

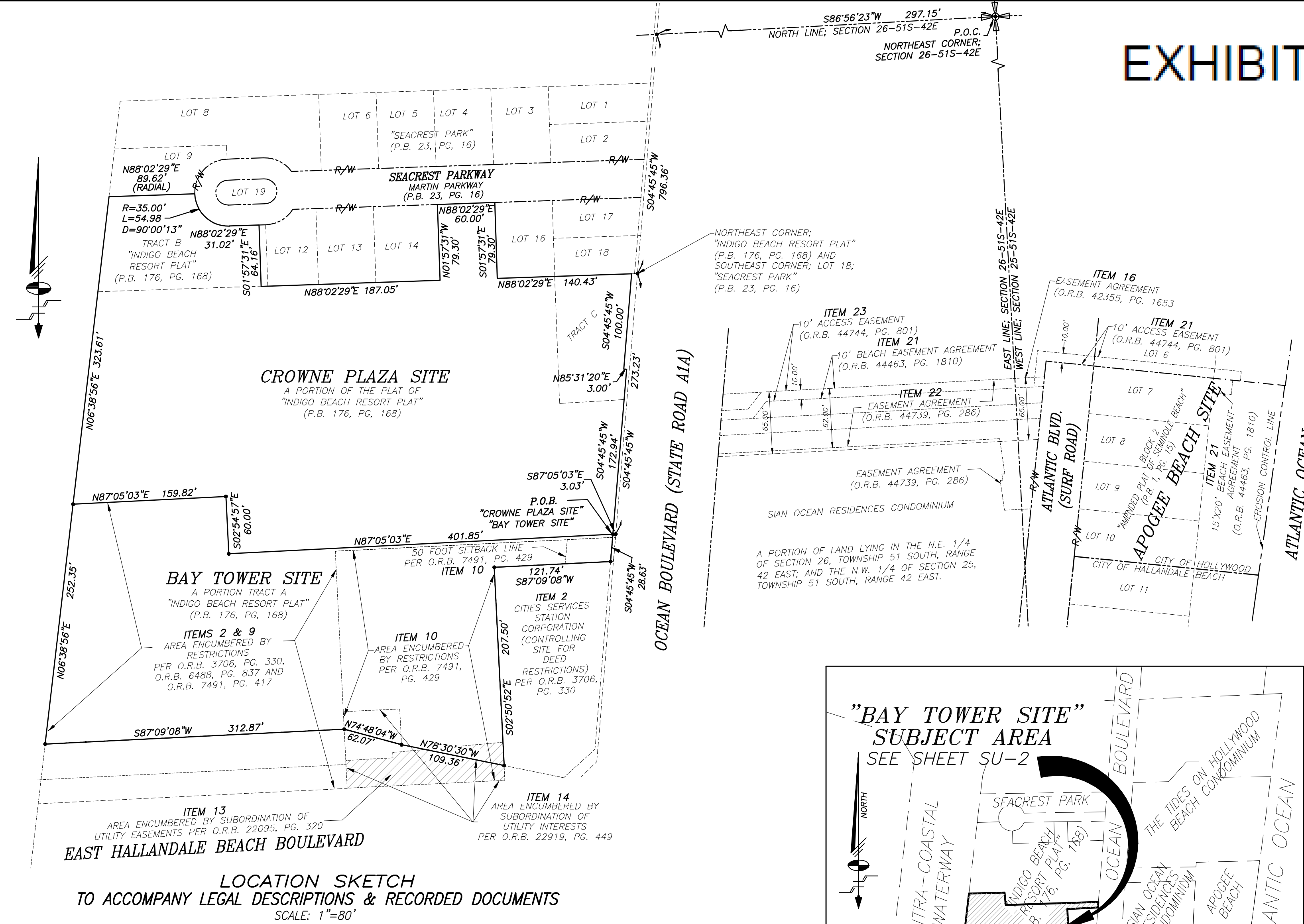
GENERAL LEGEND:

AERIAL TARGET  
ALUMINUM LIGHT POST (SINGLE)  
ALUMINUM LIGHT POST (DOUBLE)  
ALUMINUM LIGHT POST (TRIPLE)  
ALUMINUM LIGHT POST (QUAD)  
ANCHOR/GUY WIRE  
BACKFLOW PREVENTER ASSEMBLY  
CABLE TELEVISION BOX  
CATCH BASIN  
CENTERLINE  
CHECK VALVE ASSEMBLY  
CIRCULAR DRAIN  
COLUMN (CIRCULAR)  
COLUMN (SQUARE)  
CONCRETE LIGHT POLE  
CONCRETE LIGHT POLE (DOUBLE)  
CONCRETE POWER POLE  
CONTROL POINT  
CURB INLET  
ELECTRIC BOX  
ELECTRIC HAND HOLE  
ELEVATIONS (SEE NOTES FOR DATUM)  
FIRE HYDRANT  
FLAGPOLE  
FLOW LINE  
FORCE MAIN MANHOLE  
FORCE MAIN VALVE  
F.P.L. ELECTRIC MANHOLE  
F.P.L. TRANSFORMER PAD  
F.P.L. TRANSMISSION POLE  
GAS MANHOLE  
GAS METER  
GAS PUMP  
GAS VALVE  
GREASE TRAP MANHOLE  
GROUND LIGHTING  
GUARD POST  
IRRIGATION HAND HOLE  
IRRIGATION VALVE  
MAILBOX  
MONITOR WELL  
MONUMENT LINE  
OVERHEAD WIRES (APPROXIMATE)  
P-5 INLET  
P-6 INLET  
PARKING METER  
PEDESTRIAN CROSSING SIGNAL  
PERMANENT REFERENCE MONUMENT  
POST INDICATOR VALVE  
VACUUM BREAKER ASSEMBLY  
PROPERTY LINE  
SANITARY SEWER CLEANOUT  
SANITARY SEWER MANHOLE  
SANITARY SEWER MANHOLE  
SHAMESH CONNECTION  
SIGN POST  
SPRINKLER PUMP  
STANDPIPE  
STORM SEWER MANHOLE  
STREET LIGHT HAND HOLE  
SWALE INLET  
TELEPHONE BOX (SOUTHERN BELL)  
TELEPHONE HAND HOLE  
TELEPHONE MANHOLE (SO. BELL)  
TELEPHONE PAYPHONE  
TRAFFIC HAND HOLE  
TRAFFIC UTILITY BOX  
TRAFFIC SIGNAL POST  
UNDERGROUND UTILITY MARKER  
UNKNOWN UTILITY MANHOLE  
UNKNOWN UTILITY HAND HOLE  
WATER MANHOLE  
WATER METER  
WATER VALVE  
WOOD LIGHT POLE  
WOOD POWER POLE  
HANDICAP PARKING  
STROLLER PARKING

ABBREVIATIONS:

(A) denotes BEAD DISTANCE  
(L) denotes DISTANCE BY LEGAL DESCRIPTION  
(M) denotes MEASURED DISTANCE  
(N) denotes RECORD DISTANCE  
L.B.C. denotes LANDSCAPE BUFFER DISTANCE  
L.E. denotes UTILITY EASEMENT  
DOTTED UNDERGROUND UTILITIES (APPROXIMATE)

COMMUNICATION  
DRAINAGE  
ELECTRIC  
FORCE MAIN  
IRRIGATION  
NATURAL GAS  
SANITARY SEWER  
WATER



**LEGAL DESCRIPTION OF "BAY TOWER SITE":**

A PORTION OF INDIGO BEACH RESORT PLAT ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 176, AT PAGE 168 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 51 SOUTH, RANGE 42 EAST; THENCE RUNNING WESTERLY ALONG THE NORTH LINE OF SAID SECTION 26, A DISTANCE OF 297.15 FEET TO A POINT ON THE WEST LINE OF THE RIGHT OF WAY OF U.S. ROAD A-1-A (STATE ROAD #140, KNOWN AS OCEAN BEACH ROAD) AS DESCRIBED IN EASEMENT DEED FROM HALLANDALE BEACH IMPROVEMENTS CO., A FLORIDA CORPORATION TO THE STATE OF FLORIDA, DATED APRIL 13, 1932, AND RECORDED IN DEED BOOK 232, PAGE 265, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTHERLY ALONG THE WEST RIGHT OF WAY LINE OF THE AFORESAID U.S. ROAD A-1-A SOUTH 04 DEGREES 45 MINUTES 45 SECONDS WEST, A DISTANCE OF 796.36 FEET TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF SAID INDIGO BEACH RESORT PLAT ACCORDING TO THE PLAT THEREOF, AS RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA ALSO BEING THE SOUTHEAST CORNER OF LOT 18 SEACREST PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE 16 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE CONTINUE SOUTHERLY ALONG THE WEST RIGHT OF WAY LINE OF THE AFORESAID U.S. ROAD A-1-A SOUTH 04 DEGREES 45 MINUTES 45 SECONDS WEST, A DISTANCE OF 273.23 FEET TO A POINT, THENCE SOUTH 87 DEGREES 05 MINUTES 03 SECONDS WEST 3.03 FEET TO A POINT BEING THE POINT OF BEGINNING OF THE FOLLOWING PARCEL OF LAND; THENCE SOUTH 04 DEGREES 45 MINUTES 45 SECONDS WEST A DISTANCE OF 28.63 FEET TO A POINT; THENCE SOUTH 87 DEGREES 09 MINUTES 08 SECONDS WEST FOR A DISTANCE OF 121.74 FEET TO A POINT; THENCE SOUTH 02 DEGREES 50 MINUTES 52 SECONDS EAST FOR A DISTANCE OF 207.50 FEET TO A POINT; THENCE NORTH 78 DEGREES 30 MINUTES 30 SECONDS WEST FOR A DISTANCE OF 109.36 FEET TO A POINT; THENCE NORTH 74 DEGREES 48 MINUTES 04 SECONDS WEST FOR A DISTANCE OF 62.07 FEET TO A POINT; THENCE SOUTH 87 DEGREES 09 MINUTES 08 SECONDS WEST FOR A DISTANCE OF 312.87 FEET TO A POINT; THENCE NORTH 06 DEGREES 39 MINUTES 56 SECONDS EAST FOR A DISTANCE OF 252.35 FEET TO A POINT; THENCE NORTH 87 DEGREES 05 MINUTES 03 SECONDS WEST FOR A DISTANCE OF 159.82 FEET TO A POINT; THENCE SOUTH 02 DEGREES 54 MINUTES 57 SECONDS EAST FOR A DISTANCE OF 60.00 FEET TO A POINT; THENCE NORTH 87 DEGREES 05 MINUTES 03 SECONDS EAST FOR A DISTANCE OF 401.85 FEET TO THE POINT OF BEGINNING.

THE ABOVE REFERENCE PARCEL CONTAINS 104,820 SQ. FEET MORE OR LESS, 2.41 ACRES MORE OR LESS.

**SURVEYOR'S CERTIFICATION:**

THIS IS CERTIFY THAT THIS MAP OR PLAT, SHEETS SU-1 THROUGH SU-4, INCLUSIVE, AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 11(c), 13, and 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 26 OF 2013.

THE PROPERTY DESCRIBED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS SURVEY COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

**Schwabke-Shishin & Associates, Inc.**

By: MARK STEVEN JOHNSON, SEC/TREASURER  
PROFESSIONAL LAND SURVEYOR No. 4775  
STATE OF FLORIDA.

**CERTIFIED TO:**

—CHICAGO TITLE INSURANCE COMPANY.  
—TBD  
—GREENBERG TRAURIG, P.A.

**NOTES:**

- 1) THIS IS A BOUNDARY SURVEY—ALTA/ACSM LAND TITLE SURVEY.
- 2) BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF S04°45'45"W. ALONG THE CENTER LINE OF OCEAN BOULEVARD (STATE ROAD A1A), AS REFERENCED BY THE WESTERLY RIGHT-OF-WAY THEREOF AS SHOWN HEREON.
- 3) UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTINGS AND/OR FOUNDATIONS.
- 4) THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE ATTACHED CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.
- 5) PROPERTY SHOWN HEREON FALLS WITHIN FEDERAL FLOOD HAZARD ZONE "AE (EL 7)" PER FLOOD INSURANCE RATE MAP NUMBER 12011C0751 H, MAP DATED AUGUST 18, 2014, COMMUNITY NO 125113 (N.A.V.D. 1988).
- 6) VISIBLE INDICATORS OF UTILITIES ARE SHOWN HEREON, HOWEVER, NO ATTEMPT HAS BEEN MADE TO LOCATE UNDERGROUND ITEMS.
- 7) DISTANCES ALONG BOUNDARY OF SUBJECT PROPERTY ARE RECORD AND/OR MEASURED UNLESS OTHERWISE STATED.
- 8) SHOWN HEREON ARE PLOTTABLE EASEMENTS AND RIGHTS-OF-WAY REFLECTED IN THE CERTIFICATE OF SEARCH, OWNERSHIP AND ENCUMBRANCE REPORT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, UNDER FILE NUMBER 4972000, DATED SEPTEMBER 11, 2014 AT 6:00 A.M.
- 9) ELEVATIONS SHOWN HEREON REFER TO NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929, AND ARE EXPRESSED IN FEET.
- 10) BENCHMARKS
  - a) BROWARD COUNTY BENCH MARK NUMBER 3959: CAP AT E END OF N PARKING LOT OF W EDGE OF E SEAWALL OF "HEMISPHERE", #1950 S OCEAN DRIVE (HWY A1A), CAP 33' NNE OF INSIDE SE CORNER OF PARKING LOT. CAP 27.5' SE OF INSIDE NE CORNER OF PARKING LOT. CAP IS A STANDARD DNR BRASS DISK AND IS FLUSH W/SURFACE OF SEAWALL. FOUND GOOD. 12-18-2006. ELEVATION 9.27' N.G.V.D.
- 11) PROPERTY FOLIO NUMBER: 5142-26-22-0010 PER BROWARD PROPERTY APPRAISER.
- 12) PROPERTY AS DESCRIBED HEREON CONTAINS 104,820 SQUARE FEET, MORE OR LESS, (2.41 ACRES, MORE OR LESS) NET AREA.
- 13) PROPERTY ADDRESS: 4000 SOUTH OCEAN DRIVE, HOLLYWOOD, FLORIDA.
- 14) THE SUBJECT PARCEL HAS LEGAL AND PHYSICAL VEHICULAR ACCESS TO OCEAN BOULEVARD BY WAY OF A PLATTED ACCESS EASEMENT ACROSS THE NORTHERLY ADJUTOR. A CONSTRUCTED NON-EXCLUSIVE ENTRANCE AND DRIVE LIE WITHIN THE PLATTED EASEMENT.

**EXHIBIT B**

**CERTIFICATE OF SEARCH  
OWNERSHIP AND ENCUMBRANCE REPORT  
PREPARED BY CHICAGO TITLE INSURANCE COMPANY  
UNDER FILE NUMBER 4972000, DATED SEPTEMBER 11, 2014 AT 6:00 A.M.**

1. Plat — Filed: March 15, 2007 — Plat Book 176, Page 168  
Affects — Plottable items shown on survey
  2. Special Warranty Deed/Restrictions — Filed: July 16, 1968 — O.R.B. 3706, Pg. 330  
Affects — Shown on Location Sketch & Survey
  3. Easement Deed (Utility Easement) — Filed: November 7, 1972 — O.R.B. 5048, Pg. 280  
Affects — Shown on Survey
  4. Easement Deed (Utility Easement) — Filed: November 7, 1972 — O.R.B. 5048, Pg. 283  
Affects — Shown on Survey
  5. Easement Deed (Utility Easement) — Filed: November 7, 1972 — O.R.B. 5048, Pg. 286  
Affects — Shown on Survey
  6. Easement (F.P. & L. Co. Easement) — Filed: March 21, 1973 — O.R.B. 5207, Pg. 717  
Affects — Shown on Survey
  7. Agreement Releasing Covenants— Filed: February 13, 1976 — O.R.B. 6488, Pg. 837  
Affects — Shown on Location Sketch
  8. Easement (BellSouth Easement) — Filed: April 5, 1976 — O.R.B. 6542, Pg. 985  
Affects — Shown on Survey
  9. Agreement — Filed: March 30, 1978 — O.R.B. 7491, Pg. 417  
Affects — Shown on Location Sketch
  10. Special Warranty Deed/Restrictions — Filed: March 30, 1978 — O.R. B. 7491, Pg. 429  
Affects — Shown on Survey
  11. Easement (F.P. & L. Co. Easement) — Filed: July 26, 1978 — O.R.B. 7684, Pg. 563  
Affects — Shown on Survey
  12. Easement (F.P. & L. Co. Easement) — Filed: July 26, 1978 — O.R.B. 7684, Pg. 565  
Affects — Shown on Survey
  13. Subordination of Utility Interests — Filed: May 5, 1994 — O.R.B. 22095, Pg. 320  
Affects — Shown on Location Sketch
  14. Subordination of Utility Interests — Filed: December 9, 1994 — O.R.B. 22919, Pg. 449  
Affects — Shown on Location Sketch
  15. Notice Regarding Intracoastal Waterway Right-of-Way — Filed: April 20, 1998 — O.R.B. 28071, Pg. 945  
Affects — Not plottable
  16. Easement Agreement (Ingress & Egress & Parking Easement) — Filed: July 7, 2006 — O.R.B. 42355, Pg. 1653  
Affects — Shown on Location Sketch
  17. Security/Lien Agreement Installation of Required Improvements — Filed: March 15, 2007 — O.R.B.43751, Pg. 1502  
Affects — Not plottable
  18. Amendment to Easement Agreement (Ingress-Egress & Parking Easement)  
Filed: August 8, 2007 — O.R.B. 44448, Pg. 1227  
Affects — Not Plottable
  19. Declaration of Covenant — Filed: August 10, 2007 — O.R.B. 44463, Pg. 1722  
Affects all of Plat of "Indigo Beach Resort Plat" — Not Plottable
  20. Covenant on Easement Agreement — Filed: August 10, 2007 — O.R.B. 44463, Pg. 1730  
Affects — Not Plottable
- Exhibit A — Legal Description  
Affects — describes Bay Tower Site
- Exhibit B — Legal Description  
Affects — describes Apogee Beach Site
- Exhibit C — Legal Description  
Affects — describes Crowne Plaza Site
- Exhibit D — Water Line Easement  
Affects — Shown on Sheet SU-3 — lies on Bay Tower Site
- Exhibit E — Sewer Line Easement  
Affects — Shown on Sheet SU-3 — lies on Crowne Plaza Site
- Exhibit F — Shared Sewer Line Easement —  
Affects — Shown on Sheet SU-3 — lies on Crowne Plaza Site
- Exhibit G — Hotel Parking Insurance Requirements  
Affects — Not plottable
- Exhibit H — Sketch of Temporary Function Space Easement  
Affects — Shown on Surveys & Sheet SU-3 — lies on Bay Tower Site and Crowne Plaza Site
- Exhibit I — Temporary Function Space Insurance Requirements  
Affects — Not plottable
- Exhibit J — Sketch of Marina Improvements  
Affects — Not plottable — Noted on Surveys — lies within limits of privately owned submerged land adjacent to the plat of "Indigo Beach Resort Plat"
- Exhibit K — Sketch of Marina Easement  
Affects — Shown on Surveys & Sheet SU-3 — lies on Bay Tower Site & Crowne Plaza Site
- Exhibit L — Marina Parcel Insurance Requirements  
Affects — Not plottable
- Exhibit M — Sketch of Existing Road  
Affects — Shown on Sheet SU-3 — lies on Bay Tower Site & Crowne Plaza Site
- Exhibit N — Sketch of Road Closure Area  
Affects — Shown on Sheet SU-3 — lies on Crowne Plaza Site
- Exhibit O — Sketch of Secondary Road Closure Area  
Affects — Shown on Sheet SU-3 — lies on Crowne Plaza Site
- Exhibit P — Sketch of Temporary Loading Dock  
Affects — Shown on Sheet SU-4 — lies on Crowne Plaza Site
- Exhibit Q — Temporary Loading Dock Easement  
Affects — Shown on Sheet SU-4 — lies on Crowne Plaza Site
- Exhibit R — Sketch of Loading Dock Access Easement  
Affects — Shown on Sheet SU-4 — lies on Bay Tower Site and Crowne Plaza Site
- Exhibit S — Sketch of Large Truck Loading Dock Access Easement  
Affects — Shown on Sheet SU-4 — lies on Bay Tower Site and Crowne Plaza Site
- Exhibit T — Insurance Requirements  
Affects — Not plottable
- Exhibit U — Sketch of Encroachment Area  
Affects — Shown on Sheet SU-4 — lies on Bay Tower Site and Crowne Plaza Site
- Exhibit V — Sketch of Location of Wooden Construction Fence  
Affects — Shown on Sheet SU-4 — lies on Crowne Plaza Site — shown on Exhibit W
- Exhibit W — Sketch of Temporary Construction Easement  
Affects — Shown on Sheet SU-4 — lies on Crowne Plaza Site
- Exhibit X — Encroachment Area Insurance Requirements  
Affects — Not plottable
- Exhibit Y — Sketch of Roadway  
Affects — Shown on Sheet SU-4 — lies on Bay Tower Site and Crowne Plaza Site
- Exhibit Z — Sketch of Temporary Sign Easement  
Affects — Shown on Sheet SU-7 — lies on Bay Tower Site
21. Beach Easement Agreement (Access to Beach) — Filed: August 10, 2007 — O.R.B. 44463, Pg. 1810  
Affects — Shown on Location Sketch
  22. Second Amendment to Easement Agreement (Access to Beach)  
Filed: October 22, 2007 — O.R.B. 44739, Pg. 286  
Affects — Shown on Location Sketch
  23. Easement (Access to Beach) — Filed: October 23, 2007 — O.R.B. 44744, Pg. 801  
Affects — Shown on Location Sketch
  24. Notice of Change of Address — Filed: August 3, 2011 — O.R.B. 48085, Pg. 1368  
Affects — Not plottable — Referenced to O.R.B. 44463, Pg 1730

REFERENCE B-1901

**Schwabke-Shishin & Associates, Inc.**  
LAND SURVEYORS  
ENGINEERS  
3340 CORPORATE WAY, MIAMI, FLORIDA 33105  
TEL: (954) 435-7010 FAX: (954) 438-3288

CERTIFICATE OF AUTHORIZATION No. LB-07

Checked By: R.E. Date: 04-22-14  
Scale: AS SHOWN  
Sheet SU-1 of SU-7 Sheet(s)

Drawn By: L.E.G. Date: 04-14-14  
Order No. 207232 F.B. No.: BC-577 Pg. 54  
File No. B-1983

NOTE: This sketch is not valid unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper.

This is a "Boundary Survey."

**ALTA/ACSM LAND TITLE SURVEY**

PREPARED FOR: RELATED GROUP

A PORTION OF "INDIGO BEACH RESORT PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 176, AT PAGES 168 THROUGH 170, INCLUSIVE, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

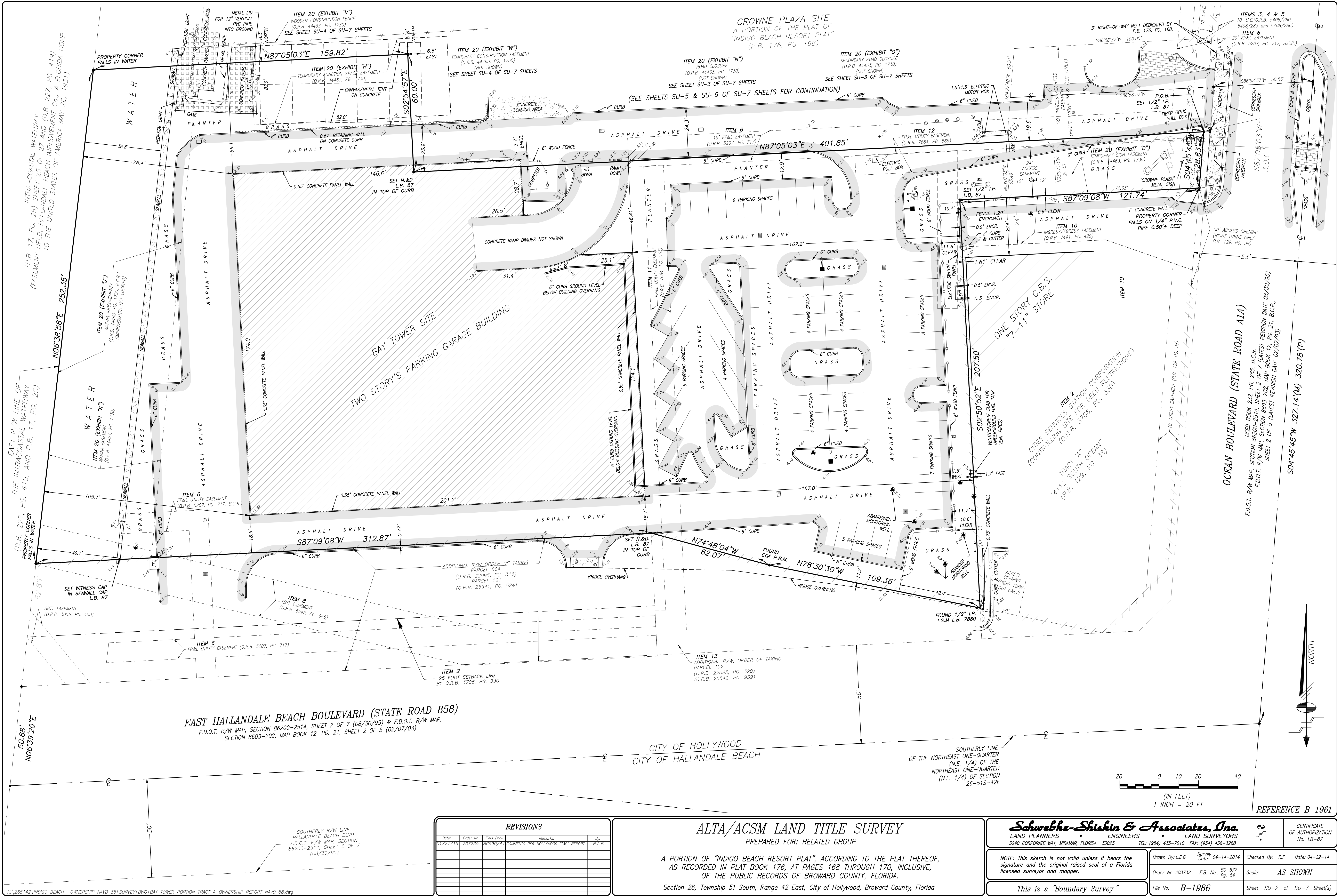
Section 26, Township 51 South, Range 42 East, City of Hollywood, Broward County, Florida

REVISIONS			
No.	Date	By	For
1	07/22/13	203240	REVISION
2	07/22/13	203240	REVISION
3	07/22/13	203240	REVISION
4	07/22/13	203240	REVISION
5	07/22/13	203240	REVISION
6	07/22/13	203240	REVISION
7	07/22/13	203240	REVISION
8	07/22/13	203240	REVISION
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20	07/22/13	203240	REVISION

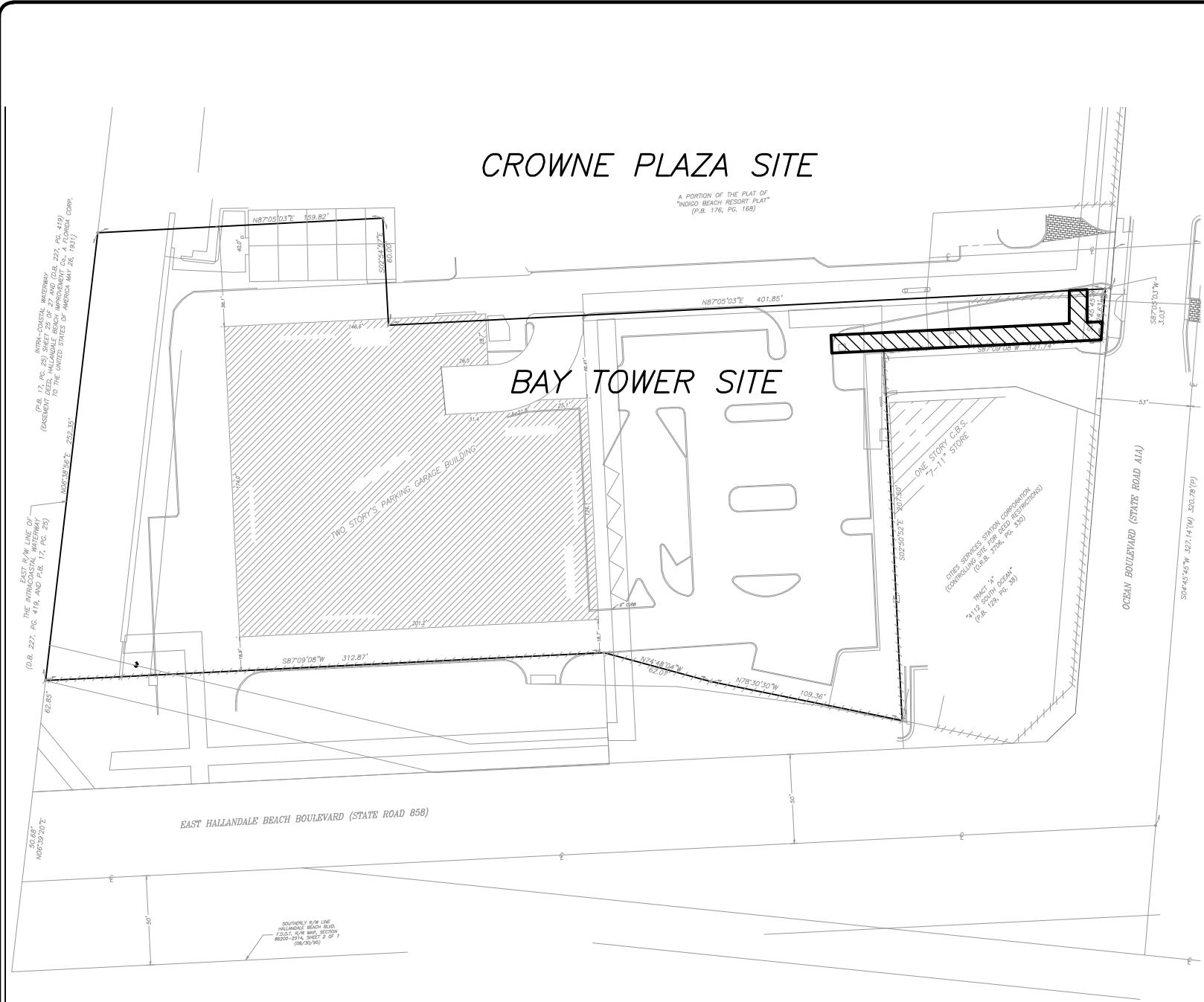
REFERENCE B-1961

B-1983

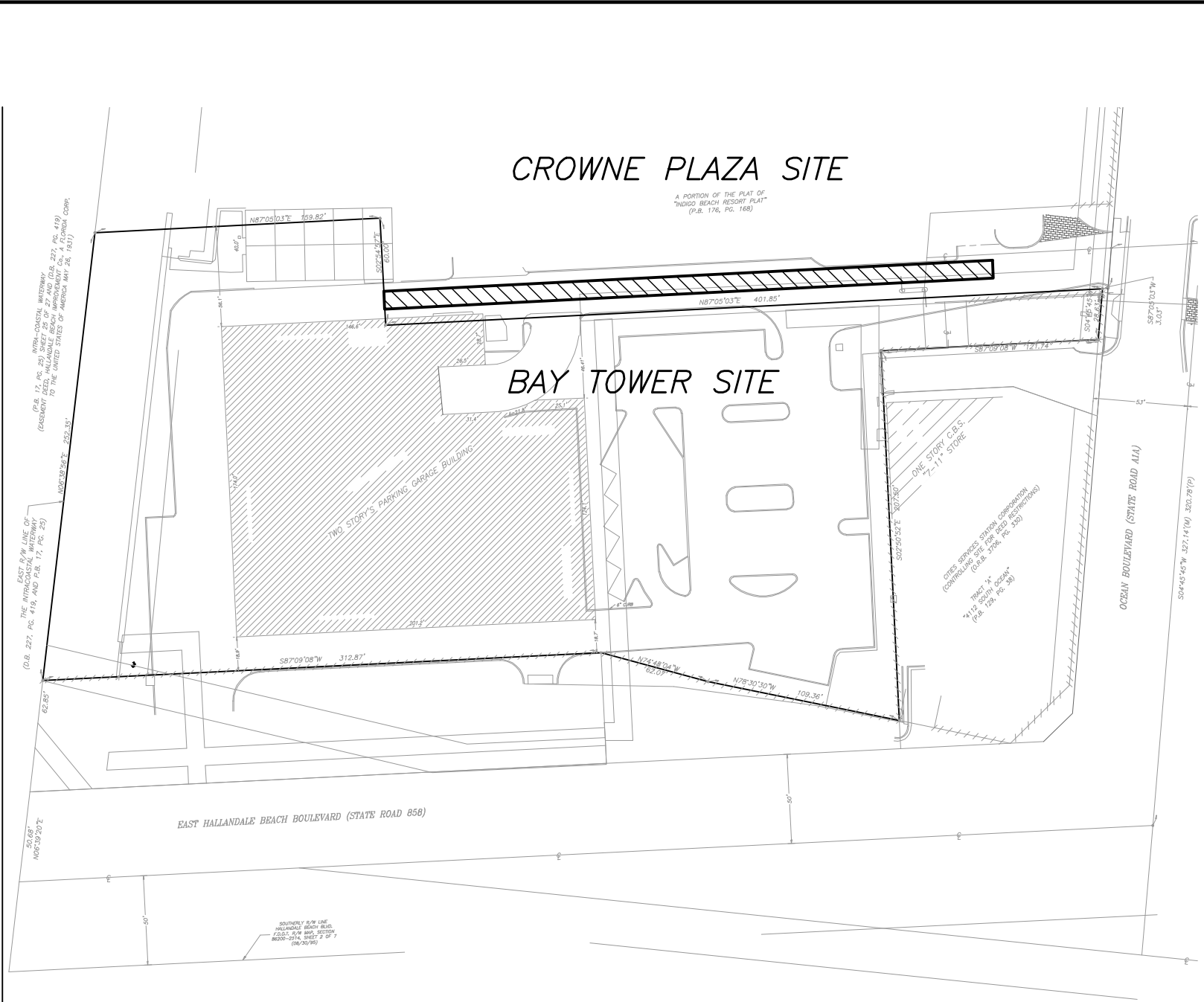




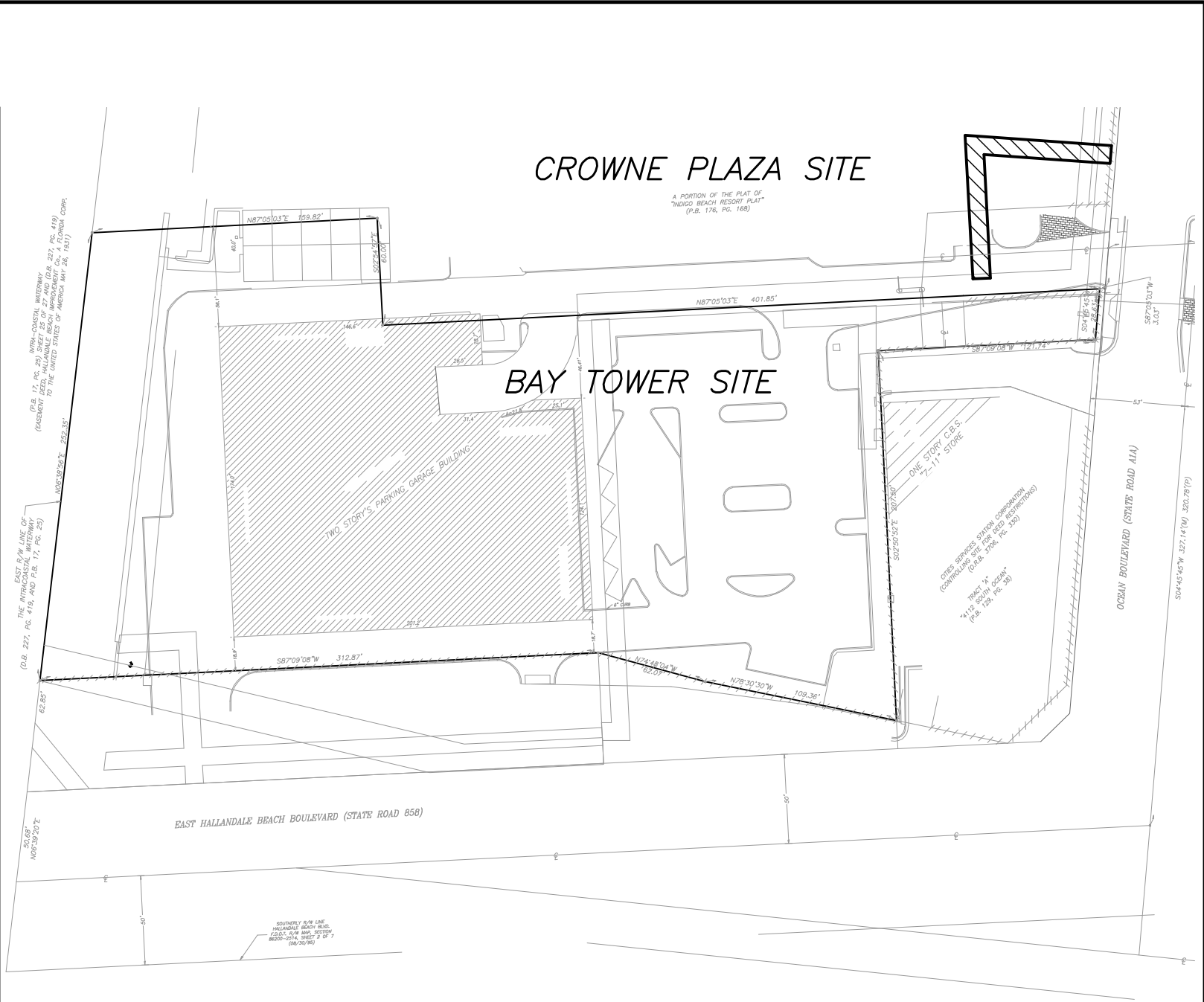




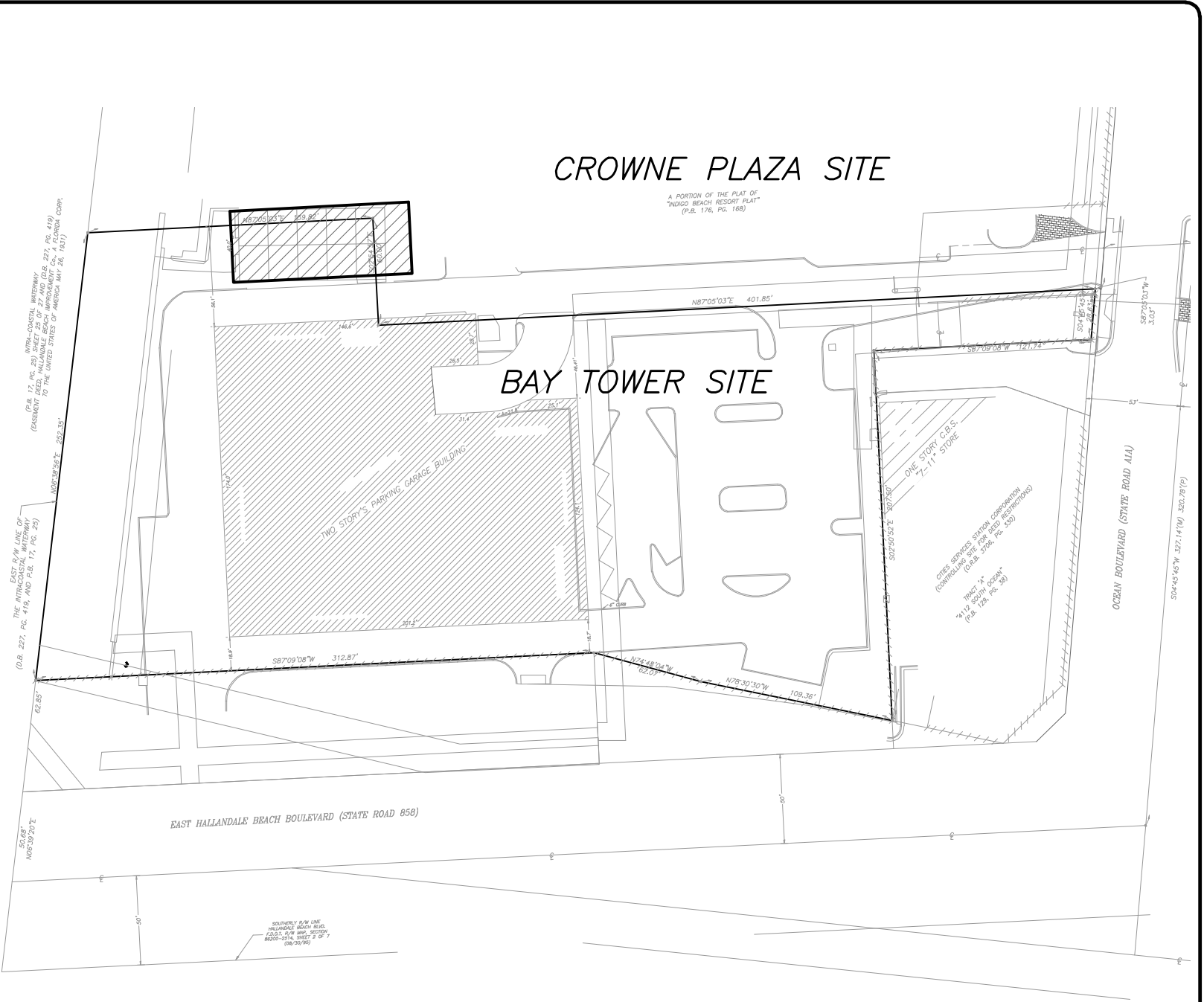
ITEM 20  
EXHIBIT "D"  
WATER LINE EASEMENT  
"COVENANT AND EASEMENT AGREEMENT"  
OFFICIAL RECORDS BOOK 44463, PAGE 1730  
(See Page 1770)



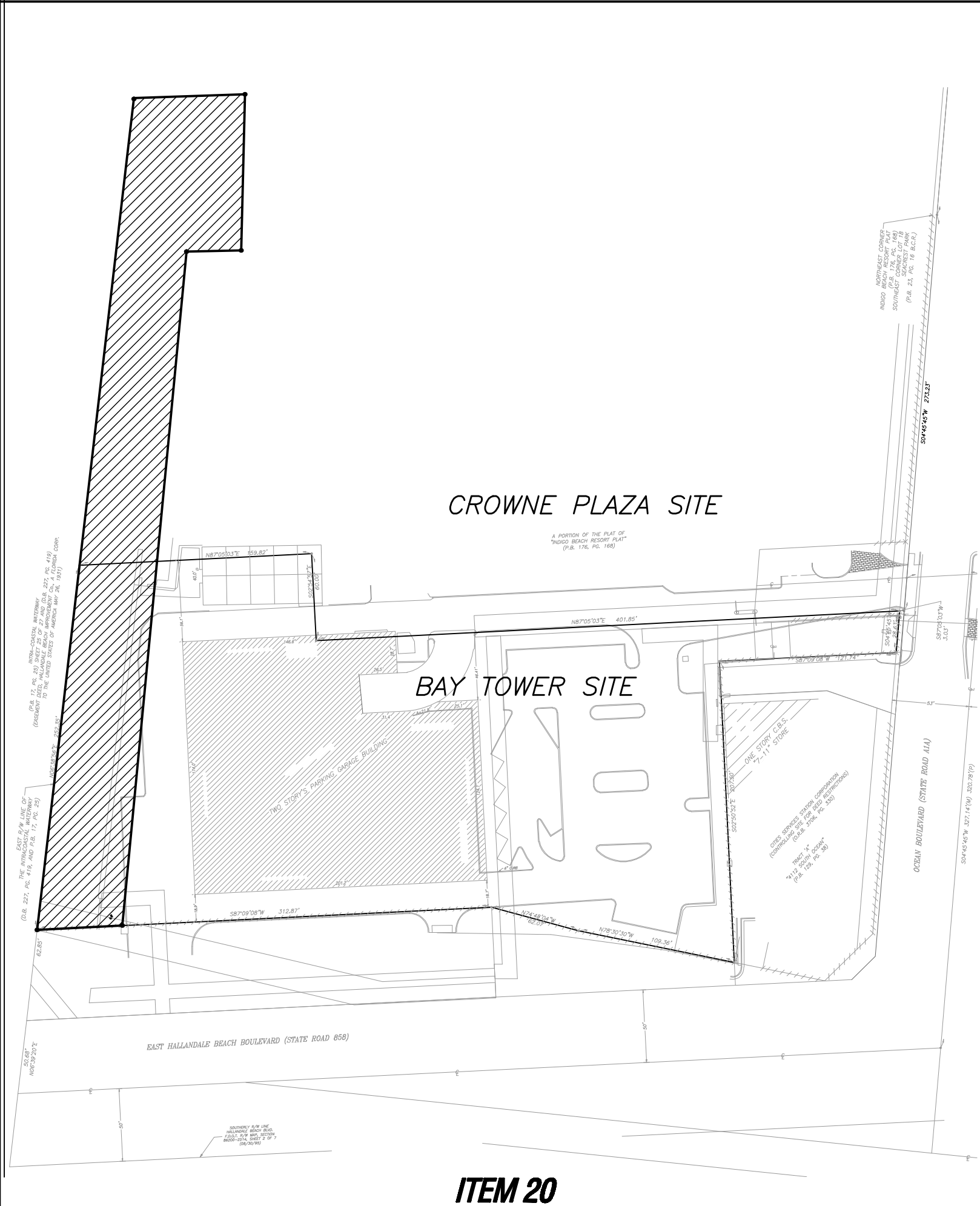
ITEM 20  
EXHIBIT "E"  
SEWER LINE EASEMENT  
"COVENANT AND EASEMENT AGREEMENT"  
OFFICIAL RECORDS BOOK 44463, PAGE 1730  
(See Page 1772)



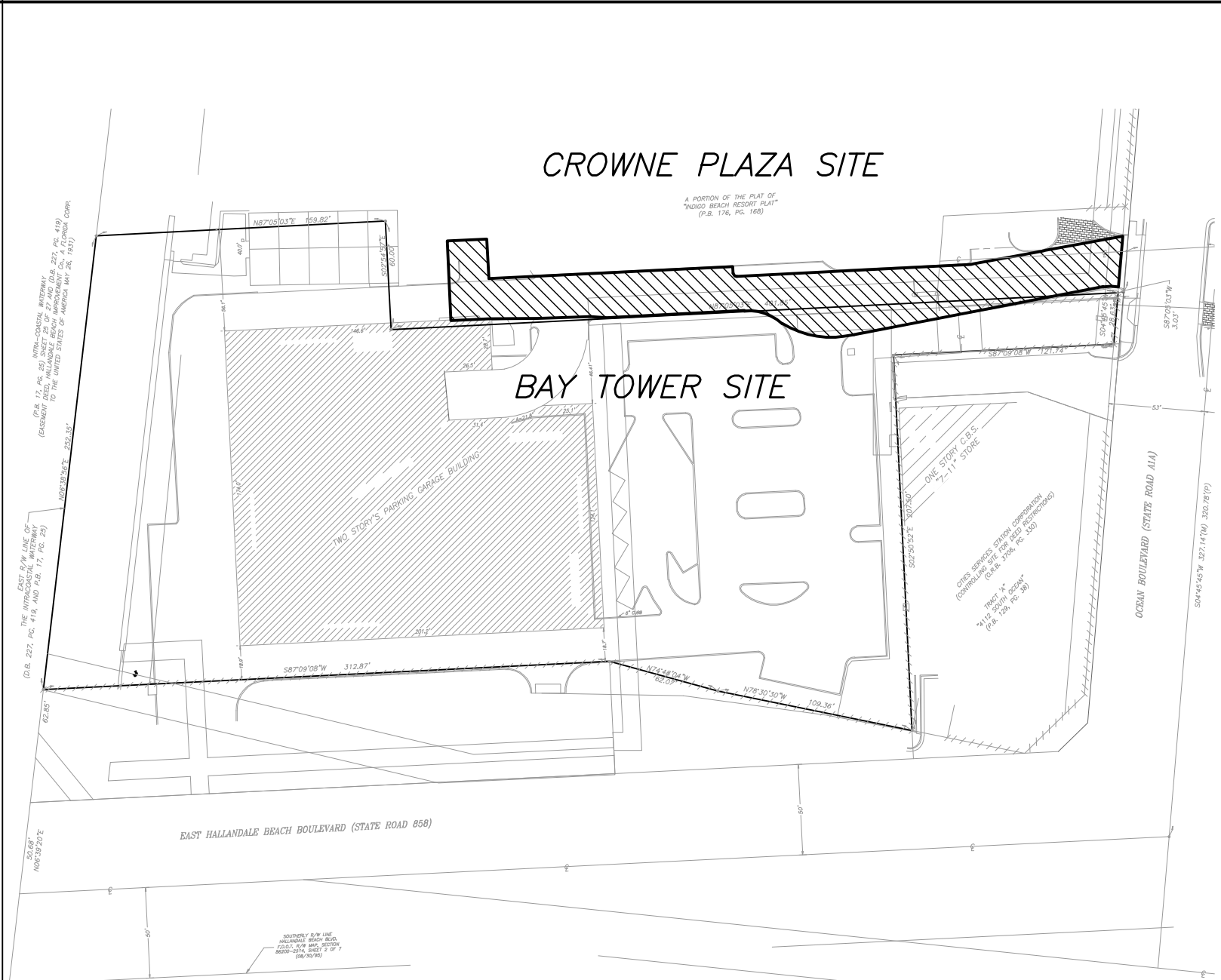
ITEM 20  
EXHIBIT "F"  
SHARED SEWER LINE EASEMENT  
"COVENANT AND EASEMENT AGREEMENT"  
OFFICIAL RECORDS BOOK 44463, PAGE 1730  
(See Page 1774)



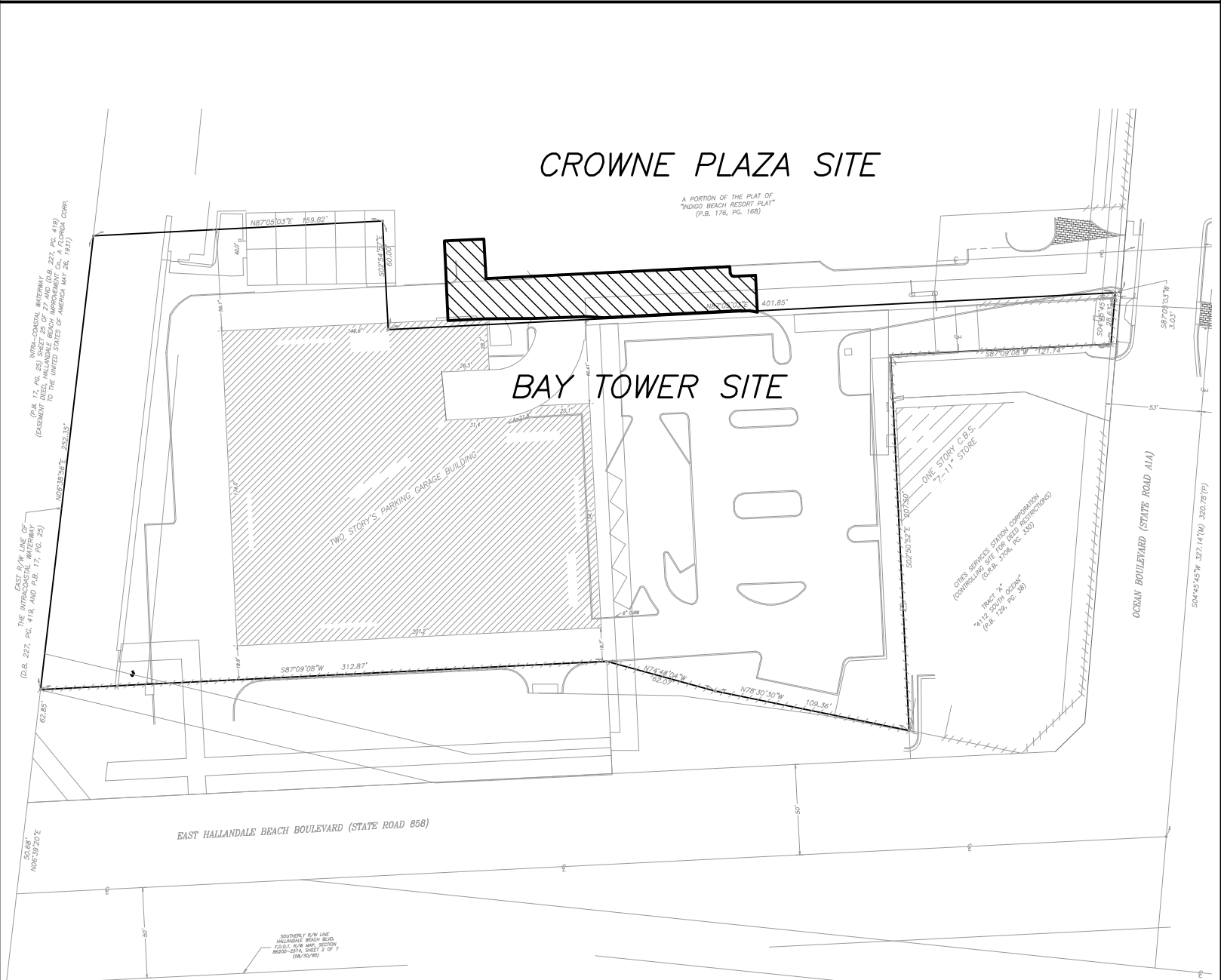
ITEM 20  
EXHIBIT "H"  
TEMPORARY FUNCTION SPACE EASEMENT  
"COVENANT AND EASEMENT AGREEMENT"  
OFFICIAL RECORDS BOOK 44463, PAGE 1730  
(See Page 1777)



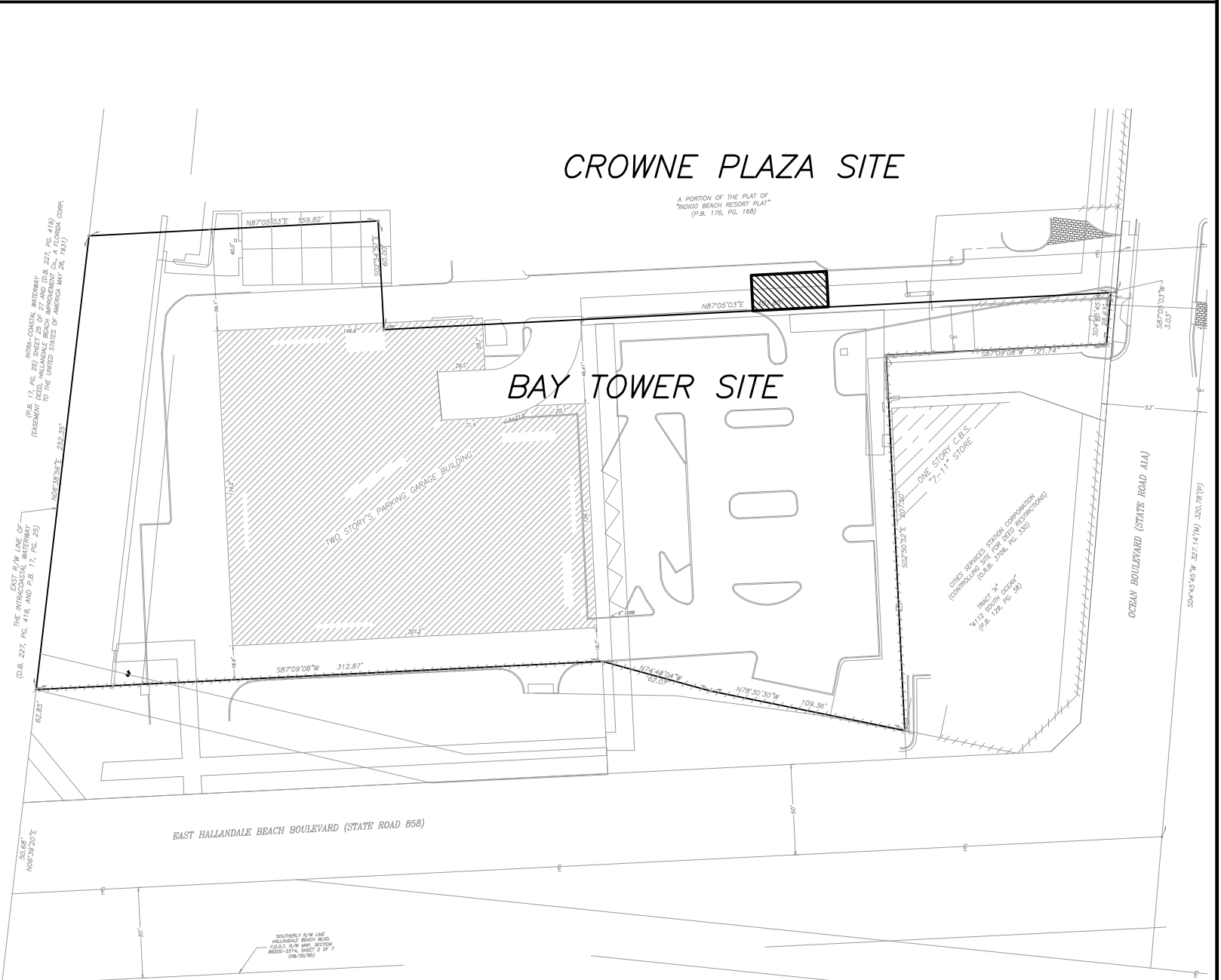
ITEM 20  
EXHIBIT "K"  
MARINA EASEMENT  
"COVENANT AND EASEMENT AGREEMENT"  
OFFICIAL RECORDS BOOK 44463, PAGE 1730  
(See Page 1782)



ITEM 20  
EXHIBIT "M"  
EXISTING ROAD  
"COVENANT AND EASEMENT AGREEMENT"  
OFFICIAL RECORDS BOOK 44463, PAGE 1730  
(See Page 1785)

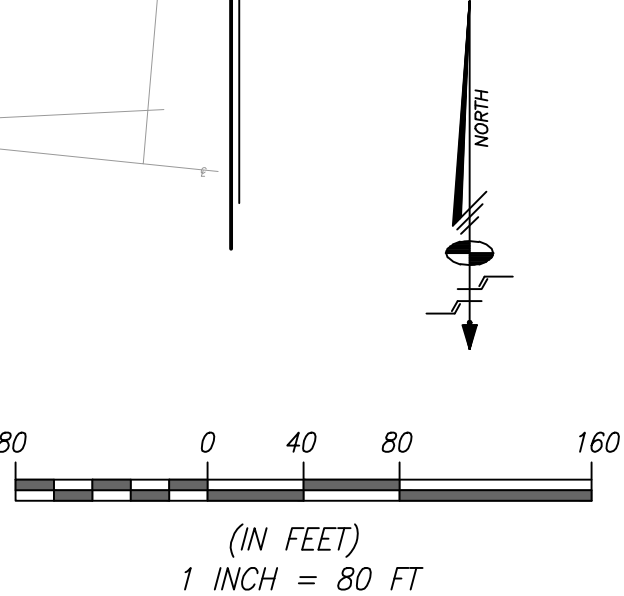


ITEM 20  
EXHIBIT "N"  
ROAD CLOSURE AREA  
"COVENANT AND EASEMENT AGREEMENT"  
OFFICIAL RECORDS BOOK 44463, PAGE 1730  
(See Page 1787)



ITEM 20  
EXHIBIT "O"  
SECONDARY ROAD CLOSURE AREA  
"COVENANT AND EASEMENT AGREEMENT"  
OFFICIAL RECORDS BOOK 44463, PAGE 1730  
(See Page 1789)

K:\265142\INDIGO BEACH-OWNERSHIP NAVD 88\SURVEY\DWG\BAY TOWER PORTION TRACT A-OWNERSHIP REPORT NAVD 88.dwg



REVISIONS					
Date	Order No.	Field Book	Remarks	By	
01/27/15	203730	BC-590/44	COMMENTS PER HOLLYWOOD "TAC" REPORT	R.A.F.	

ALTA/ACSM LAND TITLE SURVEY

PREPARED FOR: RELATED GROUP

A PORTION OF "INDIGO BEACH RESORT PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 176, AT PAGES 168 THROUGH 170, INCLUSIVE, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Section 26, Township 51 South, Range 42 East, City of Hollywood, Broward County, Florida

**Schwebke-Shishkin & Associates, Inc.**  
LAND PLANNERS  
3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025

ENGINEERS  
TEL: (954) 435-7010 FAX: (954) 438-3288

LAND SURVEYORS  
TEL: (954) 435-7010 FAX: (954) 438-3288

NOTE: This sketch is not valid unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper.

This is a "Boundary Survey."

Drawn By: L.E.G. Survey Date: 04-14-2014  
Order No. 203732 F.B. No.: BC-577 Pg. 54

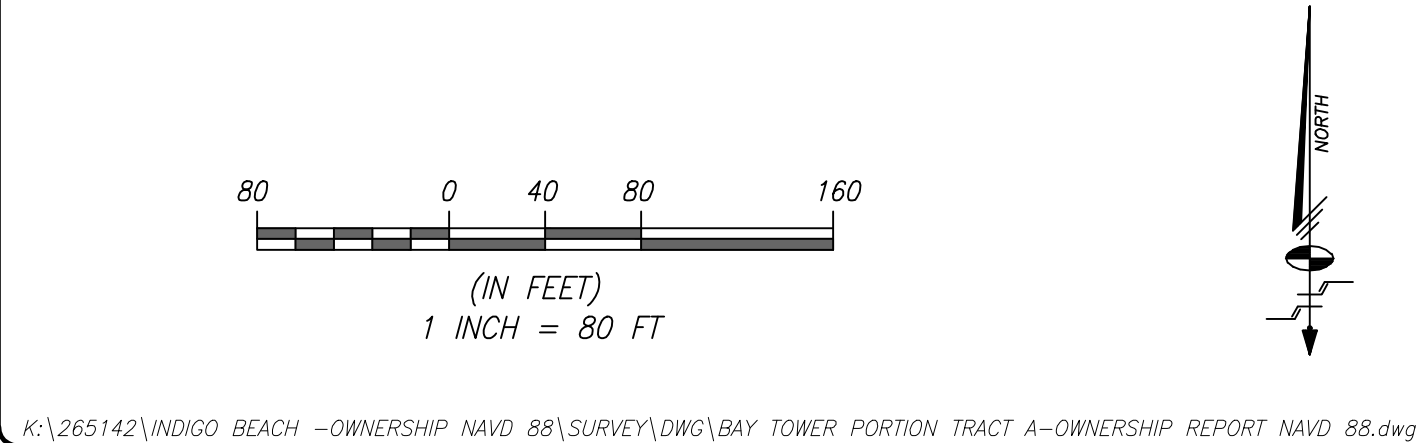
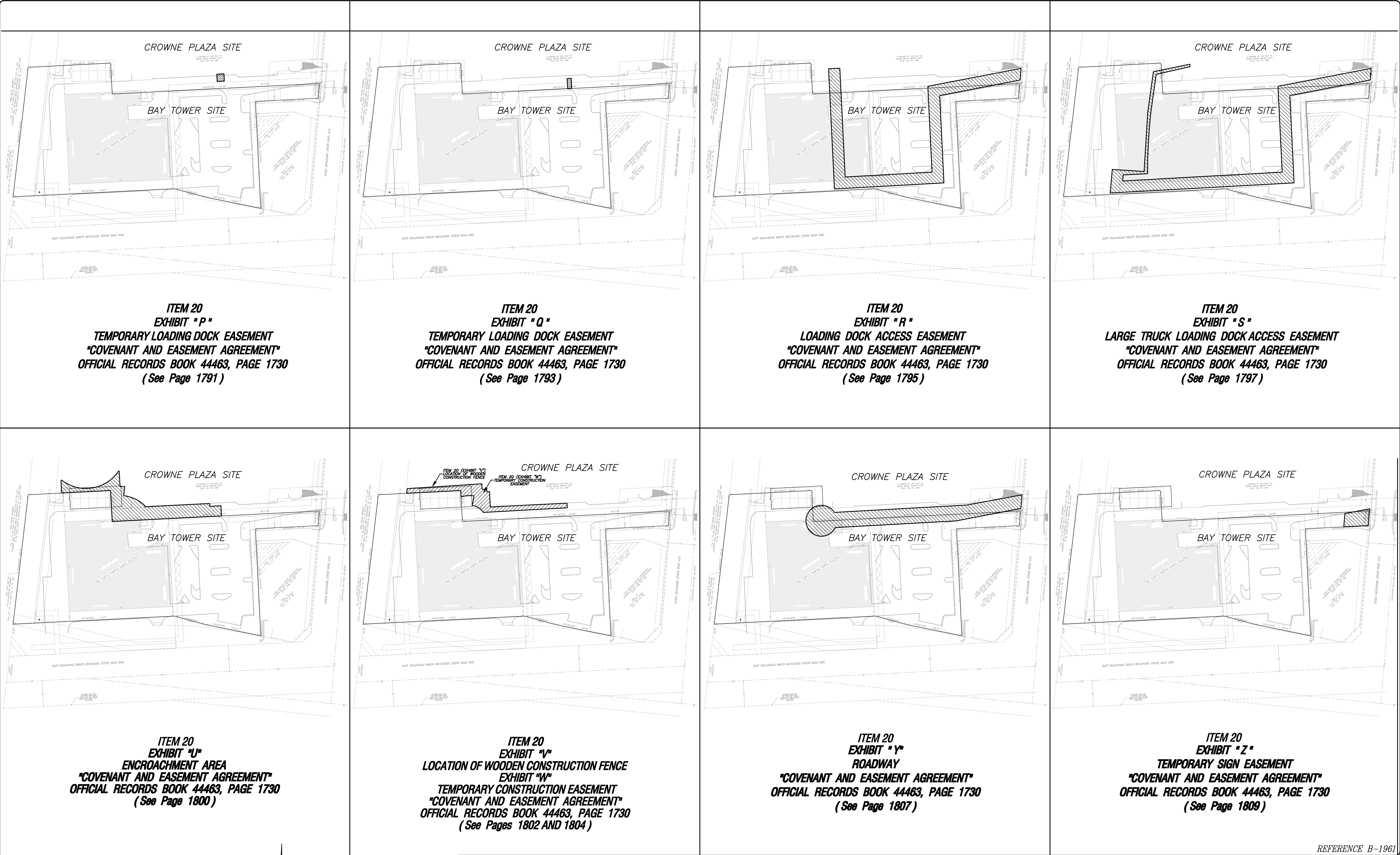
Checked By: R.F. Date: 04-22-14  
Scale: AS SHOWN

File No. B-1983 Sheet SU-3 of SU-7 Sheet(s)

CERTIFICATE OF AUTHORIZATION No. LB-67

REFERENCE B-1961





REVISIONS					
Date	Order No.	Field Book	Remarks	By	
01/27/15	203730	BC590/44	COMMENTS PER HOLLYWOOD "IAC" REPORT	R.A.F.	

ALTA/ACSM LAND TITLE SURVEY  
PREPARED FOR: RELATED GROUP

A PORTION OF "INDIGO BEACH RESORT PLAT", ACCORDING TO THE PLAT THEREOF,  
AS RECORDED IN PLAT BOOK 176, AT PAGES 168 THROUGH 170, INCLUSIVE,  
OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Section 26, Township 51 South, Range 42 East, City of Hollywood, Broward County, Florida

**Schwebke-Shishkin & Associates, Inc.**  
LAND PLANNERS ENGINEERS LAND SURVEYORS  
3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025  
TEL: (954) 435-7010 FAX: (954) 438-3288

CERTIFICATE OF AUTHORIZATION No. LB-87

NOTE: This sketch is not valid unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper.

Drawn By: L.E.G. Survey Date: 04-14-2014  
Order No. 203732 F.B. No.: BC-577 Pg. 54  
Scale: AS SHOWN

Checked By: R.F. Date: 04-22-14  
File No. B-1983 Sheet SU-4 of SU-7 Sheet(s)



GENERAL LEGEND:

	AERIAL TARGET
	ALUMINUM LIGHT POST (SINGLE)
	ALUMINUM LIGHT POST (DOUBLE)
	ALUMINUM LIGHT POST (TRIPLE)
	ALUMINUM LIGHT POST (QUAD)
	ANCHOR/DRIVE WIRE
	BACKFLOW PREVENTER ASSEMBLY
	CABLE TELEVISION BOX
	CATCH BASIN
	CENTERLINE
	CHECK VALVE ASSEMBLY
	CIRCULAR DRAIN
	COLUMN (CIRCULAR)
	COLUMN (SQUARE)
	CONCRETE LIGHT POLE
	CONCRETE LIGHT POLE (DOUBLE)
	CONCRETE POWER POLE
	CONTROL POINT
	CURB INLET
	ELECTRIC BOX
	ELECTRIC HAND HOLE
	ELEVATIONS (SEE NOTES FOR DATUM)
	FIRE HYDRANT
	FLAGPOLE
	FLOW LINE
	FORCE MAIN MANHOLE
	FORCE MAIN VALVE
	F.P.L. ELECTRIC MANHOLE
	F.P.L. TRANSFORMER PAD
	F.P.L. TRANSMISSION POLE
	GAS MANHOLE
	GAS METER
	GAS PUMP
	GAS VALVE
	GREASE TRAP MANHOLE
	GROUND LIGHTING
	GUARD POST
	IRRIGATION HAND HOLE
	IRRIGATION VALVE
	MAILBOX
	MONITOR WELL
	MONUMENT LINE
	OVERHEAD WIRES (APPROXIMATE)
	P-5 INLET
	P-5 INLET
	PARKING METER
	PEDESTRIAN CROSSING SIGNAL
	PERMANENT REFERENCE MONUMENT
	POST INDICATOR VALVE
	VACUUM BREAKER ASSEMBLY
	PROPERTY LINE
	SANITARY SEWER CLEANOUT
	SANITARY SEWER MANHOLE
	SIAMESE CONNECTION
	SIGN POST
	SPRINKLER PUMP
	STANDPIPE
	STORM SEWER MANHOLE
	STREET LIGHT HAND HOLE
	SWALE INLET
	TELEPHONE BOX (SOUTHERN BELL)
	TELEPHONE HAND HOLE
	TELEPHONE MANHOLE (S.O. BELL)
	TELEPHONE PAYPHONE
	TRAFFIC HAND HOLE
	TRAFFIC UTILITY BOX
	TRAFFIC SIGNAL POST
	UNDERGROUND UTILITY MARKER
	UNKNOWN UTILITY MANHOLE
	UNKNOWN UTILITY HAND HOLE
	WATER MANHOLE
	WATER METER
	WATER VALVE
	WOOD LIGHT POLE
	WOOD POWER POLE
	HANDICAP PARKING
	STROLLER PARKING

ABBREVIATIONS:

R	denotes RADIUS
A	denotes ANGLE
L	denotes ARC DISTANCE
P	denotes PERMANENT CONTROL POINT
PRM	denotes PERMANENT REFERENCE MONUMENT
PL	denotes PLAT BOOK
PC	denotes POINT OF COMMENCEMENT
PB	denotes POINT OF BEGINNING
OW	denotes OPENING UTILITY WIRES
OD	denotes OFFICIAL RECORDS BOOK
PC	denotes POINT OF CURVATURE
OS	denotes OFFICIAL RECORDS BOOK
CONC	denotes CONCRETE BLOCK STRUCTURE
CLF	denotes CHALKING FENCE
W	denotes WOOD FENCE
F.P.	denotes FOUND RIVER PIPE
S.P.	denotes SET RIVER PIPE (LB-87 CAP)
F.N.D.	denotes FOUND NAIL & BRASS DISC
S.N.D.	denotes SET LB-87 NAIL & BRASS DISC
CL	denotes CLEAR
ENC.	denotes ENCROACHMENT

(D)	denotes DEED DISTANCE
(L)	denotes DISTANCE BY LEGAL DESCRIPTION
(M)	denotes MEASURED DISTANCE
(R)	denotes RECORD OR PLATTED DISTANCE

PAINTED UNDERGROUND UTILITIES (APPROXIMATE)

	COMMUNICATION
	DRAINAGE
	ELECTRIC
	FORCE MAIN
	IRRIGATION
	NATURAL GAS
	SANITARY SEWER
	WATER

PAINTED UNDERGROUND UTILITIES (APPROXIMATE)

	COMMUNICATION
	DRAINAGE
	ELECTRIC
	FORCE MAIN
	IRRIGATION
	NATURAL GAS
	SANITARY SEWER
	WATER

PAINTED UNDERGROUND UTILITIES (APPROXIMATE)

	COMMUNICATION
	DRAINAGE
	ELECTRIC
	FORCE MAIN
	IRRIGATION
	NATURAL GAS
	SANITARY SEWER
	WATER

PAINTED UNDERGROUND UTILITIES (APPROXIMATE)

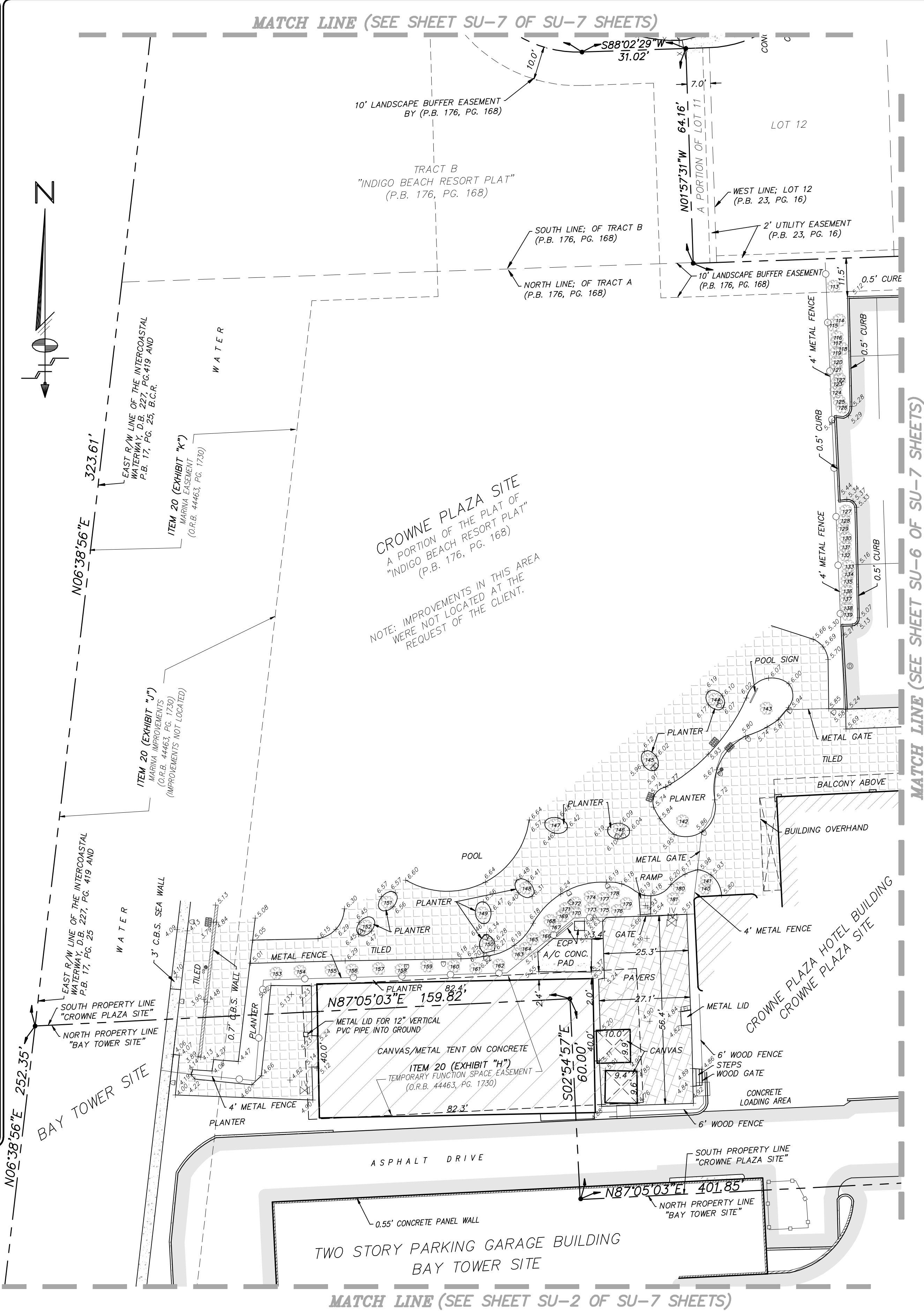
	COMMUNICATION
	DRAINAGE
	ELECTRIC
	FORCE MAIN
	IRRIGATION
	NATURAL GAS
	SANITARY SEWER
	WATER

PAINTED UNDERGROUND UTILITIES (APPROXIMATE)

	COMMUNICATION
	DRAINAGE
	ELECTRIC
	FORCE MAIN
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PAINTED UNDERGROUND UTILITIES (APPROXIMATE)

	COMMUNICATION
	DRAINAGE
	ELECTRIC
	FORCE MAIN
	IRRIGATION
	NATURAL GAS
	SANITARY SEWER
	WATER



SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: THAT THIS "SPECIFIC PURPOSE SURVEY", SHEETS SU-5 THROUGH SU-7, INCLUSIVE, OF THE PROPERTY DESCRIBED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS SURVEY COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

**Schwebke-Shishkin & Associates, Inc.**

By: MARK STEVEN JOHNSON, SEC./TREASURER

PROFESSIONAL LAND SURVEYOR No. 4775

STATE OF FLORIDA.

K:\265142\4000 CROWNE PLAZA HOTEL\SURVEY\DWG\CROWNE PLAZA PORTION TRACT A-OWNERSHIP REPORT NAVD 88.dwg

CERTIFIED TO:

-RELATED GROUP

REVISIONS

Date	Order No.	Field Book	Remarks	By
11/03/21	203213	BC590/43	ADD SURVEY INFORMATION	A.S.
01/22/21	203732	BC590/44	ADD SURVEY INFORMATION	GR
11/28/21	203230	BC590/44	COMMENTS FOR "TAG" REPORT	B.A.F.

TREE TABLE:

TREE NO	COMMON NAME	SPECIES	DIA. IN.	HT. FT.	CNPY. Ø
1	PAUROTIS PALM	"Acoelorrhapha wrightii"	8	6	6
2	CHRISTMAS PALM	"Veitchia merrillii"	8	20	15
3	PAUROTIS PALM	"Acoelorrhapha wrightii"	4	5	4
4	PAUROTIS PALM	"Acoelorrhapha wrightii"	4	5	8
5	PAUROTIS PALM	"Acoelorrhapha wrightii"	4	5	18
6	PAUROTIS PALM	"Acoelorrhapha wrightii"	4	5	8
7	PAUROTIS PALM	"Acoelorrhapha wrightii"	4	6	8
8	PAUROTIS PALM	"Acoelorrhapha wrightii"	4	6	12
9	CHRISTMAS PALM	"Veitchia merrillii"	8	20	15
10	COCONUT PALM	"Cocos nucifera"	8	20	15
11	COCONUT PALM	"Cocos nucifera"	8	20	15
12	ROYAL PALM	"Roystonea elata"	18	30	15
13	CHRISTMAS PALM	"Veitchia merrillii"	15	36	36
14	ROYAL PALM	"Roystonea elata"	18	30	15
15	CHRISTMAS PALM	"Veitchia merrillii"	16	12	36
16	ROYAL PALM	"Roystonea elata"	15	30	15
17	ROYAL PALM	"Roystonea elata"	18	30	15
18	CHRISTMAS PALM	"Veitchia merrillii"	10	20	12
19	CHRISTMAS PALM	"Veitchia merrillii"	6	12	6
20	CHRISTMAS PALM	"Veitchia merrillii"	9	20	60
21	CHRISTMAS PALM	"Veitchia merrillii"	9	20	60
22	CHRISTMAS PALM	"Veitchia merrillii"	9	20	60
23	COCONUT PALM	"Cocos nucifera"	9	20	15
24	COCONUT PALM	"Cocos nucifera"	7	20	15
25	COCONUT PALM	"Cocos nucifera"	8	20	15
26	COCONUT PALM	"Cocos nucifera"	8	20	15
27	COCONUT PALM	"Cocos nucifera"	10	20	15
28	COCONUT PALM	"Cocos nucifera"	9	20	15
29	COCONUT PALM	"Cocos nucifera"	7	20	15
30	COCONUT PALM	"Cocos nucifera"	10	20	15
31	COCONUT PALM	"Cocos nucifera"	8	20	15
32	COCONUT PALM	"Cocos nucifera"	8	20	15
33	COCONUT PALM	"Cocos nucifera"	8	20	15
34	COCONUT PALM	"Cocos nucifera"	9	20	15
35	COCONUT PALM	"Cocos nucifera"	7	20	15
36	COCONUT PALM	"Cocos nucifera"	7	20	15
37	COCONUT PALM	"Cocos nucifera"	9	20	15
38	COCONUT PALM	"Cocos nucifera"	8	20	15
39	CHRISTMAS PALM	"Veitchia merrillii"	12	10	24
40	COCONUT PALM	"Cocos nucifera"	8	20	15
41	COCONUT PALM	"Cocos nucifera"	9	20	15
42	CHRISTMAS PALM	"Veitchia merrillii"	12	10	24
43	COCONUT PALM	"Cocos nucifera"	8	20	15
44	COCONUT PALM	"Cocos nucifera"	8	20	15
45	CHRISTMAS PALM	"Veitchia merrillii"	6	10	16
46	COCONUT PALM	"Cocos nucifera"	8	20	15
47	BISMARCK PALM	"Bismarckia nobilis"	4	4	6
48	BISMARCK PALM	"Bismarckia nobilis"	18	20	20
49	SCREW PINE	"Pandanus spp."	25	12	25
50	CHRISTMAS PALM	"Veitchia merrillii"	8	20	15
51	CHRISTMAS PALM	"Veitchia merrillii"	8	20	15
52	CHRISTMAS PALM	"Veitchia merrillii"	8	20	15
53	SPINDLE PALM	"Hyophorbe verschaffeltii"	16	10	15
54	SPINDLE PALM	"Hyophorbe verschaffeltii"	12	10	15
55	SPINDLE PALM	"Hyophorbe verschaffeltii"	12	10	15
56	CHRISTMAS PALM	"Veitchia merrillii"	15	12	10
57	ROYAL PALM	"Roystonea elata"	18	30	15
58	CHRISTMAS PALM	"Veitchia merrillii"	13	10	15
59	ROYAL PALM	"Roystonea elata"	18	30	15
60	CHRISTMAS PALM	"Veitchia merrillii"	9	10	10
61	ROYAL PALM	"Roystonea elata"	19	30	15
62	CHRISTMAS PALM	"Veitchia merrillii"	15	10	10
63	ROYAL PALM	"Roystonea elata"	19	30	15
64	CHRISTMAS PALM	"Veitchia merrillii"	14	10	10
65	ROYAL PALM	"Roystonea elata"	18	30	15
66	CHRISTMAS PALM	"Veitchia merrillii"	14	10	10
67	CHRISTMAS PALM	"Veitchia merrillii"	14	10	10
68	CHRISTMAS PALM	"Veitchia merrillii"	7	25	15
69	CHRISTMAS PALM	"Veitchia merrillii"	9	25	15
70	CHRISTMAS PALM	"Veitchia merrillii"	9	25	15
71	CHRISTMAS PALM	"Veitchia merrillii"	8	25	15
72	CHRISTMAS PALM	"Veitchia merrillii"	8	25	15
73	PAUROTIS PALM	"Acoelorrhapha wrightii"	12	6	8
74	PAUROTIS PALM	"Acoelorrhapha wrightii"	12	6	8
75	PAUROTIS PALM	"Acoelorrhapha wrightii"	12	6	8
76	PAUROTIS PALM	"Acoelorrhapha wrightii"	8	6	8
77	PAUROTIS PALM	"Acoelorrhapha wrightii"	8	6	8
78	PAUROTIS PALM	"Acoelorrhapha wrightii"	8	6	8
79	PAUROTIS PALM	"Acoelorrhapha wrightii"	8	6	8
80	PAUROTIS PALM	"Acoelorrhapha wrightii"	8	6	8
81	PAUROTIS PALM	"Acoelorrhapha wrightii"	8	6	8
82	PAUROTIS PALM	"Acoelorrhapha wrightii"	4	6	6
83	CHRISTMAS PALM	"Veitchia merrillii"	16	10	10
84	SCREW PINE	"Pandanus spp."	34	12	12
85	PAUROTIS PALM	"Acoelorrhapha wrightii"	12	6	8
86	PAUROTIS PALM	"Acoelorrhapha wrightii"	12	6	8
87	PAUROTIS PALM	"Acoelorrhapha wrightii"	8	6	8
88	PAUROTIS PALM	"Acoelorrhapha wrightii"	12	6	8
89	PAUROTIS PALM	"Acoelorrhapha wrightii"	12	6	8
90	PAUROTIS PALM	"Acoelorrhapha wrightii"	8	6	8

SPECIFIC PURPOSE SURVEY

PREPARED FOR: RELATED GROUP

A PORTION OF "INDIGO BEACH RESORT PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 176, AT PAGES 168 THROUGH 170, INCLUSIVE, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Section 26, Township 51 South, Range 42 East, City of Hollywood, Broward County, Florida

CROWNE PLAZA SITE

SUBJECT AREA



LOCATION MAP

NOT TO SCALE

A PORTION OF SECTION 26, TOWNSHIP 51 SOUTH, RANGE 42 EAST, CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

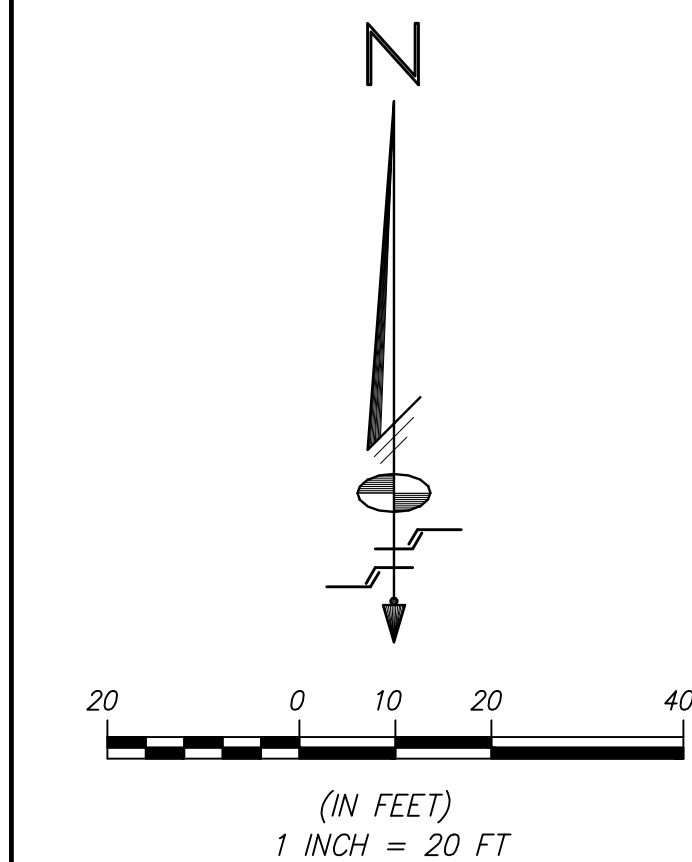
TREE NO	COMMON NAME	SPECIES	DIA. IN.	HT. FT.	CNPY. Ø
182	YELLOW POINCIANA	"Peltophorum pterocarpum"	12 (multi)	25	30
183	YELLOW POINCIANA	"Peltophorum pterocarpum"	7 (multi)	25	20
184	YELLOW POINCIANA	"Peltophorum pterocarpum"	7 (multi)	25	20
185	YELLOW POINCIANA	"Peltophorum pterocarpum"	7 (multi)	25	20
186	BRAZILIAN PEPPER	"Schinus terebinthifolius"	8 (multi)	20	20
187	BRAZILIAN PEPPER	"Schinus terebinthifolius"	8 (multi)	20	20
188	BRAZILIAN PEPPER	"Schinus terebinthifolius"	6 (multi)	15	15

LEGAL DESCRIPTION OF "CROWNE PLAZA SITE":

A PORTION OF INDIGO BEACH RESORT PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 176, AT PAGE 168 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 51 SOUTH, RANGE 42 EAST; THENCE RUNNING WESTERLY ALONG THE NORTH LINE OF SAID SECTION 26, A DISTANCE OF 297.15 FEET TO A POINT ON THE WEST LINE OF THE RIGHT OF WAY OF U.S. ROAD A-1-A (STATE ROAD #140, KNOWN AS OCEAN BEACH ROAD) AS DESCRIBED IN EASEMENT DEED FROM HALLANDALE BEACH IMPROVEMENTS CO., A FLORIDA CORPORATION TO THE STATE OF FLORIDA, DATED APRIL 13, 1932, AND RECORDED IN DEED BOOK 232, PAGE 265, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTHERLY ALONG THE WEST RIGHT OF WAY LINE OF THE AFORESAID U.S. ROAD A-1-A SOUTH 04 DEGREES 45 MINUTES 45 SECONDS WEST, A DISTANCE OF 796.36 FEET TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF SAID INDIGO BEACH RESORT PLAT ACCORDING TO THE PLAT THEREOF, AS RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA ALSO BEING THE SOUTHEAST CORNER OF LOT 18, SEACREST PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE 16 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE CONTINUE SOUTHERLY ALONG THE WEST RIGHT OF WAY LINE OF THE AFORESAID U.S. ROAD A-1-A SOUTH 04 DEGREES 45 MINUTES 45 SECONDS WEST, A DISTANCE OF 273.23 FEET TO A POINT; THENCE SOUTH 87 DEGREES 05 MINUTES 03 SECONDS WEST 3.03 FEET TO A POINT BEING THE POINT OF BEGINNING OF THE FOLLOWING PARCEL OF LAND; THENCE SOUTH 87 DEGREES 05 MINUTES 03 SECONDS WEST 401.85 FEET TO A POINT; THENCE NORTH 02 DEGREES 54 MINUTES 57 SECONDS WEST FOR A DISTANCE OF 60.00 FEET TO A POINT; THENCE SOUTH 87 DEGREES 05 MINUTES 03 SECONDS WEST FOR A DISTANCE OF 159.82 FEET TO A POINT; THENCE NORTH 06 DEGREES 38 MINUTES 56 SECONDS EAST FOR A DISTANCE OF 323.61 FEET TO A POINT; THENCE NORTH 88 DEGREES 02 MINUTES 29 SECONDS EAST FOR A DISTANCE OF 89.62 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CIRCULAR CURVE CONCAVE TO THE NORTHEAST, A RADIAL LINE TO THIS POINT BEARS SOUTH 88 DEGREES 02 MINUTES 29 SECONDS WEST FROM THE RADIUS POINT OF SAID CURVE; THENCE SOUTHERLY, AND SOUTHEASTERLY ALONG THE ARC OF SAID CIRCULAR CURVE TO THE LEFT, HAVING FOR ITS ELEMENTS A RADIUS OF 35.00 FEET AND A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, FOR AN ARC DISTANCE OF 54.98 FEET TO A POINT; THENCE NORTH 88 DEGREES 02 MINUTES 29 SECONDS EAST FOR A DISTANCE OF 31.02 FEET TO A POINT; THENCE SOUTH 01 DEGREES 57 MINUTES 31 SECONDS EAST FOR A DISTANCE OF 64.16 FEET TO A POINT; THENCE NORTH 88 DEGREES 02 MINUTES 29 SECONDS EAST FOR A DISTANCE OF 187.05 FEET TO A POINT; THENCE NORTH 01 DEGREES 5





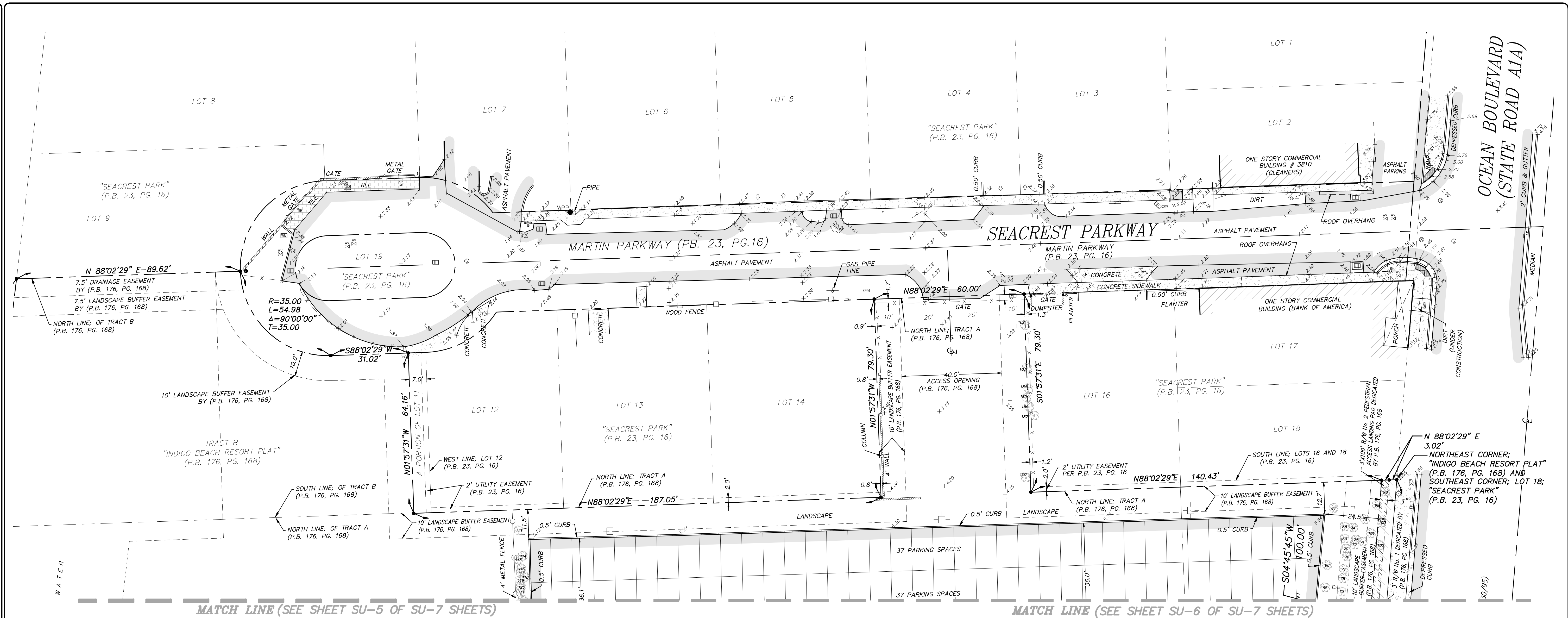
*SPECIFIC PURPOSE SURVEY*  
*PREPARED FOR: RELATED GROUP*

Section 26, Township 51 South, Range 42 East, City of Hollywood, Broward County, Florida

File No. B-1983 Sheet SU-6 of SU-7 Sheet(s)

REFERENCE B-1974





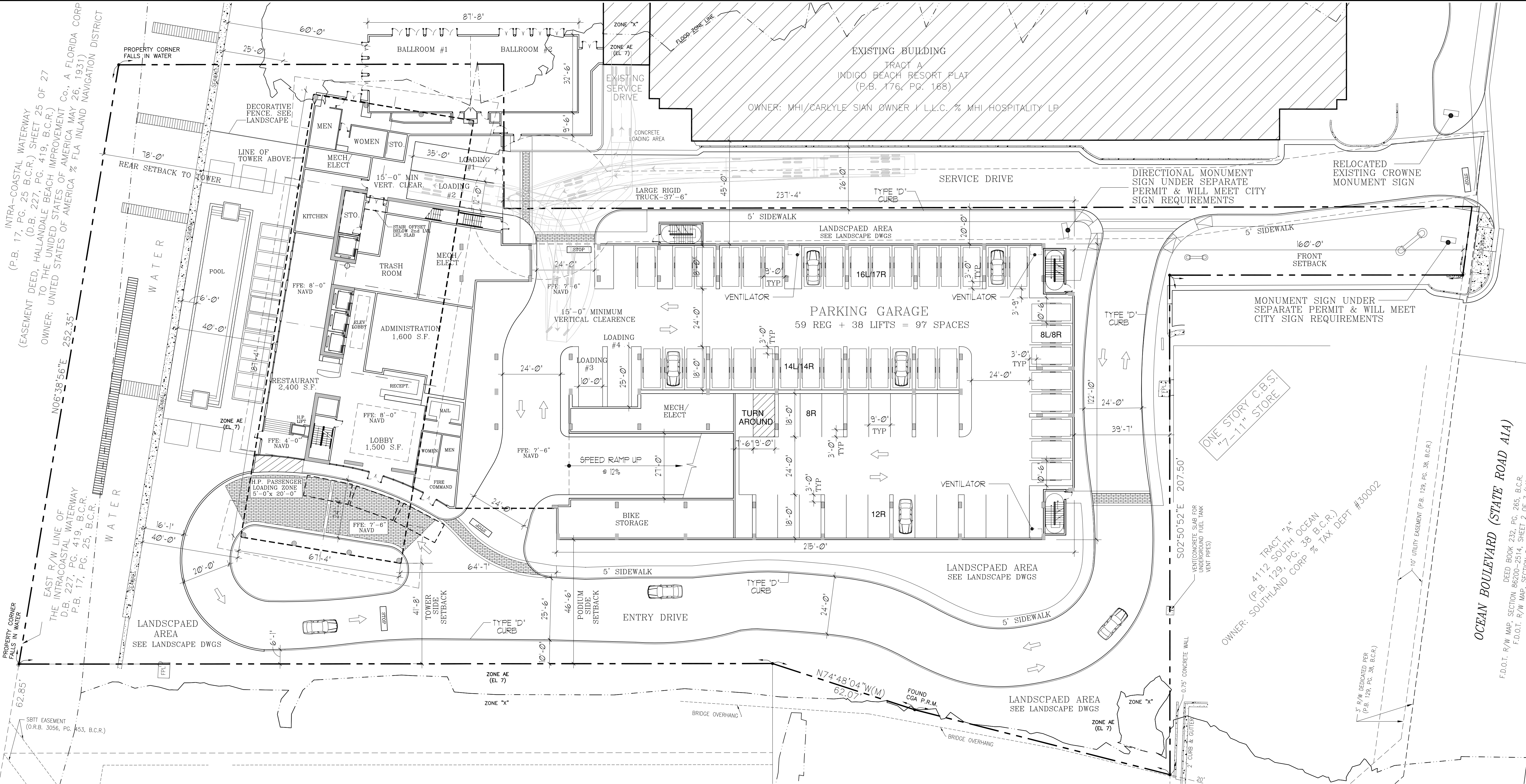
- 1) THE SPECIFIC PURPOSE OF THIS SURVEY IS SHOW THE EXISTING RELATIVE IMPROVEMENTS AND RECORDED INSTRUMENTS REFLECTED IN THE HEREIN REFERENCED CERTIFICATE OF SEARCH OWNERSHIP & ENCUMBRANCE REPORT.
- 2) BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF S04°45'45"W, ALONG THE CENTER LINE OF OCEAN BOULEVARD (STATE ROAD A1A), AS REFERENCED BY THE WESTERLY RIGHT-OF-WAY THEREOF AS SHOWN HEREON.
- 3) UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTINGS AND/OR FOUNDATIONS.
- 4) THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE ATTACHED CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.
- 5) PROPERTY SHOWN HEREON FALLS WITHIN FEDERAL FLOOD HAZARD ZONE "AE (EL 7)" PER FLOOD INSURANCE RATE MAP NUMBER 12011C0751 H, MAP DATED AUGUST 18, 2014, COMMUNITY NO. 125113 (N.A.V.D. 1988).
- 6) VISIBLE INDICATORS OF UTILITIES ARE SHOWN HEREON, HOWEVER, NO ATTEMPT HAS BEEN MADE TO LOCATE UNDERGROUND ITEMS.
- 7) DISTANCES ALONG BOUNDARY OF SUBJECT PROPERTY ARE RECORD AND/OR MEASURED UNLESS OTHERWISE STATED.
- 8) SHOWN HEREON ARE PLOTTABLE EASEMENTS AND RIGHTS-OF-WAY REFLECTED IN THE CERTIFICATE OF SEARCH OWNERSHIP AND ENCUMBRANCE REPORT PREPARED BY CHICAGO TITLE INSURANCE COMPANY UNDER FILE NUMBER 4972000, DATED OF SEPTEMBER 11, 2014, AT 6:00 A.M.
- 9) ELEVATIONS SHOWN HEREON REFER TO NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988, AND ARE EXPRESSED IN FEET.
- 10) BENCHMARKS
  - a) BROWARD COUNTY BENCH MARK NUMBER 3599: CAP AT E END OF N PARKING LOT OF W EDGE OF E SEAWALL OF "HEMISPHERE", #1950 S OCEAN DRIVE (HWY A1A). CAP 33' NNE OF INSIDE SE CORNER OF PARKING LOT, CAP 27.5' SE OF INSIDE NE CORNER OF PARKING LOT. CAP IS A STANDARD DNR BRASS DISK AND IS FLUSH W/SURFACE OF SEAWALL. FOUND GOOD 12-18-2006. ELEVATION 9.27' N.G.V.D.
- 11) PROPERTY FOLIO NUMBER: 5142-26-22-0011 PER BROWARD PROPERTY APPRAISER.
- 12) PROPERTY AS DESCRIBED HEREON CONTAINS 164,953 SQUARE FEET, MORE OR LESS, (3.79 ACRES, MORE OR LESS) NET AREA.
- 13) PROPERTY ADDRESS: 4000 SOUTH OCEAN DRIVE, HOLLYWOOD, FLORIDA
- 14) THE SUBJECT PROPERTY HAS LEGAL AND PHYSICAL VEHICULAR ACCESS TO OCEAN BOULEVARD BY WAY OF A PLATTED ACCESS ACROSS THE SOUTHERLY ADJOINER. A CONSTRUCTED NON-EXCLUSIVE ENTRANCE AND DRIVE LIES WITHIN THE PLATTED EASEMENT.

K:\265142\4000 CROWNE PLAZA HOTEL\SURVEY\DWG\CROWNE PLAZA PORTION TRACT A-OWNERSHIP REPORT NAVD 88.dwg









LEGAL DESCRIPTION

A PORTION OF INDIGO BEACH RESORT PLAT ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 176, AT PAGE 168 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 51 SOUTH, RANGE 42 EAST; THENCE RUNNING WESTERLY ALONG THE NORTH LINE OF SAID SECTION 26, A DISTANCE OF 297.15 FEET TO A POINT ON THE WEST LINE OF WAY OF U.S. ROAD A-1-A (STATE ROAD #140, KNOWN AS OCEAN BEACH ROAD) AS DESCRIBED IN EASEMENT DEED FROM HALLANDALE BEACH IMPROVEMENTS CO., A FLORIDA CORPORATION TO THE STATE OF FLORIDA, DATED APRIL 13, 1932, AND RECORDED IN DEED BOOK 232, PAGE 265, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTHERLY ALONG THE WEST RIGHT OF WAY LINE OF THE AFORESAID U.S. ROAD A-1-A SOUTH 04 DEGREES 45 MINUTES 45 SECONDS WEST, A DISTANCE OF 796.36 FEET TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF SAID INDIGO BEACH RESORT PLAT ACCORDING TO THE PLAT THEREOF, AS RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA ALSO BEING THE SOUTHEAST CORNER OF LOT 18 SEACREST PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE 16 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE CONTINUE SOUTHERLY ALONG THE WEST RIGHT OF WAY LINE OF THE AFORESAID U.S. ROAD A-1-A SOUTH 04 DEGREES 45 MINUTES 45 SECONDS WEST, A DISTANCE OF 273.23 FEET TO A POINT; THENCE SOUTH 87 DEGREES 05 MINUTES 03 SECONDS WEST 3.03 FEET TO A POINT BEING THE POINT OF BEGINNING OF THE FOLLOWING PARCEL OF LAND; THENCE SOUTH 04 DEGREES 45 MINUTES 45 SECONDS WEST A DISTANCE OF 28.63 FEET TO A POINT; THENCE SOUTH 87 DEGREES 09 MINUTES 08 SECONDS WEST FOR A DISTANCE OF 121.74 FEET TO A POINT; THENCE SOUTH 02 DEGREES 50 MINUTES 52 SECONDS EAST FOR A DISTANCE OF 207.50 FEET TO A POINT; THENCE NORTH 78 DEGREES 30 MINUTES 30 SECONDS WEST FOR A DISTANCE OF 109.36 FEET TO A POINT; THENCE NORTH 74 DEGREES 48 MINUTES 04 SECONDS WEST FOR A DISTANCE OF 62.07 FEET TO A POINT; THENCE SOUTH 87 DEGREES 09 MINUTES 08 SECONDS WEST FOR A DISTANCE OF 312.87 FEET TO A POINT; THENCE NORTH 06 DEGREES 38 MINUTES 56 SECONDS EAST FOR A DISTANCE OF 252.35 FEET TO A POINT; THENCE NORTH 87 DEGREES 05 MINUTES 03 SECONDS EAST FOR A DISTANCE OF 159.82 FEET TO A POINT; THENCE SOUTH 02 DEGREES 54 MINUTES 57 SECONDS EAST FOR A DISTANCE OF 60.00 FEET TO A POINT; THENCE NORTH 87 DEGREES 05 MINUTES 03 SECONDS EAST FOR A DISTANCE OF 401.85 FEET TO THE POINT OF BEGINNING.

THE ABOVE REFERENCE PARCEL CONTAINS 104,820 SQ. FEET MORE OR LESS, 2.41 ACRES MORE OR LESS.

PROJECT DATA

- ZONING AUTHORITY: CITY OF HOLLYWOOD, FL
- CURRENT ZONING DESIGNATION: PD (PLANNED DEV)
- CURRENT LAND USE DESIGNATION: COMMERCIAL
- SITE AREA: NET LOT AREA: 104,820 S.F. (2.41 ACRES)
- GROSS LOT AREA: 156,816 S.F. (3.60 ACRES)

- DENSITY ALLOWED:  
AMENDED MASTER PLAN: 349 CONDO/HOTEL ROOMS
- PROPOSED TOTAL NUMBER OF UNITS:  
265 CONDO/HOTEL ROOMS
- 77 CONDOMINIUMS:  
31 GROSS ACRES X .35 = 77 UNITS  
25 UNITS REQUESTED FROM BEACH HOTEL BONUS POOL  
23.9% OF GROSS PROJECT S.F.  
(108,180/451,440)

4000 S. OCEAN DR.	AMENDED MASTER PLAN	PROPOSED RMS/UNITS	AMENDED MASTER PLAN PARKING	CITY REQ'D PARKING
CONDO UNITS		77	-	116
CONDO/HOTEL ROOMS	349	285	-	285
RESTAURANT			-	16
2,400 s.f. x 6/90 x .65				
BALLROOM			-	43
4,000 s.f. x 40 x .65				
PARKING	440-132-		728-87 FROM APOGEE	
PER PHASE 1	308		-641	308
SIAM PARKING				54
				641

7. TOTAL PARKING PROVIDED:	REGULAR	LIFTS	TANDEM	TOTAL
LEVEL 1	59	38	-	97
LEVEL 2	65	-	6	71
LEVEL 3	95	-	6	101
LEVEL 4	95	101	6	202
LEVEL 5	102	62	-	170
TOTAL	416	201	24	641

TOTAL: 641 SPACES - ALL SPACES TO BE 24/7 VALET

\* NOTE: ALL PARKING PROVIDED TO SATISFY PHASE 3 DEVELOPMENT. PHASE 4 REQUIREMENTS TO BE DETERMINED UPON FILING.

- BUILDING HEIGHT:  
AMENDED MASTER PLAN: 26 STORIES  
252'-0"  
PROPOSED: 42 STORIES  
448'-0"
- SETBACKS:  
FRONT (OCEAN DRIVE):  
AMENDED MASTER PLAN: 156'-2" TO GARAGE  
PROVIDED: 160'-0" TO GARAGE  
REAR (INTRACOASTAL):  
AMENDED MASTER PLAN: 64'-10" TO TOWER  
PROVIDED: 76'-0" TO TOWER  
SIDE SETBACK (INTERIOR) TO NORTH PROPERTY LINE:  
AMENDED MASTER PLAN: N/A  
PROVIDED: N/A  
SIDE SETBACK (INTERIOR) TO SOUTH PROPERTY LINE:  
AMENDED MASTER PLAN: 27'-6" TO GARAGE  
PROVIDED: 41'-8" TO TOWER  
46'-6" TO GARAGE  
41'-8" TO TOWER

- LANDSCAPED BUFFER:  
AMENDED MASTER PLAN: 25'-0" @ EXTERNAL STREET  
PROPOSED: 25'-0" @ EXTERNAL STREET
- OPEN SPACE: 51.5% (53,945 S.F.)
- LOT COVERAGE: 48.5% (50,875 W/ GARAGE)
- LANDSCAPED GREEN AREA: 31.2% (32,725 S.F.)
- PERVIOUS AREA: 29.5% (30,835 S.F.)
- IMPERVIOUS AREA: 70.5% (73,985 S.F.)
- VEHICLE USE AREA: 18.3% (19,220 S.F.)
- OFF-STREET LOADING:  
AMENDED MASTER PLAN: 4 BAYS  
PROVIDED: 4 BAYS

17. UNIT BREAKDOWN:

TYPE	A/C S.F.	BALC. S.F.	1st	2nd	3rd-5th	6th	7th-33rd	34th-40th	41st-42nd	TOTAL
ROOM A1 (HH/2BA)	795	200	-	-	1x3L=3	-	1x27L=27	-	-	30
ROOM B (HH/2BA)	1187	220	-	1	-	-	3x27L=81	-	-	81
ROOM B1 (HH/2BA)	1100	215	-	-	-	-	1x27L=27	-	-	31
ROOM B2 (HH/2BA)	1180	395	-	1	1x3L=3	-	1x27L=27	-	-	61
ROOM B3 (HH/2BA)	1225	464	-	1	2x3L=6	-	2x27L=54	-	-	31
ROOM C1 (HH/2BA)	1315	395	-	1	1x3L=3	-	1x27L=27	-	-	30
ROOM C2 (HH/2BA)	1495	395	-	1	1x3L=3	-	1x27L=27	-	-	7
UNIT A1 (HH/1BA)	795	200	-	-	-	-	1x7L=7	-	-	2
UNIT B (HH/2BA)	1187	220	-	-	-	-	-	1x2L=2	-	27
UNIT B1 (HH/2BA)	1100	215	-	-	-	-	3x7L=21	3x2L=6	-	9
UNIT B2 (HH/2BA)	1180	395	-	-	-	-	1x7L=7	1x2L=2	-	16
UNIT B3 (HH/2BA)	1225	464	-	-	-	-	2x7L=14	1x2L=2	-	9
UNIT C1 (HH/2BA)	1315	395	-	-	-	-	1x7L=7	1x2L=2	-	7
UNIT C2 (HH/2BA)	1495	395	-	-	-	-	1x7L=7	-	-	
TOTAL			-	4	18	-	243	63	14	342

NOTE: THERE ARE NO UNITS LOCATED ON THE GROUND FLOOR OR 7TH FLOOR (AMENITY DECK)

18. LIST OF BUILDING AREAS:

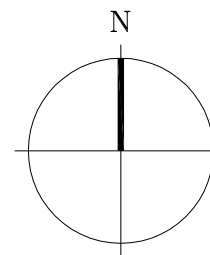
RESTAURANT	2,400 S.F.	AMENITY LEVEL	10,500 S.F.
BALLROOM	4,000 S.F.	HEALTH CLUB	3,600 S.F.
LOBBY	1,500 S.F.	CLUBROOM	2,200 S.F.
ADMINISTRATION	1,600 S.F.	GAME ROOM	700 S.F.
MECH/ELECT	2,500 S.F.	RACQUET BALL LOBBY/SERVICE	800 S.F.
			3,200 S.F.

19. GROSS BUILDING AREA (INCLUDING GARAGE):

AMENDED MASTER PLAN: 751,457 S.F.  
PROPOSED: 660,505 S.F.

NET BUILDING AREA (NOT INCL GARAGE):

AMENDED MASTER PLAN: 608,957 S.F.  
PROPOSED: 512,980 S.F.



GROUND LEVEL PLAN

SCALE 1:20

PROJECT NOTES:

- 24/7 VALET PARKING WILL BE PROVIDED
- ALL SIGNAGE WILL BE UNDER SEPARATE PERMIT AND COMPLY WITH ZONING AND LAND DEVELOPMENT REGULATIONS
- MAXIMUM FOOT-CANDLE AT ALL PROPERTY LINES ADJACENT TO RESIDENTIAL ZONING WILL BE 5 IN THIS PROJECT
- THE PROJECT SHALL ENGAGE BUILDING CONSULTANT (DR. JENNIFER LANGUILL) AND SHALL MEET THE STANDARDS OF THE FLORIDA GREEN BUILDING COALITION GREEN HIGHRISE STATUS
- PROVISIONS FOR RECYCLING WILL BE INCLUDED
- PROJECT SHALL BE IN COMPLIANCE WITH THE TURTLE LIGHTING ORDINANCE
- PROJECT SHALL BE IN COMPLIANCE WITH THE CITY OF HOLLYWOOD DEFINITION OF HOTEL/CONDO WHERE APPLICABLE

FLOOD PROTECTION NOTES:

- THE BOTTOM OF THE LOWEST HORIZONTAL STRUCTURAL MEMBER TO BE PLACED AT 6'-0" NGVD
- ALL MECHANICAL AND ELECTRICAL EQUIPMENT INCLUDING CONDENSERS, VENTILATION FANS AND ELEVATOR COMPONENTS TO BE PLACED ABOVE THE LOWEST HORIZONTAL MEMBER
- ALL VERTICAL COMPONENTS BELOW 6'-0" NGVD SHALL BE BREAKAWAY CONSTRUCTION IN EVENT OF STORM SURGE

MODIFICATIONS TO EXISTING APPROVED PD:

- REDUCE PARKING SPACE DEPTH FROM 19' TO 18'
- ALLOW TANDEM TO COUNT TOWARD TOTAL PARKING
- ALLOW THE USE OF PARKING LIFTS

PRELIMINARY DESIGN FOR:

4000 Ocean

4000 SOUTH OCEAN DRIVE, HOLLYWOOD, FL 33019

COHEN • FREEDMAN • ENCINOSA & ASSOC.

Architects, PA

8085 N.W. 155th Street Miami Lakes, Florida 33016 305-826-3999

















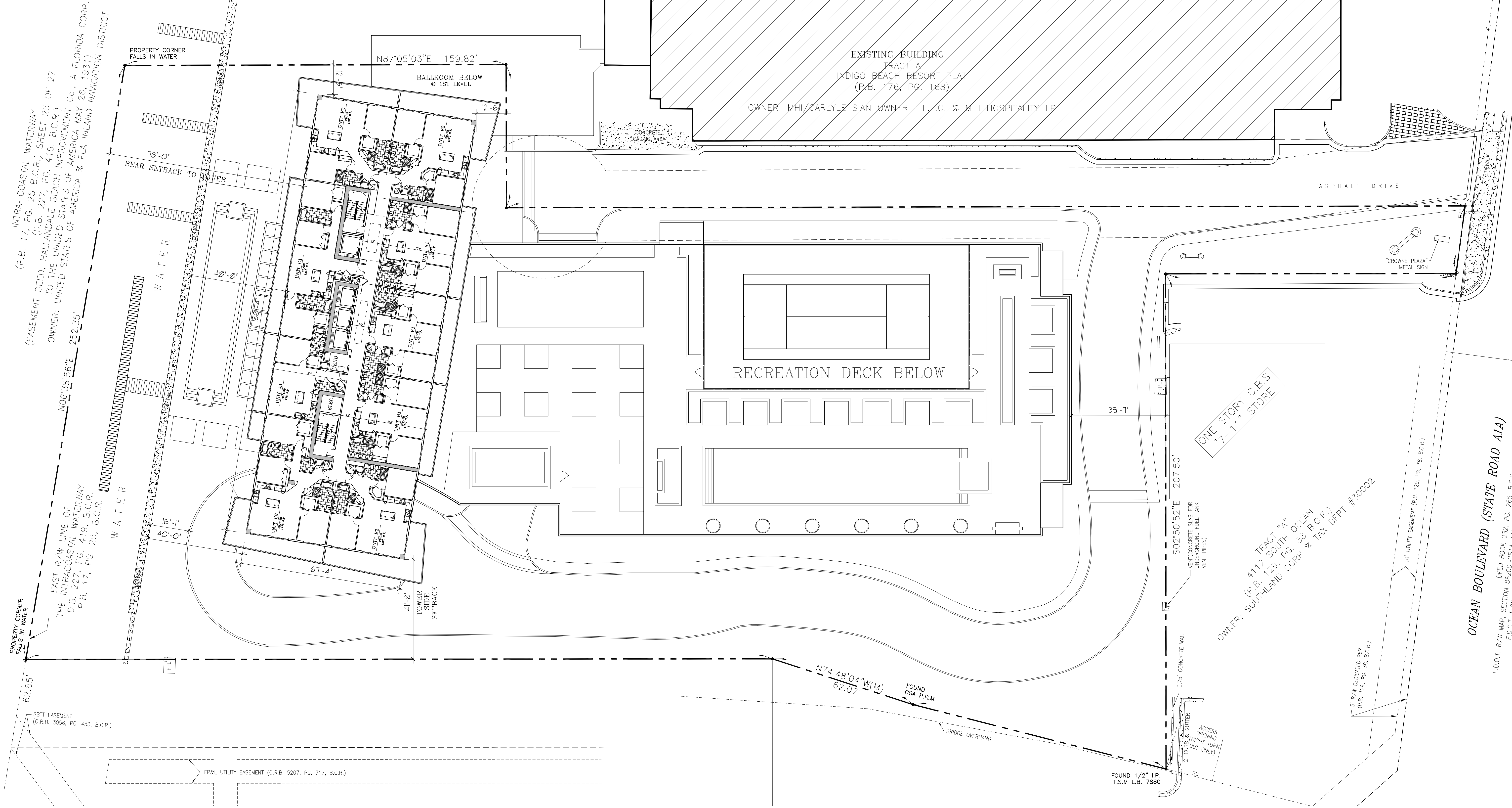












INTRA-COASTAL WATERWAY  
(D.B. 227, PG. 419, B.C.R.) SHEET 25 OF 27  
OWNER: UNITED STATES OF AMERICA % A FLORIDA CORP.  
% FLA INLAND NAVIGATION DISTRICT

EAST R/W LINE OF  
THE INTRACOASTAL WATERWAY  
P.B. 17, PG. 419, B.C.R.  
P.B. 17, PG. 25, B.C.R.

PROPERTY CORNER  
FALLS IN WATER

PROPERTY CORNER  
FALLS IN WATER

78'-0"

REAR SETBACK TO TOWER

WATER

40'-0"

WATER

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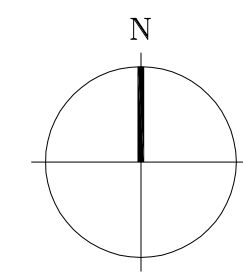
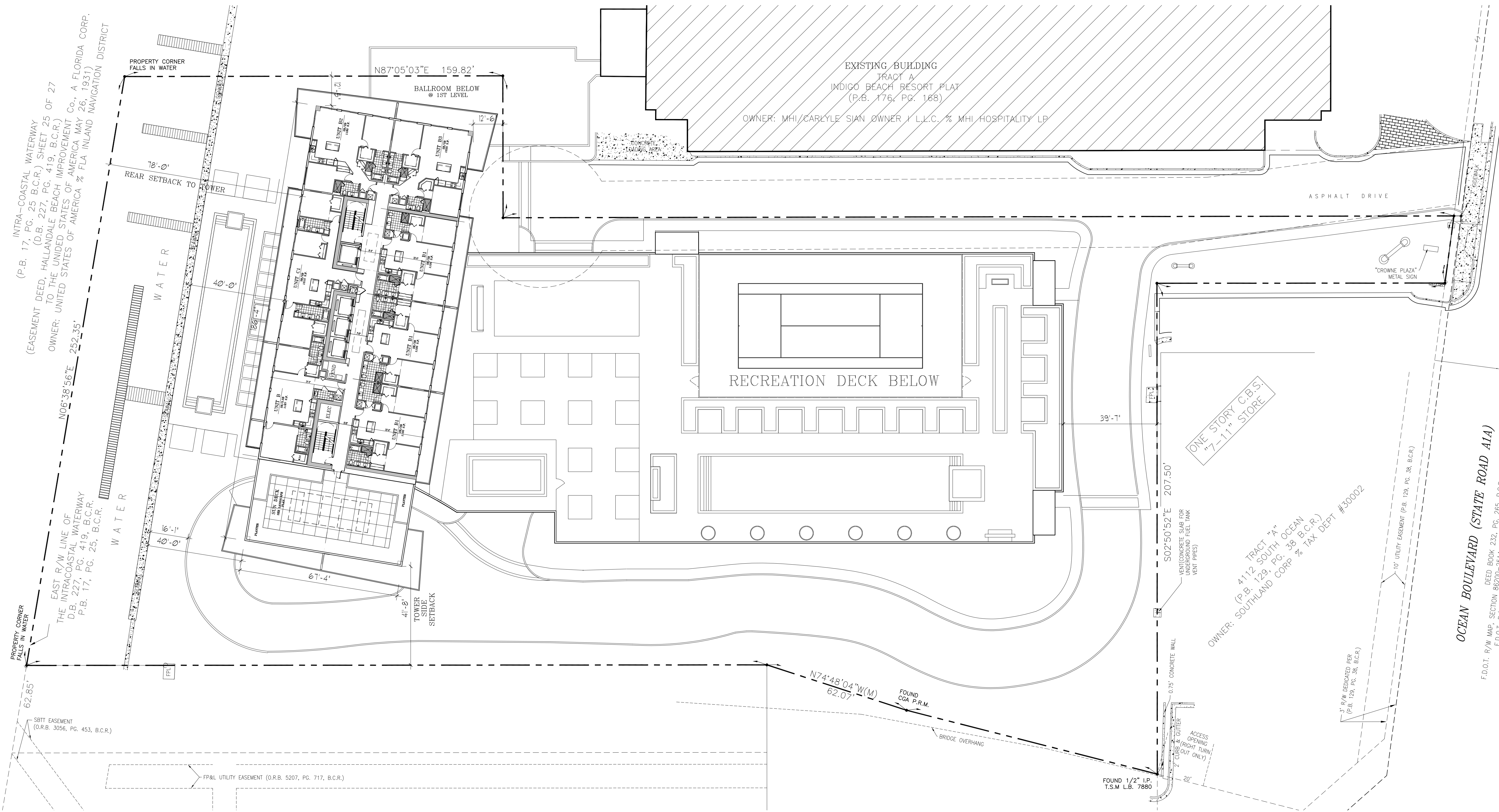
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# 41st LEVEL PLAN

CONDOMINIUM LEVEL

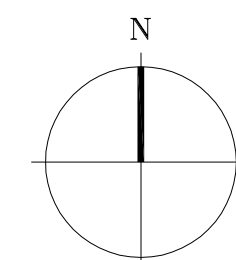
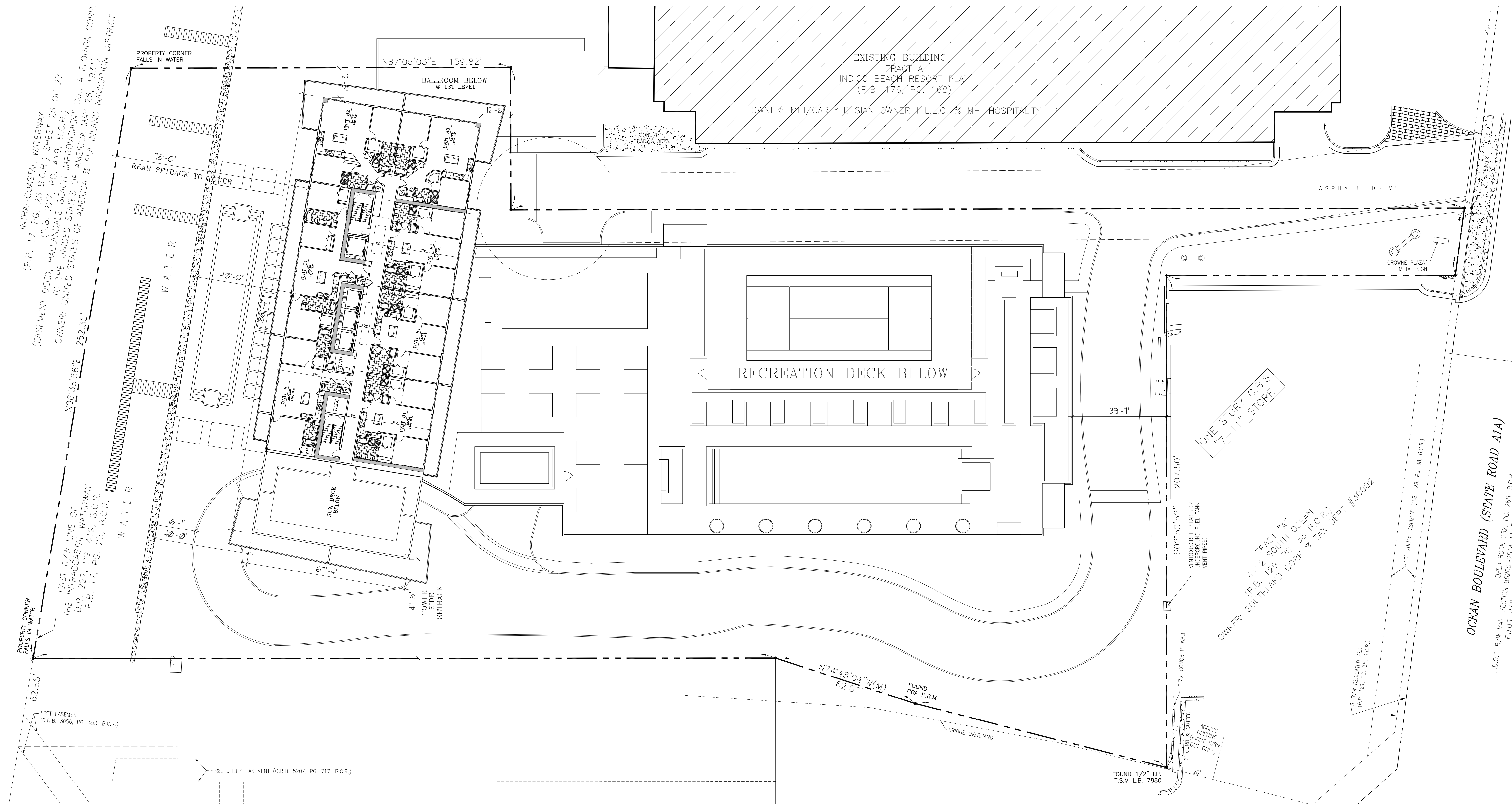
SCALE 1:20

PRELIMINARY DESIGN FOR:  
**4000 Ocean**  
4000 SOUTH OCEAN DRIVE, HOLLYWOOD, FL 33019

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

<b>revisions:</b>	
MEETING DATES:	AUGUST 18, 2014
CITY MANHOLES:	
EXISTING SCHEDULE:	
PRELIMINARY TAG:	OCTOBER 6, 2014
FINAL TAG:	
PLANNING AND	
DEVELOPMENT BOARD	
CITY COMMISSIONER	
BOYDARD COUNTY	
BOYDARD COUNTY	
COMMISSIONER	
COMMISSIONER	
drawn by: LF/SP/ED	
date: 11/17/2014	
sheet no: <b>A2.8</b>	
project: 3215	





## 42nd LEVEL PLAN

CONDOMINIUM LEVEL

SCALE 1:20

PRELIMINARY DESIGN FOR:

## 4000 Ocean

4000 SOUTH OCEAN DRIVE, HOLLYWOOD, FL 33019

COHEN • FREEDMAN • ENCINOSA &amp; ASSOC.

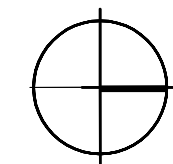
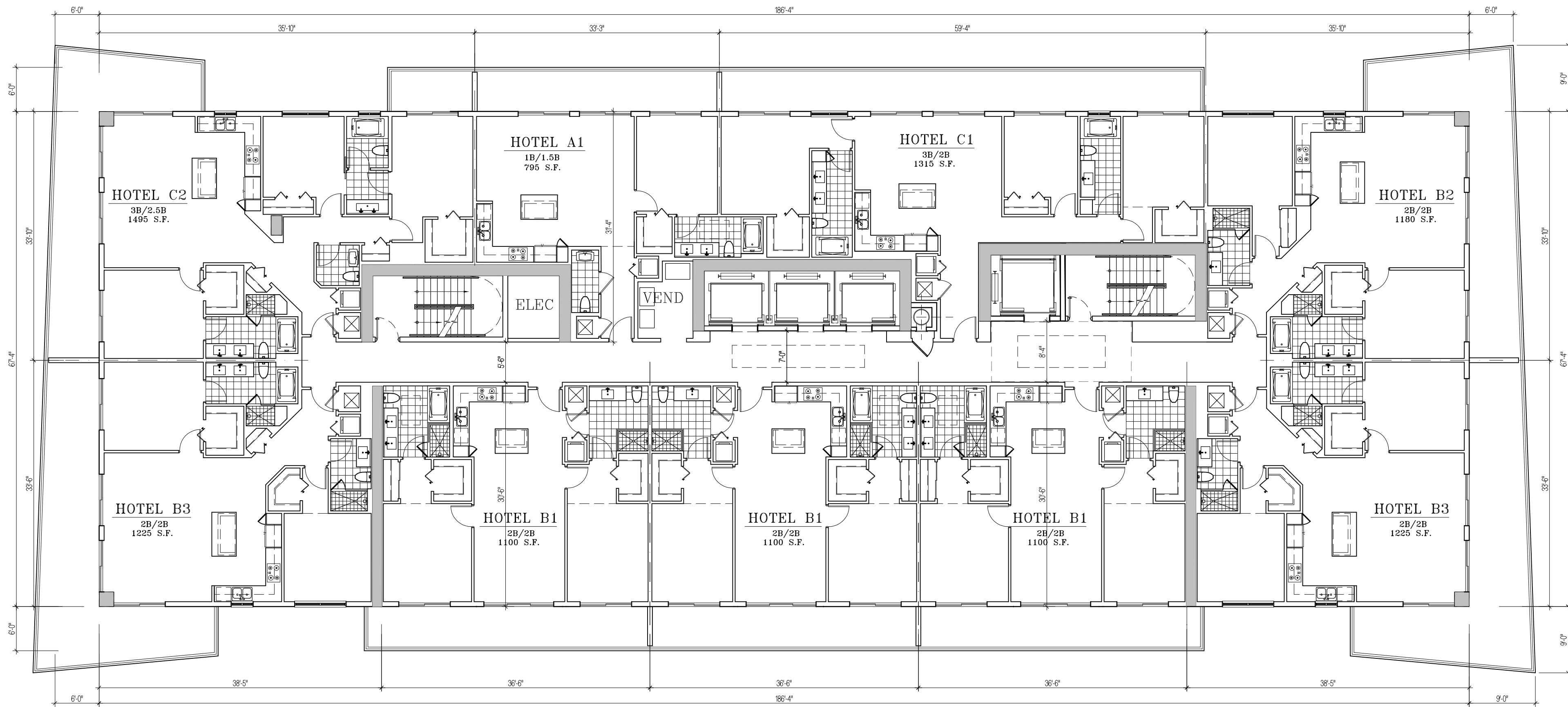
Architects, PA

8085 N.W. 155th Street      Miami Lakes, Florida      33016      305 826 3999

<b>revisions:</b>	
<u>MEETING DATES:</u>	
CITY MANAGERS ECONOMIC DEVELOPMENT	AUGUST 28, 2014
PRELIMINARY TAC	OCTOBER 6, 2014
FINAL TAC	
PLANNING AND DEVELOPMENT BOARD	
CITY COMMISSION	
BROWARD COUNTY PLANNING COUNCIL	
FINAL CITY COMMISSION	
BROWARD COUNTY COMMISSION	

drawn by:  
LF/SP/PD  
date:  
11/17/2014  
sheet no:  
**A2.9**  
project:  
3215

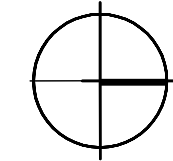
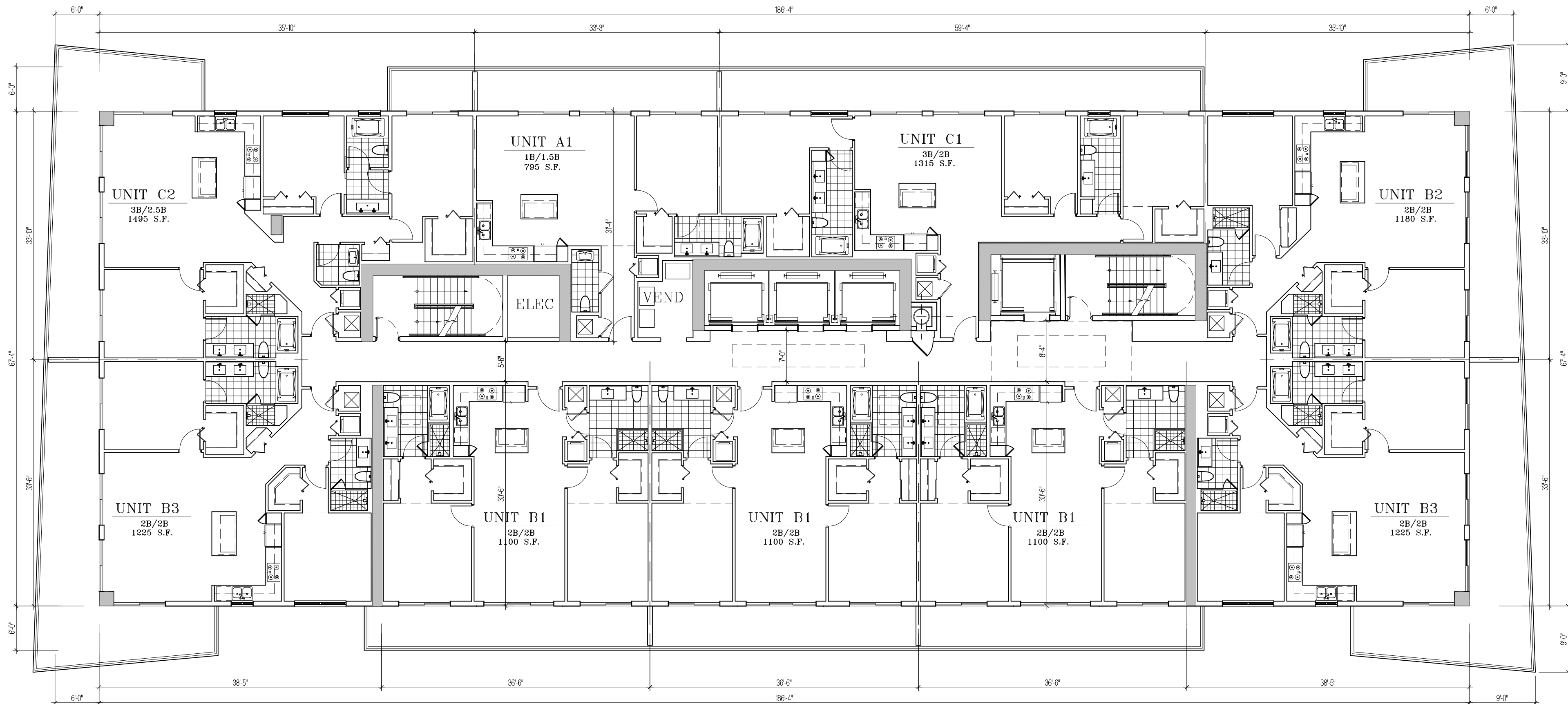




### TYPICAL HOTEL ROOM LEVEL

6th-33rd LVL 3/32" SCALE

NOTE: ALL FLOORS BELOW 6th LEVEL ARE HOTEL LEVELS



### TYPICAL CONDOMINIUM LVL

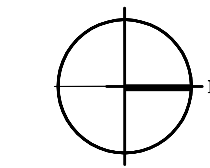
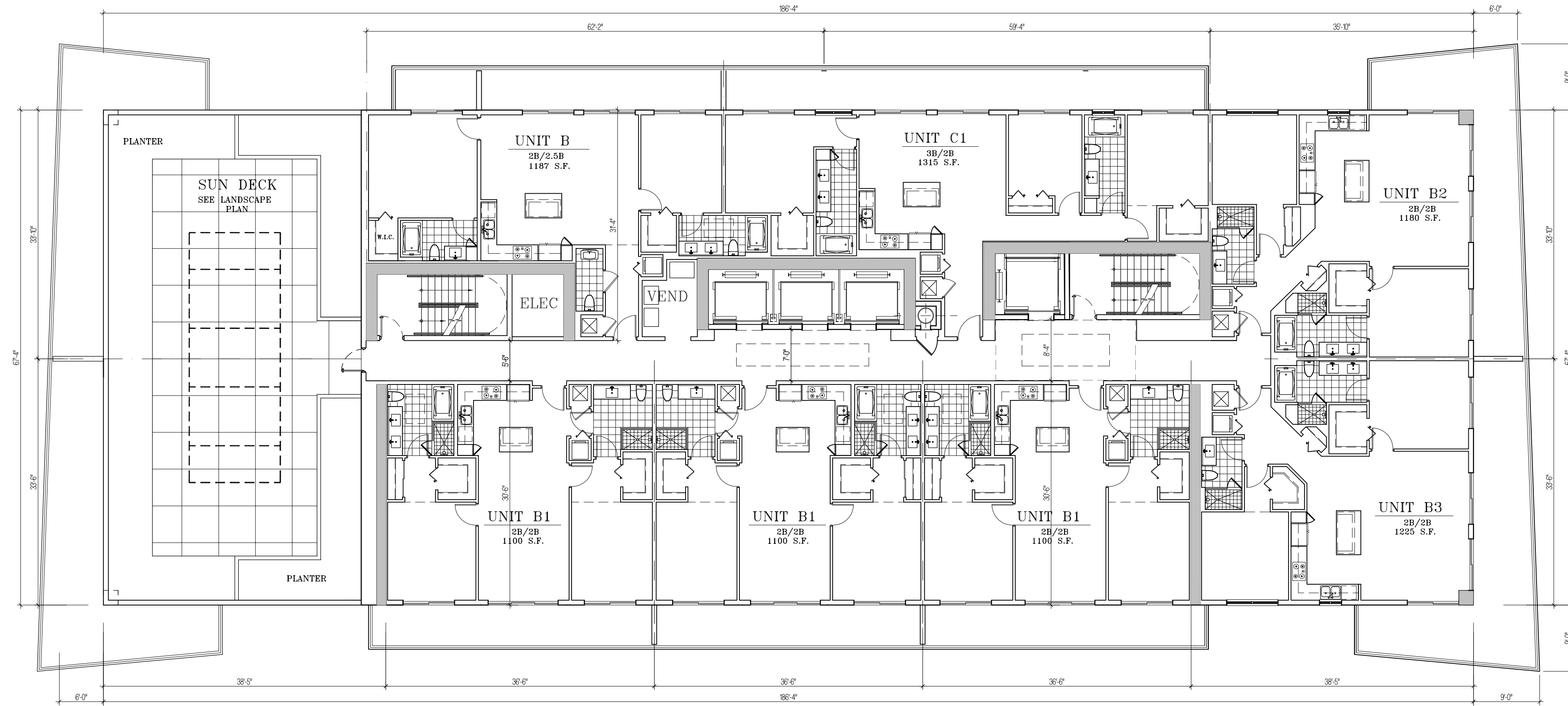
34th-40th LVL 3/32" SCALE

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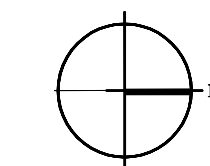
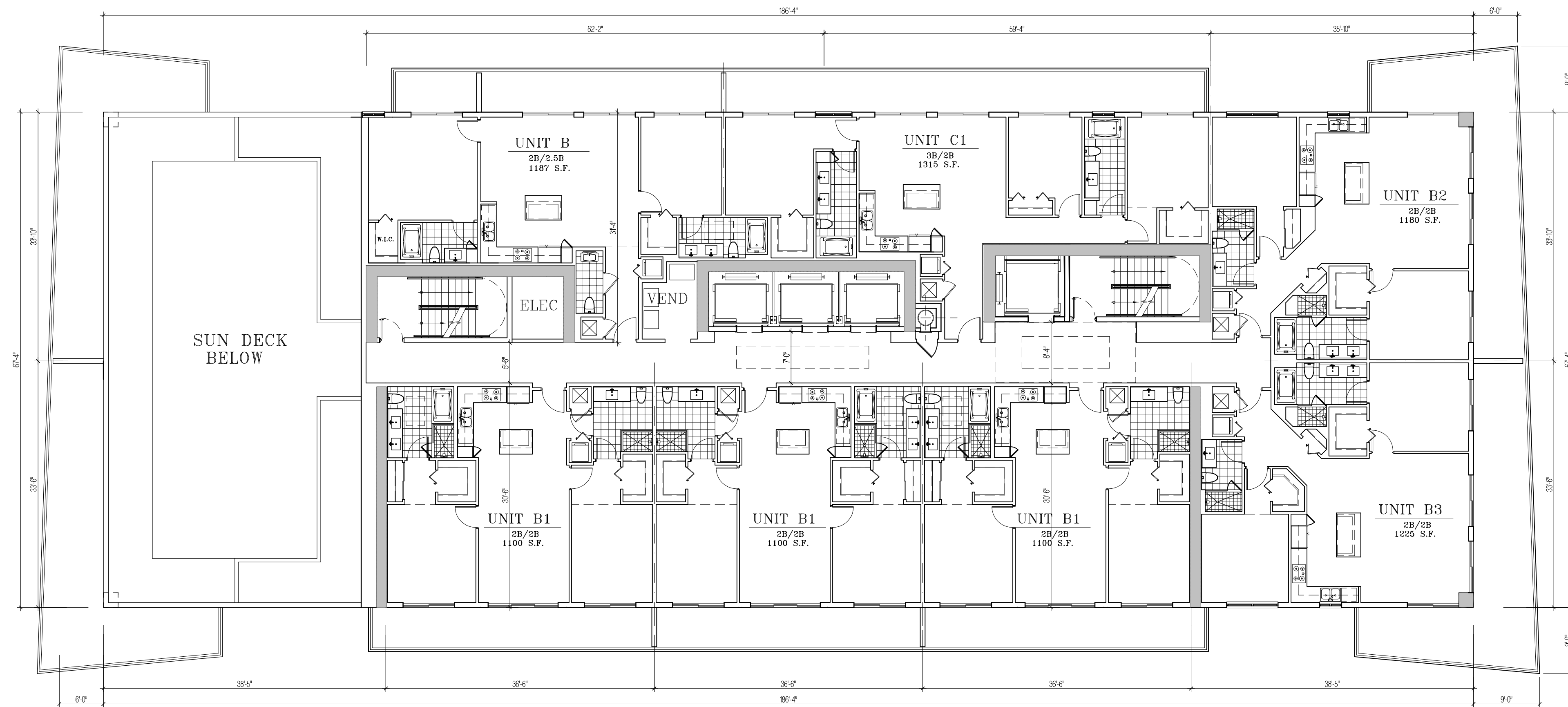
PRELIMINARY DESIGN FOR:  
**4000 Ocean**  
4000 SOUTH OCEAN DRIVE, HOLLYWOOD, FL 33019

<b>revisions:</b>	
MEETING DATES:	
CITY MANAGER:	AUGUST 28, 2014
PLANNING AND ZONING BOARD:	
PRELIMINARY TAC:	OCTOBER 6, 2014
FINAL TAC:	
CITY COMMISSION:	
PLANNING AND ZONING BOARD:	
FINAL CITY COMMISSION:	
drawn by:	LF/SP/FP
date:	11/17/2014
sheet no:	A3.0
project:	3215





41st LEVEL  
CONDOMINIUM 3/32" SCALE



42nd LEVEL  
CONDOMINIUM 3/32" SCALE

COHEN • FREEDMAN • ENCINOSA & ASSOC.  
Architects, PA

8085 N.W. 155th Street Miami Lakes, Florida 33016 305-826-3999

PRELIMINARY DESIGN FOR:  
4000 Ocean  
4000 SOUTH OCEAN DRIVE, HOLLYWOOD, FL 33019

revisions:  
MEETING DATES: CITY MANHATTAN: AUGUST 28, 2014  
KONINK ARCHITECTS: PRELIMINARY SAC: OCTOBER 6, 2014  
FINAL TO: PLANNING AND ZONING BOARD  
CITY COMMISSIONER: MIAMI-DADE COUNTY  
PLANNING BOARD  
FINAL CITY COMMISSIONER: MIAMI-DADE COUNTY COMMISSIONER

drawn by: LF/SP/ED

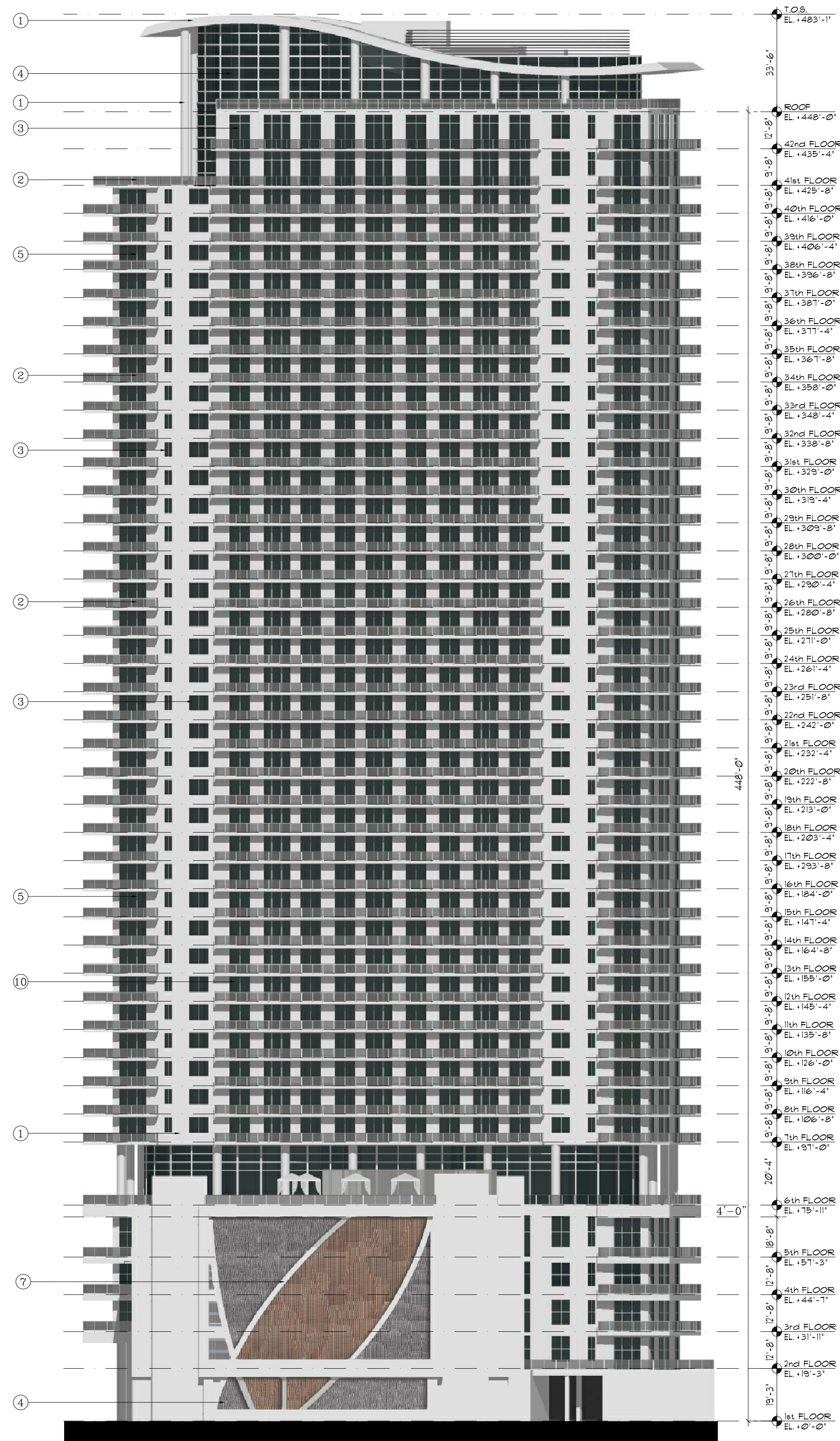
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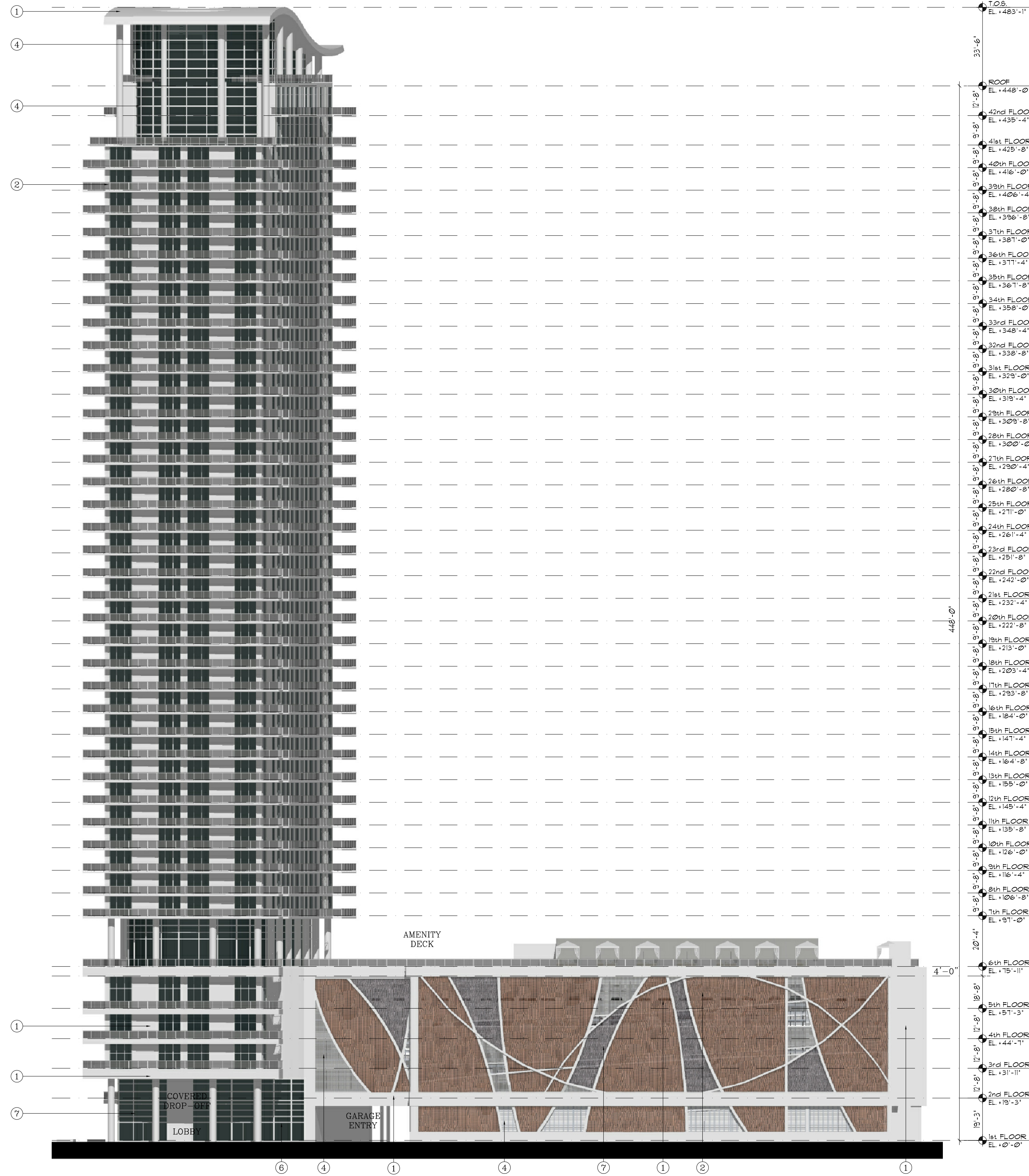
A3.1

project: 3215





EAST ELEVATION



SOUTH ELEVATION

ELEVATION KEY NOTES

- SMOOTH STUCCO FINISH
- ALUMINUM GLASS RAILING  
ESP FINISH
- TINTED GLASS WINDOW IN  
ALUM. FRAME ESP. FIN.
- ALUM. LOUVERS
- TINTED SLIDING GLASS DOOR  
IN ALUM FRAME (ESP FIN)
- CLEAR STOREFRONT GLASS  
IN ALUM. FRAME (ESP FIN)
- ARCHITECTURAL SCREENING  
SEE DETAIL (SHEET A5.0)

PRELIMINARY DESIGN FOR:

4000 Ocean

4000 SOUTH OCEAN DRIVE, HOLLYWOOD, FL 33019

COHEN • FREEDMAN • ENCINOSA & ASSOC.

Architects, PA

8085 N.W. 155th Street Miami Lakes, Florida 33016 305-826-3999

MEETING DATES: CITY MANAGER: AUGUST 28, 2014  
PLANNING BOARD: OCTOBER 6, 2014  
PLANNING AND ZONING BOARD: OCTOBER 6, 2014  
CITY COMMISSION: OCTOBER 6, 2014  
PLANNING AND ZONING BOARD: OCTOBER 6, 2014  
CITY COMMISSION: OCTOBER 6, 2014

drawn by: LF/SP/ED

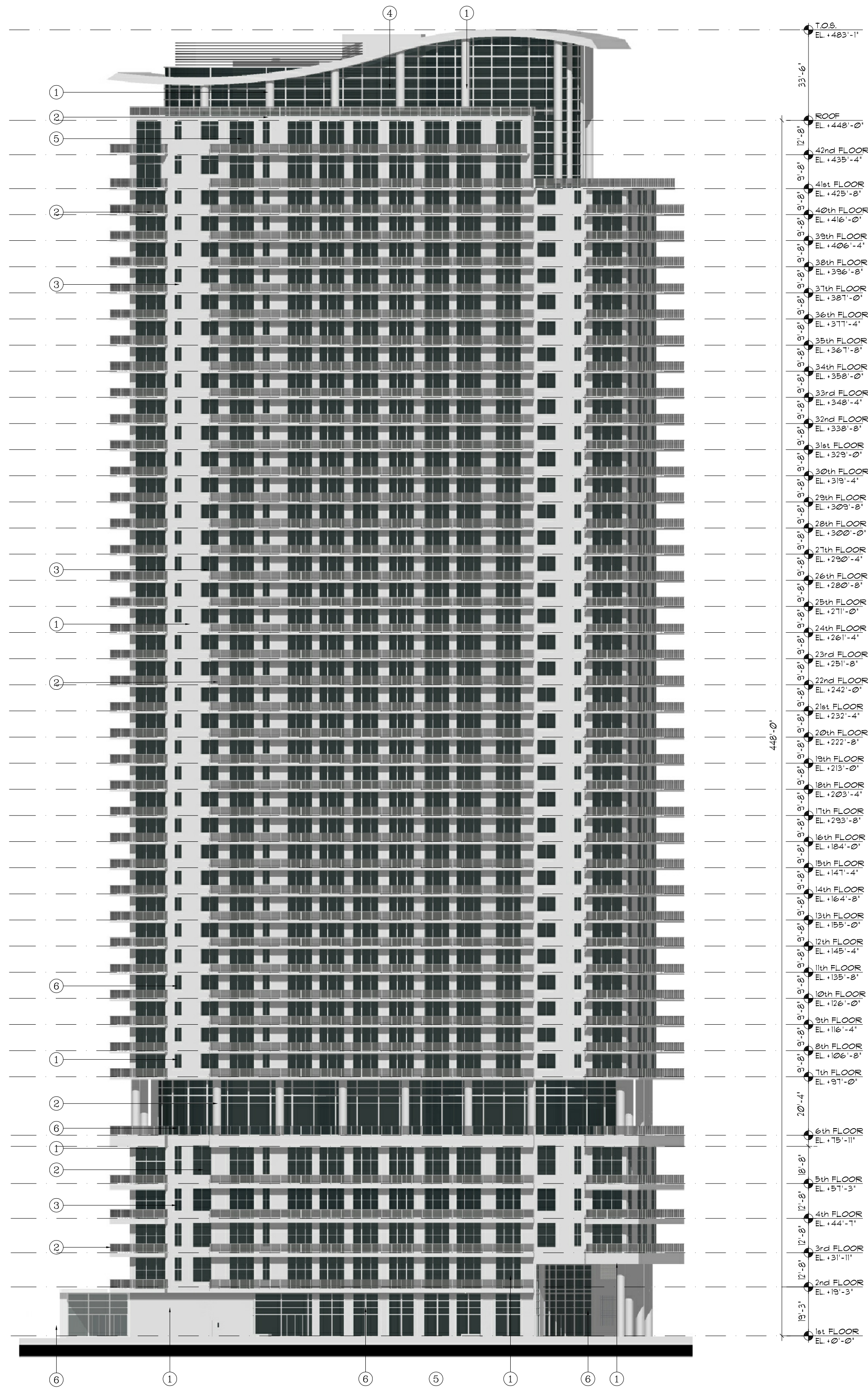
date: 11/17/2014

sheet no:

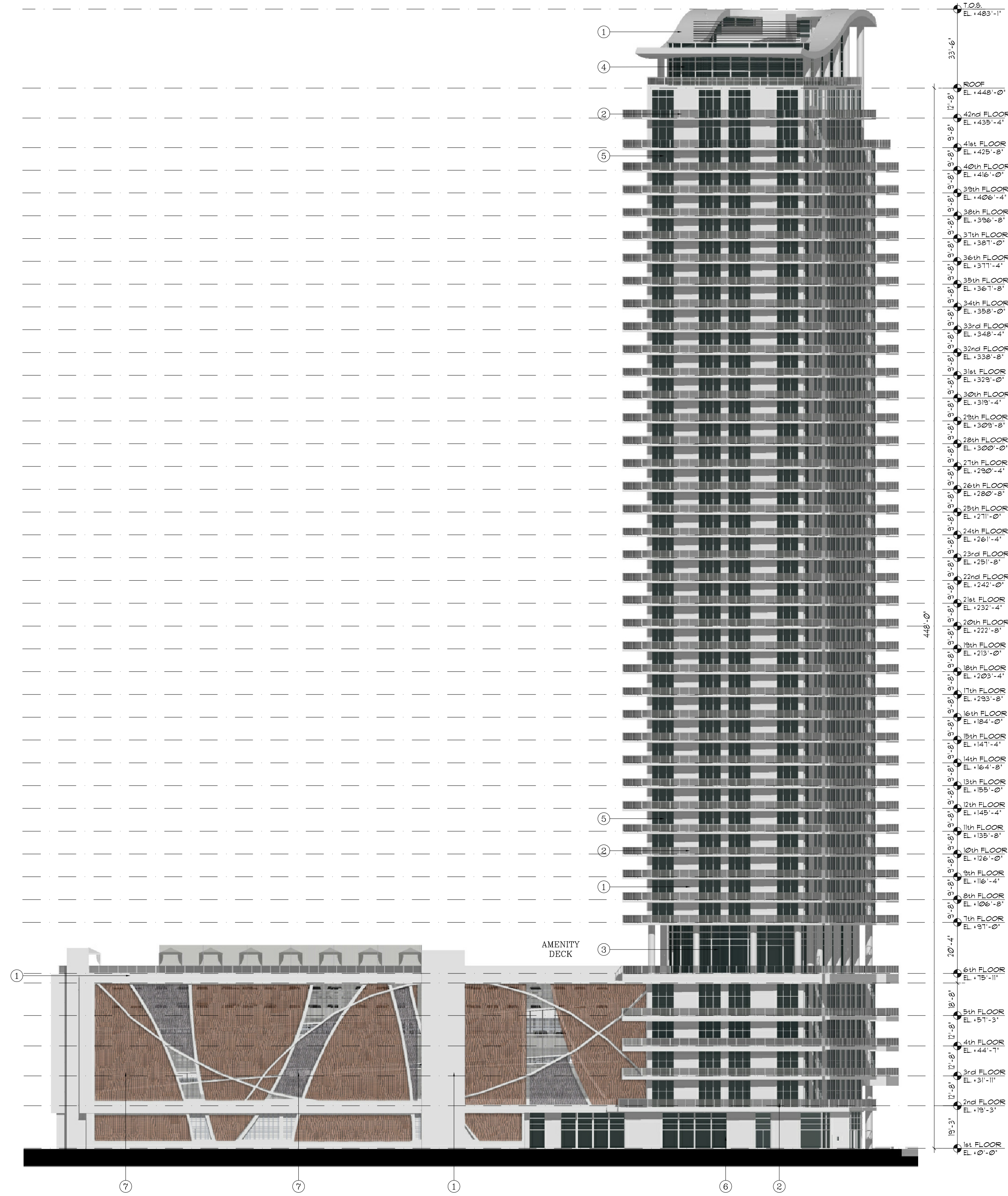
A4.0

project: 3215





WEST ELEVATION



NORTH ELEVATION

ELEVATION KEY NOTES

1. SMOOTH STUCCO FINISH
2. ALUMINUM GLASS RAILING  
ESP FINISH
3. TINTED GLASS WINDOW IN  
ALUM. FRAME ESP. FIN.
4. ALUM. LOUVERS
5. TINTED SLIDING GLASS DOOR  
IN ALUM FRAME (ESP FIN)
6. CLEAR STOREFRONT GLASS  
IN ALUM. FRAME (ESP FIN)
7. ARCHITECTURAL SCREENING  
SEE DETAIL (SHEET A5.0)

PRELIMINARY DESIGN FOR:

4000 Ocean

4000 SOUTH OCEAN DRIVE, HOLLYWOOD, FL 33019

revision:  
MEETING DATES:  
CITY MANHOOD: 11/17/2014  
PLANNING BOARD: 11/17/2014  
CITY COMMISSION: 11/17/2014  
PLANNING AND  
ZONING BOARD: 11/17/2014  
CITY COMMISSION: 11/17/2014  
PLANNING AND  
ZONING BOARD: 11/17/2014  
CITY COMMISSION: 11/17/2014

drawn by: LF/SP/PD

date: 11/17/2014

sheet no:

A4.1

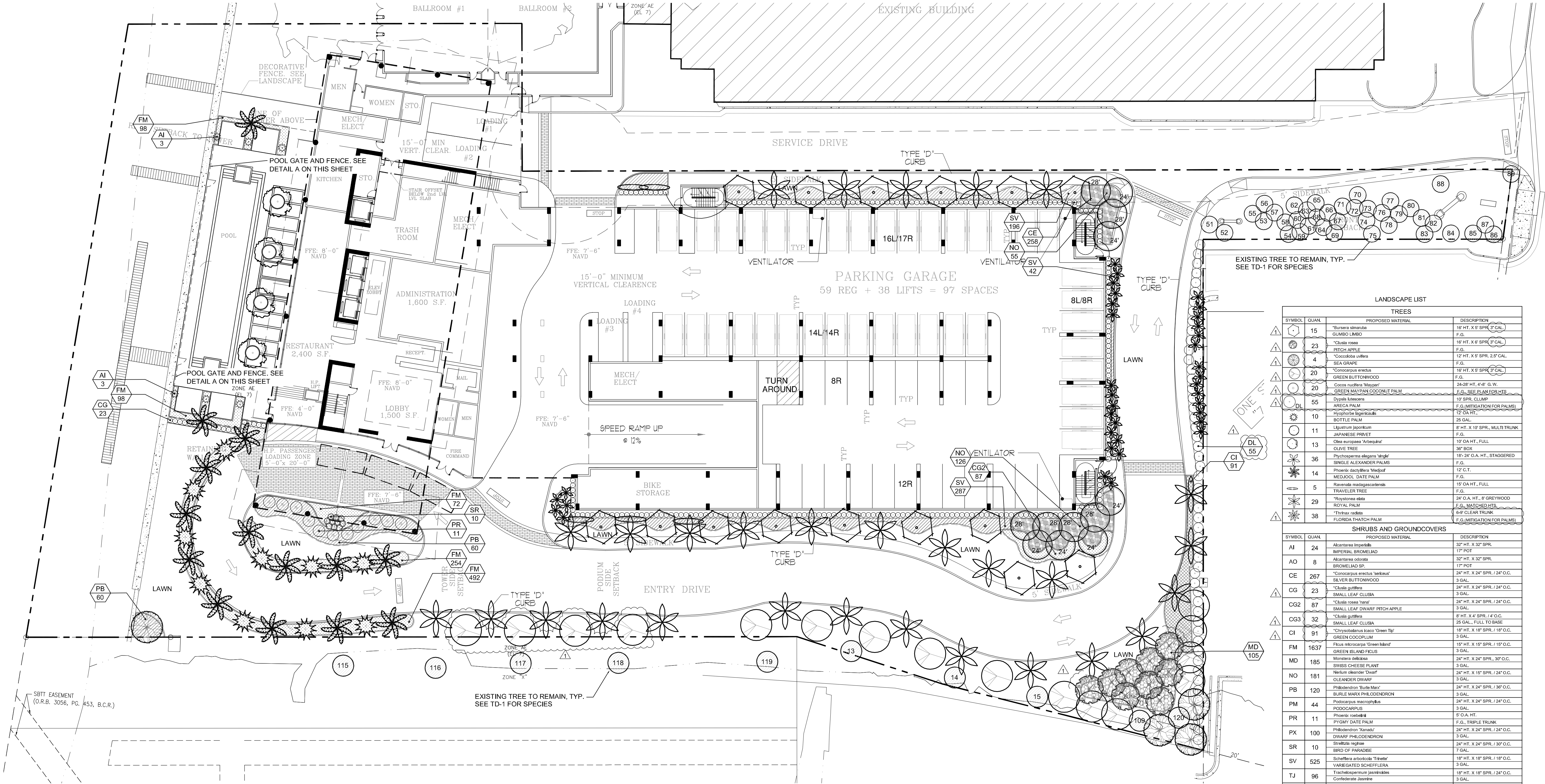
project: 3215

COHEN • FREEDMAN • ENCINOSA & ASSOC.

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8085 N.W. 155th Street Miami Lakes, Florida 33016 305-826-3999



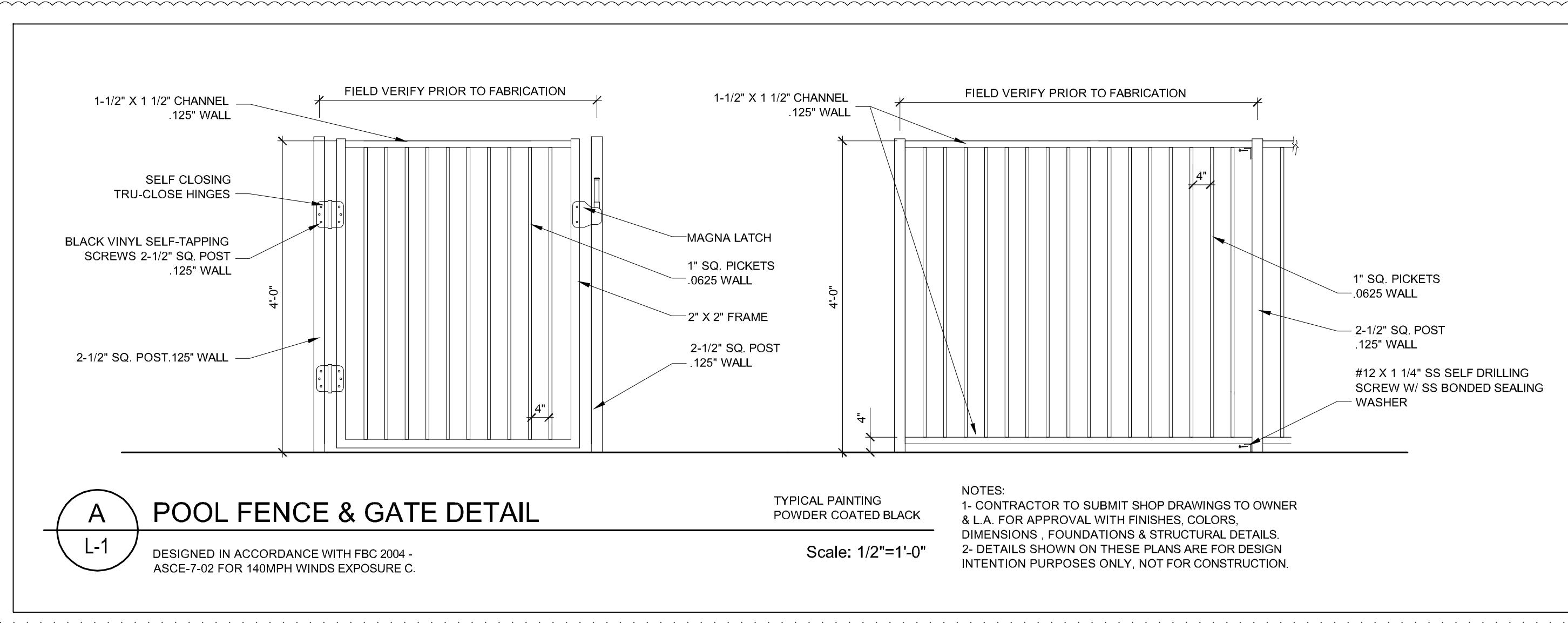


LOBBY/ GROUND FLOOR LANDSCAPE PLAN

Scale: 1"=20'-0"

SHEET INDEX:

- L-1 GROUND LEVEL LANDSCAPE PLAN
- L-1A GROUND LEVEL PHASE 3 LANDSCAPE PLAN
- L-2 LEVEL 5 AMENITY LANDSCAPE PLAN
- L-3 LEVEL 41 AMENITY LANDSCAPE PLAN
- L-4 LANDSCAPE DETAILS
- TD-1 TREE DISPOSITION PLAN
- TD-1 TREE DISPOSITION PLAN PHASE 3



LANDSCAPE LIST		
TREES		
SYMBOL	QUAN.	PROPOSED MATERIAL
AI	15	Bursaria sinensis
AO	23	Clusia rosea
CE	4	PITCH APPLE
CG	20	Yucca elata
CG	20	SEA GRAPE
CG	20	Conocarpus erectus
CG	20	GREEN BUTTWOOD
CG	20	Green nolina 'Nagay'
CG	20	GREEN MAYPAN COCONUT PALM
CG	55	Dyala lutea
CG	10	ARECA PALM
CG	11	Clusia rosea
CG	13	Clusia rosea
CG	36	Phytolacca sp.
CG	14	Phytolacca sp.
CG	5	Mediocris sp.
CG	29	Traveller tree
CG	38	Florida Thatch Palm
SHRUBS AND GROUNDCOVERS		
SYMBOL	QUAN.	PROPOSED MATERIAL
AI	24	Alcantarea imperialis
AO	8	Alcantarea imperialis
CE	267	Clusia rosea
CG	23	Clusia rosea
CG	87	Clusia rosea
CG	32	Clusia rosea
CG	91	Clusia rosea
FM	1637	Clusia rosea
MD	185	Clusia rosea
NO	181	Clusia rosea
PB	120	Clusia rosea
PM	44	Clusia rosea
PR	11	Clusia rosea
PX	100	Clusia rosea
SR	10	Clusia rosea
SV	525	Clusia rosea
TJ	96	Clusia rosea
LAWN		Stenotaphrum secundatum

LANDSCAPE LEGEND		
CITY OF HOLLYWOOD		
ZONE DISTRICT: PD		
Permitted Landscape area 19,176 sq. ft.		
Street Tree distance 50 linear feet		
TREES:	REQ.	PROV.
A. No. trees required per previous landscape area	20	100
B. Percentage palms allowed	12	45
C. Street trees (maximum spacing 50' o.c.)	N/A	N/A
D. Parking Buffer trees (maximum spacing 20' o.c.)	26	28
E. Total Trees Required	46	136
F. Percentage Native Required	28	69
G. Total Native Required	175	267
H. Total Stripes Provided		2,306
NOTES:		
IRRIGATION: 100% coverage as required by City of Hollywood		
Plant material will not be planted into root balls of trees and palms		
No substitutions without the approval of the City of Hollywood's Landscape Reviewer		
EXTRA PALMS ABOVE THE PALMS ALLOWED ARE ABOVE AND BEYOND CODE REQUIREMENTS COUNTED TOWARDS MITIGATION		
TOTAL TREES PROVIDED = 51 TREES = 45 (PALMS) + 6 (NON-PALMS) = 51 TREES		
MITIGATION REQUIRED: 100% TREE DBH REMOVED, 33 PALMS REMOVED, 162 DBH AND 600 8" CLEAR TRUNK PALMS		
MITIGATION BREAKDOWN	REQ.	PROV.
TREE DBH REPLACEMENT: We have 60 trees above required code. We are counting the 60 extra trees with 2" dbh towards mitigation	162 DBH	162 DBH
PALM REPLACEMENT: (66) 8" CLEAR TRUNK PALMS/2 palms required per 1 removed palm, 50 Areas and 11-9' Clear trunk Thatch Palms used as mitigation	66	66

WITKIN HULTS DESIGN GROUP

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4000 OCEAN

4000 SOUTH OCEAN DRIVE, HOLLYWOOD, FL 33019

GROUND LEVEL LANDSCAPE PLAN

Project:

Revisions:

1) 2015.04.22 TAC COMMENTS

Seal:

Lic. # LA0000889

Member: A.S.L.A.

Drawing: Ground Level Landscape Plan

Date: 10/15/2014

Scale: See Left

Drawn by: DC

Sheet No.:

Cad Id.: 2014-079

L-1