

PROJECT DEVELOPMENT + DESIGN

COMMUNITY CENTER

THE VISION - LIBRARY

The planned community center is designed to create an environment of community togetherness, where planned group activities unfold and spontaneous ones organically develop. The community center building is not only a beautiful civic beacon for the community, but also an important social hub for the surrounding neighborhood.

It consists of diverse learning and casual gathering spaces: a brightly lit space with a high ceiling combined with careful design intervention on the ceiling and floor create cozy and calm spaces. It was conceived to be a place of exploration for everyone in the neighborhood.

The library space on the ground floor houses digital and hard copy books and journals for community members to enjoy. The ground floor space also functions as a small and large flexible learning spaces for community members.

COMMUNITY CENTER VISION: EXPERIENTIAL VIDEO



You may also access the video by clicking on the QR Code



PROJECT DEVELOPMENT + DESIGN COMMUNITY CENTER

THE VISION - MEETING ROOM

The goal was to design a flexible building for a range of community activities. The event and meeting spaces open up to be one large open indoor space that situates itself behind the beautiful ocean backdrop. The area also can be divided into many different layers of spaces utilized for different uses and scale.

Flexible but formal meeting spaces are provided for neighborhood association meetings for community members or science group projects for students. The event lounge is also designed with flexibility in mind. The pre-function space can be utilized as a casual gathering place for the community when events are not held. All of the ballroom spaces can be combined for town hall meetings or divided into small event halls for fitness classes or community presentations.

The vision is to create a beautiful living room for the community - a large, ocean facing, dynamic space beloved by the community members.



PROJECT DEVELOPMENT + DESIGN COMMUNITY CENTER



PROJECT DEVELOPMENT + DESIGN

CONCEPTUAL RENDERING



PROJECT DEVELOPMENT + DESIGN

CONCEPTUAL RENDERING



**PROJECT DESIGN +
DEVELOPMENT**

COMPARABLE ANALYSIS



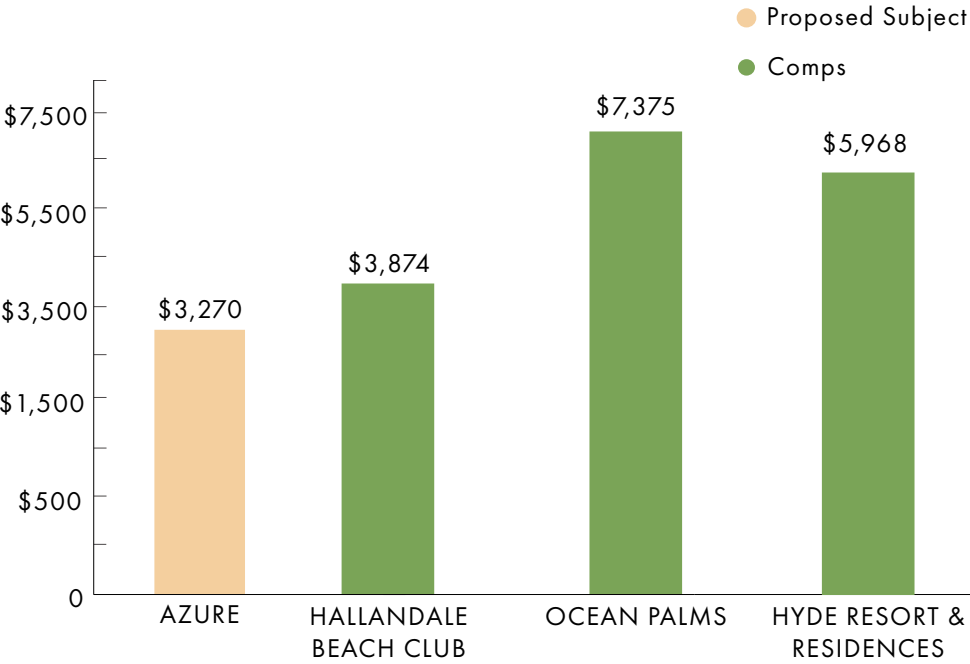
EDEN ROC / NOBU HOTEL MIAMI BEACH

PROJECT DESIGN + DEVELOPMENT



COMPARABLE ANALYSIS: MULTIFAMILY

AVERAGE MARKET RENT/ UNIT



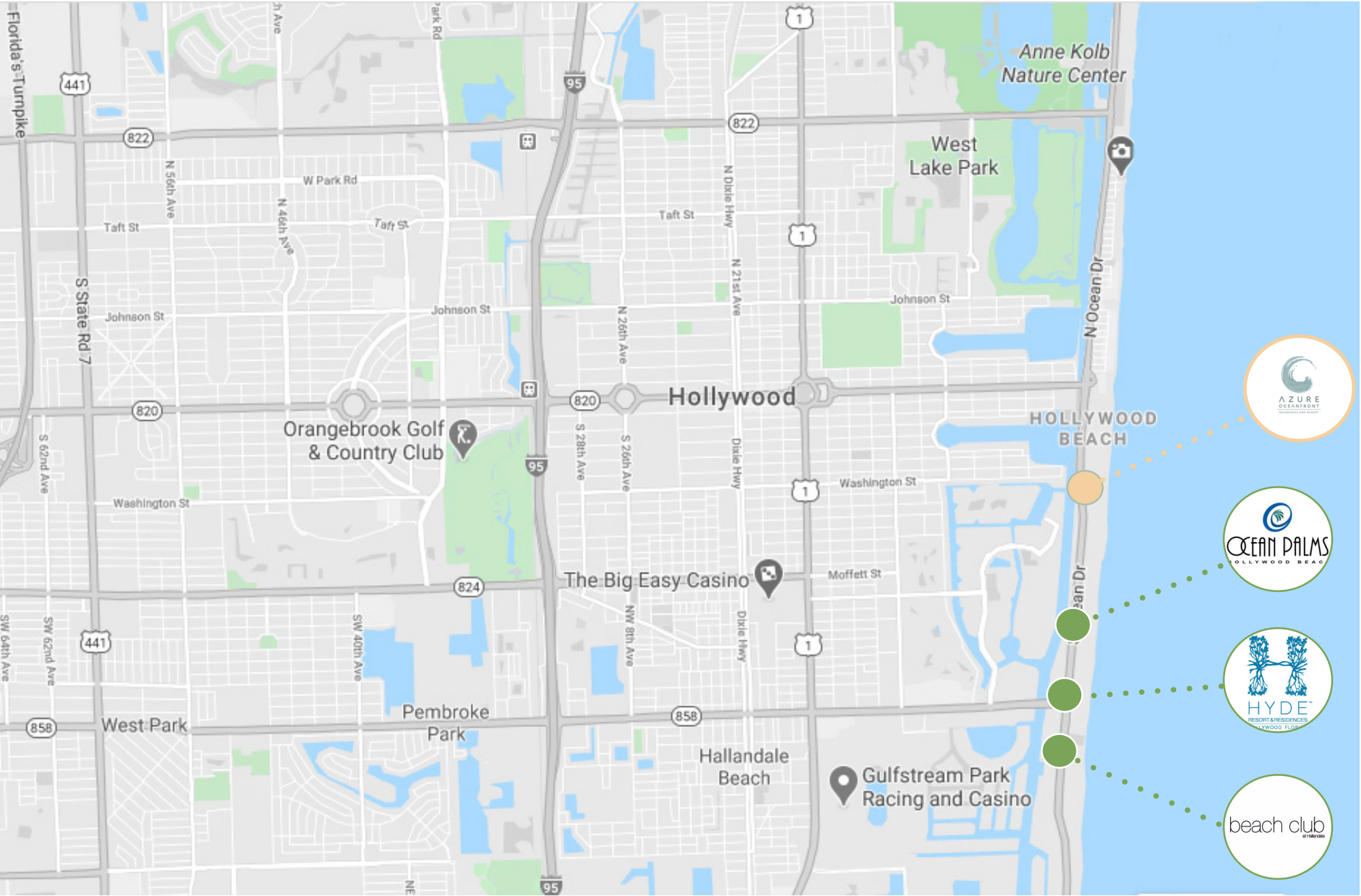
PROPERTY

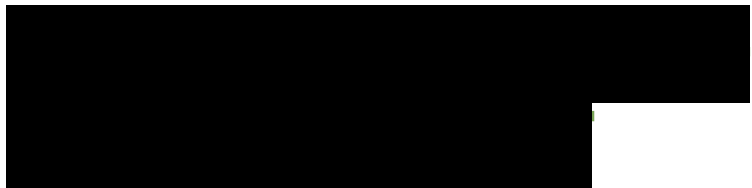
Proposed Subject: Azure
Hallandale Beach Club
Ocean Palms
Hyde Resort & Residences

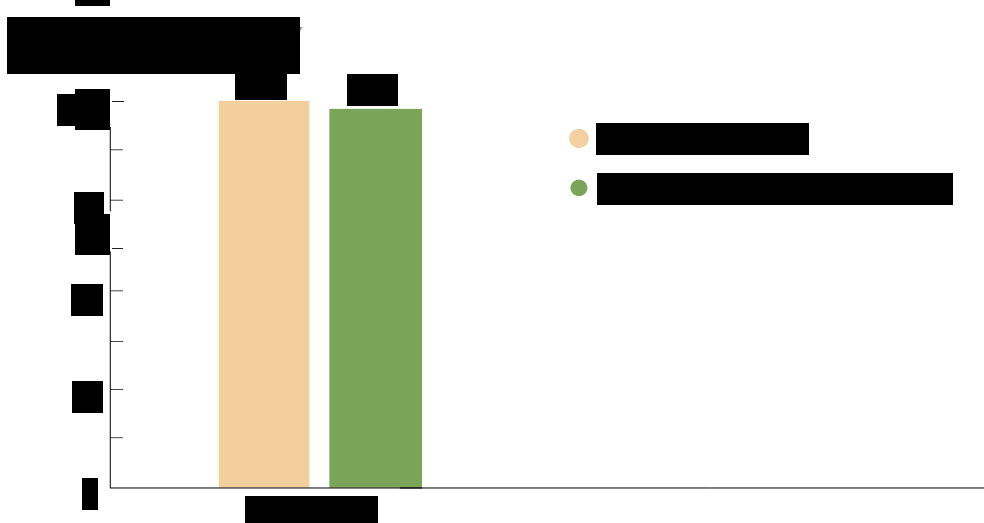
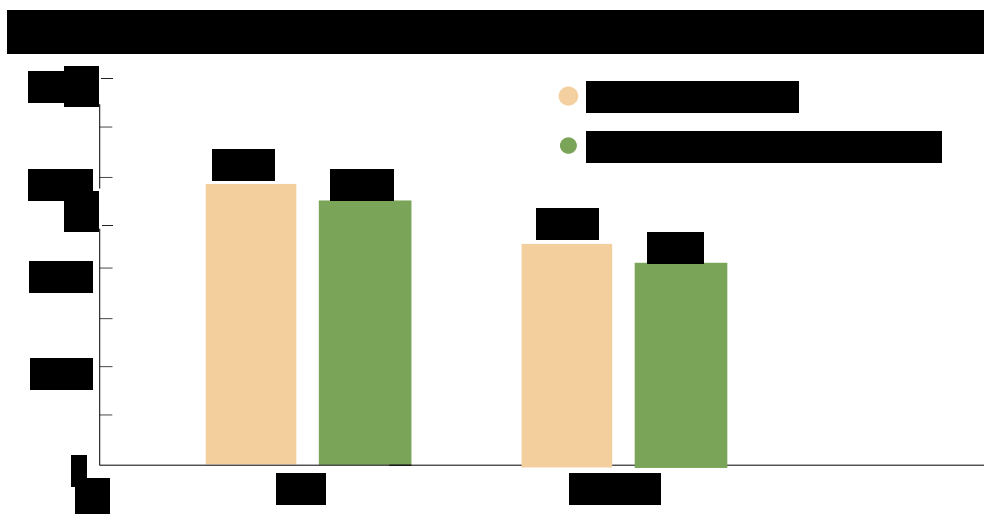
YEAR BUILT

TBD
2005
2005
2017

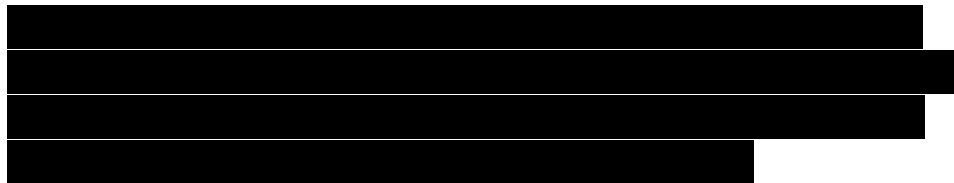
Note: Given that there are no “comparable” oceanfront multifamily developments in Miami, we are using rental units within neighboring condominium projects for our market study and conservatively projecting against those units as shown on this chart.







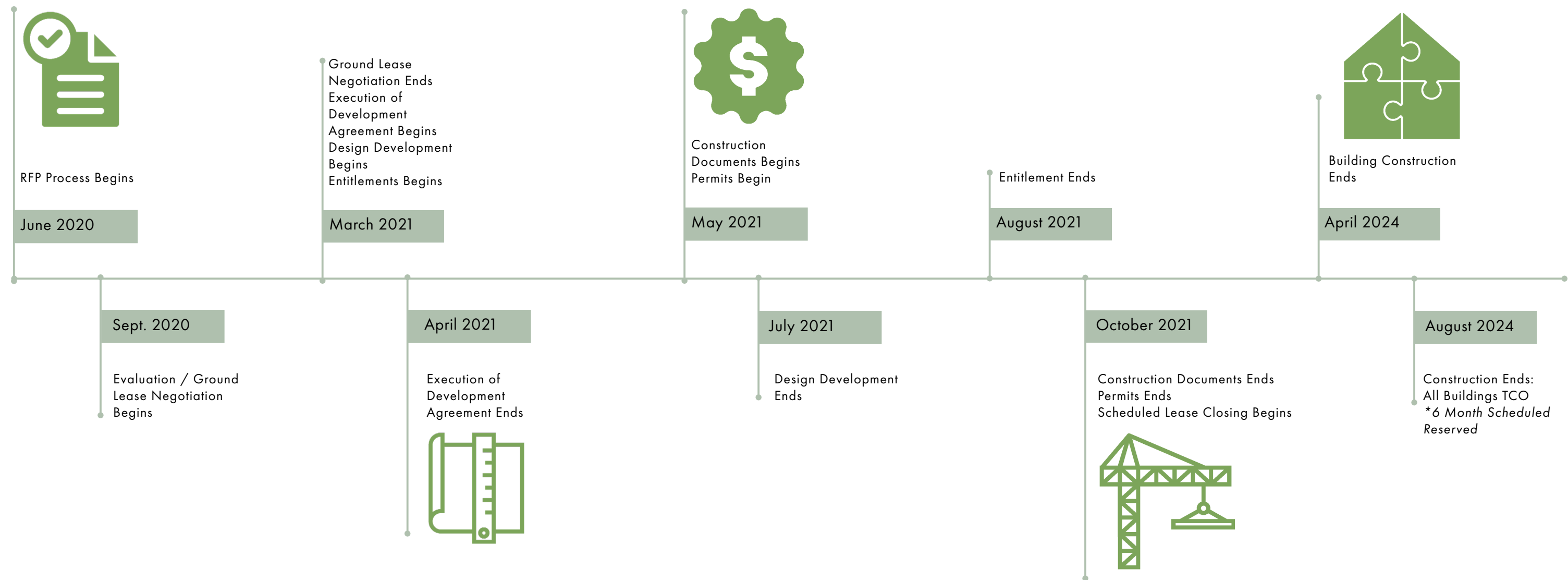
A map of the Fort Lauderdale and Hollywood area in Florida. The map shows major highways like I-95, I-595, and US-1. Key landmarks include Fort Lauderdale Beach, Fort Lauderdale International Airport, Dania Beach, and Hollywood Beach Boardwalk. Five hotels are highlighted with circular callouts: Delican Grand Beach Resort (top right), Hilton (middle right), Marriott (bottom right), Margaritaville Beach Resort (bottom right), and Azure Oceanfront (bottom right). A dotted line connects these five hotels along the coastline.



PROJECT DESIGN + DEVELOPMENT



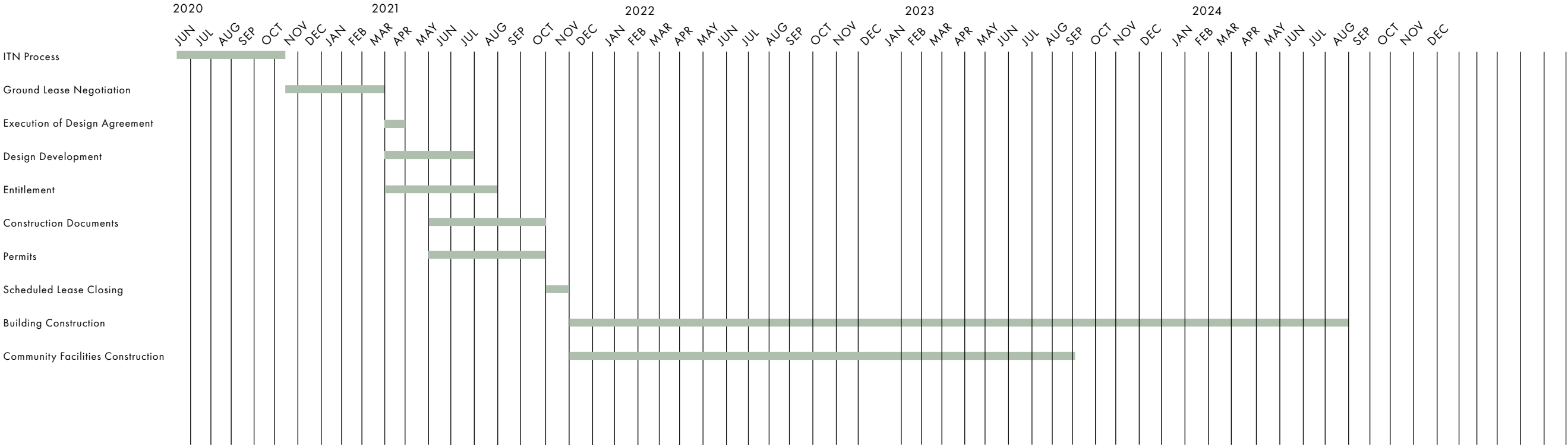
PROJECT TIMELINE SUMMARY



PROJECT DESIGN + DEVELOPMENT



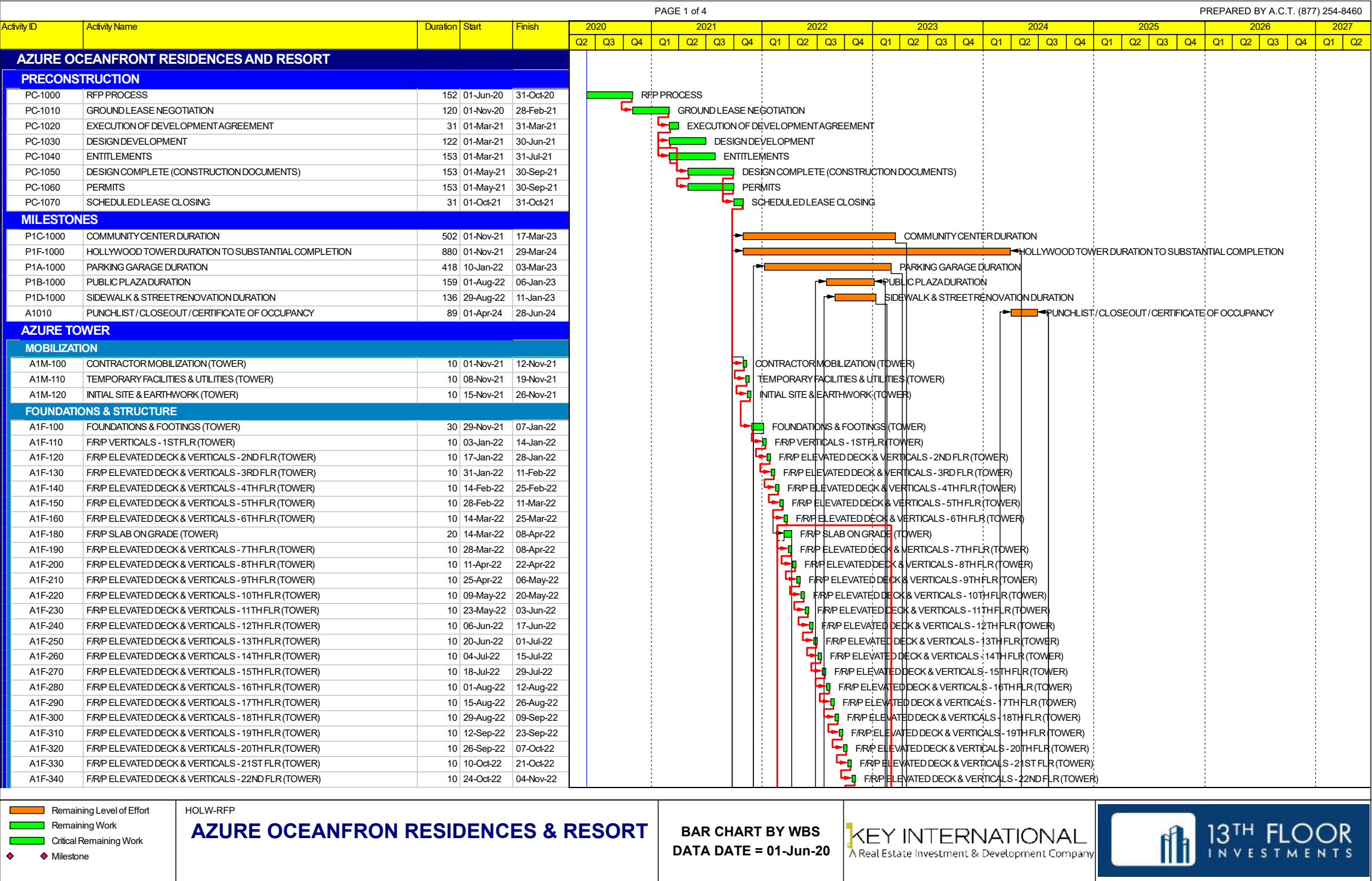
PROJECT TIMELINE SUMMARY



PROJECT DESIGN + DEVELOPMENT



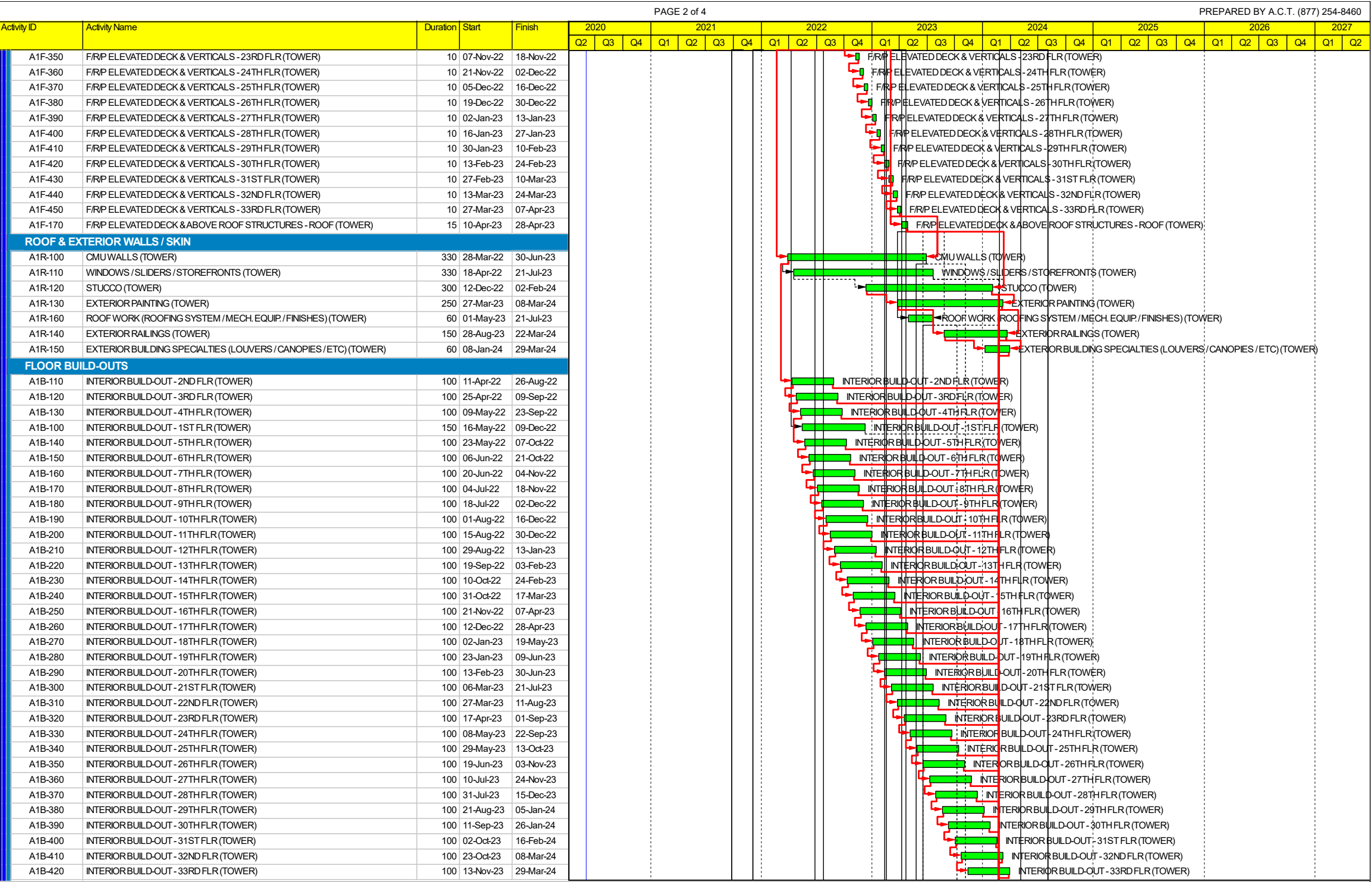
CONSTRUCTION TIMELINE



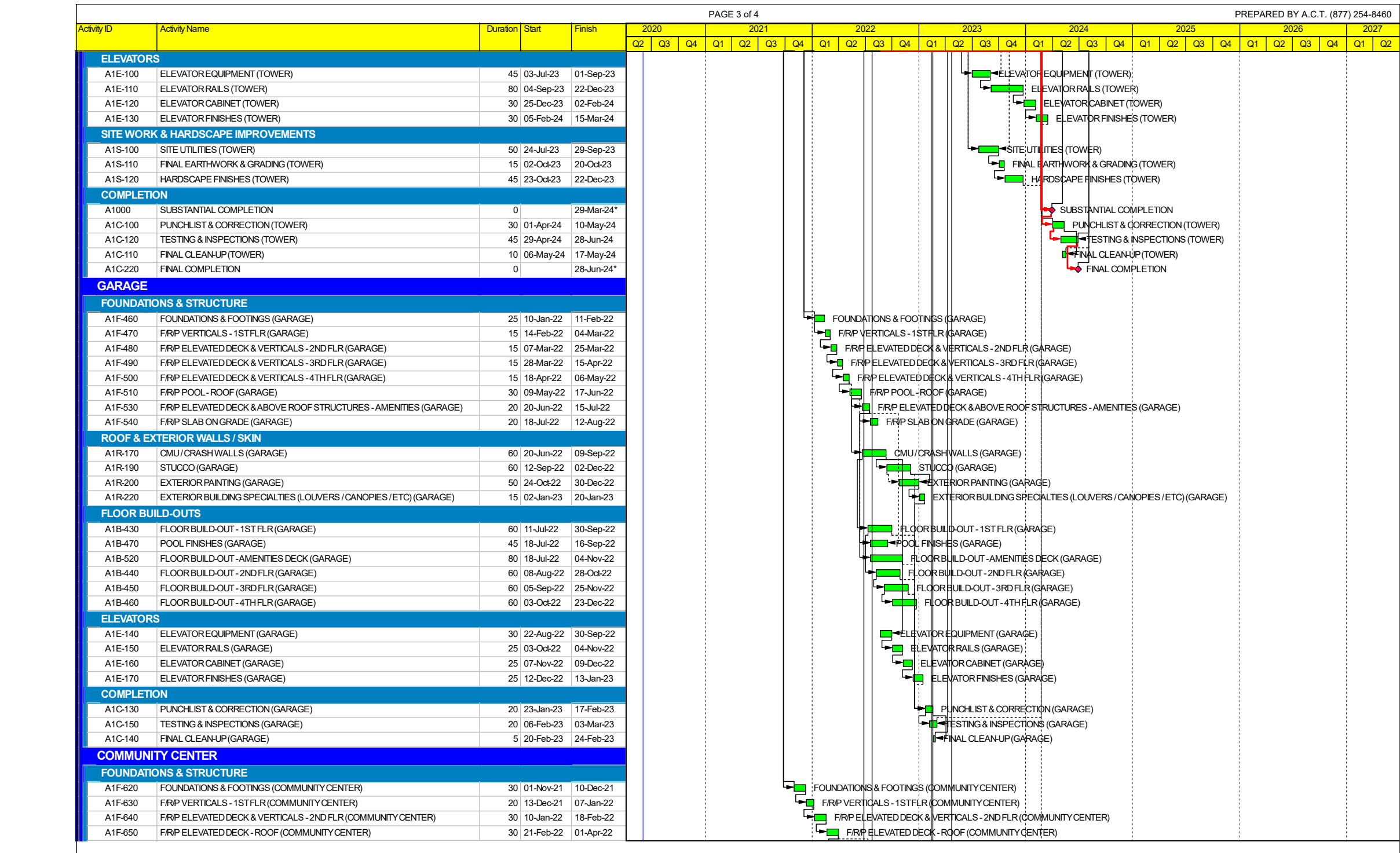
PROJECT DESIGN + DEVELOPMENT



CONSTRUCTION TIMELINE



CONSTRUCTION TIMELINE



CONSTRUCTION TIMELINE



PREPARED BY A.C.T. (877) 254-8460

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PROJECT DESIGN + DEVELOPMENT



SUSTAINABILITY OF THE PROJECT

LEED PROCESS

Key International and 13th Floor Investments shall design and construct Azure in a way that promotes environmental quality, economic vitality creating an environment that aspires to provide the highest level possible of operational efficiency. This shall be accomplished through energy, water, and materials efficiency that provides a healthy, productive and comfortable environment with long-term benefits. Key International and 13th Floor Investments will work toward incorporating in both the design and construction the requirements for the project to obtain a LEED Silver rating or equivalent designation such as Florida Green Building Coalition. The design is based on the Federal Leadership in High Performance and Sustainable Buildings Memorandum of Understanding five Guiding Principles which are:

1. Employing Integrated Design

Key International and 13th Floor Investments will use the Integrated Design Process (IDP) from the beginning of design. The initial charrette will include all members of Key International and 13th Floor Investments and the owner representatives. The purpose of the initial charrette will be to fully understand the owners sustainability goals and then strategize as a team, the most effective strategies to obtain those goals. The USGBC LEED New Construction rating system or its equivalent will be used to effectively guide the design/ build the team. The outcome of the initial charrette will be a LEED plan or its equivalent that details the strategies to be used, the credits that will be pursued and the team members responsible for each action item to obtain the credit. This plan will form the basis of the IDP by Key International and 13th Floor Investments shall be consistent with ASTM E 2348, Standard Guide for Framework for a Consensus-based Environmental Decision Making process.

2. Optimizing Energy Performance

The team shall initially develop a energy model consistent

with ASHRAE Standard 90.1 appendix g. The energy model shall be used as a decision making tool to evaluate the most efficient design, within budget. Items to be evaluated through the energy model include but are not limited to: Fenestration efficiency including U-value and SHGF, Envelop efficiency including walls and roofs, HVAC efficiency including effectively and efficiently introducing outside air, recapturing enthalpy, CO2 monitoring and control, unit type and efficiency, hot water generation and delivery, effective and efficient daylighting including daylight harvesting, daylight dimming and advanced lighting types. All systems shall be commissioned to ensure that the systems are meeting the owners project requirements, the basis of design and the operating as efficiently as possible. In addition, the owner's personnel shall be fully trained in the operation and maintenance of the systems to ensure they continue to operate as designed and installed.

3. Protecting and Conserving Water

The team shall design to minimize water use in a number of areas. The landscape plants that will be chosen will be native plants with low species factors to minimize watering needs. The irrigation system will be designed with zone controls and advanced moisture sensors to only water the plants on an as needed basis. The water use internal to the building will be substantially reduced over EPA standards. The toilet and urinals will be low flow high efficiency fixtures, the sink will be low flow with automatic sensors to only allow water flow when required. The showers will all be high efficiency shower heads. The water reduction will be a minimum of at least 30%.

4. Enhancing Indoor Environmental Quality

The indoor environment will be designed and constructed to help ensure the health and well-being of all employees

and visitors to the facilities. Low VOC paints will be used. All carpets and flooring systems will meet the Carpet and Rug Institute requirements for low VOCs. All adhesives and sealer used on the interior of the facility shall be low VOC. No urea formaldehyde shall be used for any binders. During construction, Key International and 13th Floor Investments, shall develop a plan and follow the same requirements for cleanliness as if they were working inside an occupied building. All duct work shall be capped and sealed. Air handlers shall not be used unless filters are installed on all return grills. All absorptive materials shall be sealed to prevent moisture intrusion. The HVAC systems shall be designed to ensure adequate outdoor air being delivered to all occupied spaces and monitored on a continuous basis. Controls will be installed to ensure occupant comfort for both lighting levels and temperature and humidity. Nature daylighting will be designed into the project to the greatest extent practicable.

5. Reducing the Environmental Impacts of Materials

The design of the construction will ensure the building treads lightly on the environment. Goals will be set and monitored for the use of recycled materials such as rebar and beams, gypsum board, floor systems, ceiling systems and finish material. In addition materials will be sourced that are extracted and manufactured locally to the greatest extent possible. This will help reduce the embodied energy of the materials. Wood will be sourced from forest that adhere to the sustainable requirements of the Forest Stewardship Council to the greatest extent practicable. Construction waste makes up a large percentage of all water delivered to landfills. For Laguna West, a goal has been established that at least 75% of all contraction waste shall be diverted from the landfill and recycled back into the manufacturing process. The Hub promised to set the standard for energy and economic efficiency in Hollywood urban development.

PROJECT DESIGN + DEVELOPMENT



SUSTAINABILITY OF THE PROJECT



LEED v4 for BD+C: New Construction and Major Renovation Project Checklist

Project Name: Azure Oceanfront Residences and Resort
Date: 9/9/20

Y ? N

1			Credit	Integrative Process	1
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5	0	27	Location and Transportation		16
		16	Credit	LEED for Neighborhood Development Location	16
1			Credit	Sensitive Land Protection	1
		2	Credit	High Priority Site	2
2		3	Credit	Surrounding Density and Diverse Uses	5
		5	Credit	Access to Quality Transit	5
1			Credit	Bicycle Facilities	1
		1	Credit	Reduced Parking Footprint	1
1			Credit	Green Vehicles	1

3	7	0	Sustainable Sites		10
Y			Prereq	Construction Activity Pollution Prevention	Required
1			Credit	Site Assessment	1
	2		Credit	Site Development - Protect or Restore Habitat	2
	1		Credit	Open Space	1
	3		Credit	Rainwater Management	3
2			Credit	Heat Island Reduction	2
	1		Credit	Light Pollution Reduction	1

5	5	1	Water Efficiency		11
Y			Prereq	Outdoor Water Use Reduction	Required
Y			Prereq	Indoor Water Use Reduction	Required
Y			Prereq	Building-Level Water Metering	Required
2			Credit	Outdoor Water Use Reduction	2
3	3		Credit	Indoor Water Use Reduction	6
	2		Credit	Cooling Tower Water Use	2
		1	Credit	Water Metering	1

18	15	0	Energy and Atmosphere		33
Y			Prereq	Fundamental Commissioning and Verification	Required
Y			Prereq	Minimum Energy Performance	Required
Y			Prereq	Building-Level Energy Metering	Required
Y			Prereq	Fundamental Refrigerant Management	Required
3	3		Credit	Enhanced Commissioning	6
10	8		Credit	Optimize Energy Performance	18
	1		Credit	Advanced Energy Metering	1
2			Credit	Demand Response	2
3			Credit	Renewable Energy Production	3
	1		Credit	Enhanced Refrigerant Management	1
	2		Credit	Green Power and Carbon Offsets	2

5	3	5	Materials and Resources		13
Y			Prereq	Storage and Collection of Recyclables	Required
Y			Prereq	Construction and Demolition Waste Management Planning	Required
		5	Credit	Building Life-Cycle Impact Reduction	5
1	1		Credit	Building Product Disclosure and Optimization - Environmental Product Declarations	2
1	1		Credit	Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
1	1		Credit	Building Product Disclosure and Optimization - Material Ingredients	2
2			Credit	Construction and Demolition Waste Management	2

6	10	0	Indoor Environmental Quality		16
Y			Prereq	Minimum Indoor Air Quality Performance	Required
Y			Prereq	Environmental Tobacco Smoke Control	Required
	2		Credit	Enhanced Indoor Air Quality Strategies	2
1	2		Credit	Low-Emitting Materials	3
1			Credit	Construction Indoor Air Quality Management Plan	1
	2		Credit	Indoor Air Quality Assessment	2
1			Credit	Thermal Comfort	1
2			Credit	Interior Lighting	2
	3		Credit	Daylight	3
1			Credit	Quality Views	1
	1		Credit	Acoustic Performance	1

4	2	0	Innovation		6
3	2		Credit	Innovation	5
1			Credit	LEED Accredited Professional	1

4	2	0	Regional Priority		4
1			Credit	Regional Priority: Specific Credit	1
1			Credit	Regional Priority: Specific Credit	1
1	1		Credit	Regional Priority: Specific Credit	1
1	1		Credit	Regional Priority: Specific Credit	1

51	44	33	TOTALS		Possible Points:	110
Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110						

PROJECT DEVELOPMENT + DESIGN

SUSTAINABILITY



COASTAL CONSTRUCTION+ SEA RISE RESILIENCY

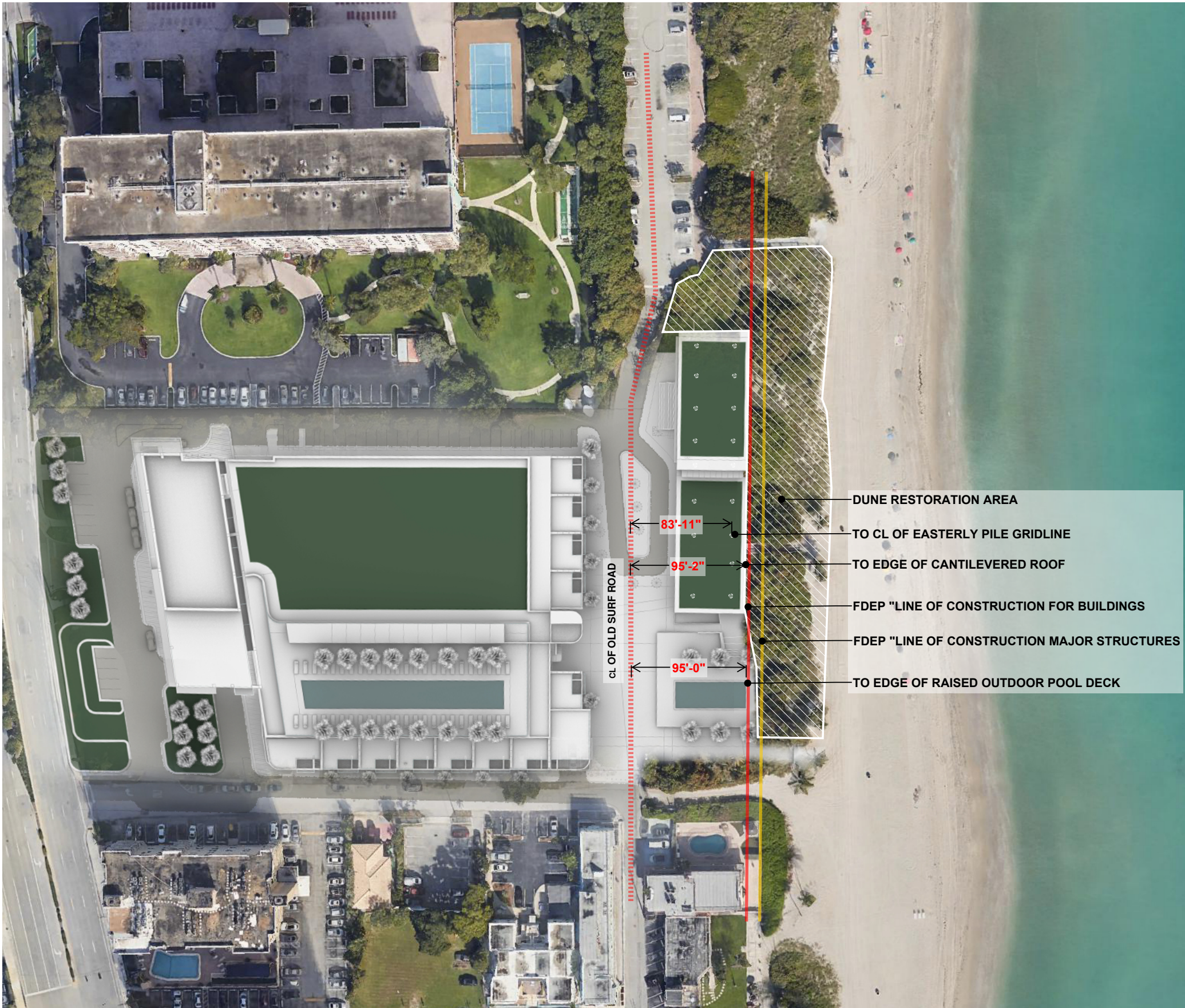
At present, the proposal of any new beach-front development must concurrently consider the restoration of the natural dune ecosystem along its beach frontage. A dune ecosystem, while fragile, is of paramount importance in coastal development, as a healthy dune ecosystem serves to ameliorate the negative effects of sea level rise while guarding against storms. They absorb wave energy, maintain sand, and help to minimize erosion. Thus, careful consideration must be given to the design and implementation of dune planting which serves to mimic the original dune ecosystems in place prior to the occurrence of widespread oceanfront development in the early years of the 20th century in South Florida.

When looking to build in coastal areas, all design must start with a discussion about best practices surrounding sea level rise, resiliency, and the Coastal Construction Control Line (CCCL). Warhaft Group principal, Dean Warhaft, is a Land Surveyor and Mapper specifically taking these issues into account with the assistance of both Moffat and Nichol and Real Building Consultants. Also, the team was able to present it's preliminary designs to The Florida Department of Environmental Protection (FDEP) and amend the plans in accordance with those critiques.

The discussion of sea level rise starts along any beach front and understanding the long-term erosion control line is the first step. The Community Center, restaurant and pool are all located 61 feet upland from the Thirty-Year Erosion Control Line which is more than double the required distance to accommodate an additional safety factor.

The proposed design also accounts for all resiliency standards set out under the Florida Statutes (FS), Florida Administrative Code (FAC), and National Flood Insurance Program (NFIP) by the Federal Emergency Management Agency (FEMA). These standards are met with through compliance in structural design and elevation with both the CCCL and the proposed flood elevation standards that are expected to be included in the newest NFIP maps expected to be effective later this year.

A detailed report by Moffatt & Nichol can be found within the attachments section.



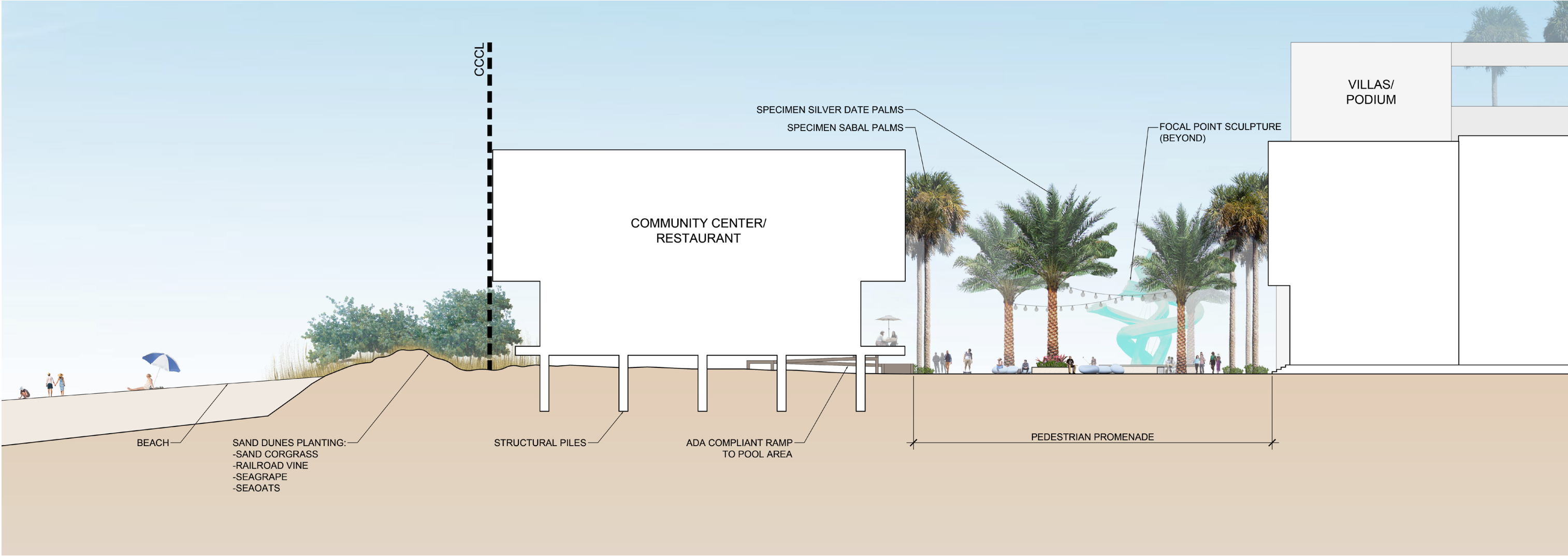
PROJECT DEVELOPMENT + DESIGN

SUSTAINABILITY

COASTAL CONSTRUCTION+ SEA RISE RESILIENCY

Our design approach takes into account the natural topography of the dune, along with a usage of native plants which mimic the original dune ecosystem hierarchy. The first tier consists of low-growing front-line plants such as sea oats and low-growing vines such as railroad vine that are grow naturally at the edge of the dune ecosystem. The second tier, which is typically a bit further back from the edge of the dune, consists of creeping groundcovers such as Sea Purslane (*Sesuvium portulacastrum*) or Golden Beach Creeper (*Ernodea littoralis*), and wildflowers such as Sea Oxeye Daisy (*Borrchia frustecens*), Blanket Flower (*Gaillardia pulchella*), and Dune Sunflower (*Helianthus debilis*). The third tier, typically growing right below the top of the

dune, consists of medium-height shrubs such as Inkberry (*Scaveola plumieri*) or Soft-Tip Yucca (*Yucca elephantipes*), and large native grasses such as Sand Cordgrass (*Spartina bakerii*) or Pink Muhly Grass (*Muhlenbergia capillaris*). The top tier planting, which typically occurs on the apex of the dune, consists of Seagrape shrubs (*Coccoloba uvifera*) and Silver Saw Palmetto (*Serenoa repens* 'Cinerea', which can grow naturally to 15-20' height. Finally, some native palm species like Cabbage Palms (*Sabal palmetto*) and Florida Thatch Palms (*Thrinax radiata*) have been selected and placed at the rear of the dune, in part to function as a windbreak for the development occurring west of the dune extents.



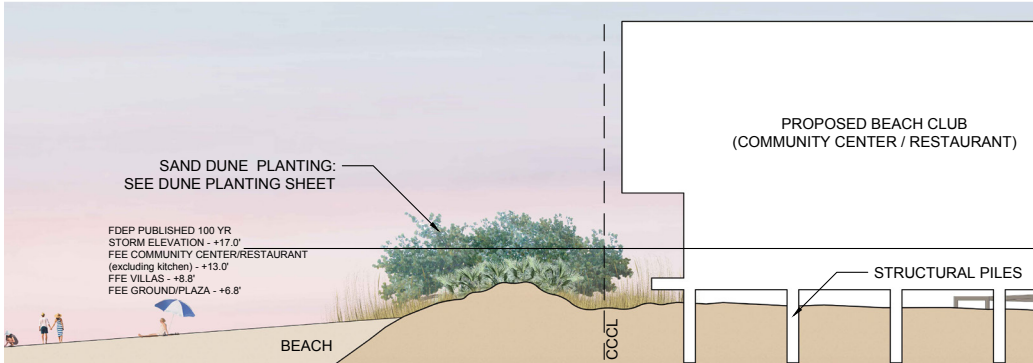
PROJECT DEVELOPMENT + DESIGN

SUSTAINABILITY



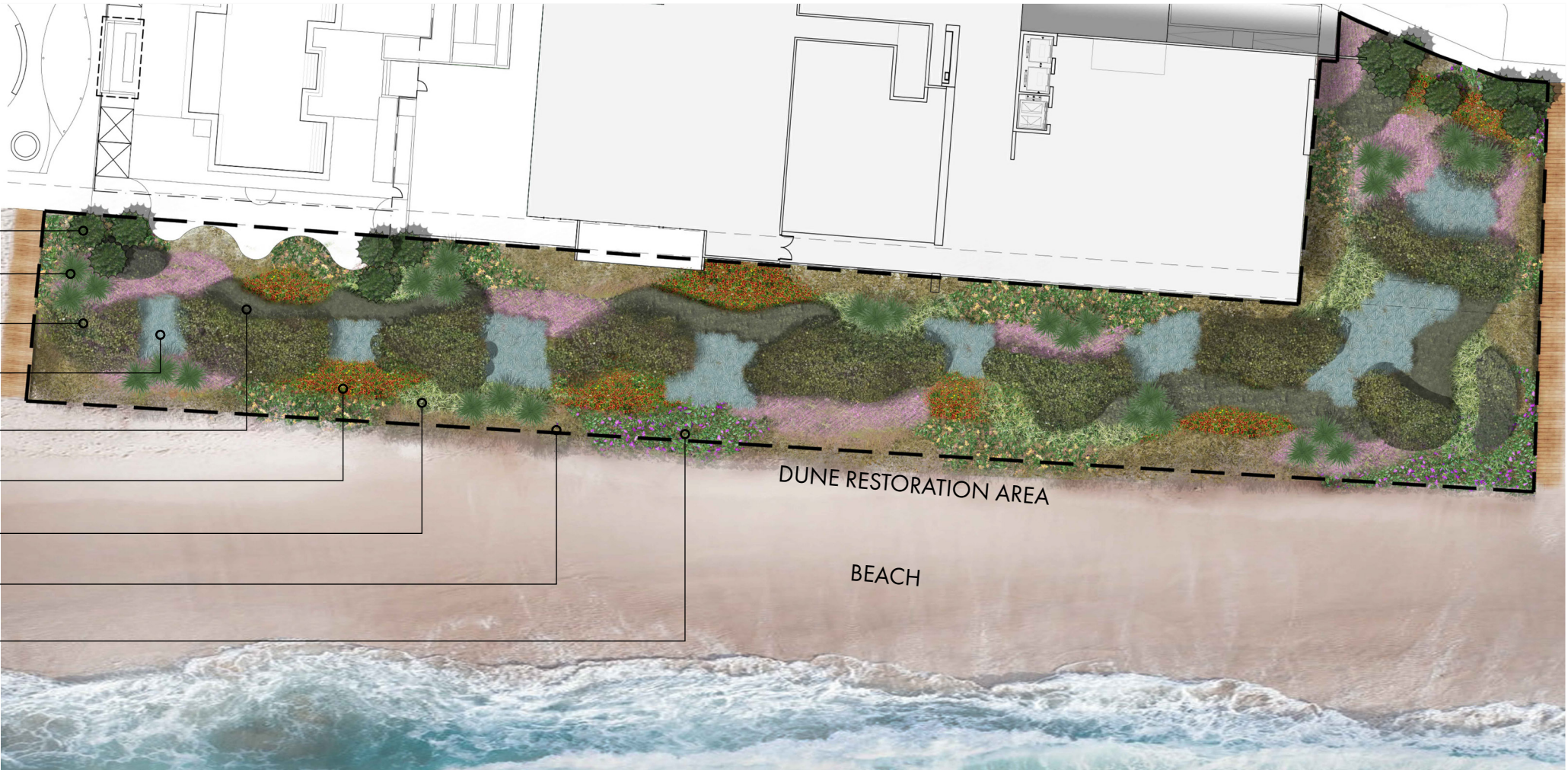
COASTAL CONSTRUCTION+ SEA RISE RESILIENCY

DUNES PLANTING CONCEPT PLAN



The importance of the dune ecosystem in protecting beachfront development cannot be understated. With careful consideration of planting hierarchy on the dunes which mimics the natural dune ecosystem, we can help minimize the effects of climate change while restoring a native habitat to the extent possible within the boundaries of a built environment.

- SABAL PAMS, TYP
- SOFT TIP YUCCA (THIRD TIER PLANT)
- TALL SEAGRAPE MOUNTS (TOP TIER PLANT)
- CLUMPS OF SAW PALMETTO (TOP TIER PLANT)
- INKBERRY (THIRD TIER PLANT)
- NATIVE WILDFLOWERS (SECOND TIER PLANT)
- NATIVE GRASSES (THIRD TIER PLANT)
- SEA OATS (FIRST TIER PLANT)
- NATIVE TRAILING VINES (FIRST TIER PLANT)



PROJECT DEVELOPMENT + DESIGN

SUSTAINABILITY

COSTAL CONSTRUCTION+ SEA RISE RESILIENCY

**TOP TIER : MOUNDING SHRUBS
 & PALM SPIECES**

PLANT SPIECES : SEAGRAPE, SILVER SAW PALMETTO, TATCH PALM, SABAL PALM



**THIRD TIER : GRASSES, SHRUBS &
 ACCENTS**

PLANT SPIECES : MUHLY GRASS, SAND CORD GRASS, SOFT-TIP YUCCA, INKBERRY



**SECOND TIER : GROUND COVER
 & WILD FLOWERS**

PLANT SPIECES : SEA OXEYE, DUNE SUN FLOWER, BLANKET FLOWER, SEA PURSLANE, GOLDEN CREEPER



**FIRST TIER : SEA OATS
 & TRAILING VINES**

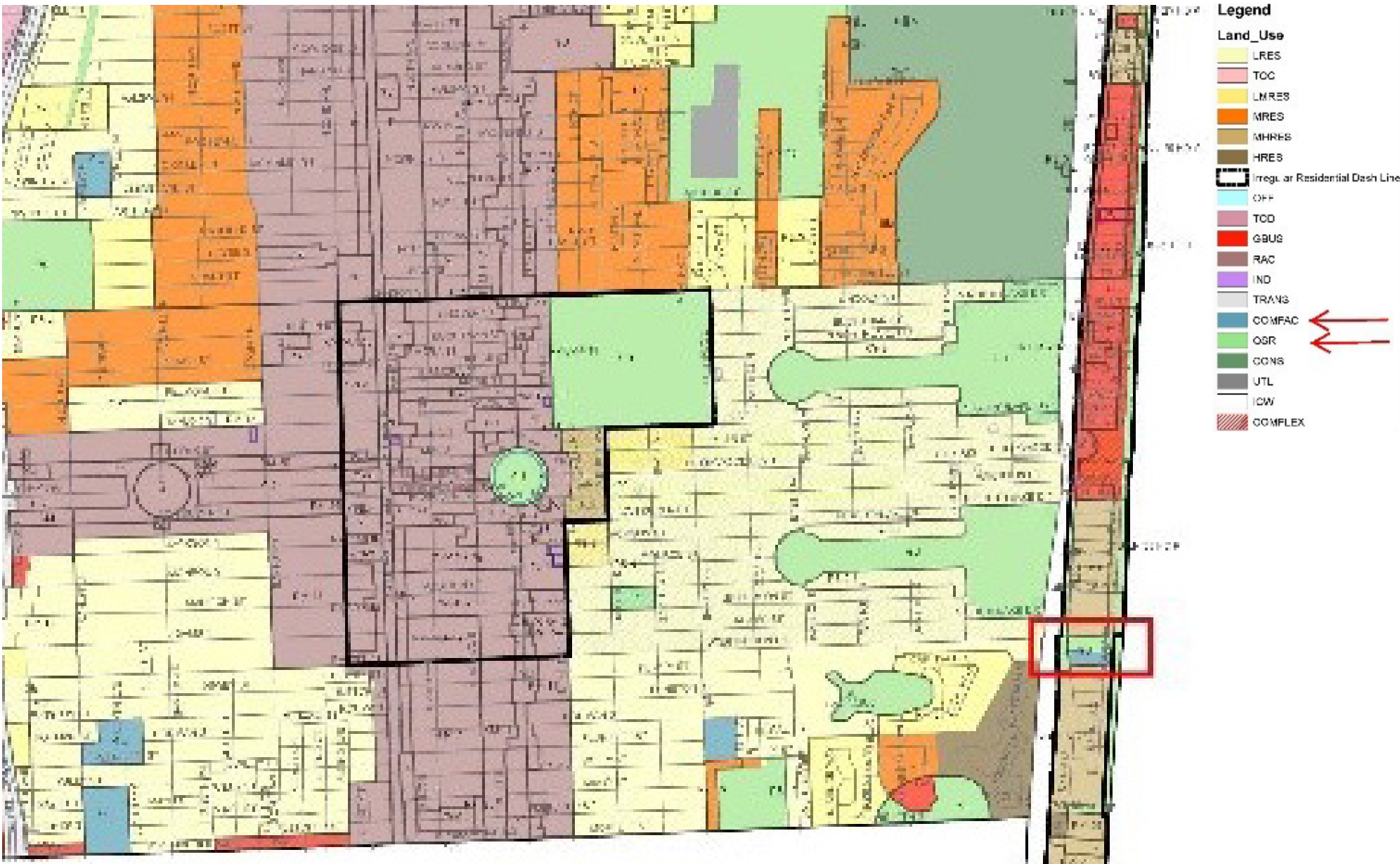
PLANT SPIECES : SEA OATS, RAILROAD VINE



PROJECT DESIGN + DEVELOPMENT

LAND USE + ZONING

The Property straddles several different zoning and land use designations at both the City and County level. The GU zoning permits the planned improvements, however, the existing land use designation of the property does not. The site is suitable for designation under the City and County land use plans as an “Activity Center” with the Key 13th Floor Hollywood, LLC proposed development program, which addresses applicable regulations within the comprehensive plan and zoning code of the City and County as they apply to each portion of the Property.



PROJECT DESIGN + DEVELOPMENT

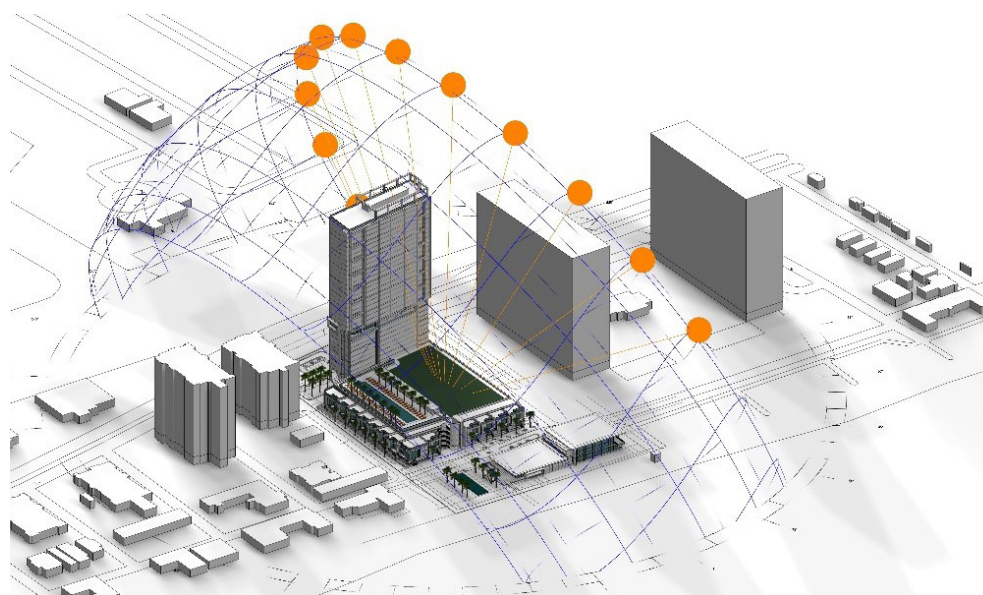
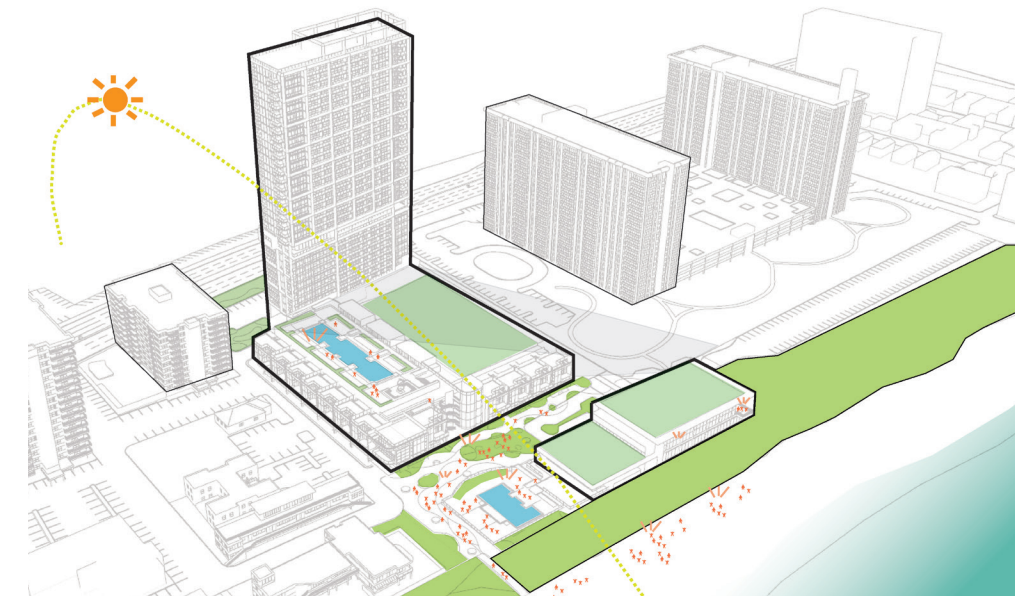
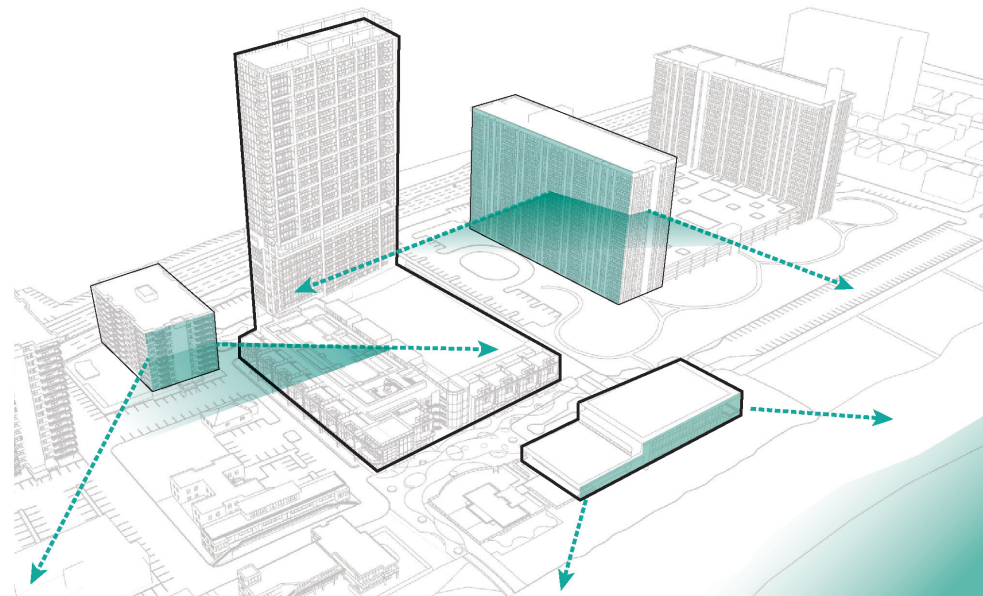


COMPLIMENTS EXISTING SITE + LOCAL SURROUNDINGS

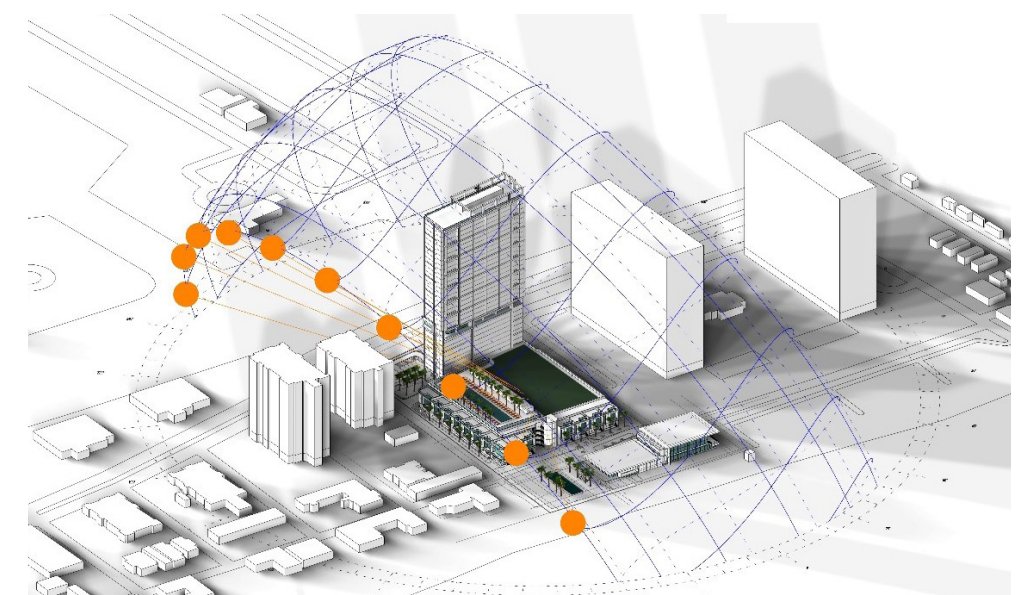
Various factors contribute to a design that is considered compatible with a surrounding neighborhood. As previously discussed in this proposal, Key 13th Floor Hollywood, LLC has considered design theme, scale, bulk, size, air/light, lot coverage, flood levels, setbacks, daylight plane, exterior materials, hardscape/landscaping, art, history and the future needs of the community. An important aspect of building placement involved the protection of existing View Corridors for the neighboring owners. Key 13th Floor Hollywood, LLC's proposed design is committed to enhance the lives of the current community while adding new residential and tourism features to the neighborhood.

The design team performed extensive sun studies on the Project. For the benefit of the neighbors, the new building and the future Community Center were placed in such a way as to minimize the Project's impact on neighbors' view corridors and shadow profiles.

All the designs have been backstopped by Real Building Consultants review of the processes, materials and implementation methodology. The project will pursue LEEDv4 for New Construction as a hotel/apartment mixed-use building.



SUMMER SOLSTICE

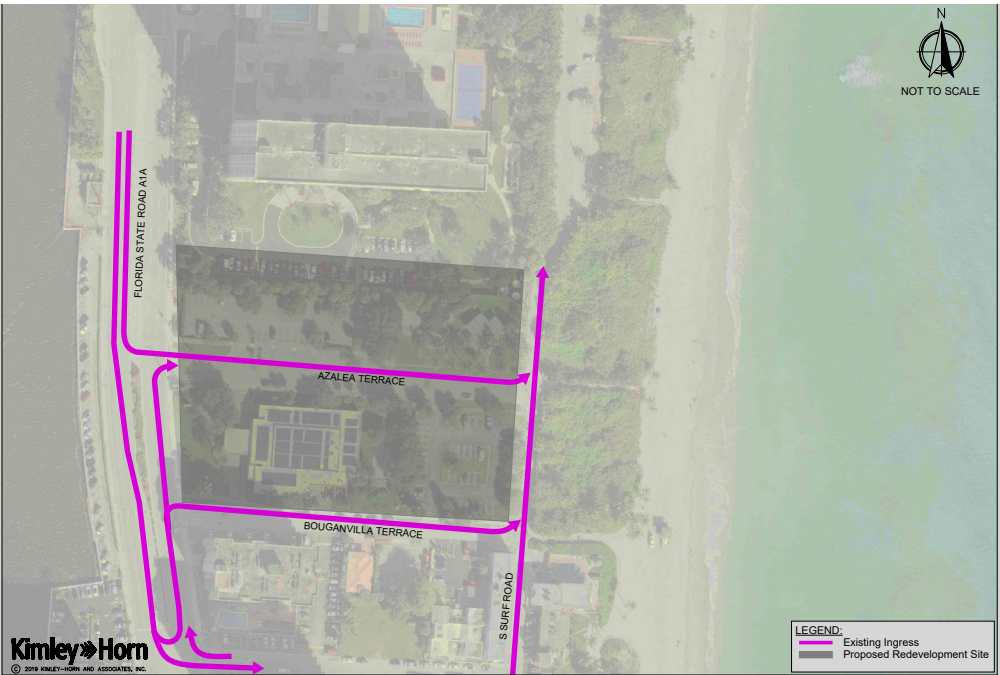


WINTER SOLSTICE

PROJECT DESIGN + DEVELOPMENT

TRAFFIC ANALYSIS

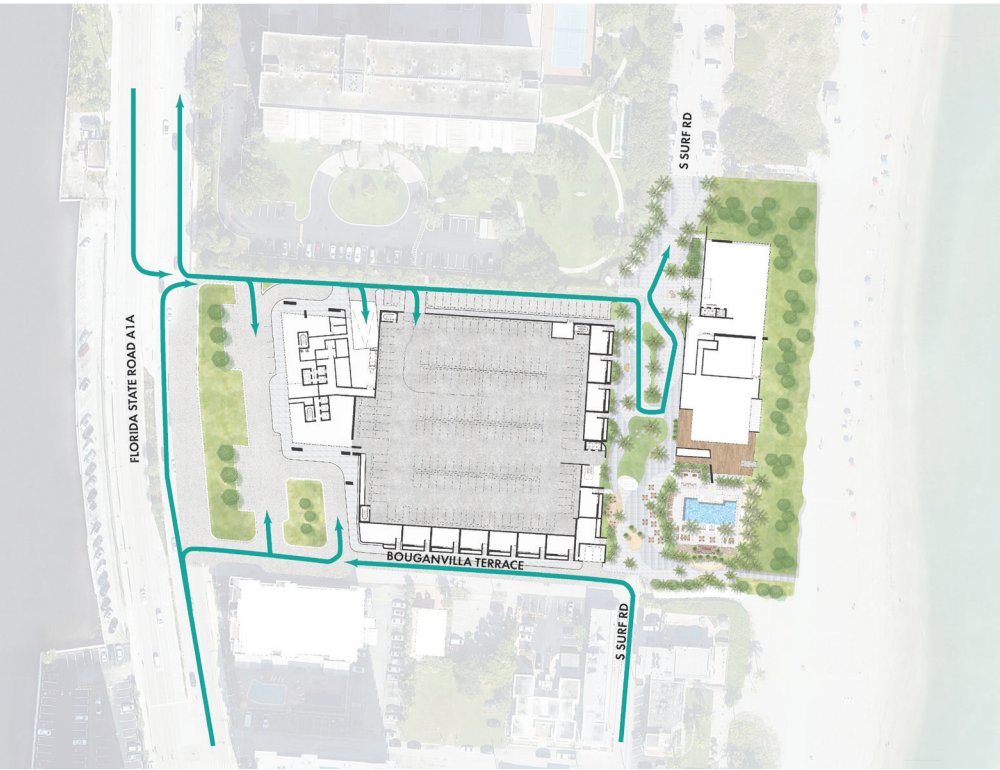
Kimley Horn performed an extensive analysis of the site, current traffic patterns, conflicts and best practices to create a pedestrian realm connected to the Boardwalk and the Community Center. The other goal was to create better, safer vehicular traffic flow, with proper pedestrian conflict removal. The design does exactly that.



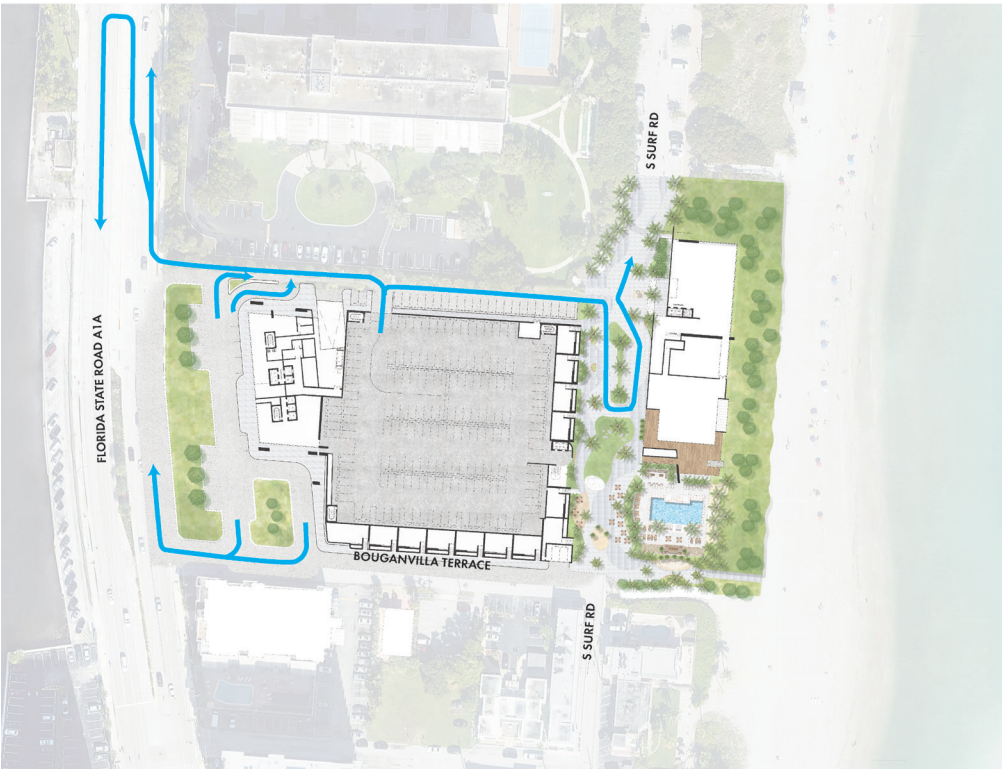
EXISTING INGRESS



EXISTING EGRESS



PROPOSED INGRESS



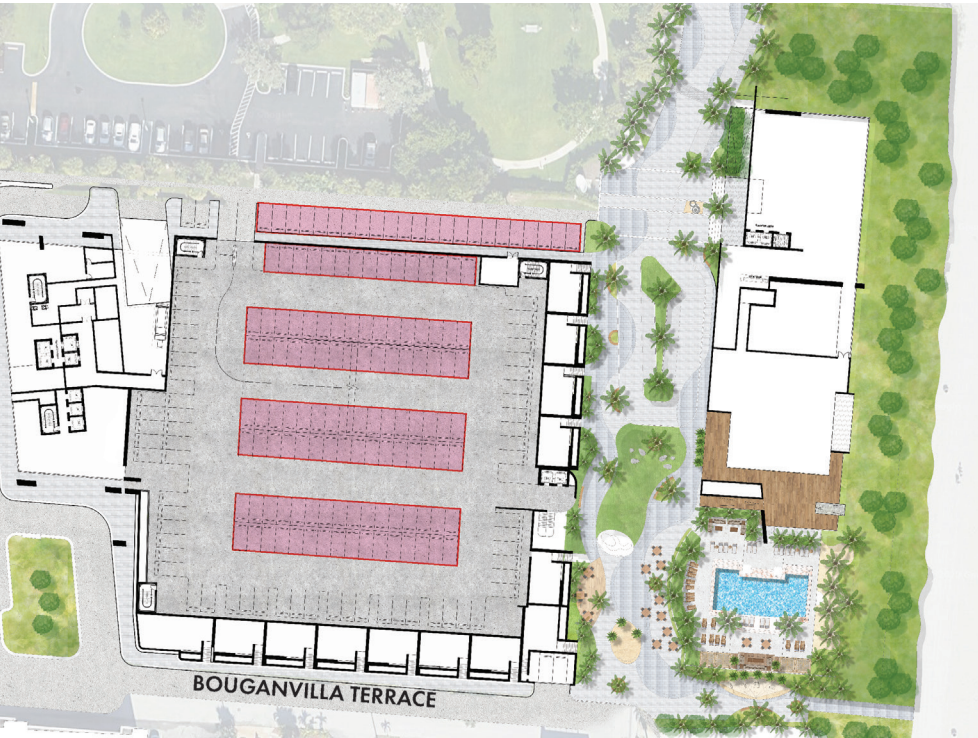
PROPOSED EGRESS

PROJECT DESIGN + DEVELOPMENT



PARKING PROGRAM

Below is a summary of the Parking Program for Azure. The minimum Parking required is 727 spaces. However, our program includes the development of 841 parking spaces. Those parking spaces have been allocated “by use” see the Parking Allocation table below. For the Community center (e.g., public parking) there will be 135 spaces. 20 of those will be street parking and the balance will be on the ground floor of our parking garage (see diagram below). We are confident the parking program below will be more than sufficient to meet the demand. From an income perspective, we are underwriting parking to generate an effective rate of \$5.48 dollars per space per day. All such income will go directly to the City through the city’s existing parking system.



Parking Required			
Use	Requirement	Units / SF	Min Spaces Required
Residential	1.5 per unit + 1/10 units for visitor	283	455
Hotel	.5 per hotel unit	247	124
Community Center	4 per 1,000 SF	20,790	83
Restaurant	60% x GSF, + 1 per 60 SF	6,507	65
Total			727

Parking Provided	
Use	Spaces
Street Parking	46
Ground Floor	170
Structured Level 2	185
Structured Level 3	220
Structured Level 4	220
Total	841

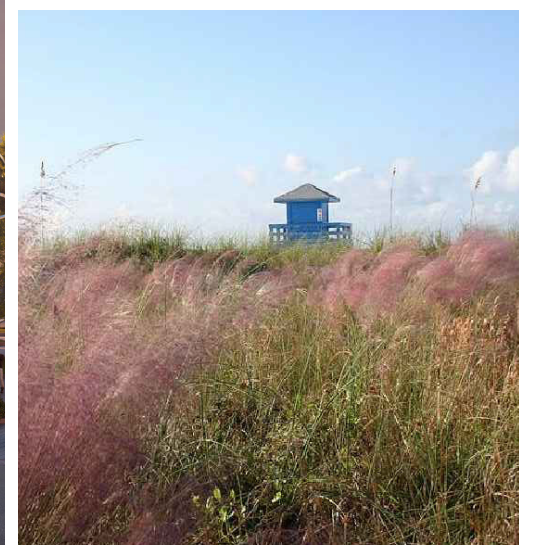
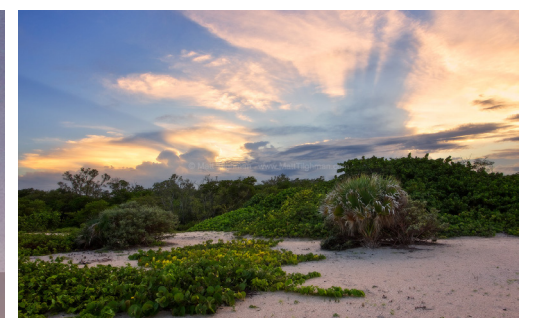
Parking Allocation	
Use	Spaces
Residential	455
Hotel	186
Community Center (public-uses)	135
Restaurant (Retail)	65
Total	841

PROJECT DESIGN + DEVELOPMENT



SHARED VALUES WITH THE CITY

- 1. BROADWALK + DUNE RESTORATION**
CONNECT THE EXISTING THE PEDESTRIAN EXPERIENCE
+ RESTORING THE LOCAL ECOSYSTEM
- 2. SITE WORK + CIVIL IMPROVEMENTS**
CONTRIBUTING TO MAKING SUSTAINABLE
FOUNDATION FOR THE COMMUNITY TO THRIVE
- 3. COMMUNITY CENTER**
USING A HOLISTIC APPROACH TO DESIGN THE NEW
COMMUNITY CENTER, A BEACHFRONT SOCIAL HUB
THAT WILL BECOME A LEGACY FOR THE CITY OF
HOLLYWOOD
- 4. PUBLIC PLAZA**
ACTIVATING THE END OF THE HOLLYWOOD
BROADWALK WITH LOCAL PUBLIC ART + ENGAGING
PUBLIC ACTIVITIES



FINANCIAL
PROPOSAL



EDEN ROC / NOBU HOTEL MIAMI BEACH

FINANCIAL PROPOSAL



AZURE OVERVIEW + ASSUMPTIONS

AZURE OCEANFRONT RESIDENCES AND RESORT

General Overview

Property Overview	
Project Name	Azure Oceanfront Residences & Resort
Address	1301 S Ocean Dr
City, State	Hollywood, FL
Acres	4.55
Total Units	531
Product Type	Mixed-Use

Project Program	
Hotel Units	248
Residential Units	283
Restaurant SF	6,500
Private Parking Spaces	706
Private Rentable SF	387,016
Private Gross SF	834,907
New Community Cener SF	20,790
New Public Parking Spaces	135

Uses of Funds	Amount (000)	%
Private Total Upfront Payment and CC	4,420	2.2%
Private Total Hard Costs	152,192	74.4%
Private Total Soft Costs	32,709	16.0%
New Public Facilities	15,192	7.4%
Total	204,513	100.0%

Sources of Funds	Amount (000)	%
Equity ¹	75,729	37.0%
Debt	113,593	55.5%
Public Financing Issuance	15,192	7.4%
Total	204,513	100.0%

¹ As show in the Financial Capacity section, the partnership already has the cash on hand to fund 100% of the Equity required to execute on Azure

FINANCIAL PROPOSAL



AZURE OVERVIEW GROUND LEASE + OTHER BENEFITS

AZURE OCEANFRONT RESIDENCES AND RESORT	
Total Ground Lease Value & Other Benefits	
Lease Term	99 Years
Annual Growth Rate	2.50%
Discount Rate Applied	4.00%
Other Benefits	Total (\$)
Total Other Recurring Benefits	1,014,348,733
PV of Other Recurring Benefits	112,766,929
Lease Payments	Total (\$)
Total Lease Payments	810,469,209
PV of Total Lease Payments	92,953,337
Stabilized Year Rent Breakdown	Total (\$)
Multifamily Base Rent	557,052
Hotel Base Rent	400,000
Hotel Performance Rent	1,059,205
Total Lease Payment	2,016,257
Stabilized Year Other Benefits Breakdown	Total (\$)
Public User Fee (% of Hotel Revs)	985,343
Public Parking Revenue	305,786
City Property Taxes	1,241,292
Total Other Recurring Benefits	2,532,420
Total Lease Payment	2,016,257
Total Other Recurring Benefits	2,532,420
Total Recurring Public Benefits	4,548,677
Summary of Value to the City	Total (\$)
Total Recurring Public Benefits	1,824,817,941
PV of Total Lease Payments	92,953,337
PV of Other Recurring Benefits	112,766,929
PV of Total Recurring Public Benefits	205,720,266

FINANCIAL PROPOSAL



OVERVIEW + GENERAL ASSUMPTIONS

AZURE OCEANFRONT RESORT

Overview & General Assumptions

Property Overview	
Project Name	Azure Oceanfront Resort
Address	1301 S Ocean Dr
City, State	Hollywood, FL
Acres	4.55
Units	248
Product Type	Hotel

Project Program	
Hotel Units	248
Hotel Rentable SF	106,833
Hotel Gross SF	281,050

Loan Assumptions	Amount (000)	Per Key
Initial Loan Summary		
LTC	60.0% / 60.0%	
Loan Amount	53,771	216,820
Total Loan Costs	1,346	5,426
Spread / All-in Rate	500	5.80%
Term / Amo (months)	48	500
I/O Period (months)	48	
Perm Loan Summary		
LTV	65.00%	
Loan Amount	79,456	320,388
Spread / All-in Rate	400	4.80%
Term / Amo (months)	144	300
Debt Yield	12.31%	
DSCR	1.79x	

Uses of Funds	Amount (000)	%	Per Key
Land Purchase Price	0	0.0%	0
Land Closing C. & Upfront Pmt	2,210	2.5%	8,911
Total Hard Costs	71,561	79.8%	288,551
Total Soft Costs	11,759	13.1%	47,415
Total Financing Costs	4,089	4.6%	16,489
Total	89,619	100.0%	361,367

Sources of Funds	Amount (000)	%	Per Key
Equity	35,848	40.0%	144,547
Loan Amount	53,771	60.0%	216,820
Total	89,619	100.0%	361,367

Going In Assumptions	Amount (000)	Per Key
Total Capital Stack	89,619	361,367
	NOI	YoC
Deal Yr 4 (Untrended)	8,863	9.89%
Deal Yr 4 (Trended)	9,779	10.91%
Annual Income & Expense Trend	2.50%	2.50%

Exit Assumptions			
Exit Date / End of Year	31-Oct-36	15	
Exit Cap Rate	8.00%		
	Amount (000)	Per Key	
Gross Sales Price	229,215	924,254	
Dispo Expense	1.50%	(3,438)	(13,864)
PIP and Tax Adjustment		(23,300)	(93,952)
Net Sales Proceeds	202,477	816,438	

AZURE OCEANFRONT RESIDENCES

Overview & General Assumptions

Property Overview	
Project Name	Azure Oceanfront Residences
Address	1301 S Ocean Dr
City, State	Hollywood, FL
Acres	4.55
Units	283
Product Type	Residential

Project Program	
Residential Units	283
Residential Rentable SF	280,183
Residential Gross SF	553,856

Loan Assumptions	Amount	Per Unit
Initial Loan Summary		
LTC	60.00%	
Loan Amount	59,822	211,384
Total Loan Costs	1,560	5,513
Spread / All-in Rate	300	3.80%
Term / Amo (months)	60	360
I/O Period (months)	60	
Perm Loan Summary		
LTV	59.00%	
Loan Amount	94,381	333,500
Spread / All-in Rate	225	3.30%
Term / Amo (months)	120	360
Debt Yield	8.05%	
DSCR	1.53x	

Uses of Funds	Amount (000)	%	Per Unit
Land Costs	0	0.0%	0
Land Closing C. & Upfront Pmt	2,210	2.2%	7,809
Hard Costs	80,632	80.9%	284,917
Soft Costs	12,576	12.6%	44,440
Total Financing Costs	4,285	4.3%	15,140
Total	99,703	100.0%	352,306

Sources of Funds	Amount (000)	%	Per Unit
Equity	39,881	40.0%	140,922
Debt	59,822	60.0%	211,384
Total	99,703	60.0%	352,306

Going In Assumptions	Amount (000)	Per Unit
Total Capital Stack	99,703	352,306
	NOI	YoC
NOI (Untrended)	6,884	6.90%
NOI (Trended)	7,598	7.62%
Annual Income & Expense Trend	2.50%	2.50%

Exit Assumptions			
Exit Date / End of Year	31-Oct-36	15	
Exit Cap Rate	4.75%		
	Amount (000)	Per Unit	
Sale of Residential	190,142	671,880	
Sale Closing Costs	(3,327)	(11,758)	
Net Sales Proceeds	186,815	660,122	

FINANCIAL PROPOSAL



CASH FLOW SUMMARY

Azure Oceanfront Residences and Resort																
	Year 0	Year 1	Year 2	Year 3	Year 4	Stabilized										
	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Multifamily Occupancy (%)	0.0%	0.0%	0.0%	92.3%	94.6%	95.0%	95.0%	95.0%	95.0%	95.0%	95.0%	95.0%	95.0%	95.0%	95.0%	95.0%
Hotel Occupancy (%)	0.0%	0.0%	0.0%	62.6%	62.6%	80.0%	80.0%	80.0%	80.0%	80.0%	80.0%	80.0%	80.0%	80.0%	80.0%	80.0%
Multifamily Revenues	-	-	-	6,245,641	11,902,417	12,378,936	12,688,410	13,005,620	13,330,760	13,664,029	14,005,630	14,355,771	14,714,665	15,082,532	15,459,595	15,846,085
Hotel Revenues	-	-	-	36,670,465	37,587,227	49,267,145	50,498,823	51,761,294	53,055,326	54,381,710	55,741,252	57,134,784	58,563,153	60,027,232	61,527,913	63,066,111
Total Revenues	-	-	-	42,916,106	49,489,643	61,646,081	63,187,233	64,766,914	66,386,087	68,045,739	69,746,882	71,490,554	73,277,818	75,109,764	76,987,508	78,912,196
Multifamily Expenses	-	-	-	(3,738,516)	(4,501,928)	(4,717,320)	(4,835,253)	(4,956,134)	(5,080,037)	(5,207,038)	(5,337,214)	(5,470,644)	(5,607,411)	(5,747,596)	(5,891,286)	(6,038,568)
Hotel Expenses	-	-	-	(27,107,438)	(27,807,999)	(34,942,158)	(35,838,587)	(36,757,427)	(37,578,999)	(38,544,355)	(39,533,845)	(40,548,072)	(41,587,655)	(42,517,188)	(43,609,400)	(44,728,917)
Total Expenses	-	-	-	(30,845,954)	(32,309,926)	(39,659,478)	(40,673,840)	(41,713,561)	(42,659,036)	(43,751,393)	(44,871,059)	(46,018,716)	(47,195,065)	(48,264,784)	(49,500,685)	(50,767,485)
Total Net Operating Income	-	-	-	12,070,152	17,179,717	21,986,603	22,513,393	23,053,353	23,727,051	24,294,346	24,875,824	25,471,838	26,082,753	26,844,980	27,486,822	28,144,711

Azure Oceanfront Residences																
	Oct-2021	Oct-2022	Oct-2023	Oct-2024	Oct-2025	Stabilized										
	Oct-2021	Oct-2022	Oct-2023	Oct-2024	Oct-2025	Oct-2026	Oct-2027	Oct-2028	Oct-2029	Oct-2030	Oct-2031	Oct-2032	Oct-2033	Oct-2034	Oct-2035	Oct-2036
Occupancy (%)	0.0%	0.0%	0.0%	92.3%	94.6%	95.0%	95.0%	95.0%	95.0%	95.0%	95.0%	95.0%	95.0%	95.0%	95.0%	95.0%
Residential Potential Rent	-	-	-	6,512,148	12,088,346	12,512,759	12,825,578	13,146,217	13,474,872	13,811,744	14,157,038	14,510,964	14,873,738	15,245,581	15,626,721	16,017,389
Concessions	-	-	-	(500,934)	(144,142)	-	-	-	-	-	-	-	-	-	-	-
Vacancy	-	-	-	-	(510,725)	(625,638)	(641,279)	(657,311)	(673,744)	(690,587)	(707,852)	(725,548)	(743,687)	(762,279)	(781,336)	(800,869)
Other Income	-	-	-	234,428	468,938	491,816	504,111	516,714	529,632	542,872	556,444	570,355	584,614	599,230	614,210	629,566
Effective Gross Income	-	-	-	6,245,641	11,902,417	12,378,936	12,688,410	13,005,620	13,330,760	13,664,029	14,005,630	14,355,771	14,714,665	15,082,532	15,459,595	15,846,085
Controllable Expenses	-	-	-	(1,086,720)	(1,389,374)	(1,470,866)	(1,507,638)	(1,545,329)	(1,583,962)	(1,623,561)	(1,664,150)	(1,705,754)	(1,748,397)	(1,792,107)	(1,836,910)	(1,882,833)
Insurance	-	-	-	(408,323)	(453,037)	(471,604)	(483,394)	(495,479)	(507,866)	(520,563)	(533,577)	(546,916)	(560,589)	(574,604)	(588,969)	(603,693)
Taxes	-	-	-	(1,574,809)	(1,747,262)	(1,818,872)	(1,864,344)	(1,910,953)	(1,958,726)	(2,007,695)	(2,057,887)	(2,109,334)	(2,162,068)	(2,216,119)	(2,271,522)	(2,328,310)
Management Fee	-	-	-	(168,664)	(307,480)	(317,210)	(325,140)	(333,269)	(341,601)	(350,141)	(358,894)	(367,867)	(377,063)	(386,490)	(396,152)	(406,056)
Rent	-	-	-	(500,000)	(538,070)	(557,052)	(570,978)	(585,253)	(599,884)	(614,881)	(630,253)	(646,010)	(662,160)	(678,714)	(695,682)	(713,074)
Non-Controllable Expenses	-	-	-	(2,651,796)	(3,045,848)	(3,164,739)	(3,243,857)	(3,324,954)	(3,408,077)	(3,493,279)	(3,580,611)	(3,670,127)	(3,761,880)	(3,855,927)	(3,952,325)	(4,051,133)
Total Expenses	-	-	-	(3,738,516)	(4,435,222)	(4,635,605)	(4,751,495)	(4,870,282)	(4,992,039)	(5,116,840)	(5,244,761)	(5,375,880)	(5,510,277)	(5,648,034)	(5,789,235)	(5,933,966)
Replacement Reserves	-	-	-	-	(66,706)	(81,715)	(83,758)	(85,852)	(87,998)	(90,198)	(92,453)	(94,764)	(97,133)	(99,562)	(102,051)	(104,602)
Residential Net Operating Income	-	-	-	2,507,125	7,400,489	7,661,617	7,853,157	8,049,486	8,250,723	8,456,991	8,668,416	8,885,126	9,107,255	9,334,936	9,568,309	9,807,517

Azure Oceanfront Resort																
	Year 0	Year 1	Year 2	Year 3	Year 4	Stabilized										
	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Occupancy (%)	0.0%	0.0%	0.0%	62.6%	62.6%	80.0%	80.0%	80.0%	80.0%	80.0%	80.0%	80.0%	80.0%	80.0%	80.0%	80.0%
Total Revenues	-	-	-	36,670,465	37,587,227	49,267,145	50,498,823	51,761,294	53,055,326	54,381,710	55,741,252	57,134,784	58,563,153	60,027,232	61,527,913	63,066,111
Total Departmental Expenses	-	-	-	(13,434,830)	(13,770,701)	(18,049,832)	(18,501,078)	(18,963,605)	(19,437,695)	(19,923,637)	(20,421,728)	(20,932,271)	(21,455,578)	(21,991,968)	(22,541,767)	(23,105,311)
Total Undistributed Expenses	-	-	-	(8,159,479)	(8,363,466)	(9,665,027)	(9,906,653)	(10,154,319)	(10,408,177)	(10,668,382)	(10,935,091)	(11,208,469)	(11,488,680)	(11,775,897)	(12,070,295)	(12,372,052)
Gross Operating Profit	-	-	-	15,076,156	15,453,059	21,552,285	22,091,092	22,643,370	23,209,454	23,789,690	24,384,433	24,994,043	25,618,895	26,259,367	26,915,851	27,588,747
Base Management Fees	-	-	-	(1,100,114)	(1,127,617)	(1,478,014)	(1,514,965)	(1,552,839)	(1,591,660)	(1,631,451)	(1,672,238)	(1,714,044)	(1,756,895)	(1,800,817)	(1,845,837)	(1,891,983)
Taxes	-	-	-	(1,425,967)	(1,461,616)	(1,498,157)	(1,535,611)	(1,574,001)	(1,613,351)	(1,653,685)	(1,695,027)	(1,737,402)	(1,780,838)	(1,825,358)	(1,870,992)	(1,917,767)
Insurance	-	-	-	(781,665)	(801,207)	(821,237)	(841,768)	(862,812)	(884,382)	(906,492)	(929,154)	(952,383)	(976,192)	(1,000,597)	(1,025,612)	(1,051,253)
Base Rent	-	-	-	(400,000)	(400,000)	(400,000)	(400,000)	(400,000)	(452,563)	(452,563)	(452,563)	(452,563)	(452,563)	(512,034)	(512,034)	(512,034)
Performance Rent	-	-	-	(338,564)	(379,903)	(1,059,205)	(1,118,560)	(1,179,399)	(1,068,957)	(1,132,876)	(1,198,393)	(1,265,548)	(1,334,382)	(1,209,427)	(1,281,746)	(1,355,872)
FF&E Reserves	-	-	-	(1,466,819)	(1,503,489)	(1,970,686)	(2,019,953)	(2,070,452)	(2,122,213)	(2,175,268)	(2,229,650)	(2,285,391)	(2,342,526)	(2,401,089)	(2,461,117)	(2,522,644)
Total Fixed Expenses	-	-	-	(5,513,128)	(5,673,832)	(7,227,299)	(7,430,856)	(7,639,503)	(7,733,127)	(7,952,336)	(8,177,025)	(8,407,332)	(8,643,396)	(8,749,323)	(8,997,338)	(9,251,553)
Hotel Net Operating Income	-	-	-	9,563,027	9,779,228	14,324,987	14,660,236	15,003,867	15,476,327	15,837,355	16,207,407	16,586,712	16,975,498	17,510,044	17,918,513	18,337,194

FINANCIAL PROPOSAL



DEVELOPMENT BUDGET

AZURE OCEANFRONT RESORT					
Development Budget					
Resort					
Units	248				
Hotel Rentable SF	106,833				
Hotel Gross SF	281,050				
	Amount	Per Rentable SF	Per Gross SF	Per Key	% Subtotal
Land					
Land Purchase Price	0	0	0	0	0.0%
Upfront Payment ¹	2,000,000	19	7	8,065	90.5%
Land Closing Costs ²	210,000	2	1	847	9.5%
Total Land Costs	2,210,000	21	8	8,911	2.5%
Hard Costs					
Construction Cost	45,899,148	430	163	185,077	64.1%
Parking Hard Costs	5,565,852	52	20	22,443	7.8%
Meeting Space	7,000,000	66	25	28,226	9.8%
Pool / Landscaping	2,000,000	19	7	8,065	2.8%
FF&E & OS&E	7,688,000	72	27	31,000	10.7%
Hard Cost Contingency	3,407,650	32	12	13,741	4.8%
Total Hard Costs	71,560,650	670	255	288,551	79.8%
Soft Costs					
Franchise Application Fee	75,000	1	0	302	0.6%
Arch/Design/Eng Fees	2,116,275	20	8	8,533	18.0%
Gen. Admin/Developer Overhead	1,431,213	13	5	5,771	12.2%
Legal/Accounting	300,000	3	1	1,210	2.6%
Testing/Inspections	604,650	6	2	2,438	5.1%
Permits	644,046	6	2	2,597	5.5%
Impact Fees	1,527,702	14	5	6,160	13.0%
Insurance	536,705	5	2	2,164	4.6%
Pre Opening Costs	744,000	7	3	3,000	6.3%
Developer Fee	3,380,460	32	12	13,631	28.7%
Soft Cost Contingency	398,980	4	1	1,609	3.4%
Total Soft Costs	11,759,030	110	42	47,415	13.1%
Financing Costs					
Construction Loan Closing Costs	1,345,610	13	5	5,426	32.9%
Contruction Loan Interest	2,743,656	26	10	11,063	67.1%
Total Financing Costs	4,089,266	38	15	16,489	4.6%
Total Land Cost	2,210,000	21	8	8,911	2.5%
Total Hard and Soft Costs	83,319,680	780	296	335,966	93.0%
Total Financing Costs	4,089,266	38	15	16,489	4.6%
Total Development Costs	89,618,946	839	319	361,367	100.0%

¹ Total Upfront Payment is \$4,000,000. For budgeting purposes it was divided between the Resort and the Residences.

² Total CBRE Technical Review Fee of \$375,000 is included in closing costs. For budgeting purposes it was divided between the Resort and the Residences.

AZURE OCEANFRONT RESIDENCES					
Development Budget					
Residences					
Units	283				
Residential Rentable SF	280,183				
Residential Gross SF	553,856				
	Amount	Per Rentable SF	Per Gross SF	Per Unit	% Subtotal
Land					
Land Purchase Price	0	0	0	0	0.0%
Upfront Payment ¹	2,000,000	7	4	7,067	90.5%
Land Closing Costs ²	210,000	1	0	742	9.5%
Total Land Costs	2,210,000	8	4	7,809	2.2%
Hard Costs					
Construction Cost	63,146,463	225	114	223,132	78.3%
Parking Hard Costs	11,796,542	42	21	41,684	14.6%
Pool / Landscaping	1,000,000	4	2	3,534	1.2%
FF&E	849,000	3	2	3,000	1.1%
Hard Cost Contingency	3,839,600	14	7	13,567	4.8%
Total Hard Costs	80,631,605	288	146	284,917	80.9%
Soft Costs					
Arch/Design/Eng Fees	2,278,290	8	4	8,050	18.1%
Testing/Inspections	759,430	3	1	2,683	6.0%
Permits	683,487	2	1	2,415	5.4%
Impact Fees	2,072,040	7	4	7,322	16.5%
Insurance	569,573	2	1	2,013	4.5%
Legal/Accounting	300,000	1	1	1,060	2.4%
General & Administrative	1,139,145	4	2	4,025	9.1%
Marketing/OpEx Reserve	400,121	1	1	1,414	3.2%
Developer Fee	3,775,432	13	7	13,341	30.0%
Soft Cost Contingency	598,876	2	1	2,116	4.8%
Total Soft Costs	12,576,393	45	23	44,440	12.6%
Financing Costs					
Construction Loan Closing Costs	1,560,237	6	3	5,513	36.4%
Contruction Loan Interest	1,970,988	7	4	6,965	46.0%
Debt Service Reserve	753,366	3	1	2,662	17.6%
Total Financing Costs	4,284,592	15	8	15,140	4.3%
Total Land Cost	2,210,000	8	4	7,809	2.2%
Total Hard and Soft Costs	93,207,998	333	168	329,357	93.5%
Total Financing Costs	4,284,592	15	8	15,140	4.3%
Total Development Costs	99,702,590	356	180	352,306	100.0%

¹ Total Upfront Payment is \$4,000,000. For budgeting purposes it was divided between the Resort and the Residences.

² Total CBRE Technical Review Fee of \$375,000 is included in closing costs. For budgeting purposes it was divided between the Resort and the Residences.

FINANCIAL PROPOSAL: RESORT COMPONENT



RESORT OPERATING SUMMARY

AZURE OCEANFRONT RESORT				
Operating Summary - First Stabilized Year				

Stabilized / Untrended	Props:	Subject
	Rooms:	248
	Occupancy:	80.0%
	ADR:	\$294.00
	RevPAR:	\$235.20
	TrevPAR:	\$487.20
	GOPPAR:	\$210.71

	Untrended Stabilized			
	Ratio to Sales ¹	Amount	PAR	POR
REVENUE	%	\$ (000)	\$	\$
Rooms	48.3	\$ 21,290	\$ 85,848	\$ 293.20
Food & Beverage	36.9	16,294	65,700	224.39
Other Operated & Miscellaneous	14.8	6,517	26,280	89.75
TOTAL REVENUE	100.0	\$ 44,101	\$ 177,828	\$ 607.34
DEPARTMENTAL EXPENSES				
Rooms	17.7	\$ 3,766	\$ 15,184	51.86
Food & Beverage	60.0	9,776	39,420	134.63
Other Operated Departments	43.1	2,810	11,333	38.70
TOTAL DEPARTMENTAL EXPENSES	37.1	\$ 16,352	\$ 65,937	\$ 225.19
DEPARTMENTAL PROFITS				
Rooms	82.3	\$ 17,525	\$ 70,664	241.34
Food & Beverage	40.0	6,517	26,280	89.75
Other Operated Departments	56.9	3,707	14,947	51.05
TOTAL DEPARTMENTAL PROFITS	62.9	\$ 27,749	\$ 111,891	\$ 382.14
UNDISTRIBUTED OPERATING EXPENSES				
Administrative & General	7.1	\$ 3,131	\$ 12,624	43.11
Credit Card Commissions	2.6	1,147	4,624	15.79
IT	0.6	248	1,000	3.42
Marketing	2.2	992	4,000	13.66
Franchise Fees	6.0	2,661	10,731	36.65
Utility Costs	1.5	652	2,628	8.98
Property Operation & Maintenance	2.2	992	4,000	13.66
TOTAL UNDISTRIBUTED EXPENSES	19.7	\$ 8,676	\$ 34,983	\$ 119.48
GROSS OPERATING PROFIT	43.2	\$ 19,073	\$ 76,909	\$ 262.67
Base Management Fees	3.0	\$ 1,323	\$ 5,335	18.22
Incentive Management Fees	-	-	-	-
TOTAL MANAGEMENT FEES	3.0	\$ 1,323	\$ 5,335	\$ 18.22
INCOME BEFORE FIXED CHARGES	40.2	\$ 17,750	\$ 71,574	\$ 244.45
SELECTED FIXED CHARGES				
Rent	2.7	1,184	4,774	16.31
Property Taxes	3.1	1,357	5,473	18.69
Insurance	1.7	744	3,000	10.25
EBITDA	32.8	\$ 14,465	\$ 58,327	\$ 199.20
Reserve For Capital Replacement	4.0	1,764	7,113	24.29
Net Operating Income	28.8	\$ 12,701	\$ 51,214	\$ 174.91

Stabilized / Trended	Props:	Subject
	Rooms:	248
	Occupancy:	80.0%
	ADR:	\$332.63
	RevPAR:	\$266.11
	TrevPAR:	\$544.27
	GOPPAR:	\$238.09

	Trended Stabilized			
	Ratio to Sales ¹	Amount	PAR	POR
	%	\$ (000)	\$	\$
	48.9	\$ 24,088	\$ 97,129	\$ 331.73
	36.5	17,985	72,521	247.68
	14.6	7,194	29,008	99.07
	100.0	\$ 49,267	\$ 198,658	\$ 678.48
	17.3	\$ 4,157	\$ 16,760	57.24
	60.0	10,791	43,512	148.61
	43.1	3,102	12,509	42.72
	36.6	\$ 18,050	\$ 72,782	\$ 248.57
	82.7	\$ 19,931	\$ 80,369	274.48
	40.0	7,194	29,008	99.07
	56.9	4,092	16,499	56.35
	63.4	\$ 31,217	\$ 125,876	\$ 429.91
	7.0	\$ 3,471	\$ 13,996	47.80
	2.6	1,281	5,165	17.64
	0.6	274	1,104	3.77
	2.2	1,095	4,415	15.08
	6.1	3,011	12,141	41.47
	1.5	719	2,901	9.91
	2.2	1,095	4,415	15.08
	19.6	\$ 9,665	\$ 38,972	\$ 133.10
	43.7	\$ 21,552	\$ 86,904	\$ 296.80
	3.0	\$ 1,478	\$ 5,960	20.35
	-	-	-	-
	3.0	\$ 1,478	\$ 5,960	\$ 20.35
	40.7	\$ 20,074	\$ 80,945	\$ 276.45
	3.0	1,459	5,884	20.10
	3.0	1,498	6,041	20.63
	1.7	821	3,311	11.31
	33.1	\$ 16,296	\$ 65,708	\$ 224.41
	4.0	1,971	7,946	27.14
	29.1	\$ 14,325	\$ 57,762	\$ 197.27

Resort Lease Breakdown	Untrended	Trended
Base Rent Hotel	400,000	400,000
GOP	19,073,420	21,552,285
+ Franchise Fees	2,661,288	3,011,003
- Insurance	-744,000	-821,237
Adjusted GOP	20,990,708	23,742,052
Hurdle	13,150,000	13,150,000
% of Adjusted GOP over Hurdle	10.00%	10.00%
Performance Rent Hotel	784,071	1,059,205
Total Hotel Rent	1,184,071	1,459,205

¹ Ratio to Sales for departmental expenses and profits are based on their respective departmental revenues. All other expense ratios are based on total revenue.
² EBITDA does not include Depreciation and Amortization, Interest, nor Income Tax.

FINANCIAL PROPOSAL: RESIDENCE COMPONENT



RESIDENCES OPERATING SUMMARY

AZURE OCEANFRONT RESIDENCES						
Operating Summary - First Stabilized Year						

Project Program		Income Assumptions		Growth Assumptions	
Residential Units	283	Vacancy	5.00%	Income Growth	2.50%
Residential Rentable SF	280,183	Untreded Rent	3,270	Expense Growth	2.50%
Residential Gross SF	553,856	Untreded Rent PSF	3.30		

	Untreded	Trended	Per Rentable SF	Per Gross SF	Per Unit	% Total
Residential Potential Rent	11,104,596	12,512,759	3.30	1.67	3,270	101.1%
Vacancy	-555,230	-625,638	-0.17	-0.08	-163	-5.1%
Other Income	436,468	491,816	0.13	0.07	129	4.0%
Effective Gross Income	10,985,834	12,378,936	3.27	1.65	3,235	100.0%
Controllable Expenses	1,273,500	1,470,866	4.55	2.30	4,500	31.6%
Insurance	408,323	471,604	1.46	0.74	1,443	14.8%
Taxes	1,574,809	1,818,872	5.62	2.84	5,565	57.1%
Management Fee	274,646	317,210	0.98	0.50	970	10.0%
Rent	500,000	557,052	1.78	0.90	1,767	18.1%
Non-Controllable Expenses	2,757,778	3,164,739	9.84	4.98	9,745	68.4%
Total Expenses	4,031,278	4,635,605	14.39	7.28	14,245	36.7%
Replacement Reserves	70,750	81,715	0.25	0.13	250	0.6%
Net Operating Income	6,883,806	7,661,617	24.57	12.43	24,324	62.7%

Residential Lease Breakdown	Untreded	Trended
Effective Gross Income	10,985,834	12,378,936
% of EGI	4.50%	4.50%
Potential Base Rent Multifamily	494,363	557,052
Or		
Minimum Base Rent Multifamily	500,000	500,000
Base Rent Multifamily (Greater Of)	500,000	557,052

FINANCIAL PROPOSAL



HARD COST BUDGET

Azure

Oceanfront Residences & Resort

This Budget Estimate is Based on Conceptual plans prepared by ODP

Pricing Based on a Current Market Conditions

June 22, 2020

47.54%

CONCEPTUAL ESTIMATE SUMMARY

TOTAL PROJECT

GSF

\$5/Rentable

1.1

General Requirements

\$

1,473,464.74

\$

1.72

\$

3.62

1.2

Dumpster

\$

335,057.48

\$

0.39

\$

0.82

2.1

Bldg. Demolition

\$

171,251.38

\$

0.20

\$

0.42

2.2

Dewatering - Allowance

\$

256,759.99

\$

0.30

\$

0.63

2.3

Temporary Sheet Piles

\$

313,034.15

\$

0.37

\$

0.77

2.4

Drainage Wells

\$

128,380.00

\$

0.15

\$

0.32

2.5

Sitework (Earthwork, Paving, Water, Sewer, Streetscape & Drainage)

\$

3,168,894.95

\$

3.70

\$

7.79

2.6

Augercast Piles

\$

2,567,599.90

\$

3.00

\$

6.31

2.8

Landscaping & Irrigation - Allowance

\$

913,277.82

\$

1.07

\$

2.24

2.9A

Pavers - Owner's Allowance

\$

349,874.98

\$

0.41

\$

0.86

2.9B

Concrete Slab Under Pavers

\$

177,994.99

\$

0.21

\$

0.44

2.10

Garage Striping

\$

58,155.17

\$

0.07

\$

0.14

2.11

Art

\$

1,356,008.00

\$

1.58

\$

3.33

2.12

Signalization / Traffic management improvements

\$

293,600.82

\$

0.34

\$

0.72

2.13

Hotel Special Amenities

\$

8,002,707.30

\$

9.35

\$

19.67

2.14

Basketball Court W/ Fence

\$

28,137.08

\$

0.03

\$

0.07

2.15

Dog Park & Spa

\$

28,137.08

\$

0.03

\$

0.07

2.16

Boardwalk / Dine Restoration

\$

1,436,123.04

\$

1.68

\$

3.53

2.17

Site Furnishings

\$

427,933.32

\$

0.50

\$

1.05

3.1A

Cast-In Place Concrete

\$

25,675,999.01

\$

30.00

\$

63.10

3.1B

Cast-In Place Concrete - Interstitial

\$

-

\$

-

\$

-

3.1B

Mud Slab

Not Required

3.1C

Grand Stairs

Not Required

3.2

Crane

\$

1,890,040.73

\$

2.21

\$

4.65

3.3

Material & Personal Hoists

\$

1,084,815.35

\$

1.27

\$

2.67

3.4

Safety

\$

171,173.33

\$

0.20

\$

0.42

4.1

Masonry

\$

2,142,637.59

\$

2.50

\$

5.27

4.2

Architectural Stone

\$

85,160.00

\$

0.10

\$

0.21

5.1

Misc. Metal Fabrications

\$

701,422.48

\$

0.82

\$

1.72

5.2

Stairs Railings

\$

205,690.02

\$

0.24

\$

0.51

5.3

Glass Balcony Railings - Owner's Allowance

\$

621,420.00

\$

0.73

\$

1.53

5.4

Glass Canopy

Not Required

5.5

Garage Screen @ \$45/SF

\$

497,009.99

\$

0.58

\$

1.22

5.6

Barrier Cable

\$

44,287.40

\$

0.05

\$

0.11

5.7

Trellis

\$

657,456.43

\$

0.77

\$

1.62

6.1

Rough Carpentry

\$

171,173.33

\$

0.20

\$

0.42

6.3

Wood Baseboard in Units

\$

185,774.63

\$

0.22

\$

0.46

6.4

Millwork - Owner's Allowance

\$

848,329.59

\$

0.99

\$

2.08

6.5

Cabinets - Kitchen & Bathroom - Owner's Allowance

\$

1,554,030.00

\$

1.82

\$

3.82

6.6

Stone Tops - Kitchen & Bathroom - Owner's Allowance

\$

1,209,118.05

\$

1.41

\$

2.97

7.1

Caulking & Waterproofing

\$

621,597.48

\$

0.73

\$

1.53

7.2

Pedestrian Coating @ Balconies

\$

110,473.98

\$

0.13

\$

0.27

7.3

Roofing - Single Ply

\$

242,618.95

\$

0.28

\$

0.60

7.5

Green Roof

\$

359,047.48

\$

0.42

\$

0.88

7.6

Spray Insulation

\$

45,942.99

\$

0.05

\$

0.11

7.7

Fire Safing Above CMU

\$

75,548.61

\$

0.09

\$

0.19

8.1A

Unit Entry Doors & Frames

\$

686,935.00

\$

0.80

\$

1.69

8.1B

Unit Interior Doors & Frames

\$

868,915.91

\$

1.02

\$

2.14

8.1C

Unit Doors Finish Hardware

\$

824,332.00

\$

0.96

\$

2.03

8.1D

Public Area Doors, Frames & Hardware

\$

59,664.84

\$

0.07

\$

0.15

8.1E

BOH Doors, Frames & Hardware

\$

378,799.60

\$

0.44

\$

0.93

8.2A

Window Wall System & Windows

\$

6,665,231.07

\$

7.79

\$

16.38

8.2B

NANA Wall

Not Required

8.2C

Interior Glass

\$

895,815.97

\$

1.05

\$

2.20

8.3

Framless Glass Railings

\$

208,283.05

\$

0.24

\$

0.51

8.4

Aluminum / Glass Balcony Dividers

Not Required

8.5

Overhead Doors

\$

44,734.74

\$

0.05

\$

0.11

9.1

Stucco

\$

1,907,787.08

\$

2.23

\$

4.69

9.2

Drywall

\$

5,277,574.70

\$

6.17

\$

12.97

9.3

Acoustical Ceiling

\$

72,134.66

\$

0.08

\$

0.18

9.4A

Interior & Exterior Painting

\$

1,593,354.92

\$

1.86

\$

3.92

9.4B

Lobby Wall Paper

\$

98,688.94

\$

0.12

\$

0.24

9.4C

Elevator Corridor Wall Finishes

\$

116,003.37

\$

0.14

\$

0.29

PARKING GARAGE

795 Spaces

262,550 GSF

330

COST

\$ / SF

\$ / Space

\$

357,068

\$

1.36

\$

449.14

\$

89,267

\$

0.34

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112.29

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52,510

\$

0.20

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66.05

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78,765

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0.30

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99.08

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78,765

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0.30

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99.08

\$

39,383

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0.15

\$

49.54

\$

1,312,750

\$

5.00

\$

1,651.26

\$

787,650

\$

3.00

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990.75

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89,267

\$

0.34

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112.29

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58,155

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0.22

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73.15

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131,275

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0.50

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165.13

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7,876,500

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30.00

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9,907.55

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805,225

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3.07

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1,012.86

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52,510

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0.20

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66.05

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796,278

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3.03

\$

1,001.61

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85,160

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262,550

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1.00

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330.25

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40,798

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0.16

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51.32

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328,188

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1.25

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412.81

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44,287

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0.17

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55.71

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52,510

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262,550

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31,314

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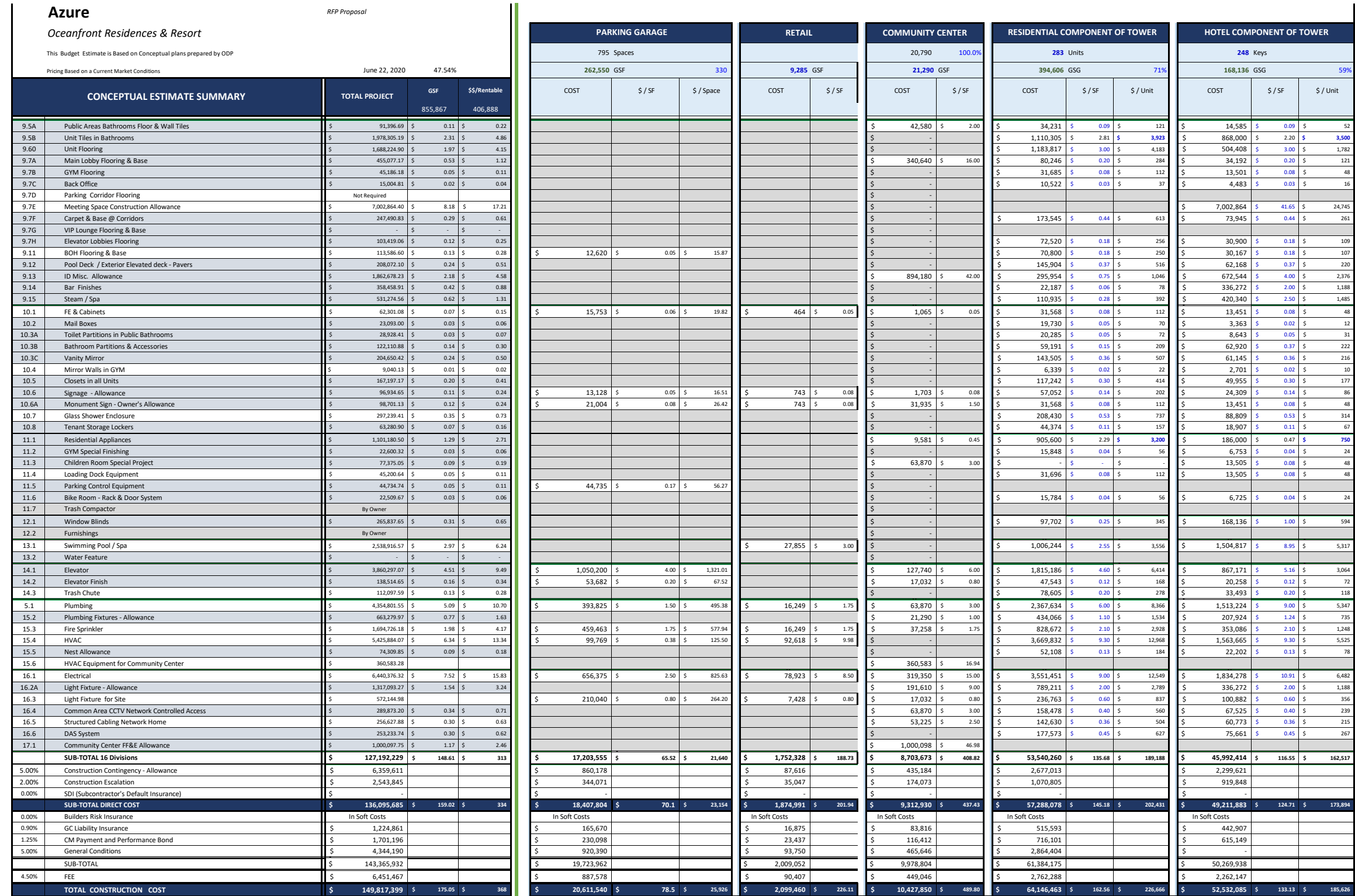
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HARD COST BUDGET



FINANCIAL PROPOSAL

POST-CONSTRUCTION MANAGEMENT PLAN: RESIDENCES

Our project Azure has both a multifamily and a hotel component. For the Multifamily portion, we have engaged Bozzuto as our Property Manager:

Bozzuto Management Company oversees a portfolio of 79,800 units throughout 264 apartment communities and 2.7 million square feet of retail space. Over the past 30 years Bozzuto has assembled a diverse client list comprised of over 50 different institutions, insurance companies, REIT’s, and private owners. Approximately 90% of Bozzuto’s portfolio is owned by third-party clients including: JP Morgan, PGIM Real Estate, Heitman, Nuveen Real Estate, BlackRock, Northwestern Mutual, LaSalle, Invesco, UBS, AEW, Bentall Kennedy and others. The remaining 10% of Bozzuto’s portfolio is comprised of joint ventures with clients such as: JP Morgan, PGIM Real Estate, PSP Partners, and Northwestern Mutual. Bozzuto has also been recognized as the nation’s #1 property management company by the National Association of Home Builders (NAHB) in 2018, Bozzuto Management Company is one of the nation’s preeminent multi-family property managers. Bozzuto has also been ranked #1 property management company for online customer satisfaction in the ORA Power Rankings by J Turner Research for the sixth year in a row. With a strong focus on the customer approach, Bozzuto has won several industry awards for lease-up pace.

Bozzuto is currently managing the lease-up of 50 properties across its portfolio and has spent a tremendous amount of time planning and implementing strategies catered to each unique asset. Bozzuto has earned a reputation for exceptional management that enhances the quality of life of the resident and maximizes the financial returns of the community. From a planning perspective, our Projected date

for First Occupancy (i.e., Substantial Completion) on the Residential Tower is in March of 2024. To prepare for that deliver date, our operations team at Bozzuto will ramp-up their engagement in August of 2022. The first step will be to create the brand identity and collateral for the Project. Starting in March of 2023, we will have weekly meetings to monitor marketing and pre-leasing planning progress. The Operations team at Bozzuto will be fully engaged to support all decisions that are costumer facing - e.g. furniture. Selection, fitness equipment, model units, amongst other. Six months prior to opening, Bozzuto will prepare detailed Lease-up budgets, with staffing selections, expense and income projections, as well as setting up accounting systems for our review and approval. Three months prior to opening, the full-time property manager will be on board and will kick off the marketing and pre-leasing efforts. The rest of the staff (Assistant manager, 2 leasing associates and 3 maintenance techs) will join at TCO and the property management efforts then transitions into lease-up, and eventually full-stabilization mode.



Active Properties					
Property Name	City	Owner(s)	Status	Retail SF	Units
1 Aura Boca	Boca Raton	JP Morgan; Trinsic Residential Group	Lease-up	-	322
2 Avalia	Boca Raton	Heitman	Stabilized	-	297
3 Caoba	Miami	CIM Group; Falcone Group	Lease-up	-	442
4 Curv	Fort Lauderdale	Ram Realty Advisors	Pre-Leasing	49,071	243
5 The District Boynton	Boynton Beach	Ram Realty Advisors	Stabilized	-	350
6 Gio Midtown	Miami	JP Morgan; Magellan Development	Lease-up	39,182	447
7 Indigo Station	Deerfield Beach	Ram Realty Advisors	Stabilized	7,675	226
8 The Lumin at Boca Raton	Boca Raton	The Davis Companies; NCC Development	Stabilized	-	180
9 Mareas at Botanica	Miami	Ram Realty Advisors	Lease-up	232,801	408
10 Midtown Five	Miami	JP Morgan; Magellan Development	Stabilized	22,959	400
11 Milagro Coral Gables	Miami	WAFRA Investment; Magnolia Capital	Stabilized	6,000	237
12 Miro Brickell	Miami	Clarion Partners	Stabilized	-	372
13 The Palms	Davie	CIM Group	Stabilized	-	340
14 Parc Station	Hollywood	JP Morgan	Stabilized	-	336
15 Park-Line Miami at Virgin MiamiCentral	Miami	Brightline	Lease-up	-	816
Total				413,887	5,416

Pipeline Properties					
Property Name	City	Owner(s)	Delivery	Retail SF	Units
1 Link at Douglas	Miami	Barings; 13th Floor Investments	Q1 2021	56,000	732
2 Oakland Park	Fort Lauderdale	Ram Realty Advisors	Q3 2022	-	297
3 Sawyer's Landing	Miami	SJM Partners	Q1 2022	-	501
4 South Miami Shopping Center	Miami	Kimco Realty	Q1 2025	-	200
5 Wynwood Haus	Miami	Lineaire Group; TSG Group	Q2 2022	-	224
6 Wynwood Square	Miami	CIM Group	Q2 2021	30,000	257
Total				86,000	2,211

FINANCIAL PROPOSAL



POST-CONSTRUCTION MANAGEMENT PLAN: RESORT

For the Hotel portion, we have engaged HVMG as our Property Manager:

Since HVMG’s founding in 2001, the company has operated 88 properties throughout the US. Backed by an experienced team of leaders with an average of 20+ years of industry experience across all property types throughout the country including luxury, lifestyle, full-service, and select-service branded and independent properties, HVMG has received numerous awards and recognition for market share, guest service, and other performance improvements. Led by a team of hospitality management and real estate experts who have successfully maximized results together for more than 15 years, our fully integrated platform of hotel solutions ranges from third-party management to acquisitions and development to project management. HVMG prides itself on being one of only a small percentage of 3rd Party Managers approved to manage all major full-service brands: Hyatt, Hilton, IHG, Marriott & Starwood. HVMG’s formula for success relies on cultivating the talent necessary to achieving premium performance to support growth and investing in development relationships. Whether we are acting as third-party manager, joint-venture partner or just as an advisor, HVMG thrives on solving complex challenges with proven strategies that focus on maximizing value.

From a planning perspective, our projected date for First Occupancy (i.e., Substantial Completion) on the Hotel Tower is March 2024. To prepare for that deliver date, our operations team at HVMG will ramp-up their engagement in August of 2022. The first step will be to collaborate with our team to identify the brand identity and collateral for the Project. Starting in March of 2023, we will have weekly

meetings to monitor marketing and pre-opening planning progress. The Operations team at HVMG will be fully engaged to support all decisions that are costumer facing such as furniture selection, fitness equipment selection, meeting space design, amongst many others. Nine months prior to opening, HVMG will prepare detailed staffing selections, expense and income projections, as well as

setting up accounting systems for our review and approval. Six months prior to opening, the General Manager and Sales & Marketing Director will be on boarded and will kick off the marketing efforts. The rest of the team will be on boarded over the following six months, with everyone being trained off-site and ready to become hands on as soon as the property receives TCO.

Full Service	Location	Keys	Meeting Space (SF)
Embassy Suites Scottsdale Resort	Scottsdale, AZ	312	60,000
Embassy Suites St. Augustine Beach	St. Augustine, FL	175	25,342
Embassy Suites Downtown North	Phoenix, AZ	242	3,100
Embassy Suites Galleria	Atlanta, GA	263	3,657
Embassy Suites Perimeter	Atlanta, GA	252	5,140
Embassy Suites San Rafael Marin County	San Rafael, CA	236	13,000
Embassy Suites Winston-Salem	Winston-Salem, NC	146	56,000
Embassy Suites Tulsa I-44	Tulsa, OK	247	3,330
Embassy Suites Detroit Troy Auburn Hills	Troy, MI	251	6,500
Highline Vail, a Doubletree Resort	Vail, CO	116	4,019
Doubletree Suites Lexington	Lexington, KY	155	5,000
Doubletree Pittsburgh Meadowlands	Washington, PA	138	14,000
Doubletree Suites Nashville Airport	Nashville, TN	138	2,600
Doubletree Mahwah	Mahwah, NJ	139	5,000
Hard Rock Hotel	Daytona Beach, FL	200	20,000
Holiday Inn Historic District	Savannah, GA	127	2,259
Marriott Northeast/Emory Area	Atlanta, GA	294	22,877
Marriott	Winston-Salem, NC	319	15,000
Marriott	Greensboro, NC	298	11,048
Sheraton Jacksonville	Jacksonville, FL	159	9,047
Sheraton Suites Ft. Lauderdale Plantation	Plantation, FL	263	11,592
Delta Daytona Beach Oceanfront	Daytona Beach, FL	133	N/A
Hilton Southlake Town Square	Dallas, TX	248	19,000
Hilton Carillion Park	St. Petersburg, FL	227	20,000

Select & Limited Service	Location	Keys	Meeting Space (SF)
SpringHill Suites Orange Beach	Orange Beach, AL	132	3,041
Courtyard Marietta I-75 North	Atlanta, GA	146	1,248
Courtyard Norcross Peachtree Corner	Atlanta, GA	131	1,200
Courtyard Marietta Windy Hill/Ballpark	Atlanta, GA	127	1,588
Courtyard Austin University	Austin, TX	198	1,664
Courtyard Dallas Addison Midway	Addison, TX	145	1,248
Courtyard Cleveland Beachwood	Beachwood, OH	113	960
Courtyard Grand Rapids Airport	Grand Rapids, MI	84	623
Courtyard Detroit Southfield	Southfield, MI	147	1,250
Courtyard Airport West/Camp Creek	East Point, GA	128	3,080
Fairfield Inn & Suites Austin University	Austin, TX	63	N/A
Fairfield Inn & Suites Airport	Indianapolis, IN	86	N/A
Residence Inn Indianapolis Airport	Indianapolis, IN	95	240
Townplace Suites Bentonville/Rogers	Bentonville, AR	78	N/A
Hyatt House Dallas Richardson	Richardson, TX	130	500
Candlewood Suites Bentonville/Rogers	Rogers, AR	130	N/A
Hilton Garden Inn Oklahoma City Airport	Oklahoma City, OK	161	1,586
Independent Hotels	Location	Keys	Meeting Space (SF)
Plunge Beach Hotel	Lauderdale-By-The-Sea, FL	163	N/A
The Burgess	Atlanta, GA	100	N/A
Borrego Springs Resort	Borrego Springs, CA	100	6,000
University Inn at Emory	Atlanta, GA	32	N/A
Inn at Broadway	Lexington, KY	65	N/A
Islander Resort	Islamorada, FL	139	18,662
Benton Convention Center	Winston-Salem, NC	N/A	105,000

ATTACHMENTS



PREPARED FOR
Key Hollywood, LLC



7/23/20

Economic Impact

A Proposed Hollywood Beach Mixed-Use Project in Broward County, Florida



ECONOMIC IMPACT OF A MIXED-USE DEVELOPMENT KEY HOLLYWOOD, LLC

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Background

Hollywood Beach is located in the southern portion of Broward County, Florida, and is part of the Miami-Fort Lauderdale-West Palm Beach metropolitan statistical area. Key Hollywood, LLC (Key Hollywood) is in the process of developing a mixed-use project that will include a hotel, apartments, and additional commercial facilities.

Key Hollywood needs to understand the impact of this development—referred to as the Hollywood Beach mixed-use project in this report—in Broward County, Florida. Chmura Economics & Analytics (Chmura) was contracted to perform this analysis.

The economic impact of such a project occurs in two phases. The first takes place during the development and construction period, which is expected to last from 2020 to 2023. The second phase is the ongoing operations of businesses in the development, which will start in 2023. It will take a couple of years for businesses to ramp up, and operations are expected to stabilize in 2025. The direct, indirect, and induced impacts for both construction and operations are estimated through the IMPLAN model for spending, labor income, and job creation. In addition, Chmura estimates the tax revenue that can be generated for the local governments of the City of Hollywood and Broward County from this development.

One-Time Economic Impact of Construction

The development and construction of the Hollywood Beach mixed-use project will create jobs in construction and related industries in Broward County. Direct construction spending will bring more business opportunities to local suppliers that support construction companies.¹ In addition, area businesses such as restaurants and shops will benefit as construction workers spend money at local establishments.² Key Hollywood will have a “locally-hired” and “inclusive hiring” program that aims to increase the benefit of the project to the city and county economies.

The major components of the mixed-use project are a 283-unit apartment complex and a 248-room hotel including a 6,500-square foot (SF) restaurant. In addition, the project will include a community center and parking facilities for residents, workers, and visitors. The total cost of the project is estimated to be \$202.3 million in nominal dollars.³ The development and construction of the project is expected to last from 2021 to 2023, with operations starting in 2023.⁴

Table 1: One-Time Economic Impact of Hollywood Beach Mixed-Use Project Construction in Broward County (Nominal Dollars)

		Direct	Indirect	Induced	Total
Three-Year Total (2021-2023)	Spending (\$Million)	\$190.7	\$52.1	\$46.1	\$288.9
	Labor Income (\$Million)	\$70.8	\$19.3	\$17.1	\$107.3
	Employment	1,224	361	373	1,958
Annual Average (2021-2023)	Spending (\$Million)	\$63.6	\$17.4	\$15.4	\$96.3
	Labor Income (\$Million)	\$23.6	\$6.5	\$5.7	\$35.8
	Employment	408	120	124	653

Note: Numbers may not sum due to rounding.

Source: IMPLAN 2017 and Chmura

The economic impact of the Hollywood Beach mixed-use development’s construction activities is summarized in Table 1. From 2021 to 2023, it is estimated that a total of \$190.7 million (nominal dollars) will be directly spent in Broward County to construct various facilities in the Hollywood Beach development.⁵ This spending will directly support 1,224 cumulative jobs in the county, with

¹ This is usually referred to as the indirect impact.

² This is usually referred to as the induced impact.

³ Source: Key Hollywood.

⁴ Ibid.

⁵ Please note that this number is smaller than total project cost because spending on contractors and suppliers outside the county is excluded. Chmura used the IMPLAN model to estimate the percentage of construction spending occurring within the county.





ECONOMIC IMPACT OF A MIXED-USE DEVELOPMENT
KEY HOLLYWOOD, LLC

associated labor income of \$70.8 million.⁶ The total indirect impact is estimated to result in \$52.1 million and 361 cumulative jobs in Broward County, in industries supporting construction, such as truck transportation, utilities, and site services. The induced impact is estimated to total \$46.1 million and 373 cumulative jobs in the county from 2021 to 2023. The induced jobs, which are generated when construction workers spend their income in the county, will be concentrated in consumer service-related industries such as restaurants, healthcare facilities, and retail.

On an annual average basis, construction of the Hollywood Beach mixed-use development is expected to generate \$96.3 million in economic impact (direct, indirect, and induced) in Broward County from 2021 to 2023. That spending will support 653 jobs in the county, with labor income reaching \$35.8 million per year from 2021 to 2023.

Economic Impact of Ongoing Operations

After construction is completed, the Hollywood Beach mixed-use development will enter the phase of ongoing operations, which will generate job opportunities and economic impact in Broward County. While the development will be operational in 2023, it will take a couple of years for businesses in the project to ramp up their operations. It is estimated that operations will stabilize in 2025. As a result, Chmura analyzes the operational impact for 2025.⁷

For ongoing operations, the direct spending impact is measured as the operational revenue (sales) of the proposed hotel, apartments, restaurant, and parking in the development. The direct employment impact would be the number of employees hired by businesses located in the development. Based on revenue assumptions from Key Hollywood on apartment rental rates, hotel room price, hotel occupancy rates, and revenue for restaurant and parking facilities, it is estimated that total operational revenue in the development will be \$61.6 million. This will be in 2025, when operations of all businesses stabilize.

Table 2: Annual Economic Impact of Ongoing Operations of the Hollywood Beach Mixed-Use Development in Broward County (Nominal Dollars)					
		Direct	Indirect	Induced	Total Impact
2025	Spending (\$Million)	\$61.6	\$12.1	\$9.1	\$82.8
	Labor Income (\$Million)	\$14.7	\$4.3	\$3.3	\$22.2
	Employment	276	57	62	395

Note: Numbers may not sum due to rounding.
Source: IMPLAN 2017 and Chmura

Table 2 presents the total economic impact from ongoing operations of the Hollywood Beach mixed-use development. In 2025, all businesses located in the development are estimated to have a direct impact (total revenue or sales) of \$61.6 million. Those businesses will directly employ 276 workers, with an estimated labor income reaching \$14.7 million in 2025. The annual indirect impact of \$12.1 million and 57 jobs represents increased spending and employment for businesses in the county supporting Hollywood Beach project operations, such as landscaping, repair and maintenance, and other businesses. The induced impact of \$9.1 million and 62 jobs is the result of increased spending by employees who are working in the Hollywood Beach mixed-use development. The total annual economic impact (direct, indirect, and induced) of the development is estimated to reach \$82.8 million (in 2025 dollars) that can support 395 jobs in Broward County from 2025 onward.

⁶ Labor income in this study includes wages and salary, plus benefits. For projects over multiple years, cumulative jobs are the sum of the number of jobs for each year. If one person works on a project for three years, this equates to three cumulative jobs. Finally, the estimated number of jobs include both full-time and part-time positions.
⁷ Source: Key Hollywood.

ECONOMIC IMPACT OF A MIXED-USE DEVELOPMENT
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Fiscal Impact for Local Governments in Broward County

Development of the Hollywood Beach mixed-use project will also generate tax revenue for local government agencies in the City of Hollywood and Broward County.⁸ In order to be conservative, only revenue from the direct impact was estimated.⁹

In Florida, local governments including cities, counties, and school districts can collect property tax from residential and commercial properties. According to state laws, determining the property tax amount is based on the tax rate and assessed value of a property. In this analysis, the assessed value of properties in a development is estimated to be 85% of the market value of the real estate.¹⁰

The market value of the Hollywood Beach mixed-use development is assumed to be the development cost of the properties. This excludes the cost of the community center, city-owned parking garage, and furniture, fixtures, and equipment (FFE) for the hotel.

The Hollywood Beach development is located in the city of Hollywood, and the total millage rate (including county, city, and school district) for the development is 21.2566, or 2.13% of assessed value.¹¹ Accordingly, it is estimated that when construction is completed and all components are in operation, the annual property tax will be \$3.4 million for local government agencies in Broward County (Table 3).¹²

For businesses in the Hollywood Beach development, revenue from the restaurant and hotels will be subject to the county's sales tax.¹³ In Florida, the state has a 6% sales tax, while counties can impose an additional discretionary sales tax. The local sales tax rate for Broward County is 1%.¹⁴ Based on the estimated revenue for those businesses, the county sales tax is estimated to be \$420,731 in 2025.

In addition, Broward County imposes a 6% tourism development tax on hotel revenue.¹⁵ It is estimated that the annual tourism development tax for the county will be \$1.4 million in 2025.

In summary, the annual local government revenue from ongoing operations of the Hollywood Beach mixed-use development is estimated to be \$5.3 million in 2025. Future revenue may change, based on possible changes to the tax rate and changes in real estate values.

Table 3: Annual County Tax Revenues from Project Operations (Nominal Dollar, 2025)

	Tax Revenue
Real Estate	\$3,440,709
Sales	\$420,731
Tourism Development	\$1,445,281
Total	\$5,306,722

Note: Numbers may not sum due to rounding
Source: Chmura

⁸ For example, the real estate tax will go to Broward County, the City of Hollywood, and the school district. This analysis estimates the total real estate tax for all three government agencies.
⁹ This approach is recommended by *The Fiscal Impact Handbook*. Source: Burchell, R.W. and Listokin, D. 1978. *The Fiscal Impact Handbook: Estimating Local Costs and Revenues of Land Development*. Center for Urban Policy Research. New Brunswick, NJ: Rutgers, The State University of New Jersey.
¹⁰ Source: Key Hollywood.
¹¹ Source: Broward County Property Appraiser website, available at: <http://www.bcpa.net/millage.asp>. The mileage code is 0513.
¹² In addition to property tax, there will also be a ground rent payment to the city.
¹³ The revenue from apartment rentals is exempt from sales tax. Source: Florida Department of Revenue, available at: https://florida-revenue.com/taxes/taxesfees/Pages/tax_interest_rates.aspx#sales.
¹⁴ Source: <https://floridarevenue.com/taxes/Documents/flHistorySalesTaxRates.pdf>.
¹⁵ This tax is also referred to as transient rental tax. Source: <https://www.broward.org/RecordsTaxesTreasury/TaxesFees/Pages/TouristDevelopmentTaxes.aspx>.



ECONOMIC IMPACT OF A MIXED-USE DEVELOPMENT
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Appendix 1: Impact Analysis Glossary

IMPLAN Professional—an economic impact assessment modeling system. It allows the user to build economic models to estimate the impacts of economic changes in states, counties, or communities. It was created in the 1970s by the Forestry Service and is widely used by economists to estimate the impact of specific events on the overall economy.

Input-Output Analysis—an examination of business-business and business-consumer economic relationships capturing all monetary transactions in a given period, allowing one to calculate the effects of a change in an economic activity on the entire economy (impact analysis).

Direct Impact—economic activity generated by a project or operation. For construction, this represents activity of the contractor; for operations, this represents activity by tenants of the property.

Overhead—construction inputs not provided by the contractor.

Indirect Impact—secondary economic activity that is generated by a project or operation. An example might be a new office building generating demand for parking garages.

Induced (Household) Impact—economic activity generated by household income resulting from direct and indirect impacts.

Ripple Effect—the sum of induced and indirect impacts. In some projects, it is more appropriate to report ripple effects than indirect and induced impacts separately.

Multiplier—the cumulative impacts of a unit change in economic activity on the entire economy.

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MEMORANDUM

To: Inigo Ardid, Key Hollywood, LLC

From: Christy J. Brush

Date: June 17, 2020

Subject: HW Beach Hotel + Residences - Initial Coastal/Flood Code Compliance Review

M&N Job No.: 11048

The proposed HW Beach Hotel + Residences (Project) conceptual design package prepared by ODP Architecture and Design (ODP) dated May 29, 2020 has been reviewed for compliance with Florida Department of Environmental Protection (FDEP) Coastal Construction Control Line (CCCL), Florida Building Code (FBC) §1612 and §3109, and City of Hollywood (City) Chapter 154 requirements. Please note that, at the time of review, neither a topographic survey nor a “line of construction” survey meeting FDEP standards was available for review/use.

FBC Chapter 1612 – Flood Loads

Community Center - Existing Flood Zones

FBC §1612.3 Establishment of flood hazard areas states that... “the applicable governing authority shall, by local floodplain management ordinance, adopt a flood hazard map and supporting data. The flood hazard map shall include, at a minimum, areas of special flood hazard as identified by the Federal Emergency Management Agency.”

Per the effective FEMA Flood Map (Appendix A), the Community Center appears to be located within two flood zones: VE 10 and a VE12 (west to east). As noted within FBC §1612.1 “For buildings that are located in more than one flood hazard area, the provisions associated with the most restrictive flood hazard area shall apply.” The effective flood zone will need to be confirmed with a survey. However, for the purposes of this memo, it is assumed that the VE12 flood zone applies to the structure.

FBC §1612.4 Design and construction states that “the design and construction of buildings and structures located in flood hazard areas, including coastal high hazard areas, shall be in accordance with Chapter 5 of ASCE 7 and with ASCE 24”.

VE Flood zones are Coastal High Hazard Areas (CHHA), as defined by ASCE 24, and must comply with the ASCE 24 Chapter 4 – CHHA and Coastal A Zones, which includes the following criteria:

- New construction shall be located landward of the reach of mean high tide.
- New construction shall be sited landward of shoreline construction setbacks, where applicable.
- New construction shall not remove or otherwise alter sand dunes...unless an engineering report documents that the alterations will not increase potential flood damage by reducing the wave and flow dissipation characteristics of the sand dunes or mangrove stands.
- The bottom of the lowest horizontal structural member of the lowest floor shall be elevated in conformance with the minimum requirements of Table 4-1, which is BFE +2 (VE12 + 2 = 14’ NAVD)

for a Class 3 structure (Community Centers are included within the Class 3 designation as noted within ASCE 24 Table 1-1 Flood Design Class of Buildings and Structures).

- As noted within ASCE §4.5.1 “Foundation systems located in CHHA shall be designed to minimize forces acting on the foundations, to minimize damage to the foundations and the elevated structures, and to adequately transfer all loads specified...to the supporting soils. Foundation systems shall be free of obstructions and attachments that will transfer flood forces to the structural system or that will restrict or eliminate free passage of high velocity flood waters and waves during design flood conditions...”

To address ASCE 24 criteria and prevent negative impact to flood zone designations for the site, the Community Center is proposed to include the following design elements:

- A pile-supported structure designed to withstand the 1% storm associated erosion / scour effects.
- First floor elevated so that the lowest horizontal structure member is at or above the +13’ NAVD elevation required. The area below this elevation is proposed to be open to allow the free passage of water during a 1% storm.
- Access stairs along the west façade of the building will be designed to break away or will be designed with open treads that will not obstruct the flow of water under design flood conditions.
- No reduction in the existing grade elevations and maintenance of a protective dune feature along the seaward portion of the parcel.

Additionally, the swimming pool proposed in the CHHA will be anchored on a pile foundation to resist flotation.

Community Center – Proposed Flood Zones

Please note that FEMA has issued preliminary flood maps for Broward County that will potentially modify the flood zones affecting the property. The preliminary flood map for the Community Center (Appendix B) indicates a potential flood zone of VE 11. This would mean that the structure would remain in a CHHA. The bottom of the lowest horizontal structural member of the lowest floor would be require to be elevated to an elevation of +13 NAVD (VE11 + 2 = 13’ NAVD).

It is anticipated that the draft maps will become effective mid to late 2021. However, the schedule is subject to change to delays caused by the COVID-19 pandemic.

Beach Hotel + Residences - Existing Flood Zones

The effective FEMA Flood Map (Appendix A) indicates that the Beach Hotel + Residences portion of the Project is located within four flood zones: AE7 through AE 10 (west to east). The most stringent flood zone that the structure lies within would apply. The effective flood zone will need to be confirmed with a survey. However, for the purposes of this memo, it is assumed that the AE10 flood zone applies to the structure.

FBC §1612.4 Design and construction states that “the design and construction of buildings and structures located in flood hazard areas, including coastal high hazard areas, shall be in accordance with Chapter 5 of ASCE 7 and with ASCE 24”.

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An AE10 flood zone is defined as a Special Flood Hazard Area (SFHA), per ASCE 24. ASCE 24 has additional, more restrictive design criteria for Coastal A Zones, which are defined as a SFHA...with “the potential for breaking wave heights shall be greater than or equal to 1.5 ft. The inland limit of the Coastal A Zone is (1) the Limit of Moderate Wave Action (LiMWA) if delineated on a FIRM, or (2) designated by the authority having jurisdiction”. The effective FEMA flood maps for this area do not include the delineation of the LiMWA and there is not separate designation Coastal A Zone map by the City of Hollywood.

Buildings in SFHA must comply with ASCE 24 Chapter 2 Basic Requirements for Flood Hazard Areas That Are Not Identified as Coastal High Hazard Areas and Coastal A Zones, which includes the following criteria:

- Structures shall have the lowest floor (including basements) elevated in conformance with the minimum elevation requirements of Table 2-1. Table 2-1 requires the top of the lowest floor to be at or above BFE +1 (AE10 + 1 = 11’ NAVD) for a Class 2 structure (Hotels/Residences are included within the Class 2 designation as noted within ASCE 24 Table 1-1 Flood Design Class of Buildings and Structures).
- Enclosed areas used solely for parking of vehicles, building access, or storage are allowed below elevated buildings with openings to allow for the automatic equalization of flood waters
- Alternative, areas below the BFE + 1 elevation may be dry floodproofed if the structure is deemed mixed-use and all residential uses are located above the elevation criteria.

The Beach Hotel + Residences is proposed at-grade, with a limited residential / hotel lobby. Per ASCE 24, the following are proposed:

- The lobby areas along the west façade of the structure will be dry floodproofed to an elevation of +11’ NAVD or higher.
- The parking garage space will be wet floodproofed to allow the automatic equalization of flood waters.
- The residential units that surround the garage will have their lowest floor elevated at or above +11’ NAVD (BFE+1).

Beach Hotel + Residences – Proposed Flood Zones

As noted previously, FEMA has issued preliminary flood maps for Broward County that will potentially modify the flood zones affecting the property. The preliminary flood map for the Community Center (Appendix B) indicates a potential flood zone of AE7. This would mean that the structure would remain in a SFHA, with a lower base flood elevation. The finished floor elevation would be required to be elevated to an elevation of +8 NAVD (AE7 + 1 = 8’ NAVD).

It is anticipated that the draft maps will become effective mid to late 2021. However, the schedule is subject to change to delays caused by the COVID-19 pandemic.



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City Chapter 154 – Flood Damage Prevention

Community Center - Existing Flood Zones

In addition to the flood code standards outlined within FBC, noted above, the City code includes additional criteria. Specifically, §154.56 (E)(3) notes that “where authorized by the FDEP or applicable local approval, sand dune construction and restoration of sand dunes under or around elevated buildings are permitted without additional engineering analysis or certification of the diversion of floodwater or wave runup and wave reflection if the scale and location of the dune work is consistent with local beach-dune morphology and the vertical clearance is maintained between the top of the sand dune and the lowest horizontal structural member of the building”.

A dune creation / restoration component is included as part of the design, seaward of the Community Center. This dune feature will be reviewed / approved by the FDEP as part of the CCCL permitting process (outlined below).

No additional, more stringent, flood criteria are noted within the City’s Flood code for the Community Center.

Beach Hotel + Residences - Existing Flood Zones

City flood code §154.50 (C)(1)(b) notes that “New construction and substantial improvement of nonresidential buildings shall have the lowest floor, including basement, elevated or dry floodproofed to or above the elevation required in the Florida Building Code, Building or at least six inches above the highest point of the crown of all streets adjacent to the plot upon which such buildings are located or in accordance with a system or method of design admitting of rational analysis in accordance with well-established principles of mechanics and sound engineering practices as determined by the Director, Public Utilities”.

This is relatively consistent with the FBC, where non-residential portions of mixed-use buildings are permitted to be dry floodproofed. Precedent exists of similar application of the City code in this manner. However, the City’s flood code only addresses residential and non-residential buildings, remaining silent relative to mixed use buildings. Consultation with the City floodplain manager to confirm their intent to be consistent with FEMA guidance and the FBC is recommended.

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FBC Chapter 3109 – Elevation Standards

Elevation Standards (FBC §3109.3.3):
This summary assumes that the Beach Hotel + Residences is located wholly landward of the CCCL. If that is not the case, the criteria outlined below applies to both the Community Center and the Beach Hotel + Residences.

The 100-year storm elevation determined by the FDEP in the report titled “One-Hundred-Year Storm Elevation Requirements for Habitable Structures Located Seaward of a Coastal Construction Control Line” for the Project site is +19.0 NGVD (~+17.5 NAVD). The lowest horizontal structural member supporting a floor containing habitable uses (habitable uses include full restaurant kitchens, but not bar/grill use) seaward of the CCCL must be above this FDEP-established 100-year storm wave crest elevation. The restaurant kitchen within the Community Center is proposed to be elevated in compliance with this criterion.

Additional FBC Chapter 3109 Construction Standards

- FBC §3109.3.2.1 requires that the tops of grade beams and pile caps shall be located below the design grade as specified with the FDEP report titled “One-Hundred-Year Storm Elevation Requirements for Habitable Structures Located Seaward of a Coastal Construction Control Line.” The published design grade elevation for the Project site is +5.6 NGVD. Alternatively, grade beams and pile caps can be designed to withstand the associated 100-yr storm forces, in lieu of being located below the design grade. The Community Center structural design elements will be proposed in compliance with this criterion.
- FBC §3109.3.4 requires walls below the wave crest elevation to be designed to break away under the associated 100-year storm forces. This does not include shearwalls, stairwells, elevator shafts, and walls perpendicular to the wave approach. The Community Center first floor walls will be designed to breakaway in compliance with this criterion.
- FBC §3109.3.5 notes that structural slabs located below the wave crest elevation are not required to break away during a 100-year storm if they are design to withstand the associated flood loads. The Community Center’s first floor slab is proposed to be located below the wave crest elevation and designed to withstand the associated storm forces.

FDEP CCCL Setback Compliance (Chapter 62B-33 F.A.C.)

A teleconference consultation was conducted with FDEP staff on June 16, 2020 (FDEP Consultation), to obtain their preliminary feedback relative to major design components of the proposed Community Center. A site plan, available aerial photography (including some historical aerials), photos of the existing dune vegetation, and renderings were presented during the discussion with FDEP’s Doug Aarons (Program Administrator), Fritz Wettstein (Senior Program Analyst), and Derek Bellamy (Engineering Specialist III). FDEP staff feedback is noted within the specific preliminary regulatory compliance assessment sections below.



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Line of Construction

Sec. 62B-33.005(9), Florida Administrative Code (F.A.C.), notes that “if in the immediate area a number of existing major structures have established a reasonably continuous and uniform construction line and if the existing structures have not been unduly affected by erosion, except where not allowed by the requirements of section 161.053(5), F.S., and this rule chapter, the [FDEP] shall issue a permit for the construction of a similar structure up to that line.” Immediate area has been interpreted to mean within ~1,000 feet to the north and south of a project site. Although a “line of construction” survey is not available at this time, aerial photography (Appendix C) that shows a well-defined seaward limit of similar structures was used as the basis for structure siting. The Community Center building and swimming pool are proposed to be sited consistently with other similar structures in the immediate vicinity, in compliance with FDEP “line of construction” criteria.

During the FDEP Consultation conducted on June 16, 2020, an aerial with the estimated line of construction for major structure low-rise buildings like the Community Center was reviewed. A formal line of construction survey will be required at the time of FDEP CCCL permit application or to secure preliminary confirmation of Project compliance; however, FDEP staff agreed that the proposed Community Center appears to generally comply with the existing line of construction.

A second line of construction for other major structures (concrete decks, pools, etc.) was reviewed for possible pool siting. FDEP staff reiterated that a line of construction survey would be needed to confirm proper siting. FDEP staff suggested that the proposed pool orientation may need to be adjusted and recommended rotating the pool to minimize the seaward limit.

30-Year Erosion Projection (30-YEP)

The FDEP requires proposed major structures to be sited landward of the 30-YEP setback defined in Sec. 62B-33.024, F.A.C. The 30-YEP is calculated for the Project site with reference to the FDEP 30-YEP Manual for Reference (R) Monument R-118. Given that this segment of shoreline is controlled by the Federal Broward County Shore Protection Project (Segment III) and is authorized until 2026, a credit of time remaining until 2026 is given. A survey by the Department in 1976 yielded an average of 37 feet for the Mean High Water Line (MHWL) to Seasonal High Water Line (SHWL) distance. In the General Reevaluation Report (CP&E/Olson, 2002/2003, B-14) for the project area, a pre-project erosion rate was calculated to be -1 ft/yr. The Department’s historical shoreline data also showed moderate erosion for the pre-project years of 1927 to 1976 and, thus, the default erosion rate of -1 ft/yr. is used. As such, the 30-YEP is calculated as 1 ft/yr. x (30 Years – 6) + 37 feet landward of the Erosion Control Line (ECL) = 24+37 = 61 feet landward of the ECL. The Community Center is proposed landward of the FDEP-established 30-YEP for the Project site.

The 30-YEP was discussed during the FDEP Consultation, where it was noted that the location of the ECL will need to be confirmed with a survey. However, FDEP staff agreed that it *appears* the proposed Community Center is located in compliance with the 30-YEP (located landward of the 30-YEP, as required).

Beach-Dune System Impact Minimization and Mitigation

For FDEP CCCL Permit issuance, the FDEP must determine that the Project does not propose a significant adverse impact to the beach-dune system and unavoidable adverse or other impacts must be appropriately mitigated. To avoid a significant adverse impact, the Project must not alter the coastal system by: 1) measurably affecting the existing shoreline change rate, 2) significantly interfering with its

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ability to recover from a coastal storm, 3) disturbing topography or vegetation such that the dune system becomes unstable or suffers catastrophic failure or the protective value of the dune system is significantly lowered, or 3) causing a take of a marine turtle or their nesting habitat, as defined in section 379.2431(1), Florida Statutes (F.S.), unless the take is incidental pursuant to section 379.2431(1)(h), F.S.

More specifically to sand dune protection, Sec. 62B-33.005(8), F.A.C., states that “major structures shall be located a sufficient distance landward of the beach and frontal dune to permit natural shoreline fluctuations, to preserve and protect beach and dune system stability, and to allow natural recovery to occur following storm-induced erosion.”

Pursuant to Sec. 62B-33.005(4)(b), F.A.C., the Project must “not result in removal or disturbance of in situ sandy soils of the beach and dune system to such a degree that a significant adverse impact to the beach and dune system would result from either reducing the existing ability of the system to resist erosion during a storm or lowering existing levels of storm protection to upland properties and structures.”

Pursuant to Sec. 62B-33.005(11), F.A.C., “in considering project impacts to native salt-tolerant vegetation, the [FDEP] shall evaluate the type and extent of native salt-tolerant vegetation, the degree and extent of disturbance by invasive nuisance species and mechanical and other activities, the protective value to adjacent structures and natural plant communities, the protective value to the beach and dune system, and the impacts to marine turtle nesting and hatchlings. The [FDEP] shall restrict activities that lower the protective value of natural and intact beach and dune, coastal strand, and maritime hammock plant communities. Activities that result in the removal of protective root systems or reduce the vegetation’s sand trapping and stabilizing properties of salt tolerant vegetation are considered to lower its protective value. Construction shall be located, where practicable, in previously disturbed areas or areas with non-native vegetation in lieu of areas of native plant communities when the placement does not increase adverse impact to the beach and dune system.”

The Project is proposed in an area seaward of Surf Rd. that supports native salt-tolerant dune vegetation and invasive exotic species. Detailed topographic survey data is not currently available, so the limit of the “frontal dune” feature within this area has not yet been assessed nor determined by the FDEP. It is likely that the FDEP will determine the entire vegetated area to constitute a dune feature of some type, although it is possible that only the seaward portion may be defined as a frontal dune. As noted above, the FDEP regulations require major structures to be sited landward of the frontal dune and minimization of impacts to native salt-tolerant vegetation. The pile-supported Community Center is designed such that the proposed superstructure does not cut into the existing grade profile and all sandy material excavated seaward of the CCCL will be maintained in the Project vicinity seaward of the CCCL in accordance with FDEP code requirements.

The Project proposes to maintain and restore a frontal dune feature at the seaward edge of the site, east of the proposed Community Center building, and to mitigate all unavoidable native dune vegetation removal onsite and offsite. In the FDEP Consultation, staff noted that a detailed dune topographic survey will be required in order for the limits of the existing frontal dune to be determined and appropriate Community Center and swimming pool setback landward of that feature to be affirmed. Staff also noted in the FDEP Consultation that the concept presented to mitigate native vegetation removal onsite through planting of native vegetation in the frontal dune feature onsite and/or in new/restored dunes in the Project vicinity, perhaps also in conjunction the addition of sandy material excavated from the Project site to dune features in the Project vicinity to increase their storm protective value, appears to be a reasonable mitigation approach.



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The FDEP noted in the FDEP Consultation that the Bougainvillea Terrace beach access corridor at the south boundary of the Project site is currently vulnerable to breach by wave uprush and overwash due to its configuration. It was discussed that the access corridor proposed within the southern portion of the Project site could replace the Bougainvillea access or the existing and proposed beach access corridors could otherwise be consolidated to minimize the breach in the dune and provide better storm protective value. It was also suggested that the proposed beach access corridor should be angled and/or a vegetation buffer provided along the eastern face to limit windblown sand and wave run-up.

FDEP Consultation – Additional Points

FDEP Staff raised concerns about the potential for increased operational activities / programming on the beach due to the oceanfront location of the Community Center and suggested that design, educational, etc. efforts should be made to protect the beach-dune system habitat. It is recommended that a narrative of the anticipated programming / operational hours and the efforts to protect the beach-dune habitat (post and rope fence for dune protection, clearly defined access corridors, lighting dimmed or turned off with operational hours, etc.) be developed with the City and included with the FDEP CCCL permit application.

FDEP staff also noted that the Project plans must identify the proposed temporary impact “work zone” around the east edge of the Project to allow for the movement of equipment and materials during construction and provide appropriate dune restoration plan.

FDEP staff confirmed that Broward County is subject to the longer (March 1st through October 31st) marine turtle nesting season. Construction *within marine turtle nesting habitat* (typically considered to include the beach and seaward slope of the frontal dune) is prohibited, unless specifically authorized by the agency, during this period. Construction will typically be permitted for all proposed activities maintained behind the frontal dune crest, which allows for the bulk of the proposed construction work to be completed year-round. Project elements with construction timing restrictions may include the beach access corridor (which connects to the nesting beach), dune restoration seaward of the crest of any existing dune, any required fill placement onto the beach, and construction lighting.

FDEP staff noted that the Project would need to be sensitive to the adjacent marine turtle nesting habitat, with light fixtures and tinted glass selected to prevent light spread onto the adjacent beach. FDEP staff recommended revising the color renderings to properly reflect the required 45% light transmittance tinted glass on the façade of the structures (both the Community Center and Hotel + Residential building).

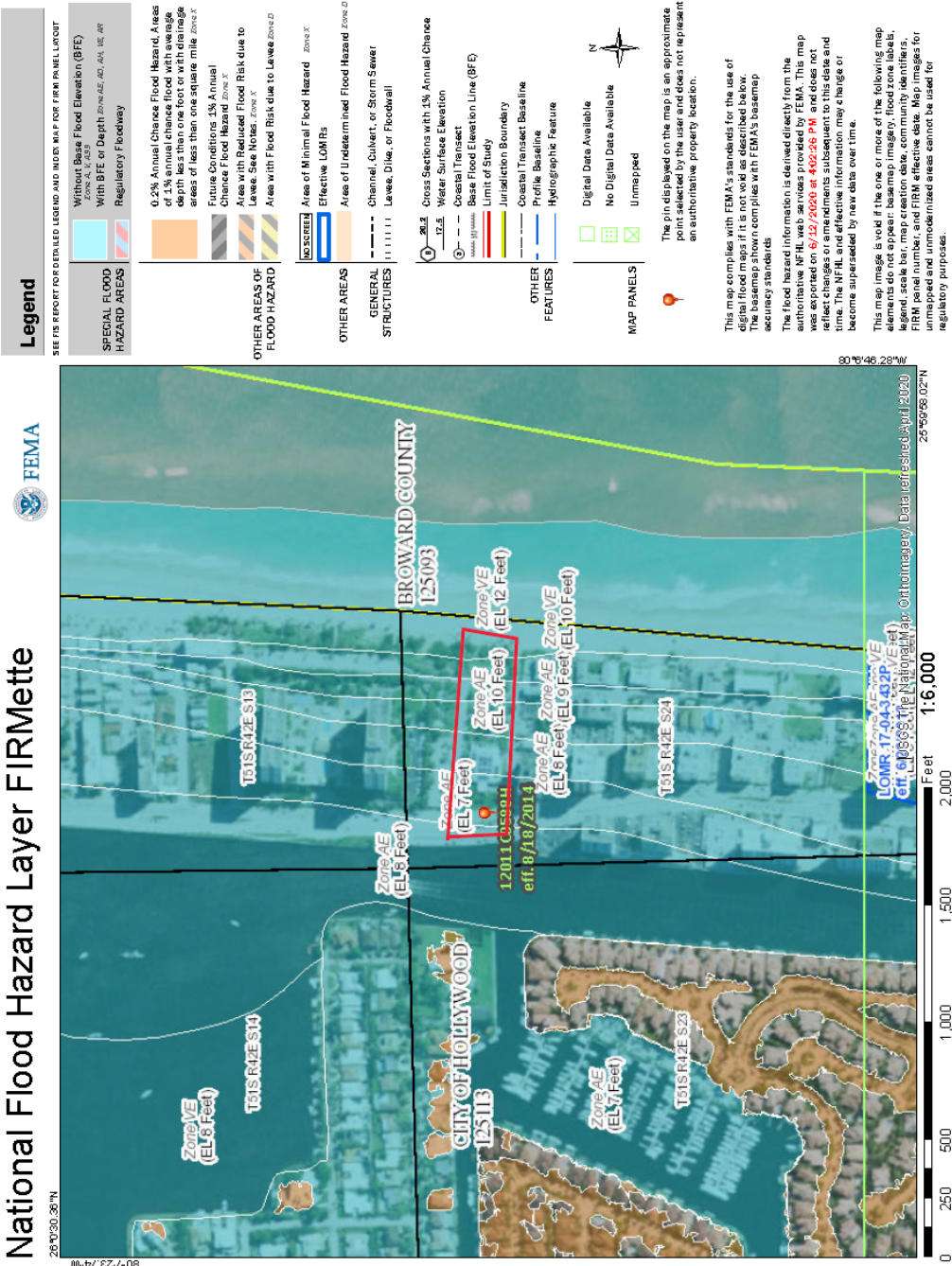
Conclusion

While some adjustments to the Project design may be required to afford necessary protection to beach-dune system features/resources as required under the FDEP CCCL regulations based on collection and analysis of detailed survey data and CCCL Permit negotiations with FDEP staff, there appears to be sufficient developable real estate within the overall Project site to accommodate all proposed program elements and fulfill the City’s functional, financial and aesthetic vision for development of the site. If you have any questions or require additional information regarding this document, please do not hesitate to contact me at 786-725-4182 or cbrush@moffattnichol.com.

INITIAL COASTAL | FLOOD CODE COMPLIANCE REVIEW

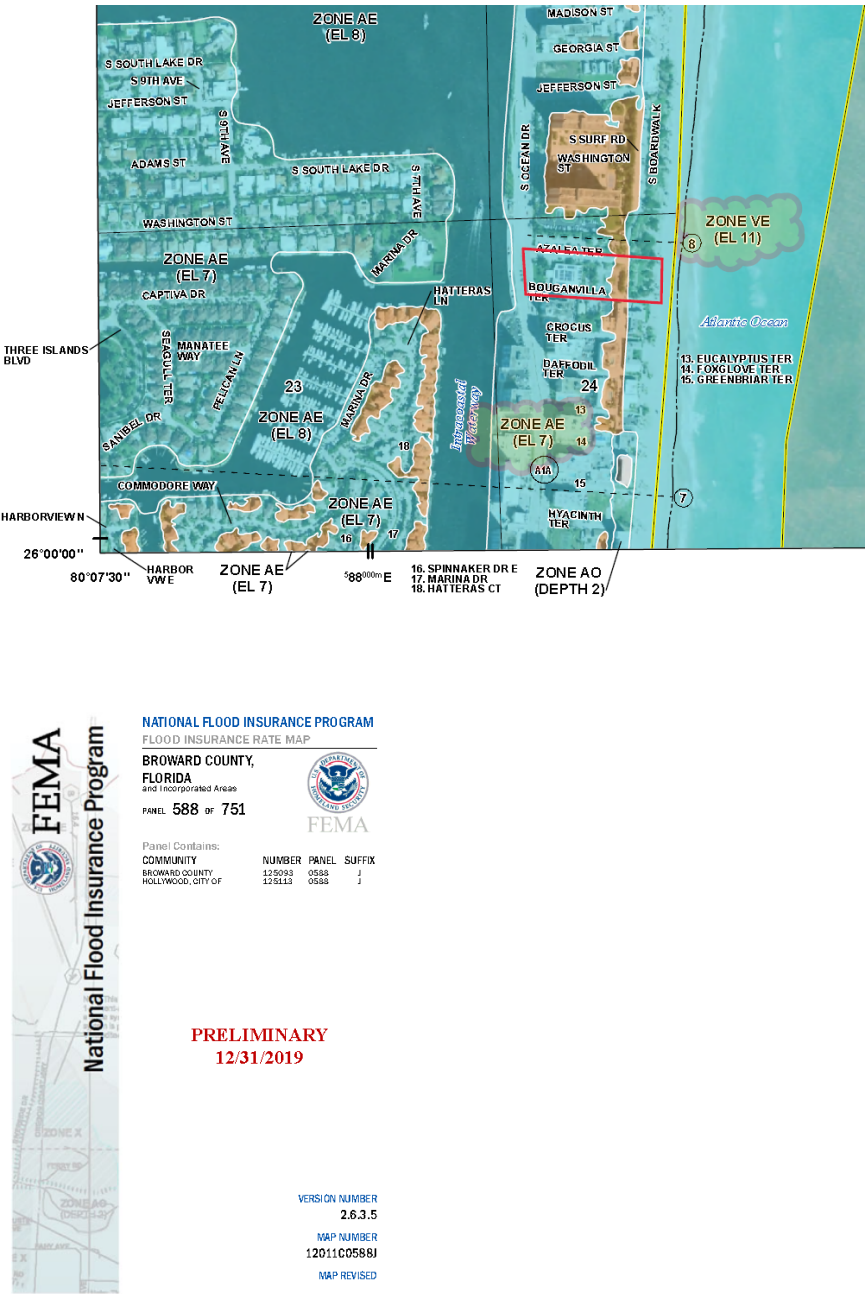
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Appendix A

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Appendix B

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Memorandum



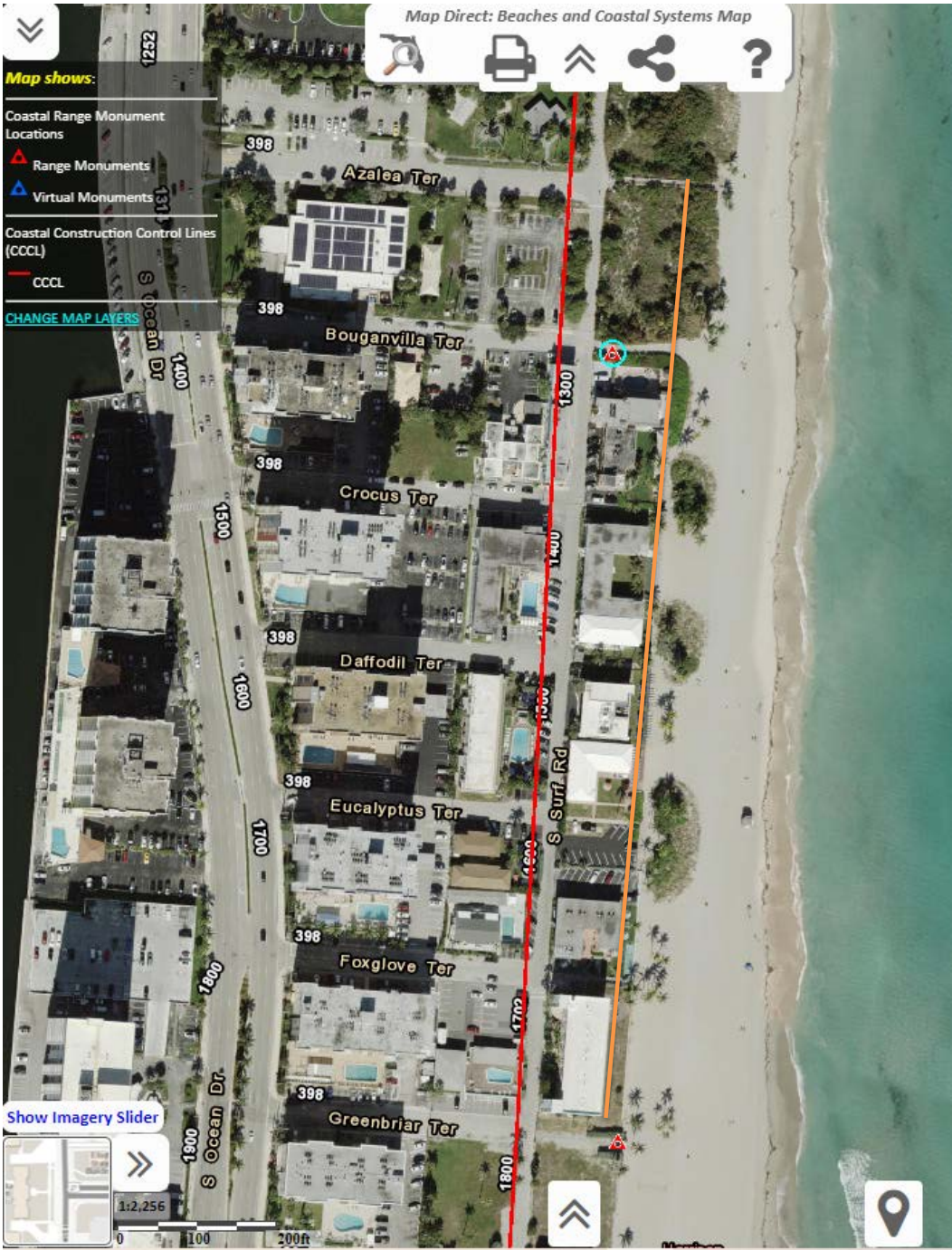
ATTACHMENTS



INITIAL COASTAL | FLOOD CODE COMPLIANCE REVIEW

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Appendix C

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Memorandum



ATTACHMENTS

SUSTAINABILITY OF PROJECT



LEED ACTION PLAN: Azure Oceanfront Residences and Resort

LEED for New Construction v4

Total Points:

YES	51
MAYBE ?	44
NO	33



	Y	?	N	Credit #	Phase	Credit Name	Points	Strategies	Responsible Party	Notes
Integrative Process	1			IPc1	D	Integrative Process	1	Assess simple box energy model during the design phases, achieve synergies between building, energy AND water related systems.	REAL, Team	
	1	0	0	Subtotal			SUB TOTAL	1		

Location & Transportation			16	LTC1	D	LEED for Neighborhood Development Location	16	Locate site within LEED ND boundary	Owner	
	1			LTC2	D	Sensitive Land Protection-	1	Locate development on previously developed land or land this is not considered sensitive.	REAL	Previously developed site
			2	LTC3	D	High-Priority Site	2	Locate on infill location in historic district, priority designation, or brownfield	Owner	
	2		3	LTC4	D	Surrounding Density and Diverse Uses	5	Site within 1/4 mile of surrounding density criteria and/or a 1/2 mile of diverse uses (4-7 for 1 pt) (8 for 2pts)	REAL	
			5	LTC5	D	Access to Quality Transit	5	Locate functional entries within 1/4 mile of existing transit or 1/2 mile of planned transit services	REAL	
	1			LTC6	D	Bicycle Facilities	1	Provide a bike short term (2.5% of peak occ. but no less than 4) and long term (5% of peak occ. but no less than 4) storage area within 100ft, and at least one shower. Site must have a bike network.	Architect/ Owner	27 floors of residential target v4.1 requirements
			1	LTC7	D	Reduced Parking Footprint	1	Do not exceed the minimum local code requirements for parking capacity, 5% carpool parking, and must reduce by 40% (if earning Diverse Uses) from base ratios	Civil, REAL	719 required, 733 proposed
	1			LTC8	D	Green Vehicles	1	5% of parking spaces as preferred parking for green vehicles or discounted parking rate of 20% for green vehicles required. Additionally, electric vehicle supply equipment or liquid/gas alternative fueling station for 2% of parking spaces. EV Charging Station must be network capable.	Civil, Electrical, REAL	v4.1: 15 EV charging stations or 45 EV ready spaces
	5	0	27	Subtotal			SUB TOTAL	16		

Sustainable Sites	Y			SSp1	C	Construction Activity Pollution Prevention	N/A	Implement an erosion control plan, per the EPA CGP v2012	Civil, GC	
	1			SSc1	D	Site Assessment	1	Complete site survey including: topography, hydrology, climate, vegetation, soils, human use, human health.	Civil, REAL	
			2	SSc2	D	Site Development- Protect or Restore Habitat	2	Preserve 40% of greenfield (if exists) AND on-site restoration (vegetation and soil restoration) OR financial support	Civil, REAL	Restoring dunes?
			1	SSc3	D	Open Space	1	Provide outdoor space greater than or equal to 30% of total site area, 25% of which is vegetated	Civil, REAL	
			3	SSc4	D	Rainwater Management	3	Manage runoff for at least the 95th percentile (2pts) of local rainfall events or 98th percentile (3pts) of local rainfall events	Civil, REAL	
	2			SSc5	D	Heat Island Reduction	2	Meet nonroof and roof criteria OR place a minimum of 75% parking spaces under cover	Civil, Architect, REAL	53ish spaces not in garage; more than 75% parking under cover
			1	SSc6	D	Light Pollution Reduction	1	BUG method or calculation method, exterior luminaires and signage requirements	Electrical Engineer	
	3	7	0	Subtotal			SUB TOTAL	10		

ciency	Y			WEp1	D	Outdoor Water Use Reduction	N/A	Non-irrigated landscape OR reduce landscape water use 30% for peak watering month	Civil, Landscape Architect	
	Y			WEp2	D	Indoor Water Use Reduction	N/A	Reduce aggregate water use by 20% for fixtures and fittings	MEP, Architect	
	Y			WEp3	D	Building-Level Water Metering	N/A	Install permanent water meters that measure potable water use, share data with USGBC	MEP	

Water Effi	2			WEc1	D	Outdoor Water Use Reduction	2	Reduce water use no irrigation or reduced irrigation 50% - 100%	Civil, Landscape Architect	
	3	3		WEc2	D	Indoor Water Use Reduction	6	Reduce fixture and fitting water use by 25% - 50%	MEP, Architect	Assumes 35% reduction
		2		WEc3	D	Cooling Tower Water Use	2	Conduct a one-time potable water analysis, measure control parameters in Table 1	MEP	
			1	WEc4	D	Water Metering	1	Meters for 2 or more water subsystems: irrigation, indoor plumbing, hot water, boiler, reclaimed water	MEP	
	5	5	1	Subtotal			SUB TOTAL	11		

Energy and Atmosphere	Y			EAp1	C	Fundamental Commissioning and Verification	N/A	Commissioning for ASHRAE 0-2005 and 1.1-2007	Cx	
	Y			EAp2	D	Minimum Energy Performance	N/A	Whole building energy simulation OR ASHRAE 50% Design Guide OR Advanced Building Core Performance Guide	Energy Modeler	
	Y			EAp3	D	Building Level Energy Metering	N/A	Use building-level energy meters or submeters that can aggregate building-level data. Share with USGBC	MEP	
	Y			EAp4	D	Fundamental Refrigerant Management	N/A	Do not use CFC-based refrigerants in HVAC&R systems, or have a phase out plan	MEP	
	3	3		EAc1	C	Enhanced Commissioning	6	Implement systems commissioning or monitor-based commissioning	Cx	
	10	8		EAc2	D	Optimize Energy Performance	18	Whole building energy simulation or follow ASHRAE Advanced Energy Design Guide	Energy Modeler	Assumes 24% reduction
		1		EAc3	D	Advanced Energy Metering	1	Install advanced energy metering for whole building and all individual energy sources that use 10% or more of total annual consumption	MEP	
	2			EAc4	D	Demand Response	2	Participate in existing demand response program or provide infrastructure for demand response programs	MEP	FPL is HWB utility and has demand response program: https://www.fpl.com/business/save/programs/energy-conservation.html
	3			EAc5	D	Renewable Energy Production	3	Use renewable energy system to meet 1-10% of usage	Owner, REAL	
		1		EAc6	D	Enhanced Refrigerant Management	1	Refrigerants with ODP of 0 and GWP of less than 50 OR calculate refrigerant impact	MEP	
		2		EAc7	C	Green Power and Carbon Offsets	2	Use 50-100% green power or carbon offsets	Owner, REAL	
	18	15	0	Subtotal			SUB TOTAL	33		

Materials & Resources	Y			MRp1	D	Storage and Collection of Recyclables	N/A	Provide central location for building to collect recyclables. Develop plan to encourage building users to recycle. Paper, corrugated cardboard, glass, plastics and metals as well as two of the following three: batteries, e-waste, and mercury containing lamps	Owner, Architect, REAL	
	Y			MRp2	D	Construction and Demolition Waste Management Plan	N/A	Establish C&D waste diversion goals for at least 5 materials	GC, REAL	
			5	MRc1	D	Building Life-Cycle Impact Reduction	5	Historic building reuse, renovate blighted buildings OR whole building LCA		
	1	1		MRc2	D	Building Product Disclosure and Optimization	2	Environmental Product Declarations	Architect, REAL	
	1	1		MRc3	D	Building Product Disclosure and Optimization	2	Sourcing of Raw Materials	Architect, REAL	
	1	1		MRc4	D	Building Product Disclosure and Optimization	2	Material Ingredients	Architect, REAL	
	2			MRc5	C	C&D Waste Management	2	Divert 50% (3 streams), 75% (4 streams) OR 2.5 lbs. waste per square	GC, REAL	
	5	3	5	Subtotal			SUB TOTAL	13		

Quality	Y			IEQp1	D	Minimum Indoor Air Quality Performance	N/A	Meet the minimum requirements of Sections 4 through 7 of ASHRAE Standard 62.1-2010, Ventilation for Acceptable Indoor Air Quality and provide outdoor air measurement device for systems greater than 1000cfm	MEP	
	Y			IEQp2	D	Environmental Tobacco Smoke (ETS) Control	N/A	Prohibit smoking in building, and within 25 feet of the building. Provide signage at all entrances	Architect, REAL	
		2		IEQc1	D	Enhanced Indoor Air Quality Strategies	2	Comply with enhanced IAQ strategies: Provide entryway walkoff system, MERV 13, separate hazardous gas exhaust (janitor closets) for 1 point. Refer to reference guide for Additional Enhanced Indoor Air Quality Strategies	MEP, Architect	
	1	2		IEQc2	C	Low-Emitting Materials	3	Achieve level of compliance for product categories or use budget calculation method: VOC emissions test and VOC content thresholds	Architect, REAL	

SUSTAINABILITY OF PROJECT

Indoor Environmental	1		IEQc3	C	Construction IAQM Plan	1	Implement IAQMP & protect materials and equipment during construction	GC, REAL	
	2		IEQc4	C	Indoor Air Quality Assessment	2	Before and during occupancy flush-out OR conduct baseline IAQ testing	Owner, MEP, GC, REAL	
	1		IEQc5	D	Thermal Comfort	1	Meet requirements for ASHRAE 55-2010 and provide controls for 50% of individual occupants and all shared spaces	MEP	
	2		IEQc6	D	Interior Lighting	2	Lighting Controls for 90% plus individual occupant spaces & four lighting quality strategies	Electrical Engineer	
	3		IEQc7	D	Daylight	3	Install glare control devices, daylight autonomy, illuminance calculations, daylight floor area measurement	REAL	
	1		IEQc8	D	Quality Views	1	Vision glazing for 75% of regularly occupied floor area, with at least two kinds of view types	REAL	
	1		IEQc9	D	Acoustic Performance	1	Meet requirements for HVAC noise, sound isolation, reverberation time, & sound masking	Architect, Acoustics, REAL	
	6	10	0	Subtotal			SUB TOTAL	16	

Innovation in Design	1		IDc1	D	Innovation: Green Building Education	1	Develop a green education program consisting of two of the following: 1. A comprehensive signage program. 2. Case Study or Brochure 3. Guided tour or website	Owner + REAL	Tour + ???
	1		IDc2	D	Innovation: LEED O+M Starter Kit	1	Develop and implement a Green Cleaning Policy and an Integrated Pest Management Policy.	Owner + REAL	
	1		IDc3	D	Innovation: Low Mercury Lighting	1		Electrical Engineer	All LED
	1		IDc4	D	Innovation: Local Food Production	1	At least 5% of site's veg area (> 250 sf) or 1 sf per FTE (>200 sf)	Owner + REAL	
	1		IDc5		Exemplary Performance	1			
	1		IDc6	D	LEED AP is part of the project team.	1			
	4	2	0	Subtotal			SUB TOTAL	6	

Regional Priority	1		RPc1	D	Renewable Energy Production	1	Use renewable energy system to meet 1-10% of usage	Owner, REAL	Need 2 points (5% offset)
	1		RPc2	D	Optimize Energy Performance	1	Whole building energy simulation or follow ASHRAE Advanced Energy Design Guide	Energy Modeler	Need 8 points (20% reduction)
	1		RPc3	D	Bicycle Facilities	1	Provide a bike short term (2.5% of peak occ. but no less than 4) and long term (5% of peak occ. but no less than 4) storage area within 100ft, and at least one	Architect/ Owner	
	1		RPc4	D	Site Development- Protect or Restore Habitat	1	Preserve 40% of greenfield (if exists) AND on-site restoration (vegetation and soil restoration) OR financial support	Civil, REAL	
	1		RPc5	D	Light Pollution Reduction	1	BUG method or calculation method, exterior luminaires and signage requirements	Electrical Engineer	
	1		RPc6	D	Outdoor Water Use Reduction	1	Reduce water use no irrigation or reduced irrigation 50% - 100%	Civil, Landscape Architect	Need 2 points (100% reduction)
	4	2	0	Subtotal			SUB TOTAL	4	
							MAX POINTS	110	

Project Totals	YES	?	NO	
	1	0	0	INTEGRATIVE PROCESS
	5	0	27	LOCATION & TRANSPORTATION
	3	7	0	SUSTAINABLE SITES
	5	5	1	WATER EFFICIENCY
	18	15	0	ENERGY AND ATMOSPHERE
	5	3	5	MATERIALS & RESOURCES
	6	10	0	INDOOR ENVIRONMENTAL QUALITY
	4	2	0	INNOVATION IN DESIGN
	4	2	0	REGIONAL PRIORITY
	51	44	33	TOTALS

CERTIFICATION LEVEL POINT THRESHOLDS:

TOTAL POINTS AVAILABLE 110
CERTIFIED 40-49 PTS
SILVER 50-59 PTS
GOLD 60-79 PTS
PLATINUM 80+ PTS

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		2018			2017			Variance %	
		Ratio to Sales ¹	Amount Per Available Room	Amount Per Occupied Room Night	Ratio to Sales ¹	Amount Per Available Room	Amount Per Occupied Room Night	Amount Per Available Room	Amount Per Occupied Room Night
		%	\$	\$	%	\$	\$	%	%
Food									
Beverage									
Other Food & Beverage									
Other Operated Departments									
Miscellaneous Income									
TOTAL REVENUE									
Rooms									
Food & Beverage									
Other Operated Departments									
TOTAL DEPARTMENTAL EXPENSES									
Rooms									
Food & Beverage									
Other Operated Departments									
TOTAL DEPARTMENTAL PROFITS									
Administrative & General									
Marketing (excluding Franchise Fees)									
Franchise Fees (royalty and marketing)									
Utility Costs									
Property Operation & Maintenance									
TOTAL UNDISTRIBUTED OPERATING EXPENSES									
Base Management Fees									
Incentive Management Fees									
Non-Operating Income									
Property Taxes									
Insurance									
EBITDA									
Reserve For Capital Replacement									
Rooms									
Food and Beverage									
Other Operated Departments									
Administrative & General									
Marketing									
Property Operations & Maintenance									
TOTAL LABOR COSTS									
Cost of Food Sales									
Cost of Beverage Sales									
Total Cost of F&B Sales									
Food & Beverage Labor									
Food & Beverage Other Expenses									

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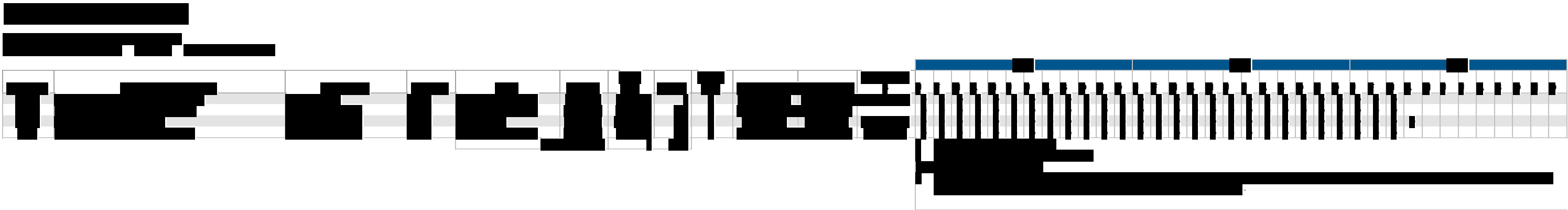
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