

ITEMS # 49 & 50

**ADDITIONAL MATERIAL
Regular Meeting
MAY 13, 2014**

**SUBMITTED AT THE REQUEST OF
ENVIRONMENTAL PROTECTION and
GROWTH MANAGEMENT
DEPARTMENT**




Environmental Protection and Growth Management Department
PLANNING AND REDEVELOPMENT DIVISION

1 North University Drive, Suite 102-A • Plantation, Florida 33324 • Telephone 954-357-6666 • FAX 954-357-6521 • 954-785-4948

DATE: May 9, 2014

TO: Board of County Commissioners

FROM: Henry A. Sniezek, Director 
Planning and Redevelopment Division
Environmental Protection and Growth Management Department

RE: **Additional Information – May 13, 2014, County Commission 10:00 A.M. Regular Agenda – Items 49 and 50 (Gateway Hollywood Plat)**

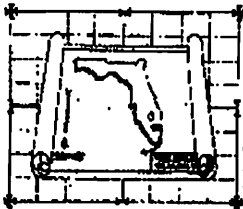
Please accept the following as Additional Information for the May 13, 2014, County Commission 10:00 A.M. Regular Agenda:

Items 49 and 50 – (Gateway Hollywood Plat) – Comments have been received from the Broward County Planning Council indicating that the proposed use is in compliance with the effective land use plan, and the city of Hollywood has also confirmed, as per the requirements of the Broward County Land Use Plan, that the allocation of reserve units will include new additional public access to the beach and will not result in a reduction, lessening or degrading of public beach access (please see attached correspondence). Therefore, staff now recommends **APPROVAL** of the referenced agenda items, including the recommendation that the Board authorize the Mayor to sign an order approving the agenda items subject to staff findings, comments, and amended recommendations.

Please feel free to contact me at 954-357-6670 at your convenience if you or your staff has any questions.

(Attachments)

cc: Bertha Henry, County Administrator
Roberto Hernandez, Deputy County Administrator
Joni Armstrong Coffey, Esq., County Attorney
Maite Azcoitia, Esq., Deputy County Attorney
Evan Lukic, County Auditor
Barbara Blake-Boy, Executive Director, Broward County Planning Council



BROWARD COUNTY PLANNING COUNCIL

115 SOUTH ANDREWS AVENUE, ROOM 307, FORT LAUDERDALE, FLORIDA 33301

TO: Henry A. Sniezek, Director
Planning and Redevelopment Division
Broward County Environmental Protection and Growth Management Department

FROM: Barbara Blake Boy, Executive Director

RE: Delegation Request for Gateway Hollywood Plat
(039-MP-05) City of Hollywood

DATE: May 9, 2014

This memorandum updates our previous comments regarding the referenced plat dated April 7, 2014.

Planning Council staff has reviewed the proposed revision to the restrictive note on the above referenced plat. The proposal is to change the restrictive note on the plat as follows:

FROM: This plat is restricted to 480 hotel rooms and 15,000 square feet of ancillary commercial use, excluding banks.

TO: This plat is restricted to 370 hotel rooms, 40 high-rise units, and 15,000 square feet of ancillary commercial use.

The Future Land Use Element of the City of Hollywood Comprehensive Plan is the effective land use plan for the City of Hollywood. That plan designates the area covered by this plat for the uses permitted in the "Commercial" land use category. This plat is generally located on the east side of State Road A-1-A (South Ocean Drive), north of Hallandale Beach Boulevard.

The proposed hotel and commercial uses are in compliance with the permitted uses of the effective land use plan.

Regarding the proposed high-rise residential use, Planning Council staff has received written documentation that the City allocated 40 "reserve units" to this plat on April 16, 2014, through Ordinance Number 0-2014-06. Therefore, the 40 high-rise residential units are in compliance with the permitted uses and densities of the effective land use plan.

Planning Council staff notes that the proposed development is contiguous to the City of Hallandale Beach and is subject to Policy 13.01.10 of the Broward County Land Use Plan. In this regard, Planning Council staff has received written documentation that the City of Hollywood notified the City of Hallandale Beach of the flexibility allocation on May 6, 2014, and that the City of Hallandale Beach did not request a compatibility review via its correspondence dated May 8, 2014.

Gateway Hollywood Plat

May 9, 2014

Page Two

In addition, as the proposed development may impact access to public beaches, it is Planning Council staff's understanding that the Broward County Planning and Redevelopment Division staff has confirmed that the proposal will not adversely impact public beach access. We further note that the subject parcel is not located within 500 feet of a Broward County or regional park, or an Environmentally Sensitive Land, as defined by the Broward County Comprehensive Plan.

The contents of this memorandum are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, local zoning, other land development regulations or the development review requirements of the Broward County Land Use Plan including its concurrency requirements.

BBB:IJC

**cc: Cathy Swanson-Rivenbark, City Manager
City of Hollywood**

**Jaye M. Epstein, AICP, Director, Planning and Development Services
City of Hollywood**

**Renee C. Miller, City Manager
City of Hallandale**

**Keven Klopp, Director, Development Services Department
City of Hallandale**

**Alan B. Koslow, Esq.
Becker & Poliakoff, P.A.**



Renee C. Miller
City Manager

JOY F. COOPER
Mayor

ALEXANDER LEWY
Vice Mayor

WILLIAM JULIAN
Commissioner

MICHELE LAZAROW
Commissioner

ANTHONY SANDERS
Commissioner

400 S. Federal Highway
Hallandale Beach, FL 33009
Phone (954) 954-1300
Fax (954) 954-1454

www.coHB.org

May 8, 2014

Henry Snizek, Director
Broward County Planning and Redevelopment Division
Broward County Planning Council
115 S. Andrews Avenue, RM 421
Fort Lauderdale, FL 33301

RE: Waiver of Compatibility Review as pertains to "Gateway" Plat ("Hyde Beach") per Broward County Land Use Plan Policy 13.01.10

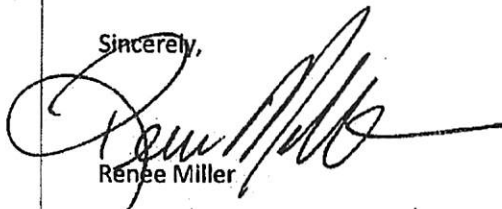
Dear Mr. Snizek:

The City of Hollywood, on May 6, 2014, notified the City of Hallandale Beach of a proposed allocation of flex units for the above referenced project. The site of the proposed project is contiguous to the City of Hallandale Beach. This letter is to inform you that no compatibility review is deemed necessary by the City of Hallandale Beach. Thus, the right to such review, pursuant to Article 9, is waived.

The Hyde Beach project's provision of a 9-foot unobstructed, but nicely landscaped, public beach access easement immediately adjacent to its border with the City of Hallandale Beach satisfies the compatibility criteria that beach access not be reduced. The details of harmonizing the proposed additional access with the existing public access along Hallandale Beach's northern border are being coordinated between the two cities and the developer responsible for improvements on both sides of the border.

If you have any questions or if the City can be of further assistance in this matter, please contact Development Services Director Keven Klopp at (954) 457-1376.

Sincerely,



Renee Miller

C: Keven Klopp, Director of Development Services
Daniel A. Rosemond, Deputy City Manager/CRA Director
Cathy Swanson-Rivenbark, ICMA-CM, AICP, CECD City Manager
Jaye M. Epstein- AICP, Director, Planning
Barbara Blake-Boy, Executive Director Broward County Planning Council
Eric Fordin, Project Manager, 4111 South Ocean Drive, LLC
Alan B. Koslow, Esq. Becker & Poliakoff, P.A.

Snizek, Henry

From: Snizek, Henry
Sent: Tuesday, May 06, 2014 1:38 PM
To: Snizek, Henry
Subject: FW: Gateway Plat Agenda Items...May 13, 2014
Attachments: gatewayplat.pdf

From: Jaye Epstein [<mailto:JEPSTEIN@hollywoodfl.org>]
Sent: Tuesday, May 06, 2014 11:42 AM
To: Snizek, Henry
Cc: Cathy Swanson-Rivenbark; Jeffrey Sheffel; Andria Wingett; Berger, Martin; 'efordin@relatedgroup.com'; 'akoslow@bplegal.com'; Blake Boy, Barbara
Subject: RE: Gateway Plat Agenda Items...May 13, 2014

Henry,

The nine (9) foot public beach access easement at the southern end of the subject plat represents a new additional public access to the beach. The requirement for this easement is established and enforced by Section 2 of Ordinance O-2014-06 (copy attached). This easement represents enhanced public access to the beach. It is NOT in any way a reduction, lessening or degrading of public beach access.

I trust this satisfies the requirement. However, if additional information or clarification is necessary, please do not hesitate to contact me directly.

From: Snizek, Henry [<mailto:HSNIEZEK@broward.org>]
Sent: Monday, May 05, 2014 4:37 PM
To: Jaye Epstein
Cc: Berger, Martin; Cathy Swanson-Rivenbark; Jeffrey Sheffel; 'efordin@relatedgroup.com'; 'akoslow@bplegal.com'; Blake Boy, Barbara
Subject: FW: Gateway Plat Agenda Items...May 13, 2014

5/5/14

Hi, Jaye. To close the loop on the issue of public beach access, can you confirm that the nine (9) foot public beach access easement at the southern end of the subject platted property represented an additional public access and that the proposed development will not result in a lessening or degrading of existing public beach access?

Thank you for your assistance. Please feel free to contact me at your convenience.

Henry
954-357-6670

From: Jaye Epstein [<mailto:JEPSTEIN@hollywoodfl.org>]

Sent: Wednesday, April 23, 2014 2:11 PM

To: 'Sniezek, Henry'

Cc: Cathy Swanson-Rivenbark; Andria Wingett; Koslow, Alan; Azcoitia, Maite; Blake Boy, Barbara; Berger, Martin; Schwarz, Pete

Subject: RE: Gateway Hollywood Plat

Henry,

First, Congrats on receiving your 30 Years of Service Recognition. Glad I could be present.

We are preparing, for the City Manager's signature, a letter to be sent to the City Manager of Hallandale Beach requesting they waive 'compatibility review'. For obvious reasons, I can't really commit to when this letter will be sent, or responded to by Hallandale.

In response to item 2, Hollywood has required a nine (9) foot public beach access easement at the southern end of the property. The purpose of the easement is to improve public access to their beaches.

From: Sniezek, Henry [<mailto:HSNIEZEK@broward.org>]

Sent: Wednesday, April 23, 2014 1:50 PM

To: Jaye Epstein

Cc: 'akoslow@bplegal.com'; Azcoitia, Maite; Blake Boy, Barbara; Berger, Martin; Schwarz, Pete

Subject: Gateway Hollywood Plat

4/23/14

Good afternoon, Jaye. Just wanted to touch base with you to advise that County staff is finalizing the County Commission Agenda Report for the Gateway Hollywood plat note amendment.

As I believe you are aware, there are two items pending concerning compliance with Policy 13.01.10 of the Broward County Land Use Plan, regarding "compatibility review" requirements.

First, as the proposed development is contiguous to the city of Hallandale Beach, I believe the Planning Council is expecting a letter from Hallandale Beach confirming whether or not the city requests a "compatibility review" for the proposed allocation of flexibility units. Alternatively, Hollywood may demonstrate that Hallandale Beach was previously notified of Hollywood's intent to allocate residential flexibility, and that 30 days has elapsed since such notification of Hallandale Beach.

Second, Hollywood is required to notify the County whether the proposed municipal allocation would alter an existing public access point or public right-of-way providing access to the beach, and confirm whether such allocation would result in any reduction in public access points or public rights-of-way providing access to the beach.

County staff is scheduled to submit its agenda report this Thursday, April 24. Any information on the status of the above referenced items would be greatly appreciated.

Please feel free to contact me at your convenience.

Thanks

Henry

954-357-6670

ORDINANCE NO. O-2014-06

(13-DFJPV-103)

AN ORDINANCE OF THE CITY OF HOLLYWOOD, FLORIDA, AMENDING THE BEACH ONE RESORT PLANNED DEVELOPMENT MASTER PLAN (ORIGINALLY APPROVED BY ORDINANCE NO. O-2008-24) AND NOW KNOWN AS THE 'HYDE BEACH RESORT MASTER DEVELOPMENT PLAN' AS MORE SPECIFICALLY SET FORTH IN EXHIBIT "B;" AND APPROVING THE ALLOCATION OF UP TO 40 RESERVE UNITS FROM FLEXIBILITY ZONE 92 TO APPROXIMATELY 1.6 GROSS ACRES OF THE PROPERTY LOCATED AT 4111 SOUTH OCEAN DRIVE, AS MORE SPECIFICALLY DESCRIBED IN EXHIBIT "A," PURSUANT TO THE CITY'S ZONING AND LAND DEVELOPMENT REGULATIONS AND POLICY 02.04.05 OF THE BROWARD COUNTY LAND USE PLAN.

WHEREAS, on October 15, 2008, the City Commission passed and adopted Ordinance No. O-2008-24 which changed the zoning designation for the property generally located at 4111 South Ocean Drive from C-1 to PD, allocated up to 238 Bonus Hotel Density Rooms and approved the Master Development Plan for the Project known as Beach One Resort; and

WHEREAS, due to the economic environment and fluctuation in market conditions, there has been a change in ownership of the subject property; and

WHEREAS, Article 4 of the Zoning and Land Development Regulations provide for modifications/amendments to PD Master Development Plans; and

WHEREAS, an application was filed by 4111 South Ocean Drive, LLC requesting approval of an amendment to the PD Master Development Plan previously approved by the City Commission pursuant to Ordinance No. O-2008-24; and

WHEREAS, the Director of the Department of Planning and Development Services, after analyzing the application and its associated documents has determined that the proposed amendment to the PD Master Plan are a substantial modification to the previously approved plan as the incorporation of residential uses, are considered a change in the use or character of the Planned Development; and the proposed modification results in a decrease in floor area ratio of more than five percent; and

WHEREAS, since the proposed amendment is for substantial modifications to the proposed development project, City Commission approval is required; and

WHEREAS, the requested substantial modifications will result in the development of the project consisting of approximately 866,120 square feet, as more specifically set forth in Exhibit "B" attached hereto and incorporated herein by reference; and

WHEREAS, the Department of Planning and Development Services has determined that the proposed substantial modifications are consistent with the City's Zoning and Land Development Regulations and are consistent with the City's Comprehensive Plan and have forwarded a recommendation of approval to the City Commission with the following condition:

That prior to the issuance of a building permit, the Developer shall provide a 9 foot public beach access easement to the City Engineer and said easement shall be recorded in the Public Records of Broward County, Florida;

; and

WHEREAS, the City Commission finds that the proposed amendments to the PD Master Plan are consistent with the City of Hollywood's Comprehensive Plan and the Zoning and Land Development Regulations and are in the best interest of the citizens of the City of Hollywood; and

WHEREAS, the fluctuation in market conditions has impacted the previously proposed uses of the project and the new property owners are proposing to introduce residential units in addition to the hotel component wherein they have filed an application request to allocate 40 reserve units to approximately 1.6 gross acres as more specifically described in Exhibit "A" pursuant to Section 3.19 C. of the City's Zoning and Land Development Regulations and Policy 02.04.05 of the Broward County Land Use Plan; and

WHEREAS, Section 3.19 C. of the City's Zoning and Land Development Regulations provide that an application for Reserve Units may be filed and processed using the criteria for a rezoning; and

WHEREAS, the subject parcel is currently vacant that contains approximately 1.6 gross acres, has a current City Land Use Plan Designation of General Business and a County Land Use Plan Designation of Commercial; and

WHEREAS, the subject parcel has a current zoning designation of PD (Planned Development) with Low Intensity Commercial to the north, the City of Hallandale Beach to the south and east, and Low Intensity Commercial to the west; and

WHEREAS, the current General Business Land Use designation allows for retail, office, commercial, hotels, condo-hotels, as well as subordinate uses, but only allows for residential through the application of Flexibility or Reserve Units; and

WHEREAS, an allocation of residential Reserve Units cannot exceed 25 units per acre; and

WHEREAS, the current approved project included several different densities and intensities, one of those being the allocation of 238 bonus hotel density rooms from the "Hollywood Beach Hotel Room Pool whereby the project was approved at 300 rooms/acre; and

WHEREAS, the proposed request to allocate 40 Reserve Units will reduce the hotel density as well as the overall project's density whereby 110 rooms will need to be returned to the Hollywood Beach Hotel Room Pool; and

WHEREAS, the allocation of 40 Reserve Units from Flexibility Zone 92 to the approximate 1.6 net acres of the subject property will leave a balance of approximately 96 Reserve Units in Flexibility Zone 92; and

WHEREAS, the Department of Planning and Development Services, following analysis of the application and its associated documents, has determined that the application of the allocation of 40 Reserve Units from Flexibility Zone 92 are consistent with the City of Hollywood's Comprehensive Plan, and has therefore recommended that it be approved with the following conditions:

(1) That the Reserve Units shall be available as long as the Master Development Plan or active building permit is maintained, however, if the Plan or permit is not maintained then the 40 Reserve Units shall revert back to Flexibility Zone 92;

(2) That if at the time the Certificate of Occupancy (C/O) is issued by the City for the subject project, the Developer has not used any or all of the 40 allocated Reserve Units, then the remaining units at the time of C/O shall revert back to Flexibility Zone 92;

(3) That at the effective date of this Ordinance, 110 rooms shall automatically revert back to the Hollywood Beach Hotel Room Pool;

(4) That the remaining 128 rooms from the Hollywood Beach Hotel Room Pool shall continue to be available as long as the Master Development Plan or active building permit is maintained, however, if the Plan or permit is not maintained, the 128 rooms previously approved by Ordinance No. O-2008-24 shall automatically revert back to Hollywood Beach Hotel Room Pool;

(5) That if at the time the Certificate of Occupancy is issued for the subject project, the Developer has not used all of the 128 rooms then the remaining rooms shall automatically revert back to the Hollywood Beach Hotel Room Pool.

; and

WHEREAS, on February 13, 2008, the Planning and Development Board, acting as the local planning agency, met and reviewed the above noted request for the allocation of Reserve Units and forwarded a recommendation of approval to the City Commission; and

WHEREAS, the City Commission met and held an advertised public hearing to consider the request for the allocation of 40 Reserve Units and the City Commission made the following findings pursuant to rezoning criteria set forth in Article 5 of the Zoning and Land Development Regulations:

- (a) That the Petition for the allocation of Reserve Units does not result in spot zoning or contract zoning;
- (b) That the proposed change (allocation of 40 Reserve Units) is consistent with, and in furtherance of the Goals, Objectives and Policies of the City's Comprehensive Plan;
- (c) That the conditions have substantially changed from the date the present zoning district (PD) was placed on the property, which makes the passage of the proposed change (allocation of 40 Reserve Units for a hybrid project including residential, condo-hotel, and hotel) necessary; and
- (d) That the proposed change (allocation of 40 Reserve Units) will not adversely influence living conditions in the neighborhood.

; and

WHEREAS, Section 166.041(3)(c)(2), Florida Statutes, requires that the local governing body shall hold two advertised public hearings on the proposed ordinance and at least one hearing shall be held after 5:00 PM, unless the local governing body, by a vote of a majority plus one, elects to conduct that hearing at another time of day;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA:

Section 1: That the Applicant has presented competent substantial evidence that the proposed Amended PD Master Plan (to be known as the "Hyde Beach Resort Master Development Plan") meets the intent of the City's Zoning and Land Development Regulations and all other applicable City ordinances, and that the proposed changes in the development project are suitable in terms of the their relationship to the City's Comprehensive Plan and the surrounding area and are consistent with the adopted goals, policies and objectives for growth and development.

Section 2: That the PD Master Plan (originally approved by Ordinance No. O-2008-24) for the property generally located at 4111 South Ocean Drive is hereby

amended as more specifically set forth in Exhibit "B" attached hereto and incorporated herein by reference with the following condition:

That prior to the issuance of a building permit, the Developer shall provide a 9 foot public beach access easement to the City Engineer and said easement shall be recorded in the Public Records of Broward County, Florida;

Section 3: That based upon its findings set forth above, it hereby authorizes and approves the allocation of 40 Reserve Units from Flexibility Zone 92 to approximately 1.6 net acres of the property located at 4111 South Ocean Drive pursuant to Section 3.19. C. of the City's Zoning and Land Development Regulations, the City's Comprehensive Plan and Policy 02.04.05 of the Broward County Land Use Plan with the following conditions:

(a) That the Reserve Units shall be available as long as the Master Development Plan or active building permit is maintained, however, if the Plan or permit is not maintained then the 40 Reserve Units shall revert back to Flexibility Zone 92;

(b) That if at the time the Certificate of Occupancy (C/O) is issued by the City for the subject project, the Developer has not used any or all of the 40 allocated Reserve Units, then the remaining units at the time of C/O shall revert back to Flexibility Zone 92;

(c) That at the effective date of this Ordinance, 110 rooms shall automatically revert back to the Hollywood Beach Hotel Room Pool;

(d) That the remaining 132 rooms from the Hollywood Beach Hotel Room Pool shall continue to be available as long as the Master Development Plan or active building permit is maintained, however, if the Plan or permit is not maintained, the 132 rooms previously approved by Ordinance No. O-2008-24 shall automatically revert back to Hollywood Beach Hotel Room Pool;

(e) That if at the time the Certificate of Occupancy is issued for the subject project, the Developer has not used all of the 132 rooms then the remaining rooms shall automatically revert back to the Hollywood Beach Hotel Room Pool;

Section 4: That all sections or parts of sections of the Zoning and Land Development Code, Code of Ordinances, and all ordinances or parts thereof and all resolutions or parts thereof in conflict herewith are hereby repealed to the extent of such conflict.

AN ORDINANCE AMENDING THE BEACH ONE RESORT PLANNED DEVELOPMENT MASTER PLAN (ORIGINALLY APPROVED BY ORDINANCE NO. O-2008-24) AND NOW KNOWN AS THE 'HYDE BEACH RESORT MASTER DEVELOPMENT PLAN', (13-DFJPV-103)

Section 5: That if any word, phrase, clause, subsection or section of this ordinance is for any reason held unconstitutional or invalid, the invalidity thereof shall not affect the validity of any remaining portions of this ordinance.

Section 6: That the City of Hollywood's Land Use Map is hereby amended, following recertification by the Broward County Planning Council, to incorporate the above described change in land use designation for the subject parcel.

Section 7: That the City Commission, pursuant to Section 166.041(3)(c) F.S., elects, by a majority plus one vote, to conduct the second reading prior to 5:00 p.m. at a regularly scheduled City Commission public hearing.

Section 8: That this Ordinance shall be in full force and effect immediately upon its passage and adoption and shall remain effective for so long as the Site Plan, approved by Resolution No. R-2014-096, remains in effect. Should no Building Permit for a principal structure be issued pursuant to the Site Plan or an extension obtained pursuant to City Codes prior to the expiration, the zoning shall revert to Commercial Low Intensity (C-1) or other such Zoning District that is in place at the time.

Advertised April 4, 2014.

PASSED on first reading this 19 day of March, 2014.

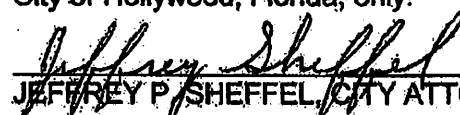
PASSED AND ADOPTED on second reading this 16 day of April, 2014.


PETER BOBER, MAYOR

ATTEST:


PATRICIA A. CERNY, MMC, CITY CLERK

APPROVED AS TO FORM & LEGALITY
for the use and reliance of the
City of Hollywood, Florida, only.


JEFFREY P. SHEFFEL, CITY ATTORNEY

HYDE BEACH RESORT

4111 SOUTH OCEAN DRIVE

HOLLYWOOD, FLORIDA 33019

EXHIBIT A

LEGAL DESCRIPTION:

BEGIN AT THE SOUTHEAST CORNER OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 26, TOWNSHIP 51 SOUTH, RANGE 42 EAST, THENCE WEST ALONG THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 26, A DISTANCE OF 357.33 FEET TO THE EAST RIGHT-OF-WAY LINE OF OCEAN BOULEVARD, THENCE NORTHEASTERLY ALONG THE EAST RIGHT-OF-WAY LINE OF OCEAN BOULEVARD, A DISTANCE OF 173.50 FEET, THENCE EAST AND PARALLEL TO THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 26, A DISTANCE OF 337.96 FEET TO THE EAST LINE OF SAID SECTION 26, THENCE SOUTH, 172.00 FEET TO THE POINT OF BEGINNING.

LESS THAT PART OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 26, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, SAID PART BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE FOUND BRASS CAP IN CONCRETE, MONUMENT #2084, MARKING THE SOUTHEAST CORNER OF SAID NORTHEAST ONE-QUARTER (NE 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 26, THENCE SOUTH 87°08'33" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST ONE-QUARTER (NE 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 26, A DISTANCE OF 342.36 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE SOUTH 87°08'33" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 15.00 FEET TO A POINT ON THE EASTERLY EXISTING RIGHT-OF-WAY LINE FOR STATE ROAD A-1--(OCEAN DRIVE), THENCE NORTH 04°44'28" EAST ALONG THE SAID EASTERLY EXISTING RIGHT-OF-WAY LINE, A DISTANCE OF 173.70 FEET (173.50 FEET BY DEED), THENCE NORTH 87°08'38" EAST, A DISTANCE OF 4.08 FEET, THENCE SOUTH 00°56'10" EAST, A DISTANCE OF 9.87 FEET, THENCE SOUTH 01°15'52" WEST, A DISTANCE OF 182.73 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATE, LYING AND BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.

HYDE BEACH RESORT

4111 SOUTH OCEAN DRIVE HOLLYWOOD, FLORIDA 33019

FINAL TAC SUBMITTAL

DEVELOPER:

4111 SOUTH OCEAN DRIVE, LLC
2115 SOUTH BEACH DRIVE, SUITE 401, F.R.
MIAMI, FLORIDA 33133
TEL: (305) 351-8821 FAX: (305) 343-9992

ARCHITECTURE:

COHEN, FREEDMAN, ENCINOSA & ASSOC.
ARCHITECTS, P.A.

8085 N.W. 155TH STREET
MIAMI LAKES, FLORIDA 33016

TEL: (305) 814-3999 FAX: (305) 826-1115

EMAIL: CF@CFAARCHITECTS.COM

LANDSCAPE ARCHITECTURE:

WIKENS HULT DESIGN GROUP

307 S. 21ST AVENUE
MIAMI, FLORIDA 33133

TEL: (305) 822-3881 FAX: (305) 822-3886

EMAIL: WWW.WIKENS.COM

CSS-CONSULTING ENGINEERS & SCIENCE:

CIVIL ENGINEERS • CRUSTAL ENGINEERS • ENVIRONMENTAL SCIENTISTS

10700 NORTH KENDALL DRIVE, SUITE 400
MIAMI, FLORIDA 33156

TEL: (305) 371-1111 FAX: (305) 371-1125

EMAIL: WWW.CSS-ENGINEERS.COM

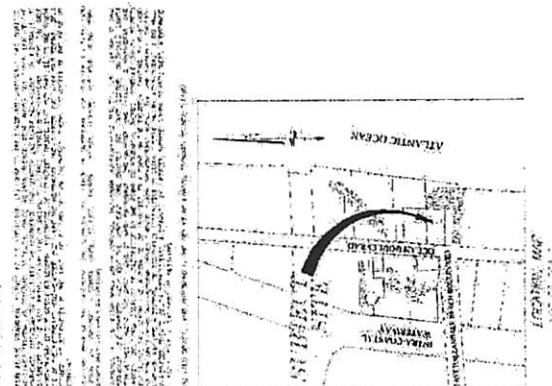
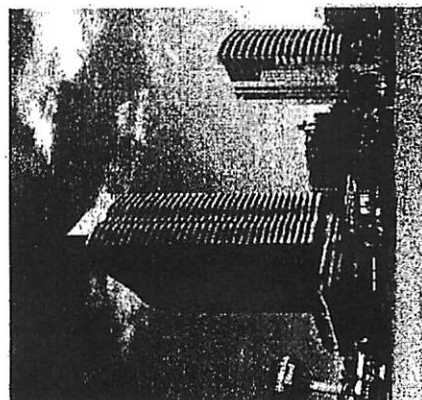
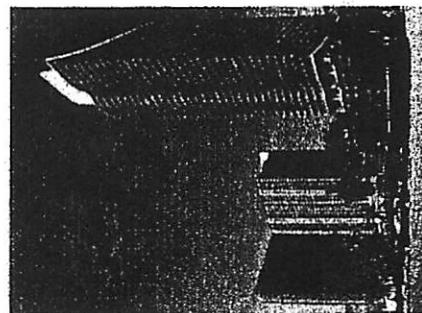
COHEN • FREEDMAN • ENCINOSA & ASSOC.
Architects, P.A.
8085 N.W. 155th Street
Miami Lakes, Florida 33016 305 826 2999

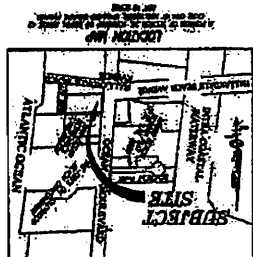
PRELIMINARY DESIGN FOR
HYDE BEACH RESORT
4111 SOUTH OCEAN DRIVE, HOLLYWOOD, FL 33019

A.0

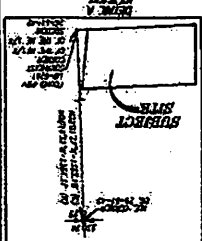
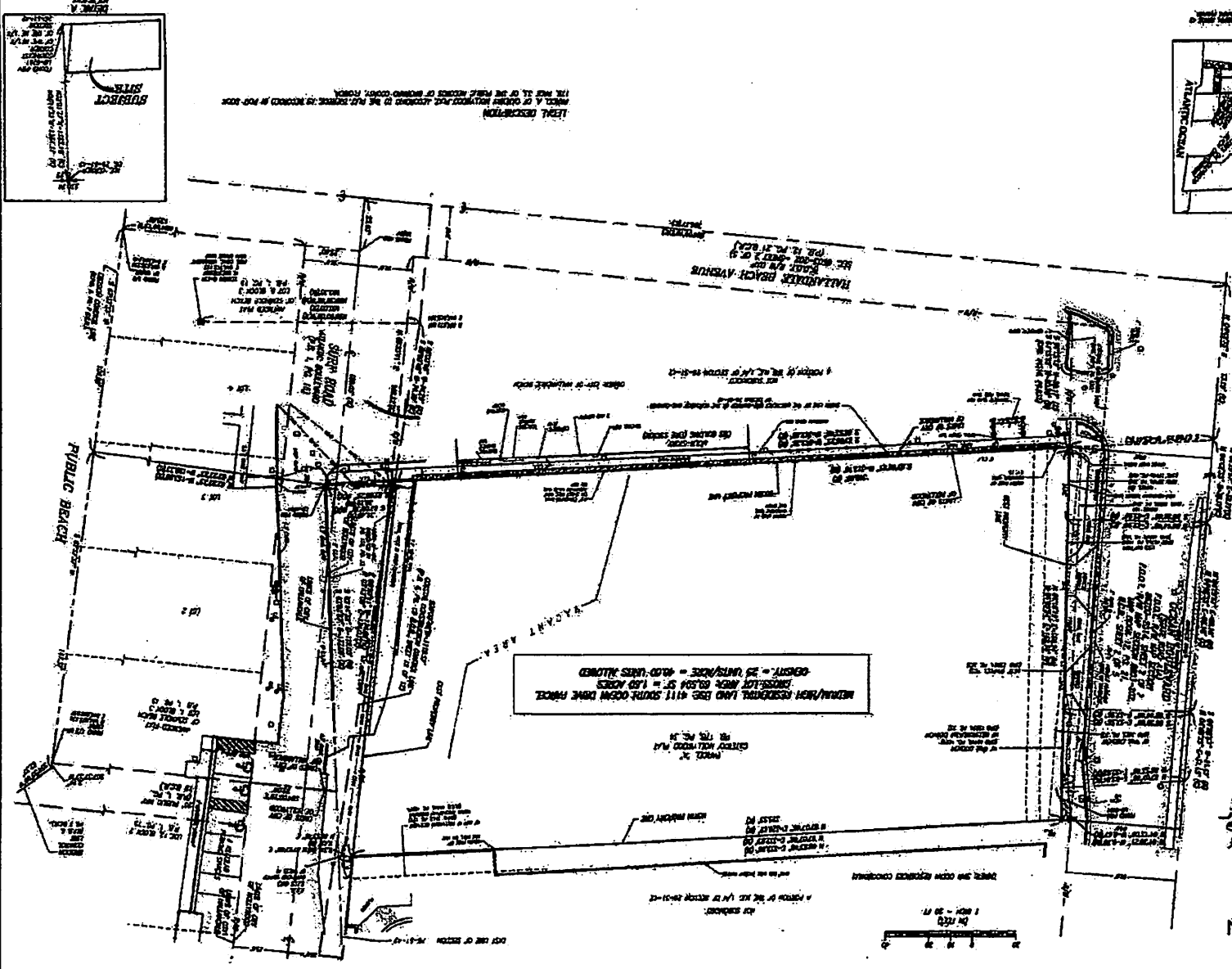
3285

EXHIBIT B





1. PROJECT NAME	2. PROJECT NUMBER	3. PROJECT DATE	4. PROJECT STATUS
5. PROJECT LOCATION	6. PROJECT AREA	7. PROJECT PERIOD	8. PROJECT BUDGET
9. PROJECT DESCRIPTION	10. PROJECT OBJECTIVES	11. PROJECT RESULTS	12. PROJECT CONCLUSIONS
13. PROJECT RECOMMENDATIONS	14. PROJECT REFERENCES	15. PROJECT APPENDICES	16. PROJECT CONTACTS



LEGAL DESCRIPTION
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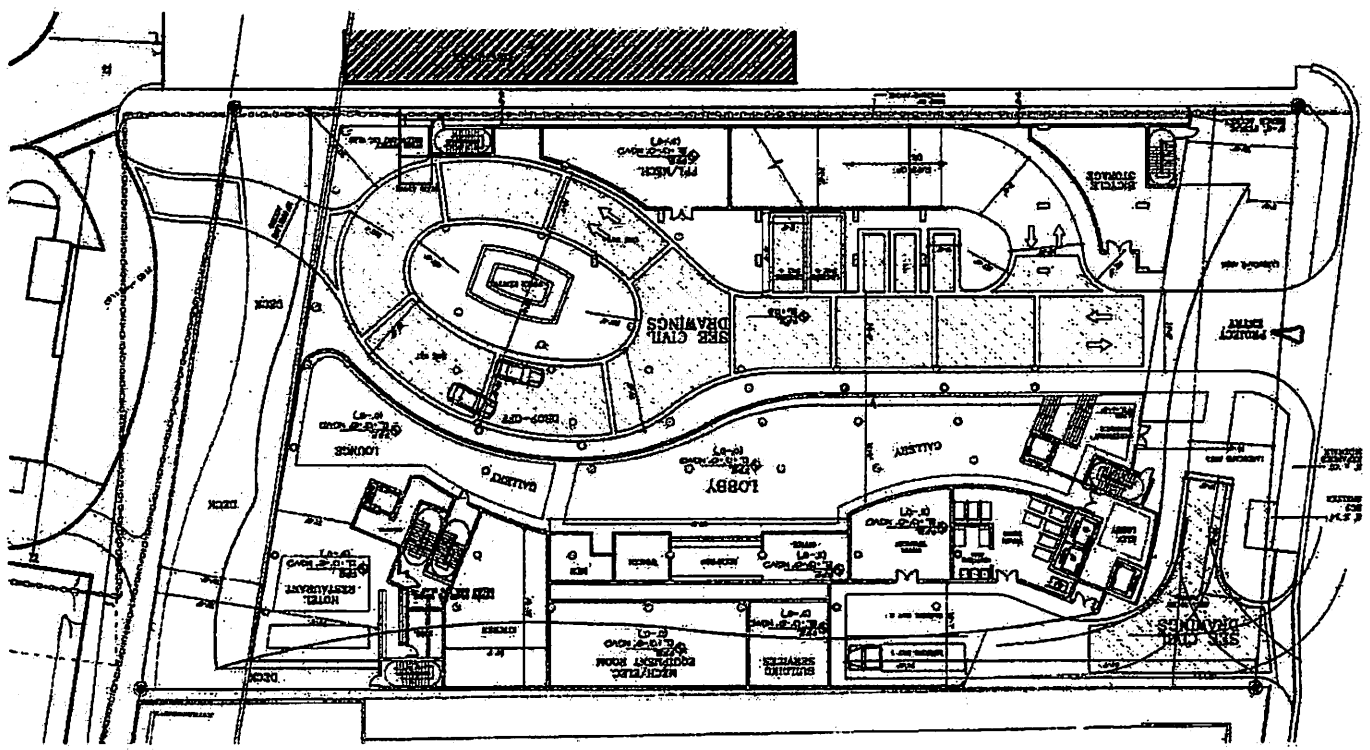
1. PROJECT NAME	2. PROJECT NUMBER	3. PROJECT DATE	4. PROJECT STATUS
5. PROJECT LOCATION	6. PROJECT AREA	7. PROJECT PERIOD	8. PROJECT BUDGET
9. PROJECT DESCRIPTION	10. PROJECT OBJECTIVES	11. PROJECT RESULTS	12. PROJECT CONCLUSIONS
13. PROJECT RECOMMENDATIONS	14. PROJECT REFERENCES	15. PROJECT APPENDICES	16. PROJECT CONTACTS

ALL

PRELIMINARY DESIGN FOR
HYDE BEACH RESORT
4811 SOUTH OCEAN DRIVE, HOLLYWOOD, FL 33019

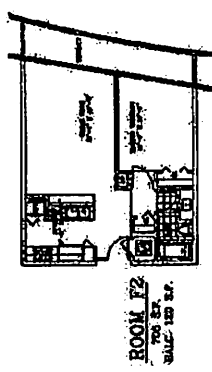
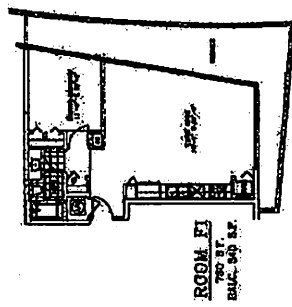
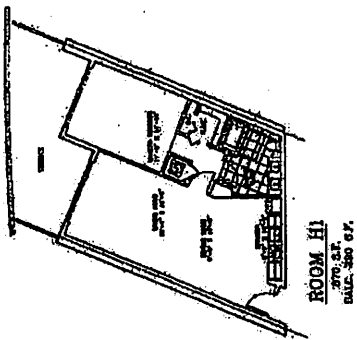
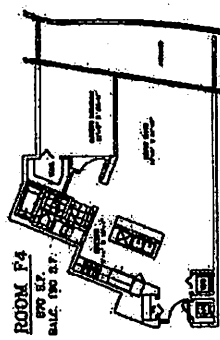
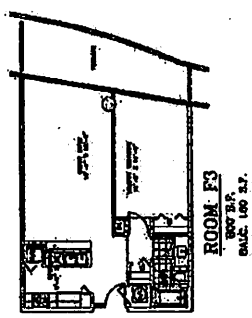
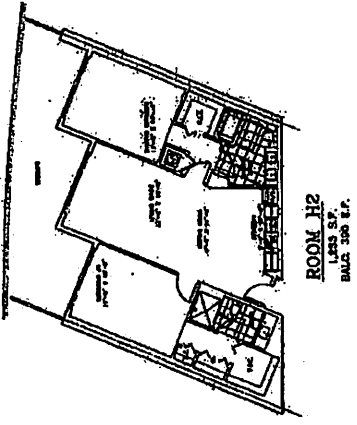
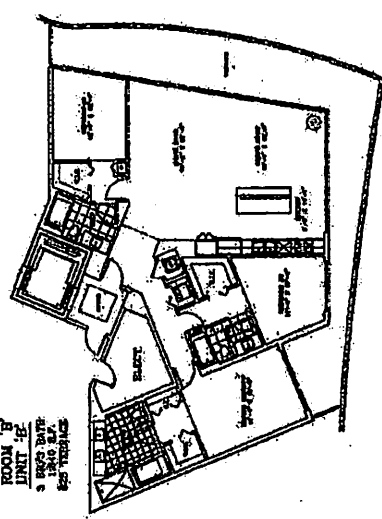
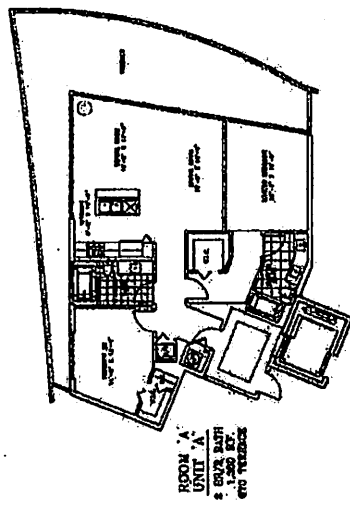
COHEN • FREEDMAN • ENCINOSA & ASSOC.
Architects, PA
6015 NW 18th Street Miami Lakes, Florida 33016 305-426-3979

SITE PLAN
(INCLUDING SITE DATA)
SCALE: 1/16"

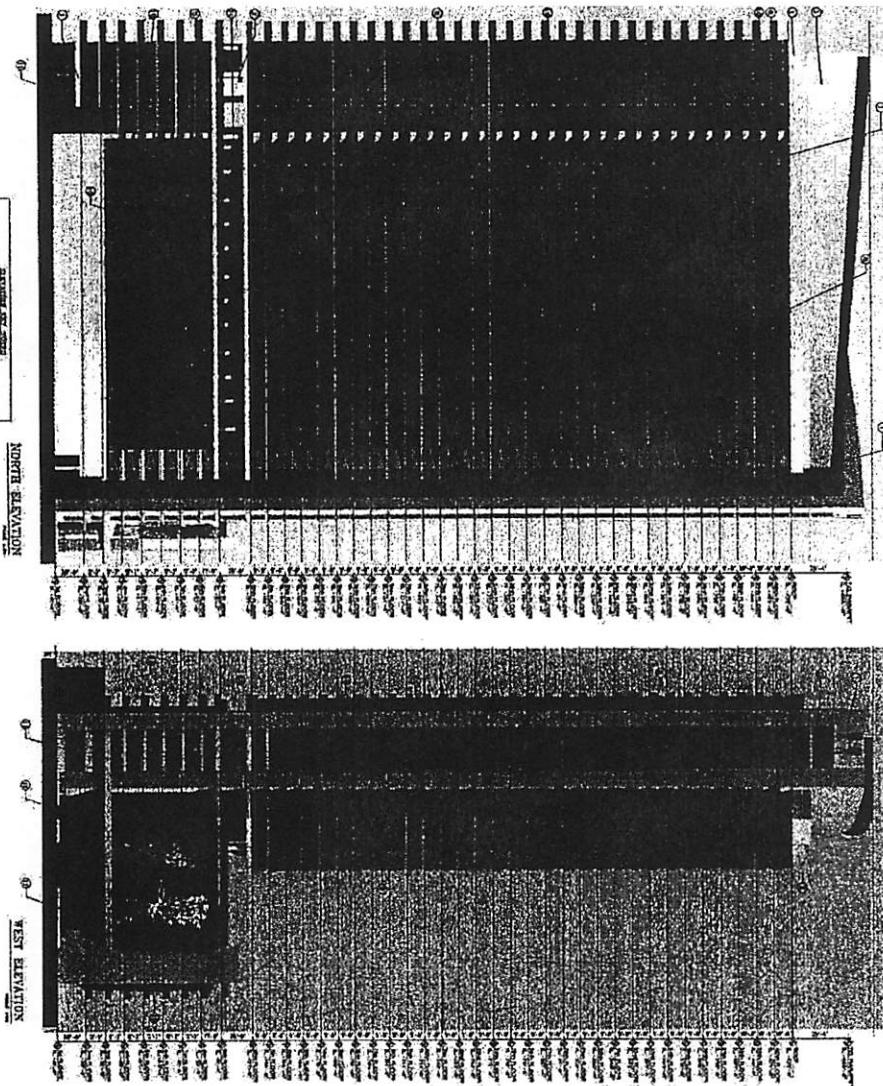


NO.	DESCRIPTION	AREA	REMARKS
1	POOL	1.5	
2	LOBBY	2.5	
3	RESTAURANT	1.0	
4	HOTEL	1.0	
5	GALLERY	1.0	
6	OFFICE	1.0	
7	BUILDING	1.0	
8	SERVICE	1.0	
9	PARKING	1.0	
10	ROAD	1.0	
11	LANDSCAPING	1.0	
12	UTILITY	1.0	
13	WATER	1.0	
14	SEWER	1.0	
15	ELECTRIC	1.0	
16	TELEPHONE	1.0	
17	WASTE	1.0	
18	WATER	1.0	
19	SEWER	1.0	
20	ELECTRIC	1.0	
21	TELEPHONE	1.0	
22	WASTE	1.0	
23	WATER	1.0	
24	SEWER	1.0	
25	ELECTRIC	1.0	
26	TELEPHONE	1.0	
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43	WATER	1.0	
44	SEWER	1.0	
45	ELECTRIC	1.0	
46	TELEPHONE	1.0	
47	WASTE	1.0	
48	WATER	1.0	
49	SEWER	1.0	
50	ELECTRIC	1.0	

PROJECT DATA:
OWNER: HYDE BEACH RESORT
DESIGNER: COHEN • FREEDMAN • ENCINOSA & ASSOC.
DATE: 10/1/80
SCALE: 1/16"
SHEET NO. 1 OF 1



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SOUTH ELEVATION

EAST ELEVATION

A3.1

PRELIMINARY DESIGN FOR:
 HYDE BEACH RESORT
 4111 SOUTH OCEAN DRIVE, HOLLYWOOD, FL 33019

COHEN • FREEDMAN • ENCINOSA & ASSOC.
 Architects, PA
 8085 N.W. 155th Street, Miami Lakes, Florida 33016 305-826-3999

COHEN • FREEDMAN • ENCINOSA & ASSOC.
 Architects, PA
 8085 N.W. 155th Street, Miami Lakes, Florida 33016 305-826-3999

[illegible][illegible]

1. The first of these is the fact that the majority of the population of the United States is now living in urban areas. This is a result of the process of urbanization, which has been going on since the beginning of the 20th century. The population of the United States has increased from about 100 million in 1900 to over 200 million in 1950. At the same time, the population of rural areas has decreased from about 100 million in 1900 to about 50 million in 1950. This has led to a concentration of the population in urban areas, which has had a profound effect on the economy and society.

[illegible]

A hand-drawn map of the area around the Atlantic Ocean. The map is oriented with the ocean at the top. The streets shown are Atlantic Ocean, Ocean Boulevard, and various streets in the lower section. Landmarks include the Post Office, City Hall, the Courthouse, and the Municipal Building. The map is drawn on a grid system.

Atlantic Ocean

Post Office

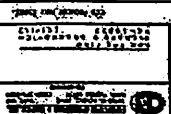
City Hall

Courthouse

Municipal Building

Ocean Boulevard

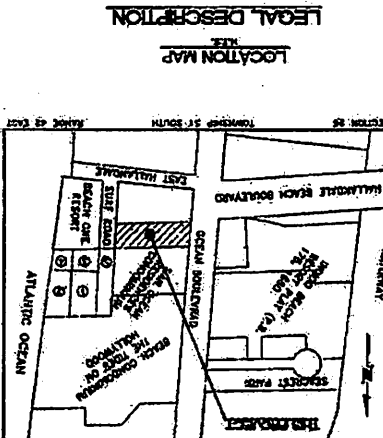
Various streets in the lower section



UTILITY CONTRACTS

1. ALL UTILITIES SHALL BE LOCATED AND DEPTH DETERMINED BY THE CITY OF HOLLYWOOD. THE CITY OF HOLLYWOOD WILL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.

AVERAGE DAILY WATER AND SEWER DEMANDS	
WATER	1.00 GPM/UNIT
SEWER	0.50 GPM/UNIT
PEAK WATER	2.00 GPM/UNIT
PEAK SEWER	1.00 GPM/UNIT
WATER	1.00 GPM/UNIT
SEWER	0.50 GPM/UNIT
PEAK WATER	2.00 GPM/UNIT
PEAK SEWER	1.00 GPM/UNIT



LEGAL DESCRIPTION
 LOCATION MAP

UTILITY DEMOLITION NOTES

1. ALL UTILITIES SHALL BE LOCATED AND DEPTH DETERMINED BY THE CITY OF HOLLYWOOD. THE CITY OF HOLLYWOOD WILL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.

GENERAL NOTES

1. ALL UTILITIES SHALL BE LOCATED AND DEPTH DETERMINED BY THE CITY OF HOLLYWOOD. THE CITY OF HOLLYWOOD WILL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.

SEPARATION REQUIREMENTS OF EDEP BOLD

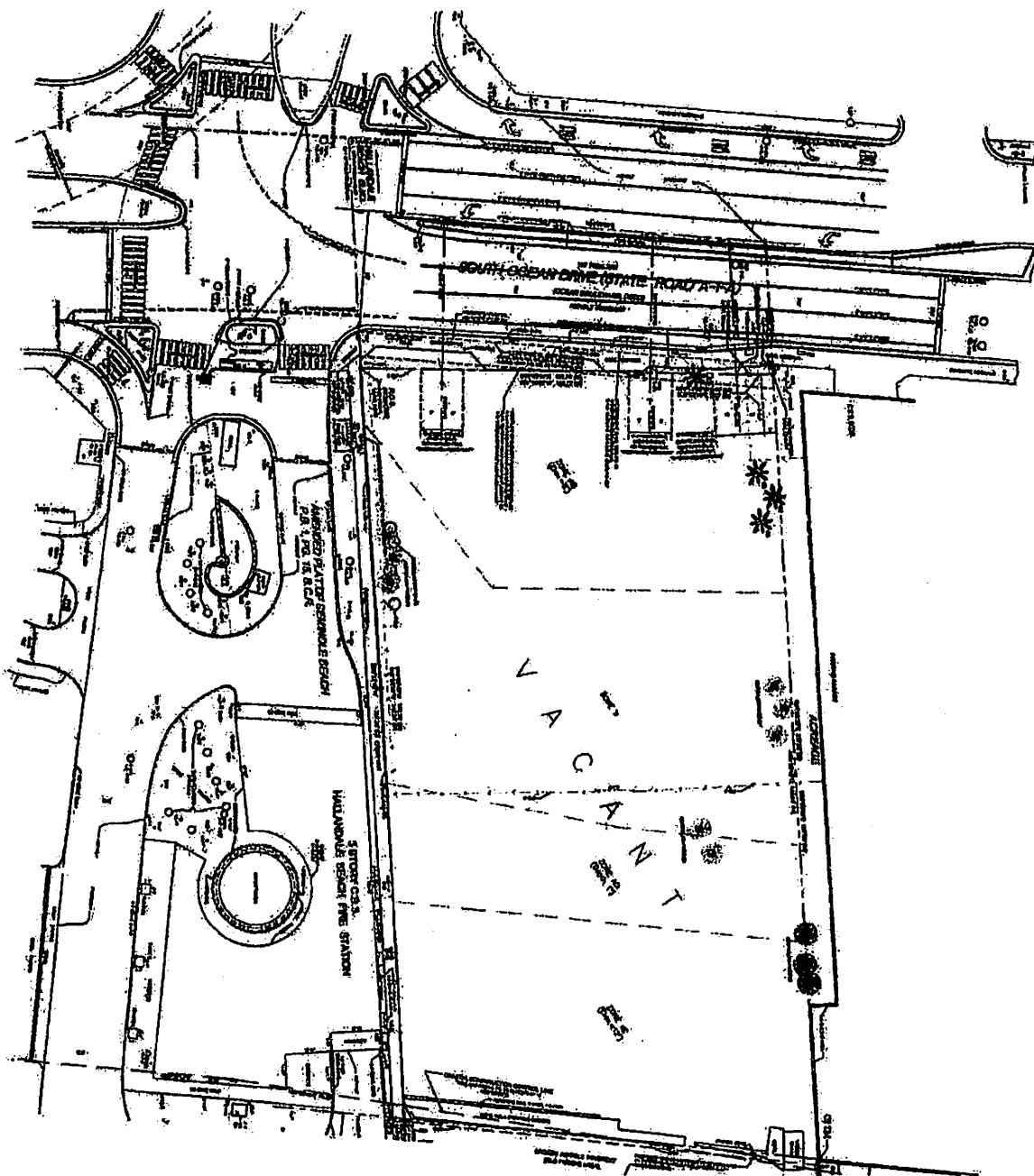
1. ALL UTILITIES SHALL BE LOCATED AND DEPTH DETERMINED BY THE CITY OF HOLLYWOOD. THE CITY OF HOLLYWOOD WILL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.

TESTING AND DISINFECTION

1. ALL UTILITIES SHALL BE LOCATED AND DEPTH DETERMINED BY THE CITY OF HOLLYWOOD. THE CITY OF HOLLYWOOD WILL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.

WATER MAIN AND SERVICE SPECIFICATIONS

1. ALL UTILITIES SHALL BE LOCATED AND DEPTH DETERMINED BY THE CITY OF HOLLYWOOD. THE CITY OF HOLLYWOOD WILL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.



TREE TABLE

Tree #	Tree Name	Tree Size	Tree Location	Tree Disposition
1
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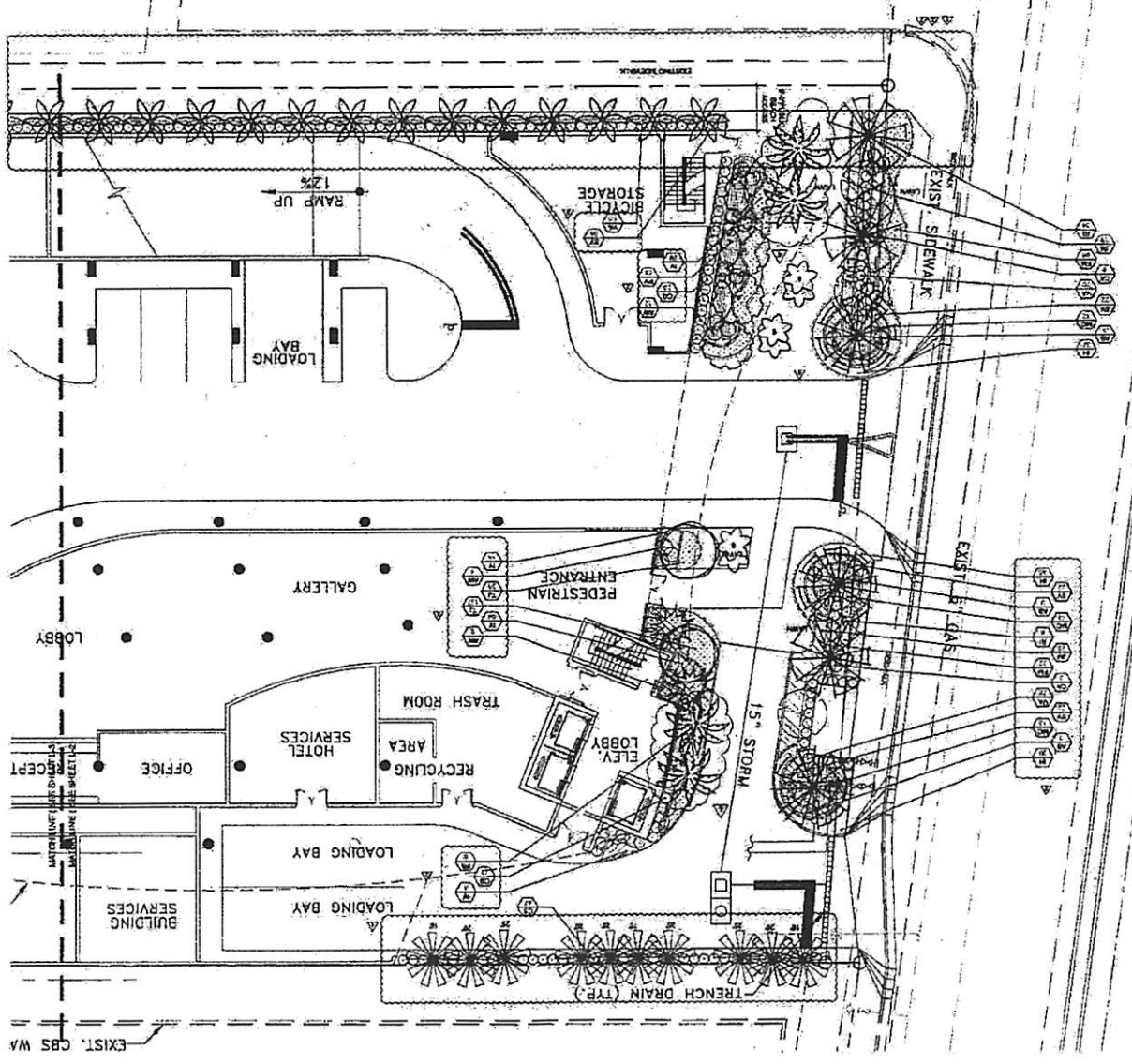
TREE DISPOSITION PLAN
Scale: 1"=50'-0"



<p>DATE: 10/1/88</p> <p>BY: [Signature]</p> <p>CHECKED: [Signature]</p> <p>APPROVED: [Signature]</p> <p>PROJECT: BEACH ONE RESORT (GATEWAY HOLLYWOOD)</p> <p>SHEET: L-1</p>	<p>BEACH ONE RESORT (GATEWAY HOLLYWOOD)</p> <p>Hollywood, Florida</p> <p>TREE DISPOSITION PLAN</p>		<p>SPRINT NURSERY</p> <p>1000 S. W. 10th Ave., Suite 100</p> <p>Miami, FL 33135</p> <p>Phone: (305) 371-1111</p>
	<p>Legend:</p> <ul style="list-style-type: none"> Tree to be removed Tree to be preserved Tree to be planted Tree to be relocated 		

Scale: 1"=10'-0"

GROUND LEVEL LANDSCAPE PLAN



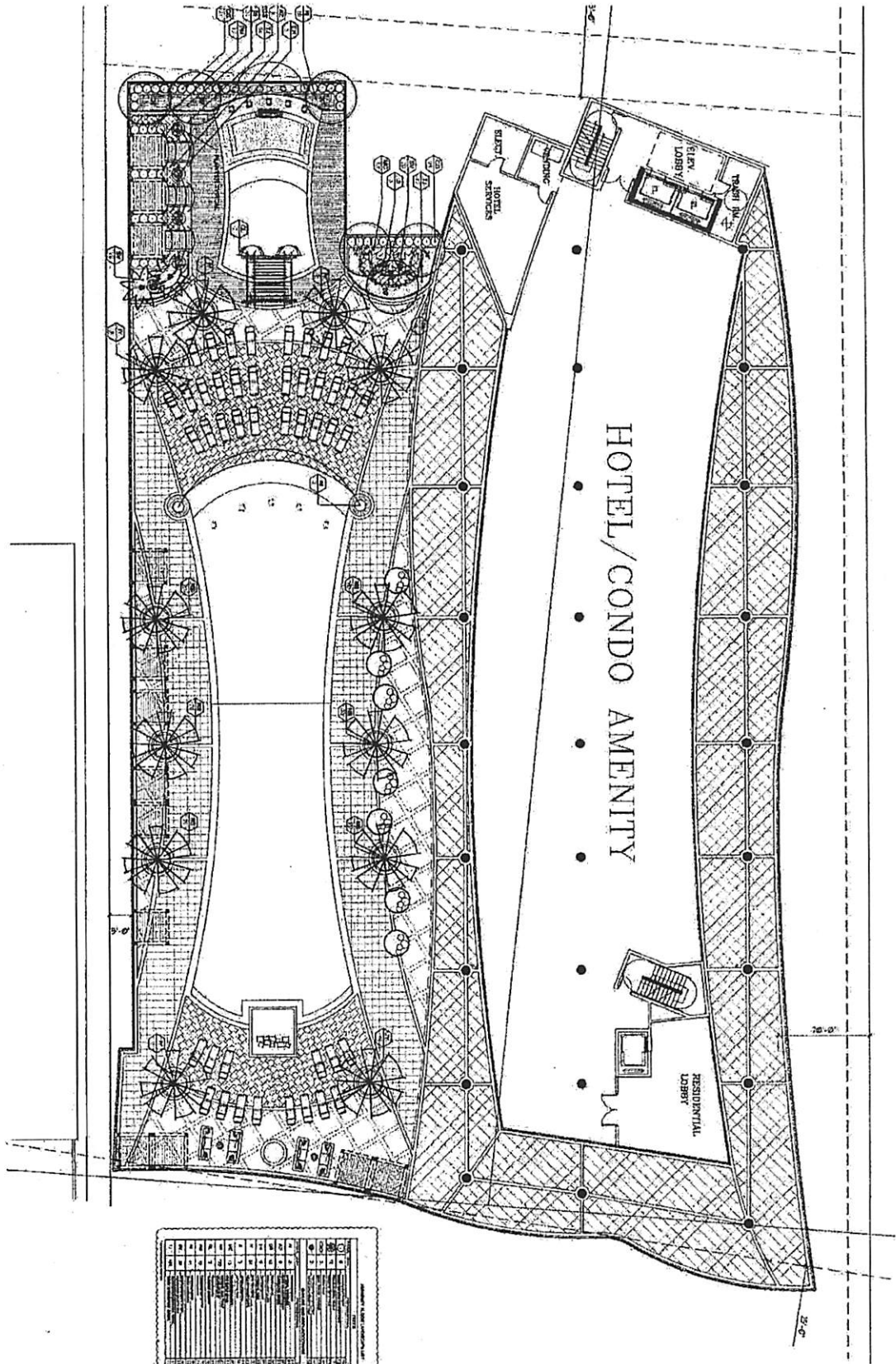
REVIEW: GROUND LEVEL LANDSCAPE PLAN TO BE INSTALLED WITH ARCHITECTURAL LANDSCAPE DETAILS. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF HOLLYWOOD LANDSCAPE PLAN SPECIFICATIONS.

PLANT	QUANTITY	LOCATION
1. 12" PALM	10	LOBBY
2. 18" PALM	5	LOBBY
3. 24" PALM	5	LOBBY
4. 36" PALM	5	LOBBY
5. 48" PALM	5	LOBBY
6. 60" PALM	5	LOBBY
7. 72" PALM	5	LOBBY
8. 84" PALM	5	LOBBY
9. 96" PALM	5	LOBBY
10. 108" PALM	5	LOBBY
11. 120" PALM	5	LOBBY
12. 132" PALM	5	LOBBY
13. 144" PALM	5	LOBBY
14. 156" PALM	5	LOBBY
15. 168" PALM	5	LOBBY
16. 180" PALM	5	LOBBY
17. 192" PALM	5	LOBBY
18. 204" PALM	5	LOBBY
19. 216" PALM	5	LOBBY
20. 228" PALM	5	LOBBY
21. 240" PALM	5	LOBBY
22. 252" PALM	5	LOBBY
23. 264" PALM	5	LOBBY
24. 276" PALM	5	LOBBY
25. 288" PALM	5	LOBBY

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1. 12" PALM	10	LOBBY
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17. 192" PALM	5	LOBBY
18. 204" PALM	5	LOBBY
19. 216" PALM	5	LOBBY
20. 228" PALM	5	LOBBY
21. 240" PALM	5	LOBBY
22. 252" PALM	5	LOBBY
23. 264" PALM	5	LOBBY
24. 276" PALM	5	LOBBY
25. 288" PALM	5	LOBBY

RECREATION LEVEL LANDSCAPE PLAN NORTH

Scale: 1"=10'-0"



NO.	PLANT	QUANTITY	NOTES
1	ACACIA	10	
2	ALBIZIA	10	
3	ANACARDIUM	10	
4	ARTESUNIA	10	
5	BALANITA	10	
6	BALANITA	10	
7	BALANITA	10	
8	BALANITA	10	
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100	BALANITA	10	