Areas	0	0	0
Pervious Areas	5	3	8
Pervious Areas under dripline	N/A	N/A	0
ATA Trafficways Easement	N/A	N/A	30
Impervious Areas Rooftop	N/A	N/A	24
Total Trees	40	34	62
Total Shrubs	625	625	Ground 1533 Rooftop 1135

Native Plant Requirements		
Trees 60%	20	20
Shrubs 40%	250	141

REQUIRED PARKING

Use	Intensity	Article 7 Standard	Required Parking	Proposed Standard	Required Parking
Hotel Rooms (Keys)	307 Room (Keys)	1 parking space per room/key	307 Spaces	85 parking space per room/key	261 Spaces
Accessory Retail	7,351 Square Feet	1:250 SF x 65%	19 Spaces	1:1000 SF x 65%	5 Spaces
Accessory Restaurant	23,515 Gross Square Feet	Gross SF x 60% / 60 x 65%	153 Spaces	Gross SF x 60% / 60 x 65%	153 Spaces
Accessory Gym/Spa	3,733 Square Feet	Net Area 1:250 SF x 65%	6 Spaces	Net Area 1:250 SF x 65%	6 Spaces
Accessory Public Assembly	3,532 Square Feet	1:60 SF x 65%	38 Spaces	1:60 SF x 65%	38 Spaces
TOTAL			523 Spaces		463 Spaces

PARKING PROVIDED	NORTH PARKING GARAGE SOUTH PARKING GARAGE TOTAL PARKING PROVIDED IN BOTH GARAGES	315 SPACES (8 HC PARKING SPACES + 1 VAN HC) 175 SPACES 490 SPACES
	CITY-METERED PARKING IN NORTH GARAGE PARKING PROVIDED FOR PROJECT	23 SPACES 467 SPACES

TOTAL	307 ROOMS (KEYS) HOTEL W/ 38,131 SF OF ACCESSORY USE	463 SPACES REQUIRED 467 SPACES PROVIDED 4 ADDITIONAL SPACES
-------	---	---

*RETAIL/COURTYARD/TERRACE SPACE MAY BE USED FOR RESTAURANT AND/OR PUBLIC ASSEMBLY PROVIDED THAT ADDITIONAL PARKING IS PROVIDED WITHIN 700 FEET OF THE PROJECT SITE. THE APPLICABLE PARKING STANDARD FOR THOSE USES SHALL BE THOSE SET FORTH IN SECTION 7.2 OF THE ZONING CODE CALCULATED USING THE 65% ACCESSORY USE REDUCTION PERMITTED BY SECTION 7.2.

OTHER REQUIRED PARKING

	CALCULATION	REQUIRED	PROVIDED
ACCESSIBLE PARKING	301-400 @ FACILITY	8 SPACES	8 SPACES
ACCESSIBLE VAN PARKING		1 SPACE	1 SPACE
OFF-STREET LOADING AREAS	(1) PER 100 KEYS	4 SPACES	2 SPACES

PREVIOUSLY APPROVED PARKING STANDARD

	REQUIRED PARKING SPACES	PROVIDED PARKING SPACES
RETAIL	9 SPACES	9 SPACES
RESTAURANT	18 SPACES	18 SPACES
GYM & SPA	8 SPACES	8 SPACES
HOTEL ROOMS 225 (KEYS)	225 SPACES	191 SPACE PROVIDED ALTERNATIVE STANDARD
	1 PARKING SPACE PER ROOM/KEY	85 PARKING SPACE PER ROOM/KEY
	269 REQUIRED SPACES	226 PROVIDED SPACES
ADDITIONAL HOTEL ACCESSORY USE PARKING SPACES	9 SPACES	
B&B AREA SOUTH BUILDING	11 SPACES	
POOL GRILLE AREA		

UNIT				Technical Area for Unit (SF)		Quantity per Floor						TOTAL NET AREA	TYPICAL AREA
Unit Name	Bldg	Bedrms	Bathrms			2nd	3rd	4th	5th	6th	TOTAL		AREA
A2	N	Studio	1	341	1	0	0	0	0	1	341		391
A3	N	Studio	1	332	6	3	1	1	0	11	3872		400
A5	N	Studio	1	414	1	0	0	1	0	2	828		477
A5-ADA	N	1	1	414	0	1	0	0	0	1	414		477
B1-Unit	N	1	1	642	1	1	1	1	1	5	3210		723
B2-Unit	N	1	1	648	3	3	3	3	3	15	9720		731
B4	N	1	1	709	2	2	3	3	3	13	9217		799
B5	N	1	1	805	6	7	7	7	4	31	24955		892
B5-ADA	N	1	1	805	1	0	0	0	0	1	805		892
B6	N	1	1	741	0	0	1	1	0	3	2223		840
B9-ADA	N	1	1	741	0	1	0	0	0	1	741		840
B10-Unit	N	1	1	671	1	0	1	1	1	4	2684		761
B10-ADA	N	1	1	671	0	1	0	0	0	1	671		761
B11	N	1	1	829	3	3	3	3	3	15	12435		922
B15	N	2	1	752	0	0	0	0	0	1	752		840
B13	N	1	1	633	1	1	1	1	1	5	3165		727
B16	N	1	1	702	0	0	1	1	0	3	2106		791
B17	N	1	1	708	0	1	1	1	1	4	2852		790
1. B18	N	1	1	807	0	1	1	1	0	3	2421		901
B18-ADA	N	1	1	807	1	0	0	0	0	1	807		901
B19	N	1	1	818	1	1	1	1	1	5	4080		911
C1	N	2	2	933	1	0	1	1	0	3	2799		1128
C4	N	3	2	1345	0	0	1	0	0	1	1345		1492
G1	N	1	1	609	3	3	2	3	3	14	9090		810
G1-ADA	N	1	1	609	0	0	1	0	0	1	609		810
G2	N	2	1	911	0	0	0	0	1	0	911		1010
G2-ADA	N	2	1	911	1	0	0	0	0	1	911		1010
G3	N	1	1	677	1	0	1	1	1	5	3385		795
G4	N	2	1	908	0	1	0	0	0	1	908		1010
H1	N	1	1	681	1	1	0	0	1	4	2724		825
H1-ADA	N	1	1	681	0	0	1	0	0	1	681		825
A1	S	Studio	1	339	1	1	1	1	0	4	1356		280
A4	S	Studio	1	357	9	9	8	9	4	39	13923		404
A4-ADA	S	Studio	1	357	0	0	1	0	0	1	357		404
A6	S	Studio	1	353	4	4	3	0	0	11	3883		406
A6-ADA	S	Studio	1	353	0	0	1	0	0	1	353		406
B3	S	1	1	717	0	0	0	1	2	3	2151		809
B3-ADA	S	1	1	717	0	1	0	0	0	1	717		809
B6	S	1	1	747	2	2	2	2	2	9	6723		838
B7	S	1	1	935	2	1	2	2	1	8	7480		1032
B7-ADA	S	1	1	935	0	1	0	0	0	1	935		1032
B8	S	1	1	694	0	1	1	1	0	3	2082		789
B8-ADA	S	1	1	694	1	0	0	0	0	1	694		789
B12	S	1	1	723	2	2	2	2	2	9	6507		808
B14	S	1	1	719	0	0	0	0	0	2	1438		609
C2	S	1	1	686	1	0	1	1	0	3	2858		785
C3	S	2	2	1087	2	1	2	2	0	7	7609		1232
C3-ADA	S	2	2	1087	0	1	0	0	0	1	1087		1232
C5	S	3	2	1158	0	0	0	0	0	1	1158		1275
D1	S	1	1	554	2	1	2	2	1	8	4432		616
D1-ADA	S	1	1	554	0	1	0	0	0	1	554		616
E1	S	1	1	526	2	2	2	2	0	8	4208		598
E2	S	1	1	608	2	2	2	2	0	8	4804		685
E3	S	2	2	938	2	2	2	2	2	2	10360		1082
E4	S	2	2	1229	0	0	0	0	2	2	2458		1358
E5	S	2	2	1097	0	0	0	0	1	1	1097		1230
E6	S	2	2	1290	0	0	0	0	1	1	1290		1437
E7	S	2	2	1297	0	0	0	0	1	1	1297		1423
F1	S	1	1	601	1	1	1	1	0	4	2404		684
Totals						69	65	65	64	44	307	204,778	

INDEX OF DRAWINGS

COVER
INDEX OF DRAWINGS AND PROJECT DATA

1 OF 2 ALTA SURVEY
2 OF 2 ALTA SURVEY

L-1 GROUND LEVEL LANDSCAPE PLAN
L-2 ROOFTOP LANDSCAPE PLAN
L-3 LANDSCAPE DETAILS

A1.00 COLOR SITE PLAN
A1.01 GROUND FLOOR PLAN
A1.01.1 GARAGE FLOOR PLAN - SECOND LEVEL
A1.02 SECOND FLOOR PLAN
A1.03 THIRD FLOOR PLAN
A1.04 FOURTH FLOOR PLAN
A1.05 FIFTH FLOOR PLAN
A1.05.1 GARAGE FLOOR PLAN - SEVENTH LEVEL
A1.06 SIXTH FLOOR PLAN
A1.07 SEVENTH FLOOR PLAN / POOL LEVEL
A1.08 ROOF PLAN
A3.01 PROPOSED BUILDING ELEVATIONS
A3.02 PROPOSED BUILDING ELEVATIONS
A3.03 PROPOSED BUILDING ELEVATIONS
A4.00 STREET PROFILES
A4.01 STREET SECTIONS

C200 PAVING, GRADING AND DRAINAGE PLAN
C201A PAVING, GRADING AND DRAINAGE DETAILS
C201B PAVING, GRADING AND DRAINAGE DETAILS

PROJECT DESCRIPTION

THE PROPOSED COSTA HOLLYWOOD HOTEL & CONDO AT HOLLYWOOD BEACH VILLAGE PROJECT IS A DEVELOPMENT OF THE HOLLYWOOD GRANDE PROJECT ORIGINALLY SUBMITTED TO THE CITY OF HOLLYWOOD IN FEBRUARY OF 2006. THE HOLLYWOOD GRANDE PROJECT WAS PROPOSED AS A "PD" DEVELOPMENT AND DESIGNED BY ARCHITECT OSCAR GARCIA.

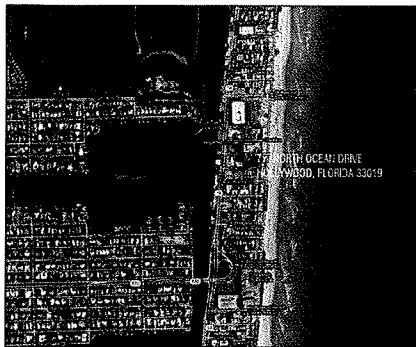
IT IS UNDERSTOOD THAT THE HOLLYWOOD GRANDE PROJECT WAS CONDITIONALLY APPROVED WITH CONDITIONS AND CONSTRUCTION OF THE FOUNDATIONS WAS ALLOWED TO PROCEED.

A TWO NEW PARCELS ARE BEING ADDED TO THE PROPERTY AS SEEN IN THE DRAWINGS HEREIN.

PROJECT ADDRESS

777 NORTH OCEAN DRIVE
HOLLYWOOD, FLORIDA 33019

PREVIOUSLY:
327 PIERCE STREET &
319 PIERCE STREET &
348 INDIANA STREET
330 INDIANA STREET &
333 FILLMORE STREET
HOLLYWOOD, FLORIDA 33019



VICINITY MAP

LEGAL DESCRIPTION

PARCEL 8 (WEST) BLDG. AREAS, NORTH & SOUTH LACER PO. 200000
LOTS 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 AND 18 BLOCK 3, AND LOTS 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, AND 23 BLOCK 4, LESS THE WEST 12.67 FEET OF SMD LOTS 15, 16, 17 AND 18 IN BLOCK 3, LESS THE WEST 12.67 FEET OF SMD LOTS 15 AND 18 IN BLOCK 4, AND LESS THE WEST 12.67 FEET OF SMD LOTS 17 AND 18 IN BLOCK 4, OF HOLLYWOOD BEACH, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 1, PAGE 27, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 2: (EAST ADDITION TO NORTH BUILDING)
LOTS 5, 6 AND 7 BLOCK 3, OF "HOLLYWOOD BEACH", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1 AT PAGE 27, OF PUBLIC RECORDS, BROWARD COUNTY, FLORIDA.

PARCEL 3: (EAST ADDITION TO NORTH BUILDING)
LOTS 18, 19 AND 21, BLOCK 3, OF "HOLLYWOOD BEACH", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1 AT PAGE 27, OF PUBLIC RECORDS, BROWARD COUNTY, FLORIDA.

PARCEL 4: (EAST ADDITION TO NORTH BUILDING)
LOT 22 & 23, BLOCK 3, HOLLYWOOD BEACH, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 27, OF PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SITE AREA

TOTAL GROSS PARCEL OF LAND 143,054 SF / 3.28 ACRES
NORTH BUILDING SITE: 58,825 SF
SOUTH BUILDING SITE: 43,712 SF
TOTAL NET BUILDING SITE (WITHIN PROPERTY LINES) 102,537 SF / 2.35 ACRES

TOTAL GROUND FLOOR AREA NORTH BUILDING (FOOTPRINT) 45,181 SF
TOTAL GROUND FLOOR AREA SOUTH BUILDING (FOOTPRINT) 36,208 SF
TOTAL BUILDING FOOTPRINT: 77,848 SF

SITE LANDSCAPED GROUND AREA: 8,466 SF
PERCENTAGE OF SITE LANDSCAPE GROUND AREA 8% (4,042 SF)

OTHER LANDSCAPED AREAS
EASEMENT AREA: 2,144 SF
COURTYARD LANDSCAPE: 774 SF
SOUTH BLDG ROOF TOP LANDSCAPE: 3,558 SF
NORTH BLDG ROOF TOP LANDSCAPE: 237 SF
PERCENTAGE OF BUILDING LANDSCAPE AREA 7% (6,713 SF)

BUILDING AREA

TOTAL GROSS FLOOR AREA OF BUILDING: 547,311 SF
HOTEL UNIT NET AREA: 204,799 SF
AUTOMATED PARKING GARAGE: 49,471 SF
CONVENTIONAL PARKING GARAGE: 119,167 SF
ACCESSORY RETAIL: 7,351 SF
ACCESSORY RESTAURANT: 23,515 SF
ACCESSORY GYM / SPA: 3,733 SF
ACCESSORY PUBLIC ASSEMBLY: 3,532 SF

FLOOD ZONE INFORMATION

COMMUNITY NAME CITY OF HOLLYWOOD
COMMUNITY NUMBER 125113
COUNTY NAME BROWARD COUNTY
STATE FLORIDA
MAP & PANEL NUMBERS 12011C0317
SUFFIX G
FIRM INDEX DATE 10-02-97
FIRM PANEL EFFECTIVE DATE 08-18-92
FLOOD ZONE AE
BASE 6, 7, 8
LAND USE GENERAL BUSINESS

FLOOD ZONE INFORMATION - CALVIN, GIORDANO & ASSOCIATES INC. SHEET C200
FEMA FLOOD ZONE AT 7 & 8
THE COASTAL CONTROL LINE IS EAST OF THE SCOPE OF THIS PROJECT - C200 COSTA HOLLYWOOD - OCTOBER 2012

COMPARISON OF DATA

ITEM	PREVIOUSLY APPROVED APPROVED December 2006	PREVIOUSLY APPROVED APPROVED December 2012	ADDITIONAL MODIFICATION Sept. 2013	ADDITIONAL MODIFICATION Feb. 2015	TOTALS
SITE DATA					
NET LAND AREA	77,377 SF (1.78 AC)	+ 25,160 SF (.57 AC)	N/A	N/A	= 102,537 SF (2.35 AC)
GROSS TOTAL	110,884 SF (2.55 AC)	+ 32,170 SF (.73 AC)	N/A	N/A	= 143,054 SF (3.28 AC)
PERMITTED DENSITY GENERAL BUSINESS (50 KEYS/ AC) HOTEL POOL (50 KEYS/ AC)	50 KEYS / ACRE 39 KEYS / ACRE	50 KEYS / ACRE 58 KEYS / ACRE			50 KEYS / ACRE 43 KEYS / ACRE
TOTAL	89 KEYS / ACRE	108 KEYS / ACRE			93 KEYS / ACRE
HOTEL ROOMS (KEYS) PER ALLOWED DENSITY PER HOTEL POOL DENSITY	127 98	+ 37 + 42		+ 3	= 167 = 140
HOTEL KEYS	225	+ 79	0	+ 3	= 307 KEYS
LANDSCAPE DATA					
LANDSCAPE OPEN AREA PERVIOUS AREA SITE LANDSCAPING ROOF LANDSCAPING	8,831 SF 8,447 SF				8,466 SF 3,795 SF
TOTAL	17,278 SF	N/A	N/A	N/A	12,261 SF
COURTYARD AIA EASEMENT R.O.W IMPROVEMENTS					774 SF 2,144 SF 2,172 SF
TOTAL	17,278 SF	N/A	N/A	N/A	17,351 SF
PROJECT DATA					
LOADING SPACES OFF-STREET ON-STREET	0 2	+ 2 + 0			= 2 = 2
TOTAL	2 LOADING SPACES	+ 2	N/A	N/A	= 4 LOADING SPACES
PARKING SPACES REQUIRED REQUIRED W/ MODIFICATION #1 PROVIDED	269 SPACES N/A 226 SPACES	+ 256 SPACES N/A + 240 SPACES	- 2 SPACES - 3,972 SF + 1 SPACE	N/A	523 SPACES 463 SPACES 467 SPACES
AREAS					
GENERAL HOTEL W/ SUPPORT SPACES AUTOMATED PARKING RETAIL RESTAURANT SUNDRIES SHOP GYM / SPA PUBLIC ASSEMBLY CONVENTIONAL GARAGE	193,097 SF 6,720 SF *ACCOUNTS FOR (1) FLR. LEVEL 6,787 SF 2,780 SF 1,073 SF *INCLUDED IN GENERAL HOTEL *INCLUDED IN RETAIL N/A	+ 144,539 SF + 0 + 4,536 SF + 20,751 SF - 1,073 SF + 0 + 2,014 SF + 119,167 SF	+ 2,906 SF + 0 - 3,972 SF - 16 SF N/A + 2,338 SF + 44 SF + 0	N/A	= 340,542 SF = 49,471 SF = 7,351 SF = 23,515 SF = 0 = 3,733 SF = 5,332 SF = 119,167 SF
TOTAL BUILDING GROSS SQ. AREA	210,457 SF	+ 335,554 SF	+ 1,300 SF	+ 1,300 SF	547,311 SF

