

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

TOTAL	307 ROOMS (KEYS) HOTEL W/ 38,131 SF OF ACCESSORY USE	463 SPACES REQUIRED 467 SPACES PROVIDED 4 ADDITIONAL SPACES
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*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	8 SPACES	8 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	8 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			
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	Studio	1	414	0	1	0	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	882	
B5-ADA	N	1	1	805	1	0	0	0	0	1	805	892	
B9	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	1	1	1	0	3	2106	791	
B17	N	1	1	708	0	1	1	1	1	4	2832	790	
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	816	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	690	3	3	2	3	3	14	9660	810	
G1-ADA	N	1	1	690	0	0	1	0	0	1	690	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	1	0	1	4	2724	825	
H1-ADA	N	1	1	681	0	0	0	0	1	0	681	825	
A1	S	Studio	1	339	1	1	1	1	0	4	1356	380	
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	1	9	6723	838
B7	S	1	1	935	2	1	2	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	1	9	6507	808
B14	S	1	1	719	0	0	0	0	0	2	2	1438	808
C2	S	1	1	686	1	0	1	1	0	3	2858	785	
C3	S	2	2	1087	2	1	2	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	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	2	0	8	4208	588
E2	S	1	1	608	2	2	2	2	2	0	8	4864	683
E3	S	2	2	936	2	2	2	2	2	2	10	9360	1062
E4	S	2	2	1229	0	0	0	0	0	2	2	2458	1358
E5	S	2	2	1097	0	0	0	0	0	1	1	1097	1230
E6	S	2	2	1290	0	0	0	0	0	1	1	1290	1437
E7	S	2	2	1297	0	0	0	0	0	1	1	1297	1423
F1	S	1	1	601	1	1	1	1	1	0	6	2404	684
Totals					69	65	85	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.

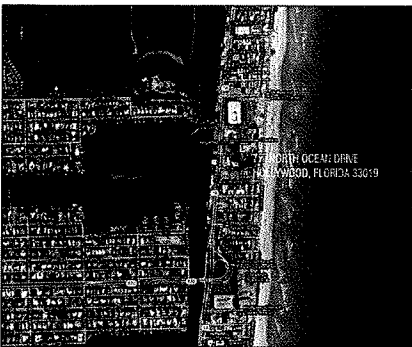
A TWO NEW PARCELS ARE BEING ADDED TO THE PROPERTY AS SEEN IN THE DRAWINGS HEREIN.

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 (WESTERLY BUILDINGS, NORTH & SOUTH LACER POOL DRIVE)
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 2.88 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 (SOUTH ADDITION TO NORTH BUILDING)
LOTS 18, 20 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

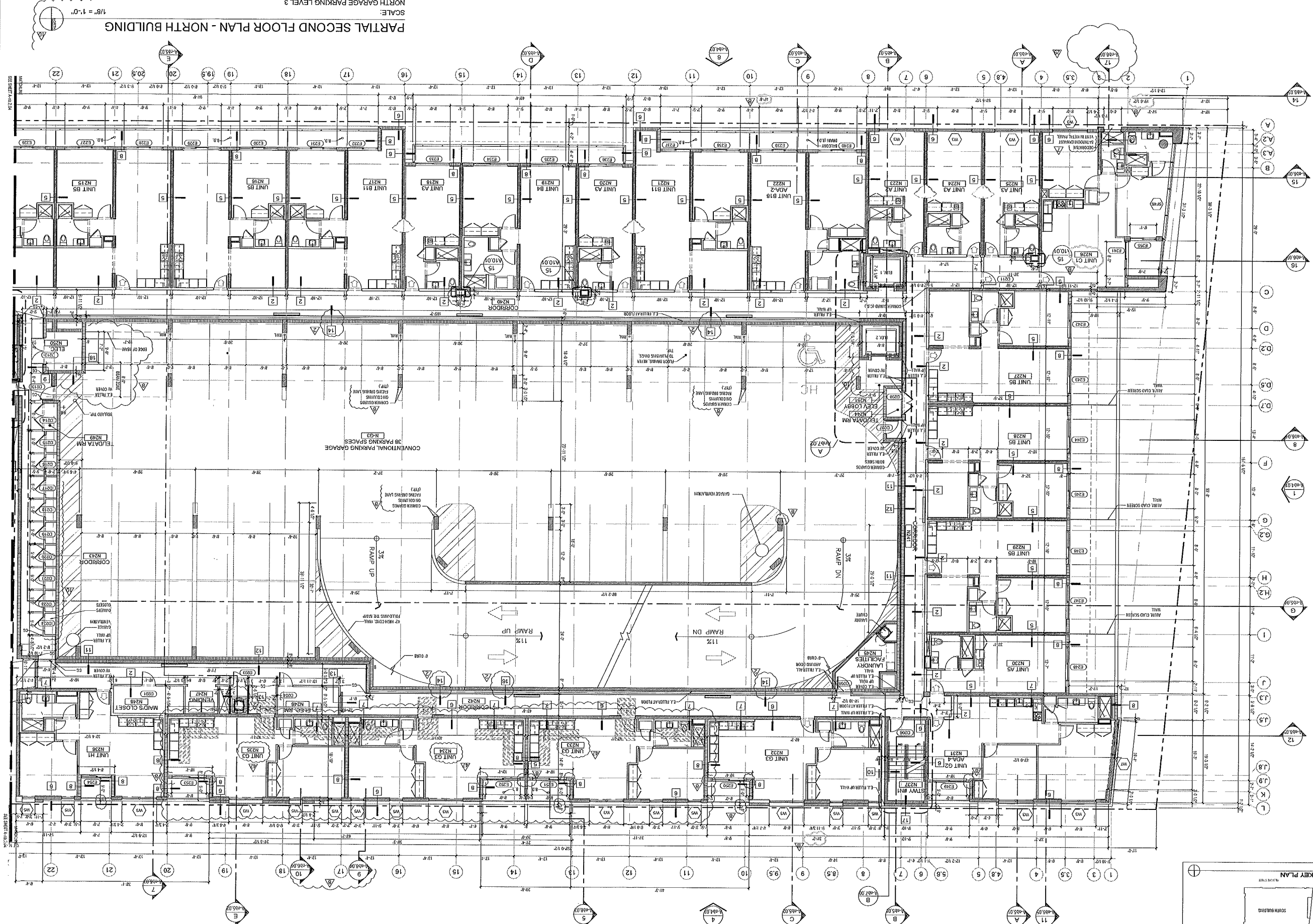
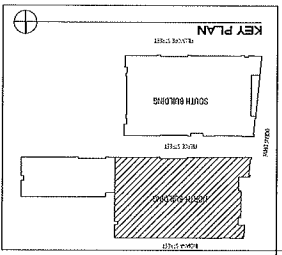
FLOOD ZONE INFORMATION - CALVIN, GIORDANO & ASSOCIATES INC, SHEET C200
FEMA FLOOD ZONE AT 7 & 8
THE COASTAL CONTROL LINE IS EAST OF THE SCOPE OF THIS PROJECT - C200 COSTA HOLLYWOOD - OCTOBER 2012

ZONING & SETBACKS

PD - PLANNED DEVELOPMENT
EXISTING PD & REQUEST PD ASSIGNMENT TO BRT-25C PARCELS
LAND USE - GENERAL BUSINESS

SETBACKS:
REQUIRED SETBACK OF 25' FROM PUBLIC RIGHT OF WAY
REQUESTED VARIANCE FOR SETBACKS:

NORTH BUILDING SETBACKS	PROPOSED MINIMUM
FRONT SETBACK - OCEAN DRIVE / WEST	10'-0"
SIDE STREET SETBACKS - INDIANA ST. / NORTH	1'
SIDE YARD SETBACKS - EAST	3'
SIDE YARD SETBACKS - NORTH	5'-4"
SIDE STREET SETBACKS - SURF ROAD / EAST	13'-10"
SIDE STREET SETBACKS - PIERCE ST. / SOUTH	9'



PARTIAL SECOND FLOOR PLAN - NORTH BUILDING

SCALE: 1/8" = 1'-0"

NORTH GARAGE PARKING LEVEL 3

SHEET

COM. NO.: 001227.00
ISSUE DATE: 03-08-13
SCALE: AS SHOWN
DRAWN BY: HRA
CHECKED BY: HRA

777 N. OCEAN DRIVE, HOLLYWOOD, FLORIDA 33019

COSTA HOLLYWOOD

ARCHITECTURE FOR

DATE: 03-08-13
REV. 1: 03-08-13
REV. 2: 03-08-13
REV. 3: 03-08-13
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