

February 22, 2018

Ms. Liz Aguiar, Development Review Supervisor
City of Coconut Creek
4800 West Copans Road
Coconut Creek, Florida 33063

**RE: WOODSPRING AT STRADA
HALE PCD
SPECIAL LAND USE - TRANSMITTAL LETTER
CTA PROJECT NO. 05-0061-004-001**

Dear Ms. Aguiar:

WoodSpring Hotels, the contract purchaser of the property, together with Hamsa Hand Holdings, LLC, the owner of the property, would like to request an approval for a Special Land Use to change the approved Special Land Use for the hotel building from an 86 room hotel to a 122 room hotel. The proposed hotel is 4 stories, the same as the approved hotel, and is located in the same area of the southwest corner of the Strada development.

Together with the Special Land Use is a plat note amendment application to reduce the square footage of proposed bank use and an increase in the hotel rooms to 122. These two changes together provide for a TRIP neutral plat note. In other words, the proposed increase in hotel rooms would not provide any additional traffic than was already approved with the current plat restriction note.

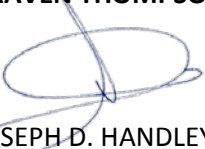
In accordance with the approved Hale PCD, 100% of the hotel parking is provided as shared parking. The majority of the parking for the hotel will occur during the evening when the office buildings are vacant, therefore 100% shared parking will meet its needs. The applicant has prepared a shared parking study which is being submitted with the Site Plan resubmittal.

The following are the list of documents submitted, in addition to this transmittal letter:

- Legal description
- Proof of Ownership (Special Warranty Deed)
- Agent Authorization letter
- Justification Statement responses showing compliance with LDC Section 13-35f (provided on the checklist)
- Mailing labels (2 sets)
- Certified List & Certified Map of property owners within 500 FT
- Building elevations

If you have any questions or need further information, please do not hesitate to contact me.

Sincerely,
CRAVEN THOMPSON & ASSOCIATES, INC.


JOSEPH D. HANDLEY, R.L.A.
Vice President, Planning and Landscape Architecture

3563 N.W. 53rd Street
Fort Lauderdale, FL 33309-6311
(954)739-6400
Fax (954) 739-6409

E-copy: Ms. Stephanie Knebel, WoodSpring Hotels
Mr. Alan Goldberg, Diversified Companies



SPECIAL LAND USE JUSTIFICATION STATEMENT

Please fill out the following in **COMPLETE DETAIL**, a restatement does not satisfy code requirements.

GENERAL STANDARDS (Section 13-35f)	
1.	<p>The proposed special land use will be in harmony with nearby uses permitted under Article III of the Land Development Code.</p> <p>The hotel use was approved as a Special Land Use in 2006 for 86 rooms. This Special Land Use request is to increase that Special Land Use from 86 rooms to 122 rooms. The proposed hotel is located along the southern boundary of this site, in the same location as approved on the PCD Master Plan. All of the adjacent property is developed. The closest use to the southern boundary is an existing multi-family development with the closest building located approximately 100 feet from the property line. All uses allowed within the PCD ordinance for this site, and the adjacent site to the west and east, are in harmony with the proposed hotel use.</p>
2.	<p>The proposed special land use will be in harmony with nearby existing uses.</p> <p>The hotel use is proposed along the southern boundary of this site, in the same location as approved on the PCD Master Plan. All of the adjacent surrounding property is developed. Adjacent to the southern boundary is an existing multi-family development with the closest building located approximately 100 feet from the south property line. All uses allowed within the PCD ordinance for this site are in harmony with the proposed hotel use. Including the proposed hotel, there are currently four parcels that are undeveloped within the PCD.</p>
3.	<p>The proposed special land use must be reasonably compatible with surrounding and adjacent uses in its function, its hours of operation, the type and amount of traffic to be generated, the building size and setbacks, and its relationships to the land values.</p> <p>The proposed special land use of the hotel use is not only reasonably compatible; it is extremely compatible with the surrounding and adjacent uses. A great deal of hotel use is anticipated from the medical office building use proposed immediately to the north of the hotel. Additional extended stay guests are anticipated from the adjacent and surrounding residences and schools. The traffic generated by the proposed hotel is minimal compared to the traffic generated by the existing and proposed uses.</p> <p>While there are no hard and fast definitions within the hotel industry, the proposed WoodSpring Hotel is commonly categorized as a “limited service – extended stay” facility. The hotel will not have a conference center or on-site restaurant, and will not provide or sell alcoholic beverages. The only beverage service is a coffee bar available only to guests.</p> <p>The hotel is designed to accommodate its guests with a comfortable, clean and quite place to enjoy a night’s sleep. It does not include resort or conference amenities. Extended-stay hotels are the fastest-growing niche in the hotel industry with demand for extended-stay rooms increasing 5.4 percent year-over-year from 2015 – 2017. Guests (typically families, athletic teams, consultant teams) are looking for accommodations that have a kitchen with the ability to make and store food and drink during their stays. The design and equipment employed assures a very secure and safe environment. All corridors are internal and therefore, no room can be entered from the outside. Every entry to the building is secured and can only be opened with an issued electronic room guest key. All hotel entries and hallways are camera monitored 24/7. All new guests and others who are not registered guests can enter only through the front door.</p> <p>The hotel will, in great part, support the uses in the balance of the existing Strada PCD. In particular, it will support the needs of patients coming to the Medical and Professional Office buildings including the existing cancer treatment center facility. It will also support the needs of Broward County</p>



	<p>College, the residents in the surrounding area whose condominiums don't have the room to accommodate guests and the several nearby hospitals. All of the existing uses around the Strada site are multi-family, commercial, school and community center/recreation. All of these uses are compatible with the hotel and in fact will rely on the hotel for extended-stay accommodations. A business analysis of the 5-mile radius of the site shows there are approximately 175 businesses with a minimum of 150 employees. The largest of employers include Citrix Systems, Firstat Nursing, Miami Jewish Health, Coral Springs Medical Center and Broward Transportation & Wheel. It is anticipated that the vast majority of room usage will be at night and therefore, parking will be compatible with the surrounding uses or future uses that will comprise the Strada.</p>
4.	<p>The proposed special land use will be in the best interests of the City, the convenience of the community, the public welfare, and be a substantial improvement to the property in the immediate vicinity.</p> <p>The City of Coconut Creek has a limited number of hotels with no hotels located in close proximity to Strada. This hotel will definitely contribute to the convenience of the community and the public welfare. The proposed hotel use is situated within a high-end, multi-use development and we have worked closely with staff to develop an architectural style that is in harmony with the detailed architecture proposed for the remainder of the development.</p> <p>The proposed hotel will support the permanent residents of Coconut Creek with a product that will appeal to their need for an extended stay hotel. The parking study illustrates that the "shared parking" strategy is workable.</p>
5.	<p>The proposed special land use will contribute to the economic stability of the community.</p> <p>The proposed special land use of the hotel use will contribute to the economic stability of the community as it will provide the community with a use not existent within the southern portion of the City of Coconut Creek and will therefore keep those moneys from being expended in other municipalities that offer hotel accommodations. Because the hotel does not provide an on-site restaurant, guests will need to purchase food, drink, and other consumables from existing local businesses. Guests will also frequent local restaurants. It will satisfy the needs of the residents, Broward Community College, schools and businesses to accommodate extended overnight guests and business travelers.</p>
6.	<p>The proposed special land use will not decrease public benefit or increase undesirable impacts other than those resulting from use of the site as permitted by right under Article III of the Land Development Code or some other special land use permitted on the site.</p> <p>The hotel use will increase public benefit because there is no hotel within close proximity to the site and will meet the needs of the residents, Broward Community College, schools and businesses. As a "Limited Service" hotel with no food and beverage service, and operated as part of a well-established, successful hotel brand, the hotel ownership will not permit any undesirable impacts.</p>
7.	<p>The proposed special land use will not result in more intensive development than what is approved by the land use element of the Comprehensive Plan.</p> <p>The Comprehensive Plan designates this property as Commercial. A hotel use is a permitted use under the Commercial land use district. As part of this project, the Hale Plat Note is proposed to be amended by reducing the square footage of bank while increasing the number of hotel rooms resulting in no additional TRIPS to the roadway network.</p>
8.	<p>The proposed special land use will be consistent with goals, objectives, and policies of the Comprehensive Plan.</p> <p>The proposed Hotel Special Land Use is consistent with the following goals, objectives and policies.</p> <p>Goal II-2.00 Provide a broad range of convenient, accessible and attractive commercial, office and commercial recreation facilities sufficient to serve permanent and seasonal populations.</p>



	<p>Objective II-2.1.0 Accommodate office, retail and other activities needed for the provision of goods and services to permanent and seasonal populations.</p> <p>Policy II-2.2.2 Permit those land uses within designated commercial areas which are identified Commercial Permitted Uses subsection of the Plan Implementation Requirements section of this comprehensive plan.</p>
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SPECIFIC STANDARDS FOR ALL USES (Section 13-35g)

1.	<p>The proposed use will not reduce the level of service provided on any street to a lower level than would result from a development permitted by right.</p> <p>The proposed Hotel use has a less intensive traffic impact than other commercial uses which are vested as part of the approved commercial plat. As part of this project, the Hale Plat Note is proposed to be amended by reducing the square footage of bank while increasing the number of hotel rooms resulting in no additional TRIPS to the roadway network.</p>
2.	<p>The proposed use will not result in significantly greater amount of through traffic on local streets than would result from a development permitted by right.</p> <p>The proposed use is located adjacent to two arterial streets; Coconut Creek Parkway and Lyons Road. Therefore, there would be no impact of through traffic on any local streets. As part of this project, the Hale Plat Note is proposed to be amended by reducing the square footage of bank while increasing the number of hotel rooms resulting in no additional TRIPS to the roadway network.</p>
3.	<p>The proposed use will not require extension or enlargement of the thoroughfare system at a higher net public cost than would result from a development permitted by right.</p> <p>The proposed hotel use will not require any extension or enlargement of any thoroughfare system. As part of this project, the Hale Plat Note is proposed to be amended by reducing the square footage of bank while increasing the number of hotel rooms resulting in no additional TRIPS to the roadway network.</p>
4.	<p>The proposed use will not require enlargement or alteration of utility facilities, drainage systems, and other utility systems other than what would result from a development permitted by right.</p> <p>The proposed Hotel Use will not require enlargement or alteration of utility facilities, drainage systems or other utility systems that would not be required by the development permitted by right. The total development, of which the hotel is one of 7 buildings, could result in some alteration of utility facilities, such as a private sewage lift station, for which the cost will be borne by the developer.</p> <p>The proposed hotel use will not require enlargement or alternation of utility facilities, drainage system or other utility system other than what would result from a development permitted by right. The only requested change to the existing PCD is to increase the number of hotel rooms from 86 rooms to 122 rooms – the hotel usage remains as a permitted use. Preliminary engineering calculations show that the existing water, sanitary sewer, and stormwater lines provide enough capacity to service this larger hotel.</p>
5.	<p>The proposed use will not demand greater municipal public safety services exceeding the demand resulting from a development permitted by right.</p> <p>The proposed hotel use will not demand any greater municipal public safety services than those that would be result from a development permitted by right. WoodSpring Hotels routinely reach out to municipal public safety departments to develop positive relationships.</p>



6.	<p>If a special land use is combined with other special land uses or permitted uses on a site, the overall intensity and scale of uses on the site is appropriate given the adequacy of proposed buffers and setbacks and the land uses of surrounding properties.</p>
	<p>The proposed development was envisioned as a commercial development of which the hotel use and the bank drive-through are examples of special land uses. . The other uses permitted on the site include retail and office. The proposed hotel is a four story hotel which is the same as the hotel that was approved as part of the PCD Master Plan. The hotel use is appropriate in scale and intensity with all the surrounding properties.</p>

STANDARDS FOR NONRESIDENTIAL USES IN RESIDENTIAL DISTRICTS (Sec. 13-35h)	
1.	<p>The location of the proposed special land use will not be hazardous or inconvenient to the residential character of the area where it is to be located.</p>
	<p>Not applicable.</p>
2.	<p>The size of the special land use application and nature and intensity of the operations involved will not be hazardous or inconvenient to the residential character of the area or to long range development in accordance with the land use element of the Comprehensive Plan.</p>
	<p>Not applicable.</p>
3.	<p>The location of the special land use will not result in isolating an existing or planned residential area from other residential development.</p>
	<p>Not applicable.</p>
4.	<p>The design of buildings for commercial and office space special land uses in residential districts shall be in a manner similar to residential structures in the same general area or neighborhood. Such a finding shall be based on consideration of building mask, height, materials, window arrangements, yards, and other considerations.</p>
	<p>Not applicable.</p>
5.	<p>The proposed use will have direct access to an arterial or collector street. Ingress and egress shall be designed to minimize traffic congestion on the public roadways.</p>
	<p>Not applicable.</p>
6.	<p>Parking areas for special land uses shall be of adequate size for the particular use and shall be properly located and suitably screened from adjoining residential uses, and that ingress and egress shall be designed for maximum safety for vehicles and pedestrians and minimize traffic congestion in the residential district.</p>
	<p>Not applicable.</p>

Thomas A. Hall, Inc.
1355 Adams Street
Hollywood, FL 33019
954-288-4447
tomhall1234@gmail.com

March 6, 2018

Stephanie Knebel
Sr. Entitlement Manager
WoodSpring Suites Coconut
Creek LLC
8621 E. 21st Street N., Suite 200
Wichita, KS 67206

RE: Woodspring Hotel Shared Parking Analysis
Project No. 201809.01

Dear Ms. Knebel:

Thomas A. Hall, Inc. has completed a shared parking analysis for the Strada Planned Commerce District (PCD), located in the City of Coconut Creek, Florida. The shared parking analysis was undertaken to determine whether the 406 parking spaces contained within the development would be sufficient to provide the parking required when the development is built out. A particular emphasis was placed on ensuring that the parking demand for the Woodspring Suites Hotel that is proposed for construction in the southwest corner of the Strada PCD would not exceed the available parking supply.

Introduction

Woodspring Suites Coconut Creek LLC proposes to construct a new, 122-room hotel in the southwest corner of the existing Strada PCD. The Strada PCD is an approximately 7.96 acre development located in the southwest corner of the intersection of Coconut Creek Parkway and Lyons Road in the City of Coconut Creek, Florida. The Strada PCD is planned to contain two drive-in banks, a medical office building, two buildings with retail on the ground floor and offices on the second floor, an office building, and a hotel. There are a total of 393 parking spaces available within the development.

Shared Parking Analysis

Using techniques described in the Urban Land Institutes' (ULI) *Shared Parking*, 2nd Edition, an analysis of hourly parking demand for the various land uses within the Strada PCD was completed. Average peak period parking demand rates were obtained from the Institute of Transportation Engineers' (ITE) *Parking Generation* manual, 4th Edition. The ITE manual provides parking generation data for a wide variety of land uses. The ITE Land Use Codes employed in this analysis were: Hotel (ITE Land Use Code 310), Office (ITE Land Use Code 701), Medical-Dental Office Building (ITE Land Use Code 720), Shopping Center (ITE Land Use Code 820), and Drive-In Bank (ITE Land Use Code 912).

Note that the ITE Land Use Codes did not, generally, provide peak month of the year data, only peak-hour of the day data. However, the Shopping Center (retail) land use data is available for a typical mid-week day, a December mid-week day, a December Friday and a December Saturday. The December Friday and December Saturday data are much higher average peak period parking rates than the other available rates. Therefore, they were used, as appropriate, in all analyses.

Stephanie Knebel

March 6, 2018

Page 2 of 2

Table 1 shows the average peak parking demand for a Saturday at build out of the Strada PCD. This is an unadjusted summary of each land use's average peak period parking demand. Even with no adjustments, it is obvious that the 281 parking space demand is well below the 406 parking space supply. For this reason, no further attention was paid to the Saturday parking demand.

Table 2 shows the average peak parking demand for a weekday (Friday) at build out of the Strada PCD. Again, this is an unadjusted summary of each land use's average peak period parking demand. As a review of the table reveals, the unadjusted parking demand is 476 parking spaces—well above the available 393 parking spaces within the Strada PCD.

Table 3 depicts the results of the shared parking analysis and its effect upon the weekday parking demand. Using hourly "percent of peak period" data obtained (in all but one case) from the ITE *Parking Generation* manual, the average peak period parking demand for each land use was adjusted to reflect hourly demand. Note that the ITE manual did not provide hourly "percent of peak period" data for the Drive-In Bank land use. The ULI *Shared Parking* manual, on the other hand, did so its data was used for that land use. Also note that the Hotel land use data was used to estimate average peak period parking demand for the proposed Woodspring Suites Hotel; however, the "percent of peak period" data provided under All Suites Hotel (ITE Land Use Code 311) was used to make hourly adjustments in demand.

As a review of Table 3 reveals, the peak period of parking demand occurs at 11:00 a.m. when 372 parking spaces are expected to be filled. This is an occupancy rate of 94.70 percent. This leaves another 5.30 percent of parking spaces unoccupied, which will be useful during the turnover in parking spaces (As one car leaves, another arrives and parks in an unoccupied parking space without having to wait for the first car to exit their parking space).

Conclusion

Based upon the findings of this parking analysis, it appears that the Strada PCD has a sufficient number of parking spaces to easily accommodate the proposed mix of land uses. Further, the proposed Woodspring Suites Hotel will not have a negative effect upon parking within the development.

Should you have any questions or comments regarding this parking analysis, please do not hesitate to contact this office.


Very truly yours,



Thomas A. Hall
President

TAH/kh

Enclosures



Handwritten signature of Dan A. Tintner in blue ink, with the date "3-7-18" written below it.

Dan A. Tintner, P.E.
FL Registration No. 39656
814 S. Military Trail
Deerfield Beach, FL 33442

Table 1
Saturday Average Peak Parking Demand
Strada Planned Commerce District
Woodspring Suites Hotel

Building	Proposed Land		Intensity	⁽¹⁾ Average Peak Period Parking Demand Rate	Total Parking Space Demand	Total Parking Spaces Available	Percentage of Parking Spaces Filled
	Use						
A	Drive-In Bank	3,320	s.f.	3.47	11.52	393	2.93%
B	Retail	11,639	s.f.	4.67	54.35	393	13.83%
	Office	11,639	s.f.	N/A	N/A	393	N/A
C	Medical Office	30,095	s.f.	N/A	N/A	393	N/A
D	Office	29,403	s.f.	N/A	N/A	393	N/A
E	Retail	11,834	s.f.	4.67	55.26	393	14.06%
	Office	11,834	s.f.	N/A	N/A	393	N/A
F	Drive-In Bank	3,780	s.f.	3.47	13.12	393	3.34%
Hotel	Hotel	122	rooms	1.20	146.40	393	37.25%
Total					280.66	393	71.41%

⁽¹⁾ Rate obtained from Institute of Transportation Engineers' *Parking Generation* , 4th Edition.

Table 2
Weekday Average Peak Parking Demand
Strada Planned Commerce District
Woodspring Suites Hotel

Building	Proposed Land		Intensity	⁽¹⁾ Average Peak Period Parking Demand Rate	Total Parking Space Demand	Total Parking Spaces Available	Percentage of Parking Spaces Filled
	Use						
A	Drive-In Bank	3,320	s.f.	4.00	13.28	393	3.38%
B	Retail	11,639	s.f.	3.96	46.09	393	11.73%
	Office	11,639	s.f.	2.84	33.05	393	8.41%
C	Medical Office	30,095	s.f.	3.20	96.30	393	24.50%
D	Office	29,403	s.f.	2.84	83.50	393	21.25%
E	Retail	11,834	s.f.	3.96	46.86	393	11.92%
	Office	11,834	s.f.	2.84	33.61	393	8.55%
F	Drive-In Bank	3,780	s.f.	4.00	15.12	393	3.85%
Hotel	Hotel	122	rooms	0.89	108.58	393	27.63%
Total					476.40	393	121.22%

⁽¹⁾ Rate obtained from Institute of Transportation Engineers' *Parking Generation*, 4th Edition.

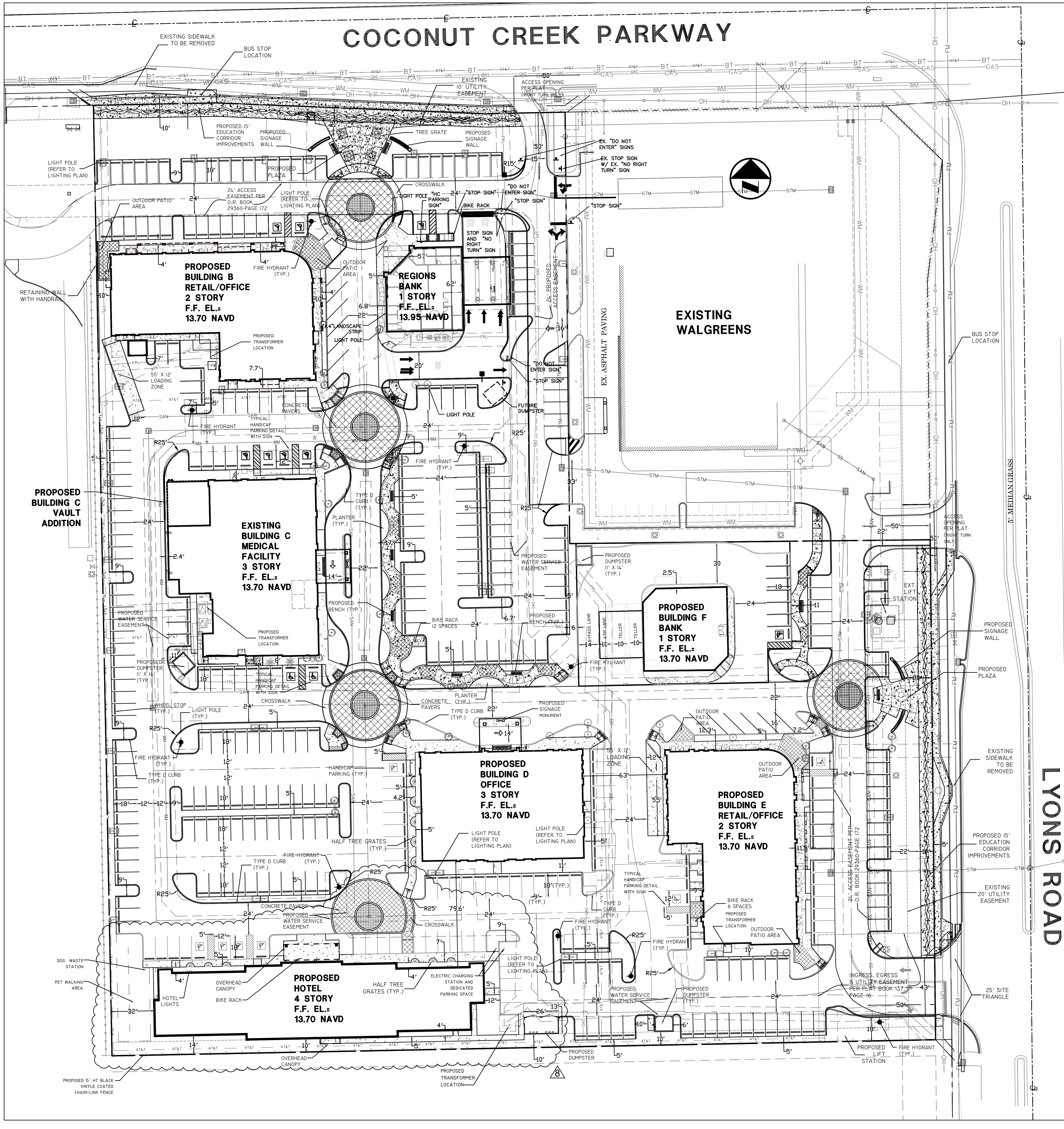
Table 3
Weekday Shared Use Parking Demand Per Hour
Strada Planned Commerce District
Woodspring Suites Hotel

Time of Day	Average Peak Parking Space Demand									Total Adjusted Parking Demand	Total Parking Spaces Available	Percentage of Parking Spaces Filled	
	⁽¹⁾ Drive-In Bank	⁽²⁾ Retail	⁽²⁾ Office	⁽²⁾ Medical Office	⁽²⁾ Hotel								
From Table 2 =>	28		93		150		96		109				
7:00 a.m.	0.00%	0.00	9.00%	8.37	59.00%	88.50	18.00%	17.28	80.00%	87.20	201.35	393	51.23%
8:00 a.m.	50.00%	14.00	16.00%	14.88	79.00%	118.50	64.00%	61.44	51.00%	55.59	264.41	393	67.28%
9:00 a.m.	90.00%	25.20	55.00%	51.15	95.00%	142.50	85.00%	81.60	39.00%	42.51	342.96	393	87.27%
10:00 a.m.	100.00%	28.00	57.00%	53.01	100.00%	150.00	100.00%	96.00	34.00%	37.06	364.07	393	92.64%
11:00 a.m.	50.00%	14.00	84.00%	78.12	98.00%	147.00	100.00%	96.00	34.00%	37.06	372.18	393	94.70%
12:00 p.m.	50.00%	14.00	84.00%	78.12	90.00%	135.00	88.00%	84.48	33.00%	35.97	347.57	393	88.44%
1:00 p.m.	50.00%	14.00	83.00%	77.19	77.00%	115.50	81.00%	77.76	28.00%	30.52	314.97	393	80.15%
2:00 p.m.	70.00%	19.60	94.00%	87.42	84.00%	126.00	90.00%	86.40	26.00%	28.34	347.76	393	88.49%
3:00 p.m.	50.00%	14.00	90.00%	83.70	81.00%	121.50	93.00%	89.28	30.00%	32.70	341.18	393	86.81%
4:00 p.m.	80.00%	22.40	81.00%	75.33	72.00%	108.00	86.00%	82.56	37.00%	40.33	328.62	393	83.62%
5:00 p.m.	100.00%	28.00	93.00%	86.49	46.00%	69.00	52.00%	49.92	40.00%	43.60	277.01	393	70.49%
6:00 p.m.	0.00%	0.00	100.00%	93.00	25.00%	37.50	63.00%	60.48	49.00%	53.41	244.39	393	62.19%
7:00 p.m.	0.00%	0.00	93.00%	86.49	0.00%	0.00	0.00%	0.00	53.00%	57.77	144.26	393	36.71%
8:00 p.m.	0.00%	0.00	96.00%	89.28	0.00%	0.00	0.00%	0.00	61.00%	66.49	155.77	393	39.64%
9:00 p.m.	0.00%	0.00	87.00%	80.91	0.00%	0.00	0.00%	0.00	71.00%	77.39	158.30	393	40.28%

⁽¹⁾Hourly parking demand percentage obtained from Urban Land Institutes' *Shared Parking* , 2nd Edition.

⁽²⁾Hourly parking demand percentage obtained from Institute of Transportation Engineers' *Parking Generation* , 4th Edition.

COCONUT CREEK PARKWAY



LEGAL DESCRIPTION

Tract B of the "THE HALE PLAT", according to the plat thereof, as recorded in Plat Book 137 at Page 16 of the Public Records of Broward County, Florida, less the following described portions of Tract B of "THE HALE PLAT":

Less-Out 1
Commence at the Southeast corner of Tract B; Thence run North 00 Degrees 36 Minutes 58 Seconds West along the East line of said Tract B for a distance of 373.48 Feet to the Point of Beginning; Thence run South 89 Degrees 23 Minutes 02 Seconds West for a distance of 269.29 Feet to a Point; Thence run North 00 Degrees 36 Minutes 58 Seconds West for a distance of 322.29 Feet to a Point on the South Right-of-Way line of Coconut Creek Parkway; Thence run North 88 Degrees 52 Minutes 35 Seconds East along the said South Right-of-Way line of Coconut Creek Parkway for a distance of 239.94 Feet to a point; Thence run South 45 Degrees 52 Minutes 12 Seconds East for a distance of 58.24 Feet to a Point on the West Right-of-Way line of Lyons Road; Thence run South 06 Degrees 59 Minutes 16 Seconds West along said West Right-of-Way line of Lyons Road for a Distance of 90.69 Feet to a Point; Thence run South 00 Degrees 36 Minutes 58 Seconds East along said West Right-of-Way line of Lyons Road for a distance of 193.52 Feet to the Point of Beginning.

Less-Out 2
A portion of Tract "B" of "THE HALE PLAT", according to the plat thereof as recorded in Plat Book 137, Page 16 of the Public Records of Broward County, Florida, being more particularly described as follows:
Commence at the Southwest corner of said Tract "B"; Thence along the South line of said Tract "B" North 52°35' East (bearings basis) 50.00 Feet to a line parallel with and 50.00 Feet East of the West line of said Tract "B"; and the Point of Beginning; Thence along said parallel line North 07°26'31" West, 710.17 Feet to the North line of said Tract "B"; Thence along said North line for the following five (5) courses: (1) North 88°52'33" East 65.90 Feet; (2) South 87°18'34" East, 180.40 Feet; (3) North 88°52'33" East, 305.00 Feet; (4) North 01°07'25" West, 12.00 Feet; (5) North 88°52'33" East 64.97 Feet; Thence South 01°07'25" East, 710.12 Feet to the South line of said Tract "B"; Thence along said North line, South 88°52'33" West, 624.32 Feet to the Point of Beginning.

Less-Out 3
The West 50.00 feet of Tract "B" of "THE HALE PLAT", according to the plat thereof as recorded in Plat Book 137, Page 16 of the Public Records of Broward County, Florida.

SITE DATA

EXISTING ZONING	PCD	
EXISTING LAND USE	COMMERCIAL	
GROSS SITE AREA	%	
	346,914 SQ.FT.	7.96 AC.
OPEN SPACE		
On Site Pervious Area	53,302 SQ.FT.	1.22 AC. 15.36%
On Site Sidewalks & Plaza's	37,992 SQ.FT.	0.87 AC. 10.95%
Off Site - Canal/Waterbody (4.5 Ac.)		
30% Open Space	1.50 AC.	
Total	3.59 AC.	
On Site Impervious Area	293,612 SQ.FT.	6.74 AC. 84.64%

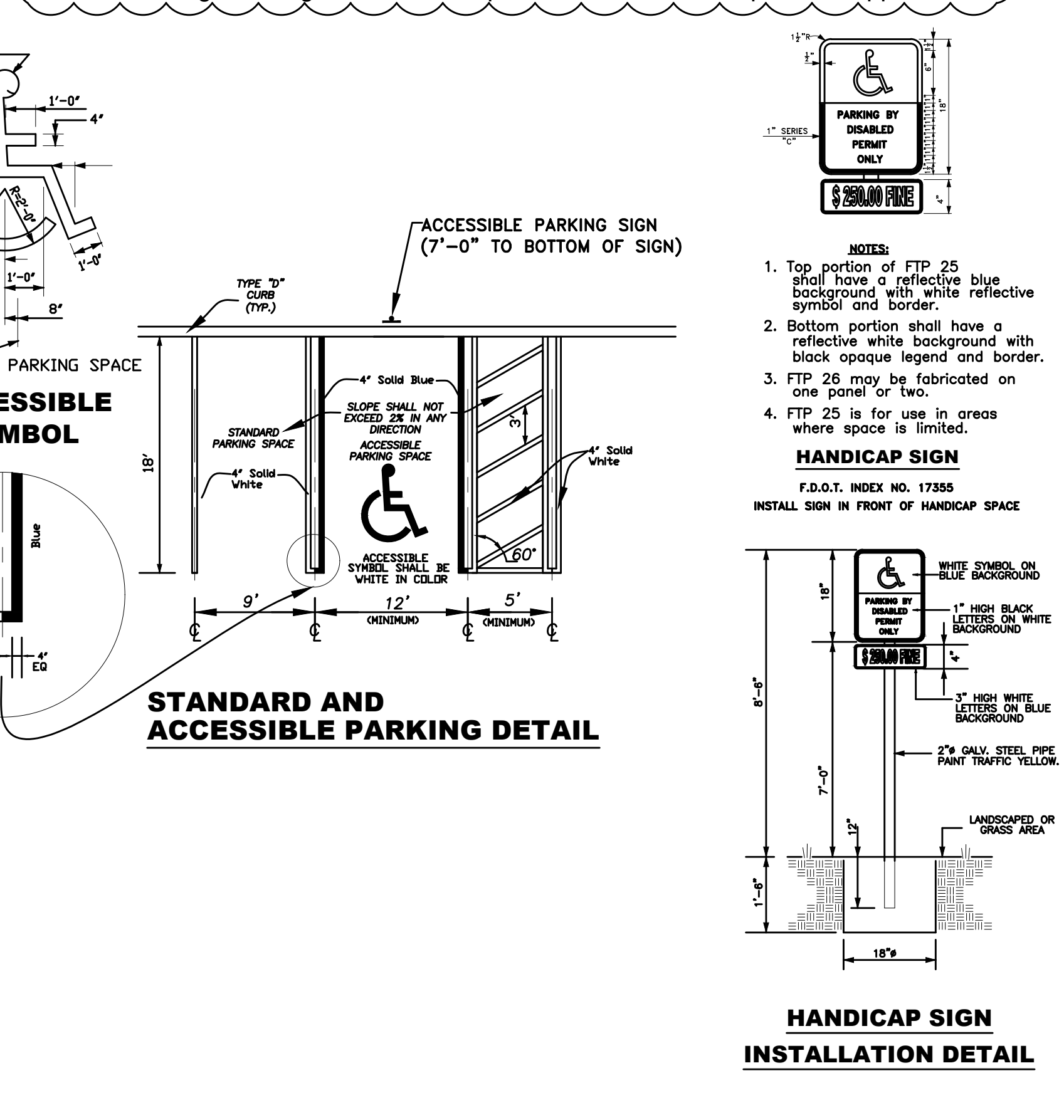
BUILDING COVERAGE	GROUND FLOOR		TOTAL SQUARE FOOTAGE	%
	FLOOR	FOOTAGE		
BUILDING A	3320	3320	SQ.FT.	
BUILDING B	11639	23278	SQ.FT.	
BUILDING C	12671	30095	SQ.FT.	
BUILDING D	9801	29403	SQ.FT.	
BUILDING E	11834	23668	SQ.FT.	
BUILDING F (BANK)	3780	3780	SQ.FT.	
HOTEL	12470	49880	SQ.FT.	
TOTAL BUILDING	65515	163424	1.50 AC.	18.89%

V.U. AREA: 190173 SQ.FT. 4.37 AC. 54.82%

PARKING:
Total Bldg Sq. Footage= 113,544 SF
(49,880 SF of Hotel not included in accordance to the Hale PCD)
102,744" (113,544-10,800) / 300 SF= 343 parking spaces req. (1 space per 300 SF)
*Maximum buildable Gross Floor Area

Total 9' x 18' Stalls (Including 17 Handicap Spaces) provided on site= 393

Note: Building Coverage table will be updated as future development is approved.



DATE:	03-12-18	SCALE:	1:30'	DESIGN BY:	SMP
REVISED PER:	DATE:	REVISED PER:	DATE:	DESIGN BY:	DATE:
8. REVISED PER: HOTEL SITE	11-28-17	SMP	03-15-18	BY:	JDH
7. REVISED PER: CITY COMMENTS	03-15-18	SMP	03-15-18	BY:	JDH
6. BUILDING C - REVISED PER: VAULT POSITION	03-15-18	SMP	03-15-18	BY:	JDH
5. REVISED SIDEWALK AND PARKING CHANGE	03-15-18	TKK	03-15-18	BY:	JDH
4. BUILDING A - REVISED ACCESS AND PARKING CONFIG	03-15-18	MKK	03-15-18	BY:	JDH
3. BUILDING A - REVISED FOR BANK (GRESUD) MKK	03-15-18	MKK	03-15-18	BY:	JDH
2. BUILDING A - REVISED FOR BANK (GRESUD) MKK	03-15-18	MKK	03-15-18	BY:	JDH
1. BUILDING A - REVISED FOR BANK (GRESUD) MKK	03-15-18	MKK	03-15-18	BY:	JDH

WOODSPRING HOTEL at STRADA

WOODSPRING HOTELS

SITE PLAN

PROJECT NO. **05-0061**

SP-1

SHEET ___ OF ___

CRAVEN • THOMPSON AND ASSOCIATES, INC.
 ENGINEERS • PLANNERS • SURVEYORS
 3563 N.W. 63RD STREET, FORT LAUDERDALE, FLORIDA 33309
 TEL: (954) 739-6400
 FAX: (954) 739-6409
 FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS NO. 271
 FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS NO. 000014
 NATIONAL SIGN MANUFACTURER, THE PROPERTY OF ARCADIAN/COMMERCIAL ASSOCIATES, INC. (MKS) (MKS)
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 **WOODSPRING
SUITES**
AN EXTENDED STAY HOTEL

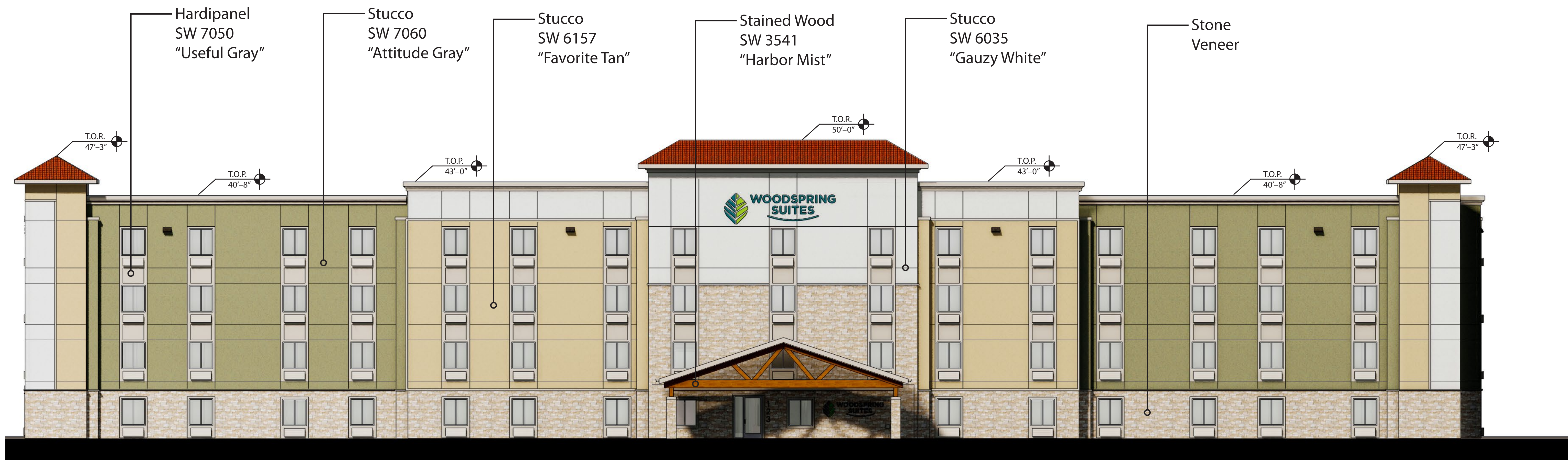
COCOPARC

03.29.2018









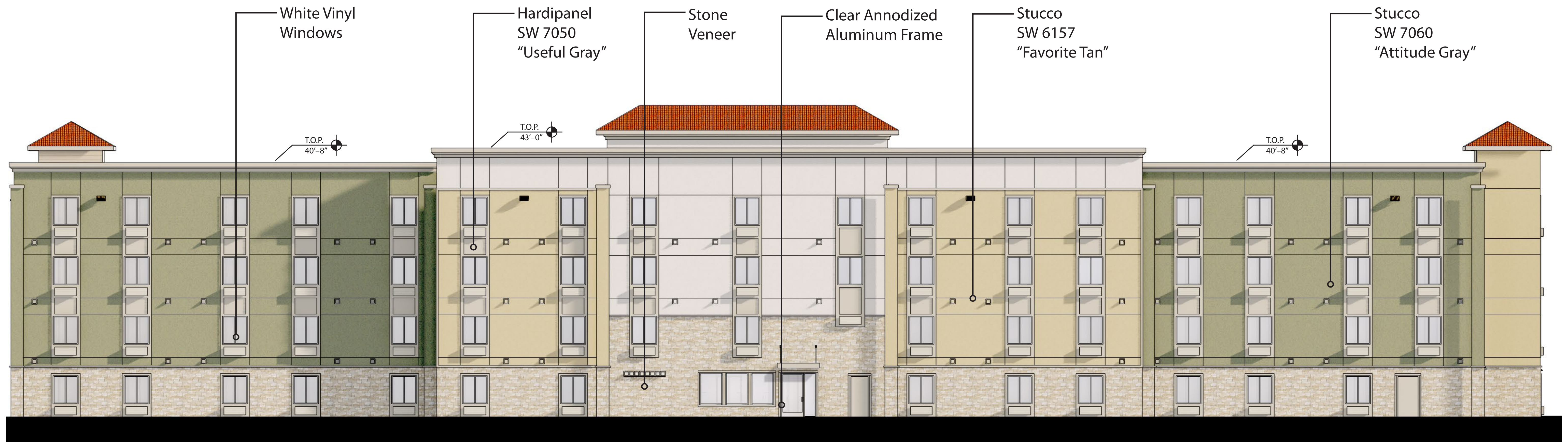
Front Elevation (North)

Not To Scale



Left Elevation (East)

Not To Scale



Rear Elevation (South)

Not To Scale



Right Elevation (West)

Not To Scale