



Commission Workshop

Jarvis Hall

Commission Workshop

COMMISSION WORKSHOP

Being held at Monday, June 24, 2019
Jarvis Hall

CALL TO ORDER

PUBLIC COMMENT

DISCUSSION ITEM - Proposed Redevelopment of FDG South Property

The Town Commission will hear and discuss a presentation by Concord Wilshire of a development concept for the former Holiday Inn Hotel, located at 4116 North Ocean Drive, and (ii) the former beachfront Villa Caprice Hotel, located at 4108 and 4110 El Mar Drive, properties that are currently owned by Florida Development Group South, LLC

Proposed Development for 4116 Ocean Drive (former Holiday Inn) and 4108 and 4110 El Mar Drive (former Villa Caprice)

[CoverPage.pdf](#)

[Ex 1 LBTS Beach Resort_Development Summary_Final.pdf](#)

ADJOURNMENT

THE TOWN OF LAUDERDALE-BY-THE-SEA WILL FURNISH APPROPRIATE AUXILIARY AIDS AND SERVICES NECESSARY TO AFFORD INDIVIDUALS AN EQUAL OPPORTUNITY TO PARTICIPATE IN MEETINGS OF THE TOWN COMMISSION. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT AND FLORIDA STATUTE 286.26, PERSONS WITH DISABILITIES NEEDING SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT THE TOWN CLERK NO LATER THAN TWO (2) DAYS PRIOR TO THE MEETING AT (954) 640-4200 FOR ASSISTANCE.

IF ANY PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE TOWN COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, HE/SHE WILL NEED A RECORD OF THE PROCEEDINGS AND FOR SUCH PURPOSES MAY NEED TO INSURE THAT A VERBATIM RECORDING OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

PROCEDURES FOR PUBLIC COMMENTS:

Public Comments may address issues that are not on this meeting's agenda, but should relate to the business of the Town, and should not contain personal attacks. If your comment requires follow up, the Town Manager will have a staff person respond to your concerns, and will advise us of the outcome.

The Town Clerk will read off the names of those who have signed up to speak. When your name is called, please come to the podium, state your name for the record, and indicate whether you are a Town resident. Do not state your address. You have up to three minutes to make your comments, but there is no requirement to use the entire time. If you wish to address a particular Commissioner or member of Town Administration, please do so by use of their title.

If you wish to approach the Commission dais to hand out a document or for some other reason, please request permission and state your reason for doing so. All documents to be provided to the Commission should be handed to the Town Clerk for distribution.

These procedures have been developed to assure that the Town Commission meeting time is efficiently used, and that meetings are conducted in a polite and respectful manner. More information on the decorum rules for Town Commission meetings is available in Section 2-23 of the Town Code of Ordinances.



Commission Workshop Agenda Item Report

Meeting Date: June 24, 2019

Submitted by: Linda Connors

Submitting Department: Development Services

Item Type: Discussion Item

Agenda Section: DISCUSSION ITEM

Subject Title:

Proposed Development for 4116 Ocean Drive (former Holiday Inn) and 4108 and 4110 El Mar Drive (former Villa Caprice)

Background: The FDG South LLC (FDG) is the current property owner of 4116 Ocean Drive (former Holiday Inn) and 4108/4110 El Mar Drive (former Villa Caprice). These three properties have amassed approximately \$7 million dollars in liens for code violations.

At their December 11, 2018 meeting, the Commission directed the Town Attorney to file foreclosure action against FDG South. Consistent with the Commission's policy direction at the March 12, 2019 meeting regarding a stay of the Town's foreclosure lawsuit against FDG, the Town Attorney filed a joint motion for a 120-day temporary stay of the foreclosure action to allow FDG South an opportunity to bring their properties under a purchase and sales contract. FDG was successful and entered into a contract to sell the properties to Concord Wilshire/Pillsbury Group (Concord Wilshire).

Pursuant to the Court Order granting the 120-day stay of the foreclosure action, Concord Wilshire is required to timely submit applications for site plan approval and code compliance lien mitigation. The deadline for filing these applications with the Town is June 28, 2019. If this deadline is met, the Town has agreed to file a request with the Court for an additional stay of the foreclosure action. During which time, the Town will process the site plan, lien mitigation and any other applications necessary for the hotel redevelopment of the properties, as well as provide an opportunity for FDG to finalize their purchase and sales contract. In the event Concord Wilshire fails to timely file applications for site plan approval and code compliance lien mitigation, the 120-day stay of the foreclosure action will run and the foreclosure litigation will proceed.

PRELIMINARY HOTEL REDEVELOPMENT PROPOSAL: Over the past three months, the Town has been working with the Concord Wilshire team while they develop a proposed site plan for a new hotel development on the Holiday Inn and Villa Caprice properties. As further explained below and referenced in the attached Exhibit 1, the proposed hotel development is premised upon vacating a portion of El Mar Drive starting at Palm Avenue and ending at the northern boundary of the Holiday Inn and Villa Caprice properties. Prior to officially filing their proposed site plan and related right-of-way vacation applications with the Town, both staff and Concord Wilshire seek and request policy direction from the Town Commission on the proposed right-of-way vacation and related site plan.

The proposed hotel development, detailed in the attached Exhibit 1, includes 230 hotel units and encompasses both the Holiday Inn and Villa Caprice properties. As proposed, the existing structure on the Holiday Inn property will be demolished and replaced with a new 100,000 square foot structure at the grandfathered height (five stories). The proposed hotel development also includes additional building square footage to be constructed at the maximum allowed height of three stories and no higher than 33 feet above normal grade level. In addition, the "Villa Caprice" property will include two three-story structures, a pool and a beach restaurant.

To accommodate the proposed hotel development, Concord Wilshire is requesting to vacate a portion of El Mar Drive, subject to the existing 20' utility easement. If the right-of-way is vacated, the street would then be closed to vehicular and possibly pedestrian traffic. As part of the proposed right-of-way vacation, Concord Wilshire is proposing a turnaround on El Mar Drive at the north side of their property to redirect the south bound traffic on El Mar Drive. Additionally, a boardwalk fronting the ocean is proposed for pedestrian circulation. (See page 8 of Exhibit A – Proposed Vehicle and Pedestrian Circulation Plan). As part of the site plan and right-of-way vacation applications, a traffic study shall be submitted by Concord Wilshire to address the impacts and identify required mitigation associated with the proposed hotel development.

Concord Wilshire has also identified the need for the following two variances necessary to implement the proposed hotel development: (1) increasing the maximum building length and (2) reducing setback requirements. These variance requests are further outlined on page 4 of Exhibit 1 – Summary of Requested Variances.

It is important to note that the materials provided by Concord Wilshire in Exhibit 1, are preliminary draft documents submitted for initial review and discussion and do not include final application materials and/or plans required pursuant to the Town Code. As such, staff has not completed a formal review of the attached materials and has not made a final determination as to application completeness or compliance with Town Charter, Codes and any other applicable regulations. If Concord Wilshire decides to proceed, then the formal application submittal and review process will commence pursuant to the Town's development review requirements and procedures. These include receipt of application fees, review for completeness and authority, analysis and staff recommendation, public notice and public hearings before the Planning and Zoning Board (site plan), Board of Adjustment (variances) and Town Commission (all applications), and all of the other requirements applicable to any other applicant.

Recommendation:

The Town Commission provide policy direction on the proposed right-of-way vacation and related hotel redevelopment plan.

Attachments: Project Summary – Lauderdale-By-The-Sea Beach Resort



CONCORD
WILSHIRE

PROJECT SUMMARY

June 24, 2019



Lauderdale-By-The-Sea
Beach Resort

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Lauderdale-By-The-Sea Beach Resort

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DEVELOPMENT SUMMARY

Introduction

Concord Wilshire Capital, LLC (the “Developer”) has entered into a contract to purchase three parcels of land described in Exhibit “A” (hereinafter referred to as the “Property”).

The Property consists of (i) the former Holiday Inn Hotel and (ii) the former beachfront Villa Caprice Hotel. The 187-room Holiday Inn, totaling approximately 104,000 square feet under 5 stories, has been out of service for the past 7 years. The former Villa Caprice Hotel contained a 27-room, 2-story bungalow-style hotel which has been out of service for approximately 3 years and has been recently demolished.

The Developer seeks to construct a state-of-the-art vacation resort (the “Resort”) flagged by a major national hotel brand (the “Brand”). The Property will be designed in accordance with the Town’s preferred architectural style, using visually appealing Mid-Century Modern designs that combine the design standards of a high-end hotel with the uniquely charming characteristics of Lauderdale-By-The-Sea. The Property will include 207 rentable units. The breakdown of room types is provided in Exhibit “B” and will be designed in accordance to the Brand standards. The final unit mix is subject to change based on approval from the Brand. The proposed Resort will be surrounded by a wide array of amenities, including a poolside restaurant along the beach that will be accessible to both guests and residents. For a full list of amenities that are currently considered in the conceptual design, please see Exhibit “C”. The amenities listed in Exhibit “C” are subject to change based on approval from the Brand.

As part of the construction of the Resort, the Developer seeks the necessary approvals to abandon the section of El Mar Drive that separates the Holiday Inn and Villa Caprice Hotel parcels, subject to the existing utility easements. As part of the abandonment of El Mar Drive, the Developer is proposing to divert pedestrian and vehicular traffic, as further detailed within this report, including the construction of a dedicated public boardwalk along the beach with unobstructed views of the ocean.

Zoning & Land Use

The proposed development of the Property is governed by those uses permitted in the RM-25 (Apartments and Lodging) zoning district as detailed in Sec. 30-241 of the Code of Ordinances of Lauderdale-By-The-Sea, Florida (the “Code”). The land use of the Property is MH, or Multi-Family Residence (Medium-High, 25 dwelling units per acre). Though located in the RM-25 zoning district, per Section 30-241(k) (5) of the Code, a density of 50 hotel rooms per acre is allowed in the district for hotel uses.

Grandfathered Provisions – Existing Structure at 4116 North Ocean Dr.

Building height:

The non-conforming building (former Holiday Inn Hotel) contains 104,085 square feet over five (5) habitable stories.

The proposed development includes a 5-story building footprint of 86,450 square feet with parking on the first floor, in accordance with Sec. 7.1(2) of the Town Charter. The 5-story building footprint will start at the minimum elevation required under the applicable State and Federal regulations and be in compliance with the height restrictions under Sec. 7.1 of the Town Charter and Sec. 30-137 of the Code. All other buildings are specifically designed to comply with the height restrictions within the Code, as shown and referenced in the site plan.

Density:

The non-conforming building contains 187 rentable units. Based on the net density calculation of 50 hotel rooms per acre per Section 30-241(k)(5) of the Code, the maximum rentable units under the Code is 105 (2.09 acres x 50 units/acre) and (ii) the non-conforming building contains 82 units above the Code’s maximum allowable density.

The entire site (including the abandonment of El Mar Drive) allows for up to 252 units, compared to the proposed unit count of 207. The calculations are provided in the Development Data & Tables, located starting on Page 5 of this Report.

Parking Requirements:

The non-conforming building contains 167 parking spaces, compared to 253 spaces required per the current Code, representing a shortfall of 86 spaces.

The proposed development contains 224 spaces, which is 62 spaces in excess of the required 162 parking spaces. These spaces could potentially be designated for public parking or for other uses by the Town.

TABLE 1 - PARKING CALCULATIONS

	Spaces Per	Proposed Development	Required Parking
Rentable Units	1 Unit	207	207
Meeting Space	200 SF	0	0
Sales Center	TBD	6,018	TBD
Market Pantry/Sundry Shop	125 SF	750	6
Indoor Restaurants (excl. BOH)	50 SF	1,750	35
Outdoor Restaurants*	100 SF	1,000	0
		Required Spaces	248
		Grandfathered Parking Deficit	86
		Bike Exemption (1 parking space/4 bike spaces)	0
		Net Required Spaces	162
		Provided Parking Spaces	224
		Excess/Deficit	62

*no parking requirement for the first 1,000 SF

PARKING MIX

Parking Type	Required	Proposed	(Max Allow)
Handicap (12’x18’)	7	7	
Standard (9’x18’)	155	167	
Compact (8’x15’)	0	50	56
Valet/Employee (8.5’x18’ max. 36’)	0	0	
Total	162	224	

Vacating of El Mar Drive

The Developer will submit an application for the abandonment of the section of El Mar Drive that borders the Property, in accordance with Sec. 17-13 of the Code. In order to address the potential effects on pedestrian traffic, the Developer has proposed to create a pedestrian boardwalk that runs along the eastern edge of the Property to provide unobstructed beachfront access. The walkway will connect to the sidewalk along El Mar on the north side and to the Palm Avenue Portal on the south side.

In order to address the potential effects on vehicular traffic, (i) a vehicular turnaround and a median opening are proposed to be created where El Mar Drive intersects with the northern edge of the Property, and (ii) a mountable curb on the north side of Palm Avenue will be created to allow proper access for emergency vehicles, as shown and referenced in the site plan on Exhibit 1. The proposed improvements will adhere to all applicable codes and ordinances as required by the Town and Fire Department, as well as County, State, and Federal regulations.

Utilities

The site plan assumes a 20-foot utility easement on or under El Mar Drive on which no buildings will be erected. Any manholes, power poles, or other utilities outside of the easement will be relocated, if necessary, in order to comply with all applicable regulations.

Offsite Improvements

Although not included within this report, the Developer is considering to propose improvements to offsite elements including the following:

Redesign of Palm Avenue:

The Developer will potentially design and improve the intersection of Palm Avenue and Ocean Drive to be consistent with Palm Avenue’s use as a dead-end road.

Lauderdale-By-The-Sea Beach Portals:

The Developer will potentially design and replace the current beach portals to be consistent with the Town’s preferred Mid-Century Modern theme.

El Mar Greenway Redevelopment:

The Developer will potentially assist in the design and construction of complementary amenities as part of the El Mar redevelopment plan by the Broward Metropolitan Planning Organization.

Summary of Requested Variances

In relation to the proposed development, the Developer is requesting variances from the applicable Code provisions as follows. Table 2 is based on what is known to the Developer at this time and is subject to additional variances upon further review of engineering requirements.

TABLE 2 - REQUESTED VARIANCES		
Section	Requirement	Proposed
Sec. 30-241(j)(1)	No building shall be erected or altered to a length exceeding 200 lineal feet.	The length of the west side of the building along Ocean Drive is 330 lineal feet. This building length is 50 feet above the existing non-conforming building length of 280 feet and 130 feet above the requirement under this section of the Code.
Sec. 30-241(h)(1)	Except as provided in this subsection, no building shall be set closer than 25 feet to the street line upon which the front of said building shall face, provided that each building shall be considered as having one front, and provided that in no event shall the setback from the front line be greater than 35 feet.	The 5-story portion of the building is setback from the property line 40 feet. The entry canopy (20’ above finished grade) is setback 0’-0”. The existing nonconforming 5-story building is setback 29’.

Submission of Development Application by June 28, 2019

On or before June 28, 2019, the Developer has agreed to submit an application for Site Plan Approval, as detailed in Sec. 30-121 of the Code, and an application for relief from code fines or liens, as set forth in Resolution 2014-22.

Submission Fees:

The applicable fees to be submitted with the Development Application by June 28, 2019 are as follows:

1. Site Plan Level 2 Modification: \$450 plus deposit of \$1,000.
2. Application to the Town Manager for Code Lien and Fine Mitigation: \$150 application fee plus payment of all unpaid code compliance administrative fees on properties owned by the applicant.
3. Application to the Town Commission for Code Lien and Fine Mitigation: \$500 application fee plus payment of all unpaid code compliance administrative fees for all properties owned by the applicant.
4. Variance Application, all other: \$900 plus deposit of \$400.
5. Advance deposit in the amount of \$7,000 for Town's third-party consultants.

Outstanding Items

The Developer plans to include certain items in the site plan Development Application, which are not included in this report. These items include the following:.

- Photometric plan
- CPTED plan
- Landscape plan
- Trash and disposal areas
- Architectural materials samples board
- Tree removal/replacement permit

Development Data & Tables

TABLE 3 - DEVELOPMENT DATA SUMMARY

	Holiday Inn	4108	4110	El Mar Dr	Total	Proposed	Difference
Site Area (Net SF)	90,933	12,600	25,200	18,000	146,733	146,733	-
Site Area (Gross SF)	90,933	19,520	40,305	24,000	174,758	174,758	-
Existing Building SF	104,085	9,876	12,381	-	126,341	221,576	95,235
Allowable Building SF	227,550	30,600	66,600	64,800	389,550	221,576	(167,974)
Allowable SF in 5-story Bldg	104,085	-	-	-	104,085	86,450	(17,635)
Existing Rentable Units	187	13	14	-	214	207	(7)
Allowable Units	187	15	29	21	252	207	(45)
Habitable Building Stories	5	2	2	-	N/A	N/A	
Allowable Height	5 stories	33'	33'	33'	N/A	N/A	
Parking Spaces	167	9	14	-	190	224	34
Existing F&B Outlets	1	-	-	-	1	1	-
Existing F&B SF	2,580	-	-	-	2,580	2,500	(80)
Existing Meeting Space SF	2,719	-	-	-	2,719	-	(2,719)

Density Calculations	Holiday Inn	4108	4110	El Mar Dr
SF/Acre	43,560	43,560	43,560	43,560
Site Area (Acre)	2.09	0.29	0.58	0.41
Allowable Units/Acre	50	50	50	50
Total Allowable Units	105	15	29	21

Estimated Max Allowable SF	Holiday Inn	4108	4110	El Mar Dr
N/S Length	400	100	200	300
North Side Setback	15	0	15	15
South Side Setback	15	15	0	15
Net N/S Length	370	85	185	270
E/W Length*	230	120	120	80
Front Setback	25	0	0	0
Rear Setback	0	0	0	0
Net E/W Length	205	120	120	80
Max Floor SF	75,850	10,200	22,200	21,600
Habitable Floors	3	3	3	3
Total Building SF	227,550	30,600	66,600	64,800

*measured from eastern edge of building on beachfront, therefore no setbacks

EXHIBIT "A"

Legal Description

Parcel 1. Legal description is as follows:

Lots 1,2,3,4,5 and 6 in Block 2, Lauderdale By The Sea according to the Plat thereof recorded in Plat Book 6, Page 2 of the Public Records of Broward County, Florida.

Parcel 2. Legal description is as follows:

Lots 1,2,3,4,5,6,7,8,17,18,19,20,21,22,23 and 24 in Block 17, Lauderdale By The Sea according to the Plat thereof recorded in Plat Book 6, Page 2 of the Public Records of Broward County, Florida, Less and Except real property as described in the Order of Taking recorded in Official Records Book 13809, Page 721 and Official Records Book 13809, Page 724, of the Public Records of Broward County, Florida, being more particularly described as follows:

PARCEL NO. 103: That part of Lots 1 through 5, Block 17 of Lauderdale By The Sea, according to the Plat thereof recorded in Plat Book 6, Page 2 of the Public Records of Broward County, Florida, in Section 18, Township 49 South, Range 43 East, said part being more particularly described as follows:

Commence at the Southeast Corner of said Lot 1: Thence North 84 Degrees 29 Minutes 31 Seconds West a distance of 82.19 feet along the Southerly line of said Lot 1 to the point of beginning; Thence continue North 84 degrees 29 minutes 31 seconds west a distance of 7.82 feet to the beginning of a tangent curve concave Northeasterly; Thence Westerly and Northerly along said Curve having a radius of 25 feet through a central angle of 89 degrees 58 minutes 14 seconds, an Arc distance of 39.26 feet to the end of said curve; Thence North OS degrees 28 minutes 43 seconds East a distance of 213.55 feet along the Easterly right of way of A-1-A to the beginning of tangent curve concave Easterly; Thence Southerly and easterly along said curve having a radius of 2284.83 feet through a central angle of 04 degrees 38 minutes 12 seconds an Arc distance of 184.90 feet to a point of reverse curvature; Thence Southerly along said reverse curve having a radius of 2298.83 feet through a central angle of 00 degrees 48 minutes 34 seconds an Arc distance of 32.48 feet to a point of reverse curvature; Thence Southerly and Easterly along said reverse curve having a radius of 23 feet through a central angle of 86 degrees 08 minutes 37 seconds an Arc distance of 34.58 feet to the end of said curve and the point of beginning.

The above Parcel 1 is referred to as 4108 and 4110 El Mar Drive, Lauderdale- By-The-Sea, Florida 33308.

The above Parcel 2 is referred to as 4116 Ocean Drive, Lauderdale-By-The-Sea, Florida 33308.

EXHIBIT "B"

Room Types

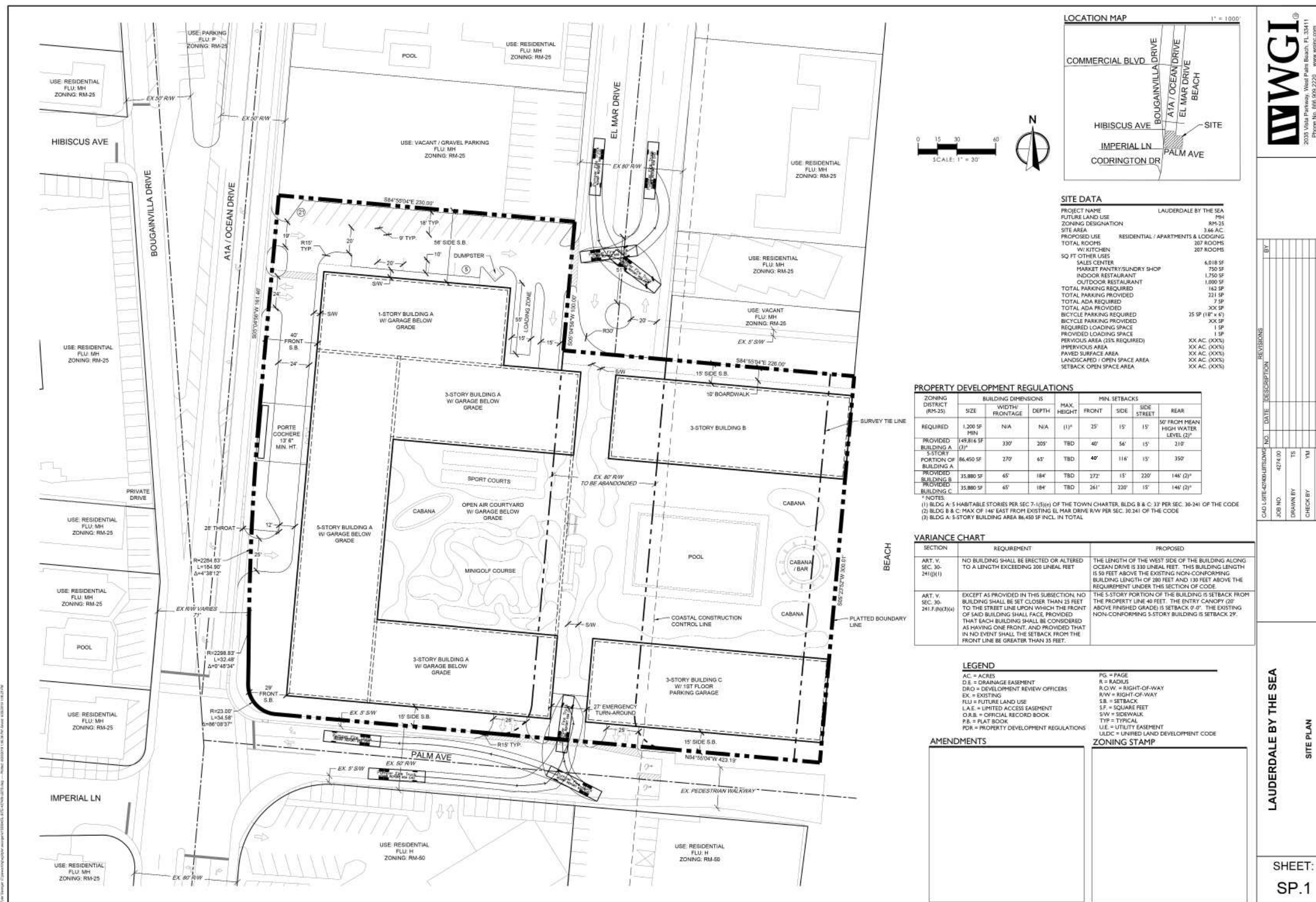
Key Type	Unit Mix		
	Size (SF)	# of Keys	%
Studio (lockoff)	420	92	44%
1 BR suite (no lockoff)	840	23	11%
2 BR (w/ lockoff)	1,260	73	35%
2 BR Corner	1,600	9	4%
2 BR End	1,765	10	5%
Total		207	100%

EXHIBIT "C"

Amenities List

The below list includes items that are being considered as part of the current design. The final amenity package is subject to change based on approval from the Brand.

- 1) Sand volleyball court
- 2) Mini-golf (9-hole)
- 3) Shuffleboard courts
- 4) Zero-entry Feature pool
- 5) Flume slide @ Feature pool
- 6) Whirlpool spa
- 7) Pop-jet kid area including interactive water structures
- 8) Lazy river
- 9) Pool bar & grill with surrounding shade/dining pavilion areas
- 10) F&B (food and beverage) prep areas
- 11) Lounge areas including multiple areas with outdoor TV screens
- 12) Cabanas
- 13) Fitness center
- 14) Video game room/activity center
- 15) Bathrooms
- 16) Spa/massage rooms-one or two treatment rooms
- 17) Locker rooms
- 18) Restrooms
- 19) Retail/sundry shop
- 20) Raised planters or planter beds with shade trees or Palm trees.
- 21) Iconic water feature



SITE DATA

PROJECT NAME	LAUDERDALE BY THE SEA
FUTURE LAND USE	MH
ZONING DESIGNATION	RM-25
SITE AREA	3.66 AC.
PROPOSED USE	RESIDENTIAL / APARTMENTS & LOADING
TOTAL ROOMS	207 ROOMS
W/ KITCHEN	207 ROOMS
50 FT OTHER USES	
SALES CENTER	6,018 SF
MARKET PANTRY/SUNDRY SHOP	750 SF
INDOOR RESTAURANT	1,750 SF
OUTDOOR RESTAURANT	1,000 SF
TOTAL PARKING REQUIRED	162 SP
TOTAL PARKING PROVIDED	221 SP
TOTAL ADA REQUIRED	7 SP
TOTAL ADA PROVIDED	XX SP
BICYCLE PARKING REQUIRED	25 SP (118' x 4')
BICYCLE PARKING PROVIDED	XX SP
REQUIRED LOADING SPACE	1 SP
PROVIDED LOADING SPACE	1 SP
PERVIOUS AREA (25% REQUIRED)	XX AC. (XX%)
IMPERVIOUS AREA	XX AC. (XX%)
PAVED SURFACE AREA	XX AC. (XX%)
LANDSCAPED / OPEN SPACE AREA	XX AC. (XX%)
SETBACK OPEN SPACE AREA	XX AC. (XX%)

PROPERTY DEVELOPMENT REGULATIONS

ZONING DISTRICT (RM-25)	BUILDING DIMENSIONS			MAX. HEIGHT	MIN. SETBACKS			
	SIZE	WIDTH/ FRONTAGE	DEPTH		FRONT	SIDE	STREET	REAR
REQUIRED	1,200 SF MIN	N/A	N/A	(1)'	25'	15'	15'	50' FROM MEAN HIGH WATER LEVEL (2)'
PROVIDED BUILDING A	149,814 SF (3)'	330'	205'	TBD	40'	56'	15'	210'
3-STORY PORTION OF BUILDING A	86,450 SF	270'	65'	TBD	40'	116'	15'	350'
PROVIDED BUILDING B	35,880 SF	65'	184'	TBD	272'	15'	220'	146' (2)'
PROVIDED BUILDING C	35,880 SF	65'	184'	TBD	261'	220'	15'	146' (2)'

* NOTES:
(1) BLDG A: 5 HABITABLE STORIES PER SEC. 7-1(5)(h) OF THE TOWN CHARTER, BLDG B & C: 3) PER SEC. 30-24) OF THE CODE
(2) BLDG B & C: MAX OF 146' EAST FROM EXISTING EL MAR DRIVE R/W PER SEC. 30-24) OF THE CODE
(3) BLDG A: 5-STORY BUILDING AREA 86,450 SF INCL. IN TOTAL

VARIANCE CHART

SECTION	REQUIREMENT	PROPOSED
ART. V. SEC. 30-24)(g)(1)	NO BUILDING SHALL BE ERRECTED OR ALTERED TO A LENGTH EXCEEDING 200 LINEAL FEET	THE LENGTH OF THE WEST SIDE OF THE BUILDING ALONG OCEAN DRIVE IS 330 LINEAL FEET. THIS BUILDING LENGTH IS 50 FEET ABOVE THE EXISTING NON-COMFORMING BUILDING LENGTH OF 280 FEET AND 130 FEET ABOVE THE REQUIREMENT UNDER THIS SECTION OF CODE.
ART. V. SEC. 30-24) F.(b)(3)(ii)	EXCEPT AS PROVIDED IN THIS SUBSECTION, NO BUILDING SHALL BE SET CLOSER THAN 25 FEET TO THE STREET LINE UPON WHICH THE FRONT OF SAID BUILDING SHALL FACE (PROVIDED THAT EACH BUILDING SHALL BE CONSIDERED AS HAVING ONE FRONT, AND PROVIDED THAT IN NO EVENT SHALL THE SETBACK FROM THE FRONT LINE BE GREATER THAN 35 FEET.	THE 5-STORY PORTION OF THE BUILDING IS SETBACK FROM THE PROPERTY LINE 40 FEET. THE ENTRY CANOPY (20' ABOVE FINISHED GRADE) IS SETBACK 0.0'. THE EXISTING NON-COMFORMING 5-STORY BUILDING IS SETBACK 29'.

LEGEND

AC = ACRES	FG = PAGE
DE = DRAINAGE EASEMENT	R = RADIUS
DRO = DEVELOPMENT REVIEW OFFICERS	R.O.W. = RIGHT-OF-WAY
EX = EXISTING	R/W = RIGHT-OF-WAY
FLU = FUTURE LAND USE	SB = SETBACK
L.A.E. = LIMITED ACCESS EASEMENT	S.F. = SQUARE FEET
O.R.B. = OFFICIAL RECORD BOOK	S/W = SIDEWALK
P.B. = PLAT BOOK	TYP = TYPICAL
PDR = PROPERTY DEVELOPMENT REGULATIONS	U.E. = UTILITY EASEMENT
	ULDC = UNIMED LAND DEVELOPMENT CODE

AMENDMENTS

ZONING STAMP

WGI
2033 Vista Parkway, West Palm Beach, FL 33411
Phone No. 888.999.2220 www.wgic.com
Cert No. 00817-LB No. 705

LAUDERDALE BY THE SEA

SITE PLAN

SHEET: SP.1

Exhibit 1.- Site Plan

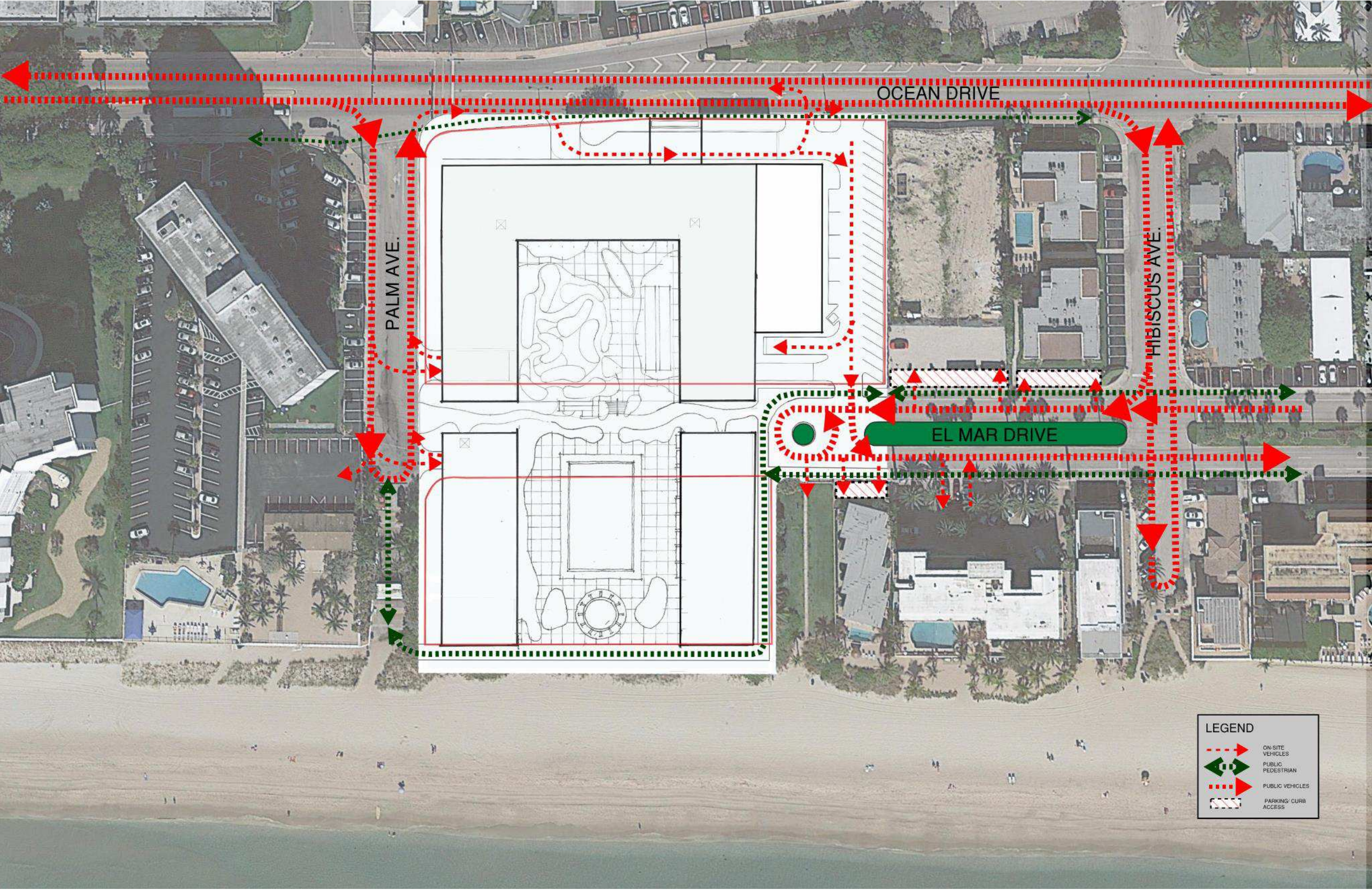


Exhibit 2.- Proposed Vehicle and Pedestrian Circulation.



Exhibit 3.- Perspective Looking North on Ocean Drive and Palm Ave.



Exhibit 4.- Aerial Perspective Looking West at Palm Ave.



Exhibit 5.- Perspective Looking East on Ocean Drive.



Exhibit 6 - Perspective View of Resort Amenity From Beach Boardwalk.



FIRST FLOOR
 2 BEDROOM UNITS: 9 X 1260 = 11,340 SF
 2 BEDROOM END UNITS: 2 X 1765 = 3,530 SF
 2 BEDROOM CORNER UNITS: 1 X 1600 = 1,600 SF
 1 BEDROOM UNITS: 3 X 840 = 2,520 SF
 AUXILIARY SPACE: 48,666 SF
TOTAL: 67,856 SF

FIRST FLOOR
 5-STORY SF: 17,290 SF

SECOND FLOOR
 2 BEDROOM UNITS: 28 X 1260 = 35,280 SF
 2 BEDROOM END UNITS: 4 X 1765 = 7,060 SF
 2 BEDROOM CORNER UNITS: 2 X 1600 = 3,200 SF
 1 BEDROOM UNITS: 6 X 840 = 5,040 SF
 AUXILIARY SPACE: 9,090 SF
TOTAL: 59,670 SF

SECOND FLOOR
 5-STORY SF: 17,290 SF

THIRD FLOOR
 2 BEDROOM UNITS: 28 X 1260 = 35,280 SF
 2 BEDROOM END UNITS: 4 X 1765 = 7,060 SF
 2 BEDROOM CORNER UNITS: 2 X 1600 = 3,200 SF
 1 BEDROOM UNITS: 6 X 840 = 5,040 SF
 AUXILIARY SPACE: 9,090 SF
TOTAL: 59,670 SF

THIRD FLOOR
 5-STORY SF: 17,290 SF



FOURTH FLOOR
 2 BEDROOM UNITS: 6 X 1260 = 7,560 SF
 2 BEDROOM END UNITS: 0
 2 BEDROOM CORNER UNITS: 2 X 1600 = 3,200 SF
 1 BEDROOM UNITS: 4 X 840 = 3,360 SF
 AUXILIARY SPACE: 3,170 SF
TOTAL: 17,290 SF

FOURTH FLOOR
 5-STORY SF: 17,290 SF

FIFTH FLOOR
 2 BEDROOM UNITS: 6 X 1260 = 7,560 SF
 2 BEDROOM END UNITS: 0
 2 BEDROOM CORNER UNITS: 2 X 1600 = 3,200 SF
 1 BEDROOM UNITS: 4 X 840 = 3,360 SF
 AUXILIARY SPACE: 3,170 SF
TOTAL: 17,290 SF

FIFTH FLOOR
 5-STORY SF: 17,290 SF



FIRST: 67,856 SF
 SECOND: 59,670 SF
 THIRD: 59,670 SF
 FOURTH: 17,290 SF
 FIFTH: 17,290 SF
TOTAL SF: 221,576 SF

5 STORY FOOTPRINT FIRST: 17,290 SF
 5 STORY FOOTPRINT SECOND: 17,290 SF
 5 STORY FOOTPRINT THIRD: 17,290 SF
 5 STORY FOOTPRINT FOURTH: 17,290 SF
 5 STORY FOOTPRINT FIFTH: 17,290 SF
TOTAL 5 STORY AREA: 86,450 SF < 104,088 SF

TOTAL UNITS
 1 BEDROOM = 23
 2 BEDROOM = 92
TOTAL UNITS = 115

TOTAL KEYS
 1 BEDROOM = 23 X 1 = 23
 2 BEDROOM = 92 X 2 = 184
TOTAL KEYS = 207

TOTAL UNITS WEST OF EL MAR DR = 151 < 187
TOTAL UNITS EAST OF EL MAR DR = 56
TOTAL UNITS = 207

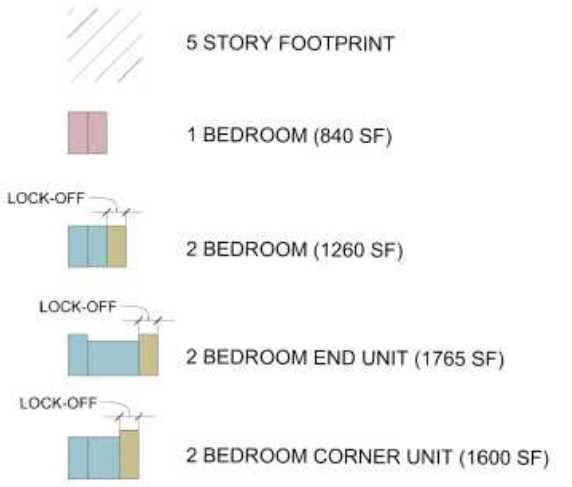


Exhibit 7 - Total Square Footage & Unit/Key Yield Study



Exhibit 8 - Parking/Garage Plan