

REQUEST SUMMARY

REZONING REQUESTED

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

VARIANCES

WAVE THE REQUIREMENTS FROM ARTICLE 4.15.(2)(D):

1. 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 REQUIRES OFF-STREET SPACES (304 UNITS) 4 SPACES
TOTAL PROVIDED OFF-STREET SPACES 2 SPACES
TOTAL PROVIDED ON-STREET SPACES 2 SPACES

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 POROUS AREA SITE LANDSCAPING ROOF LANDSCAPING	8,831 SF 8,447 SF				8,466 SF 3,785 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 N/A + 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 + 0 + 2,014 SF 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 + 3,532 SF + 0	N/A	= 340,542 SF = 49,471 SF *COMPARISON = 7,351 SF = 23,515 SF = 0 = -3,733 SF = 3,532 SF = 119,167 SF
TOTAL BUILDING GROSS SQ. AREA	210,457 SF	+ 335,554 SF	+ 1,300 SF	+ 1,300 SF	547,311 SF

GENERAL NOTES

1. STREET LIGHTING AND R.O.W. STREETScape PLANS TO BE DESIGNED AND COORDINATED WITH THE CITY AT A LATER DATE.

2. A MINIMUM OF 20% OF THE GROSS AREA IS COMMON AREA.

3. ALL UTILITIES INCLUDING TELEPHONE, TELEVISION CABLE, AND ELECTRICAL SYSTEM SHALL BE INSTALLED UNDERGROUND PER ZLOR 4.15.

4. THIS BUILDING SHALL BE MAINTAINED AND OPERATED AS A CONDO-HOTEL. SIGNAGE REGULATIONS WILL BE REQUESTED UNDER SEPARATE VARIANCE.

5. NO COOKING FACILITIES FOR UNITS LESS THAN 500 SF WILL BE LIMITED TO ONE MICROWAVE AND ONE 5 CU. FT. REFRIGERATOR.

6. ALL ROOFTOP MECHANICAL EQUIPMENT WILL BE SCREENED FROM VIEW FROM THE STREET.

7. PAVERS ARE TO BE INSTALLED ON PIERCE STREET.

8. MAXIMUM (.5) FOOT-COUNT LEVEL AT ALL PROPERTY LINES TO ADJACENT RESIDENTIAL.

9. PROJECT WILL COMPLY WITH APPLICABLE COMPONENTS OF THE GREEN BUILDING ORDINANCE.

10. PROJECT WILL COMPLY WITH APPROVED SEA TURTLE LIGHTING ORDINANCE.

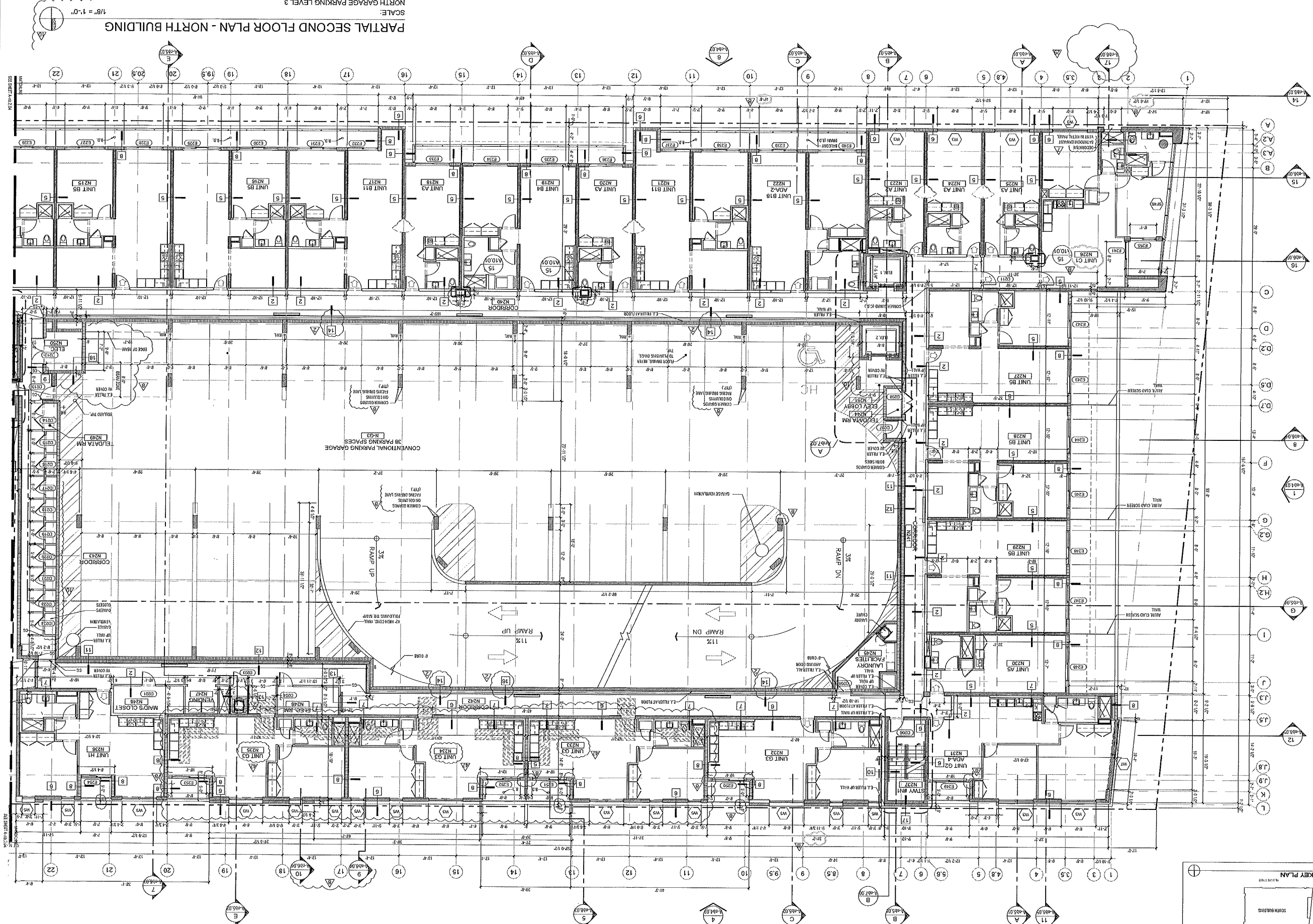
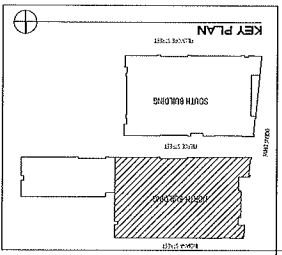
11. PROJECT WILL COMPLY WITH APPROVED SEA TURTLE LIGHTING ORDINANCE.

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	261Spaces						
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						
		Net Area 1:250 SF x 65%	6 Spaces	Net Area 1:250 SF x 65%	6 Spaces						
Accessory Gym/Spa	3,733 Square Feet										
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							
*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							
ACCESSIBLE VAN PARKING				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									
BAR 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	1	341	391
A3	N	Studio	1	332	6	3	1	1	0	11	3872
A5	N	Studio	1	414	1	0	0	1	0	2	828
A5-ADA	N	1	1	414	0	1	0	0	0	1	414
B1-Unit	N	1	1	642	1	1	1	1	5	3210	723
B2-Unit	N	1	1	648	3	3	3	3	15	9720	731
B4	N	1	1	709	2	2	3	3	13	9217	799
B5	N	1	1	805	6	7	7	7	4	31	24955
B5-ADA	N	1	1	805	1	0	0	0	0	1	805
B9	N	1	1	741	1	0	1	1	0	3	2223
B9-ADA	N	1	1	741	0	1	0	0	0	1	741
B10-Unit	N	1	1	671	1	0	1	1	4	2684	761
B10-ADA	N	1	1	671	0	1	0	0	0	1	671
B11	N	1	1	829	3	3	3	3	15	12435	922
B15	N	2	1	752	0	0	0	0	1	1	752
B13	N	1	1	633	1	1	1	1	1	5	3165
B16	N	1	1	702	0	1	1	1	0	3	2106
B17	N	1	1	708	0	1	1	1	1	4	2852
1. B18	N	1	1	807	0	1	1	1	0	3	2421
B18-ADA	N	1	1	807	1	0	0	0	0	1	807
B19	N	1	1	818	1	1	1	1	1	5	4080
C1	N	2	2	933	1	0	1	1	0	3	2799
C4	N	3	2	1345	0	0	1	0	0	1	1345
G1	N	1	1	609	3	3	2	3	3	14	9090
G1-ADA	N	1	1	609	0	0	1	0	0	1	609
G2	N	2	1	911	0	0	0	1	0	1	911
G2-ADA	N	2	1	911	1	0	0	0	0	1	911
G3	N	1	1	677	1	1	1	1	1	5	3385
G4	N	2	1	908	0	1	0	0	0	1	908
H1	N	1	1	681	1	1	1	0	1	4	2724
H1-ADA	N	1	1	681	0	1	0	1	0	1	681
A1	S	Studio	1	339	1	1	1	1	0	4	1356
A4	S	Studio	1	357	9	9	8	9	4	39	13923
A4-ADA	S	Studio	1	357	0	0	1	0	0	1	357
A6	S	Studio	1	353	4	4	3	0	0	11	3883
A6-ADA	S	Studio	1	353	0	0	1	0	0	1	353
B3	S	1	1	717	0	0	0	1	2	3	2151
B3-ADA	S	1	1	717	0	1	0	0	1	1	717
B6	S	1	1	747	2	2	2	2	1	9	6723
B7	S	1	1	935	2	1	2	2	1	8	7480
B7-ADA	S	1	1	935	0	1	0	0	0	1	935
B8	S	1	1	694	0	1	1	1	0	3	2082
B8-ADA	S	1	1	694	1	0	0	0	0	1	694
B12	S	1	1	723	2	2	2	2	1	9	6507
B14	S	1	1	719	0	0	0	0	0	2	1438
C2	S	1	1	686	1	0	1	1	0	3	2058
E3	S	2	2	1087	2	1	2	2	0	7	7609
C3-ADA	S	2	2	1087	0	1	0	0	0	1	1087
C5	S	3	2	1158	0	0	0	0	1	1	1158
D1	S	1	1	554	2	1	2	2	1	8	4432
D1-ADA	S	1	1	554	0	1	0	0	0	1	554
E1	S	1	1	526	2	2	2	2	0	8	4208
E2	S	1	1	608	2	2	2	2	0	8	4864
E3	S	2	2	908	2	1	2	2	0	7	7609
E4	S	2	2	1229	0	0	0	0	2	2	2458
E5	S	2	2	1097	0	0	0	0	1	1	1097
F6	S	2	2	1290	0	0	0	0	1	1	1290
E7	S	2	2	1297	0	0	0	0	1	1	1297
F1	S	1	1	601	1	1	1	1	0	4	2404
Totals					69	65	65	64	44	307	204,778



PARTIAL SECOND FLOOR PLAN - NORTH BUILDING

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

NORTH GARAGE PARKING LEVEL 3

SHEET

COM. NO.: 00227.00
ISSUE DATE: 00-08-13
SCALE: AS SHOWN
DRAWN BY: HRA
CHECKED BY: HRA

777 N. OCEAN DRIVE, HOLLYWOOD, FLORIDA 33019

REV.	DATE	COMMENT
1	05/12/15	REVISED PER ARCHITECT'S COMMENTS
2	05/12/15	REVISED PER ARCHITECT'S COMMENTS
3	05/12/15	REVISED PER ARCHITECT'S COMMENTS
4	05/12/15	REVISED PER ARCHITECT'S COMMENTS
5	05/12/15	REVISED PER ARCHITECT'S COMMENTS
6	05/12/15	REVISED PER ARCHITECT'S COMMENTS
7	05/12/15	REVISED PER ARCHITECT'S COMMENTS
8	05/12/15	REVISED PER ARCHITECT'S COMMENTS
9	05/12/15	REVISED PER ARCHITECT'S COMMENTS
10	05/12/15	REVISED PER ARCHITECT'S COMMENTS
11	05/12/15	REVISED PER ARCHITECT'S COMMENTS
12	05/12/15	REVISED PER ARCHITECT'S COMMENTS
13	05/12/15	REVISED PER ARCHITECT'S COMMENTS
14	05/12/15	REVISED PER ARCHITECT'S COMMENTS
15	05/12/15	REVISED PER ARCHITECT'S COMMENTS
16	05/12/15	REVISED PER ARCHITECT'S COMMENTS
17	05/12/15	REVISED PER ARCHITECT'S COMMENTS
18	05/12/15	REVISED PER ARCHITECT'S COMMENTS
19	05/12/15	REVISED PER ARCHITECT'S COMMENTS
20	05/12/15	REVISED PER ARCHITECT'S COMMENTS
21	05/12/15	REVISED PER ARCHITECT'S COMMENTS
22	05/12/15	REVISED PER ARCHITECT'S COMMENTS

ARCHITECTURE FOR: JAMES RODRIGUEZ ARCHITECT INC.