EXHIBIT 8

2000 S OCEAN DR

2000 S OCEAN DR HALLANDALE BEACH FL, 33009

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2000 S OCEAN DR - PROJECT DATA

ZONING BREAKDOWN

	REQUIRED PER CODE	PROPOSED
ZONING DESIGNATION:	RM-25 / PDD	NO CHANGE
OCCUPANCY:	MULTI-FAMILY HIGH DENSITY	NO CHANGE
FLOOD ZONE:	ZONE AE (BFE +8.0' N.G.V.D.) / VE (BFE +10' N.G.V.D.)	FF 12.5' N.G.V.D
LOT AREA	MIN. 10,000 SFT	56,880 SFT NET

DENSITY HEIGHT LANDSCAPING	APROVED REGENCY PDD **	ALLOWED PER CODE	PROPOSED
MAXIMUM DENSITY	130 Hotel Units 130/ 2 / 1.3 net acres = 50 units per net acre	65 Units 65 units / 1.306 net acres = 50 Units per net acre	64 Units 64 units / 1.306 net acres = 49 Units per net acre
BUILDING HEIGHT	MAX. HEIGHT APPROVED: 157'-0" 14 STORIES	MAX. HEIGHT ALLOWED: 85'-0" 8 STORIES	449'-3" FROM MIN FLOOD PLAIN 38 STORIES
LANDSCAPE OPEN SPACE	27.2% (15,504SFT)	MIN. 35% (19,908SFT)	18.60% (10,579SFT) *

SETBACK BREAKDOWN

	APROVED (PDD) **			PROPOSED	
	PEDESTAL	TOWER	REQUIRED PER CODE	PEDESTAL	TOWER
FRONT SETBACK (West Property Line)	107'-0"	107'-0"	30'-0"	38'-6"	355'-3"
REAR SETBACK (East Property Line)	65'-0"	300'-0"	25'-0"	236'-9"	79'-6"
INTERIOR SIDE SETBACK (North Property Line)	10'-0"	15'-0"	20'-0"	20'-0"	20'-0"
INTERIOR SIDE SETBACK (South Property Line)	10'-0"	15'-0"	20'-0"	20'-0"	20'-0"

WAIVER TABLE	APPROVED REGENCY PDD **	REQUIRED PER CODE	PROPOSED
LANDSCAPE OPEN SPACE	MIN. 42.6% (24,383SFT)	MIN. 35% (19,908SFT)	18.6% (10,579 SFT.)
BUILDING HEIGHT	157'-0" - Roof Level	Eight stories or 85ft	346'-0" - Roof Level
MECHANICAL LIFTS	no mechanical lifts proposed	Lifts	80 Mechanical lifts proposed
DEAD END PARKING	dead end parking corridors	not allowed	dead end parking corridors
PARKING DIMENSION REDUCTION	9'-0"x18'-0" parking spaces dim.	9'-0"x19'-0" parking spaces	9'-0"x18'-0" parking spaces
PARKING REDUCTION	187 spaces	165 spaces	142 spaces

* DENOTES REQUEST FOR DEVIATION FROM STANDARDS SEE WAIVER TABLE.
** PREVIOUS PDD SITE PLAN APPROVAL FOR REGENCY SPA

UNIT & PARKING MATRIX

	UNIT TYPE	# OF UNITS	PARKING REQUIRED
UNIT A	2 BED (2,119 SFT)	28	2 SPACES x 28 TWO BED UNITS = 56 REQUIRED SPACES
UNIT B	3 BED (3,574 SFT)	28	2.5 SPACES x 28 THREE BED UNITS = 70 REQUIRED SPACES
UNIT C	4 BED (6,532 SFT)	7	3 SPACES x 7 FOUR BED UNITS = 21 REQUIRED SPACES
PH	5 BED (6,776 SFT)	1	3 SPACES x 1 FOUR BED UNITS = 3 REQUIRED SPACES
TOTALS:		64	= 150 REQUIRED SPACES
			GUEST SPACES (10% x 150) = 15 SPACES
			TOTAL REQUIRED = 165 SPACES
			TOTAL PROVIDED = 142 SPACES*

55 Lifts over 87 spaces = 140 spaces by lift system
2 H.C ground level spaces.
24 Hour Valet Services will be Provided

UNIT SIZE	REQUIRED	PROPOSED
1 BED	1,000 SFT	1,236 SFT
2 BED	1,100 SFT	1,744 SFT
3 BED +	1,200 SFT	3,032 SFT

LANDSCAPE REGULATIONS:

	PER RM-25 ZONING CODE	APPROVED REGENCY SPA P.D.D. **	PROVIDED CURRENT DESIGN	PROVIDED (ADJUSTED %)
	(Sq. Ft.)	(Sq. Ft.)	(Sq. Ft.)	(Sq. Ft.)
Total Lot Area:	56,880	57,189	56,880	56,880
Landscape Area:	17,064	24,389	11,823	10,579
Required/Provided:	35.00%	42.65%	20.79%	18.60%
Landscape Area Calculation:	(Allowed Credit)			
Planting on Grade:	100%	9,220	9,519	9,519
Deck Planters(Elevated):	50%	12,569	2,074	1,037
Stepped Terraces:	50%	2,600	0	0
Planted Offsite Areas:	10%	0	230	23
Subtotal Landscape Area:		24,389	11,823	10,579

Note: PDD Areas did not adjust S.F. per allowed credit percentages.

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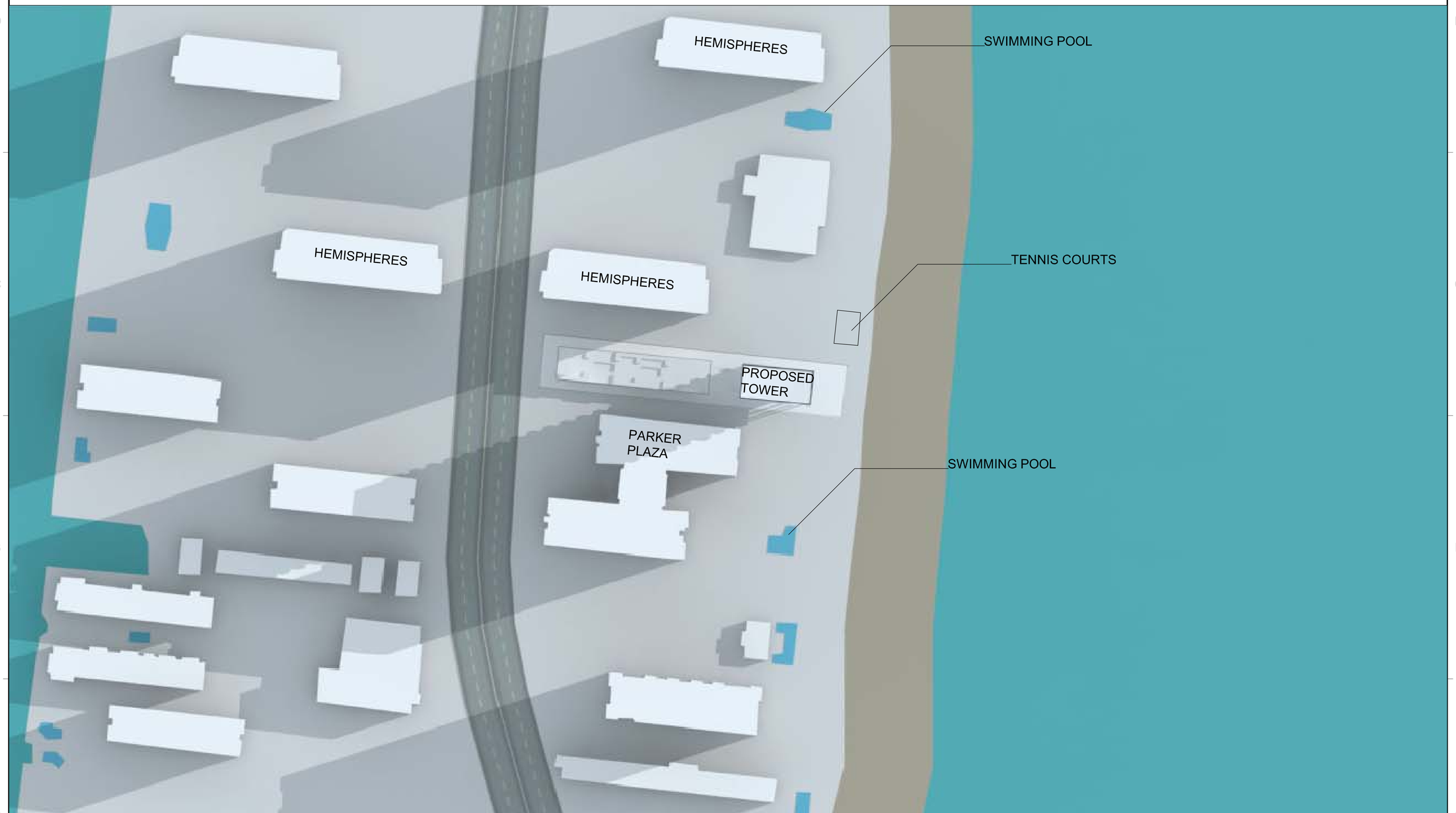

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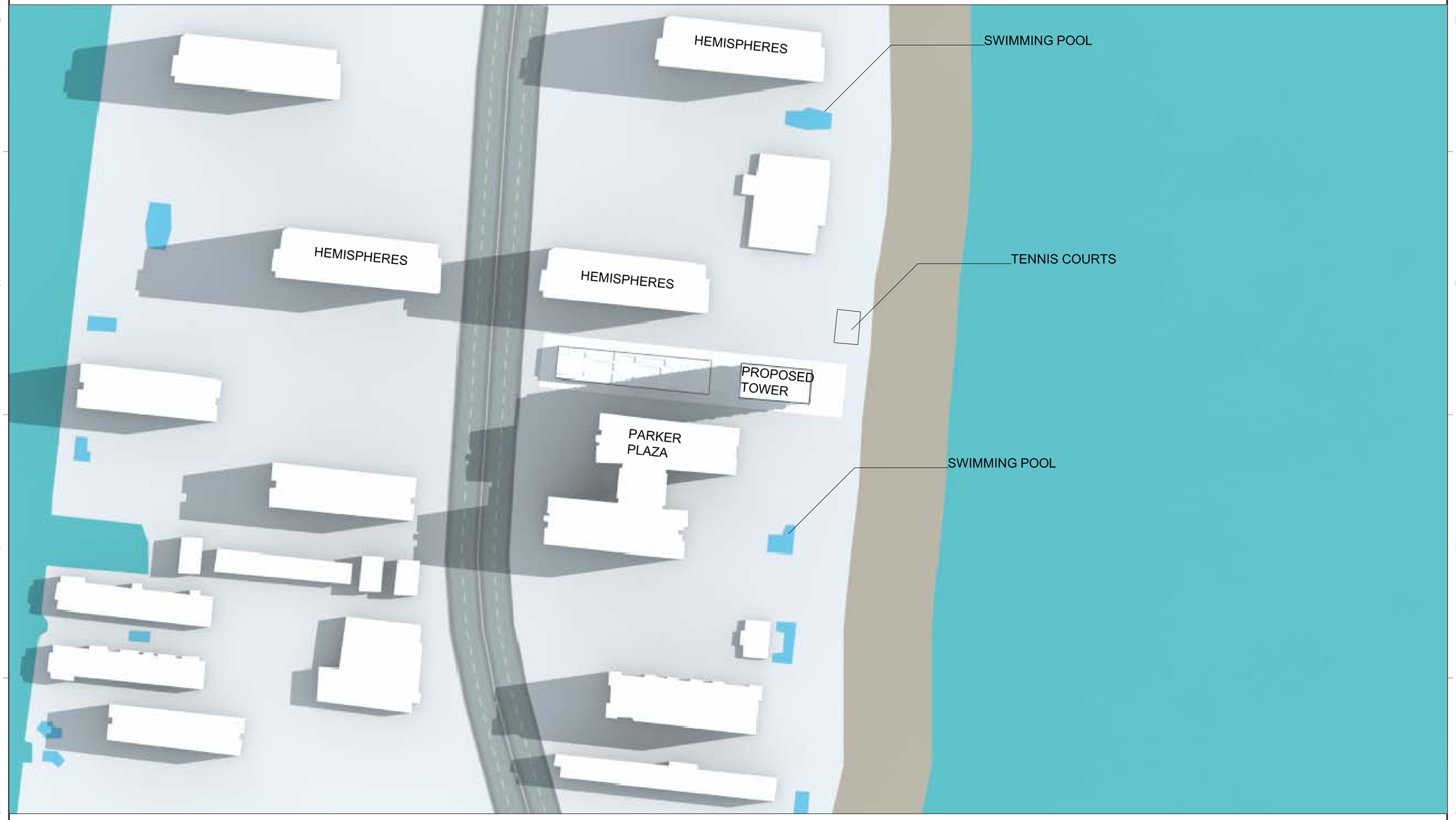

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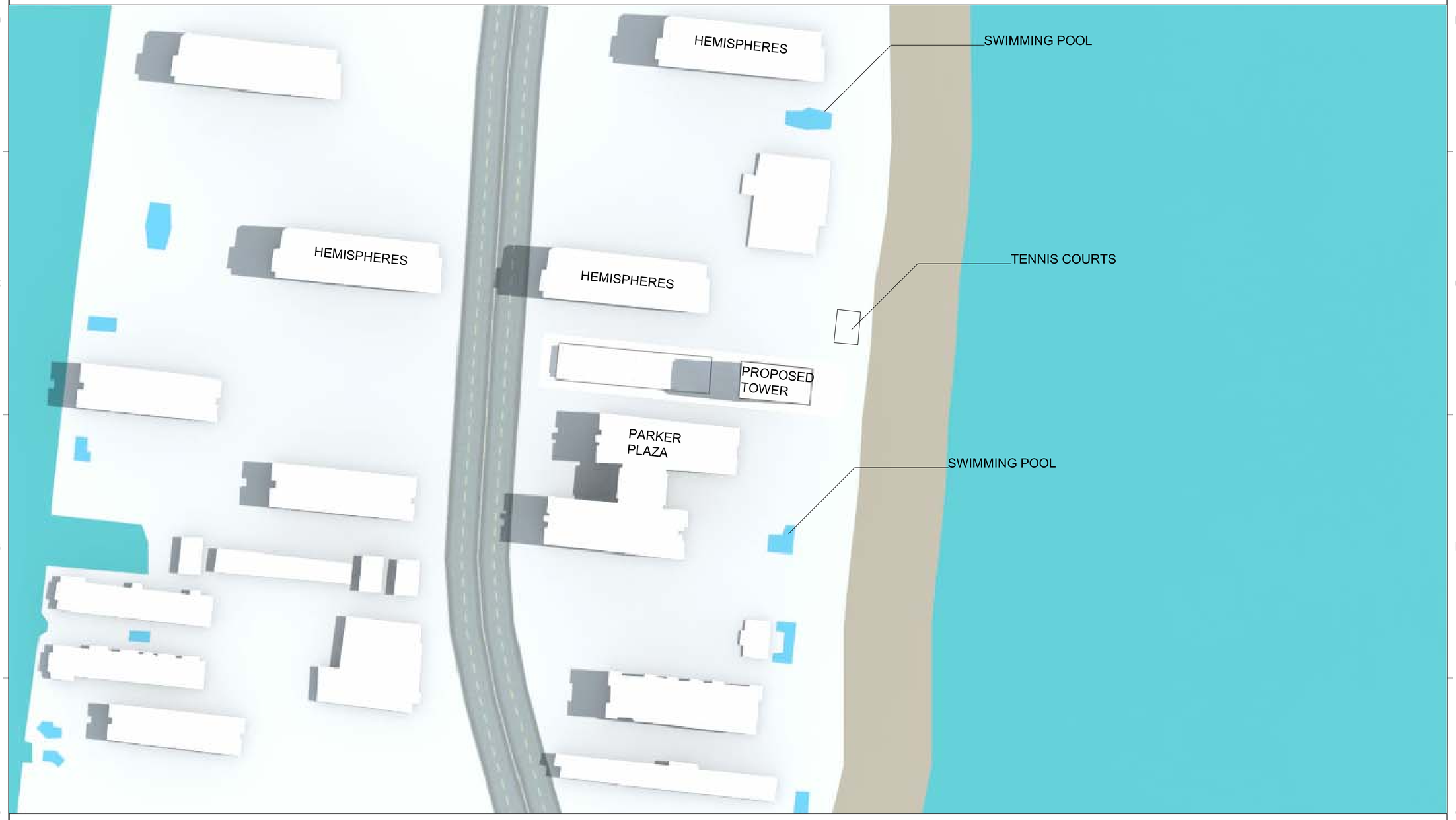

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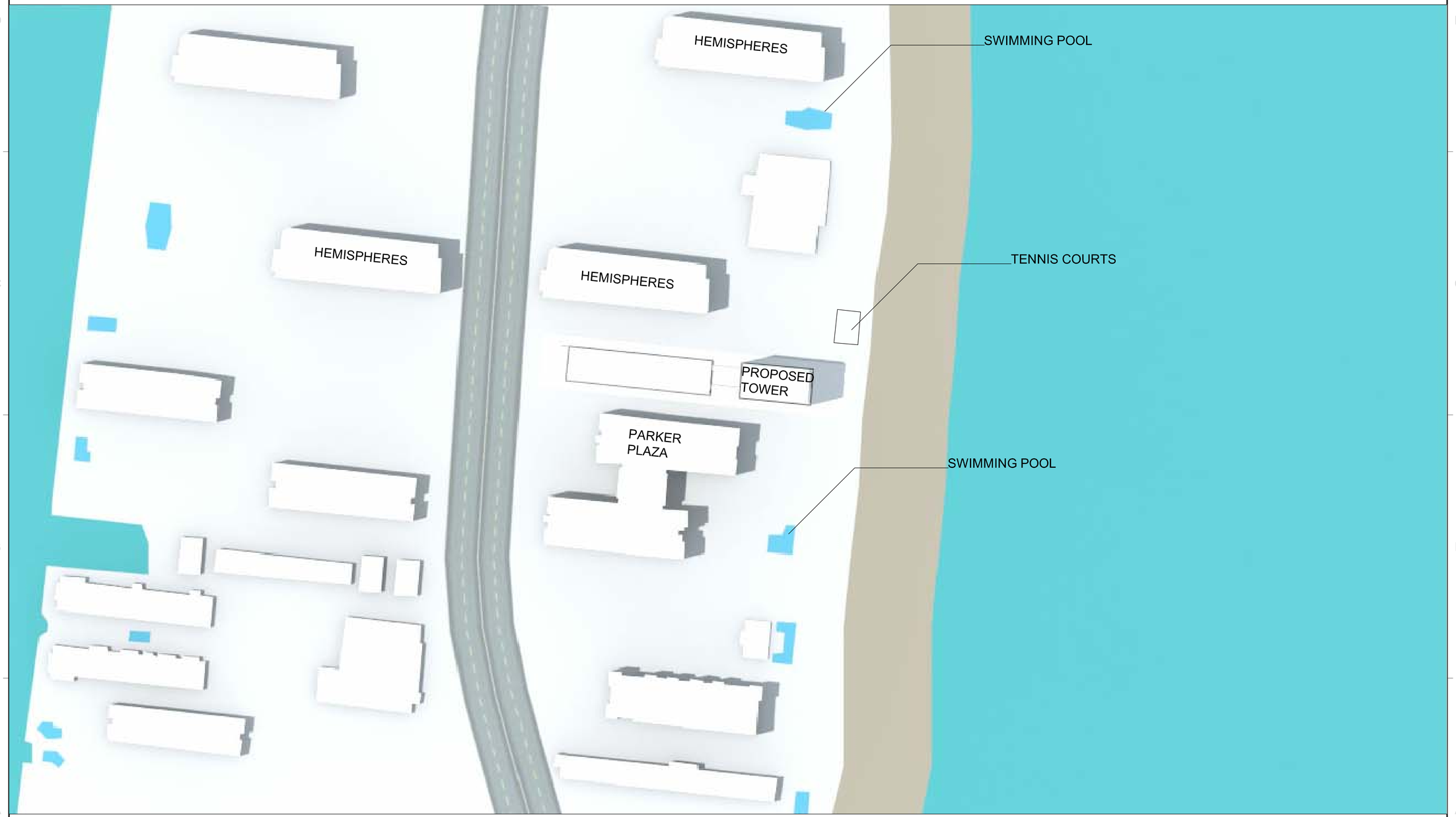

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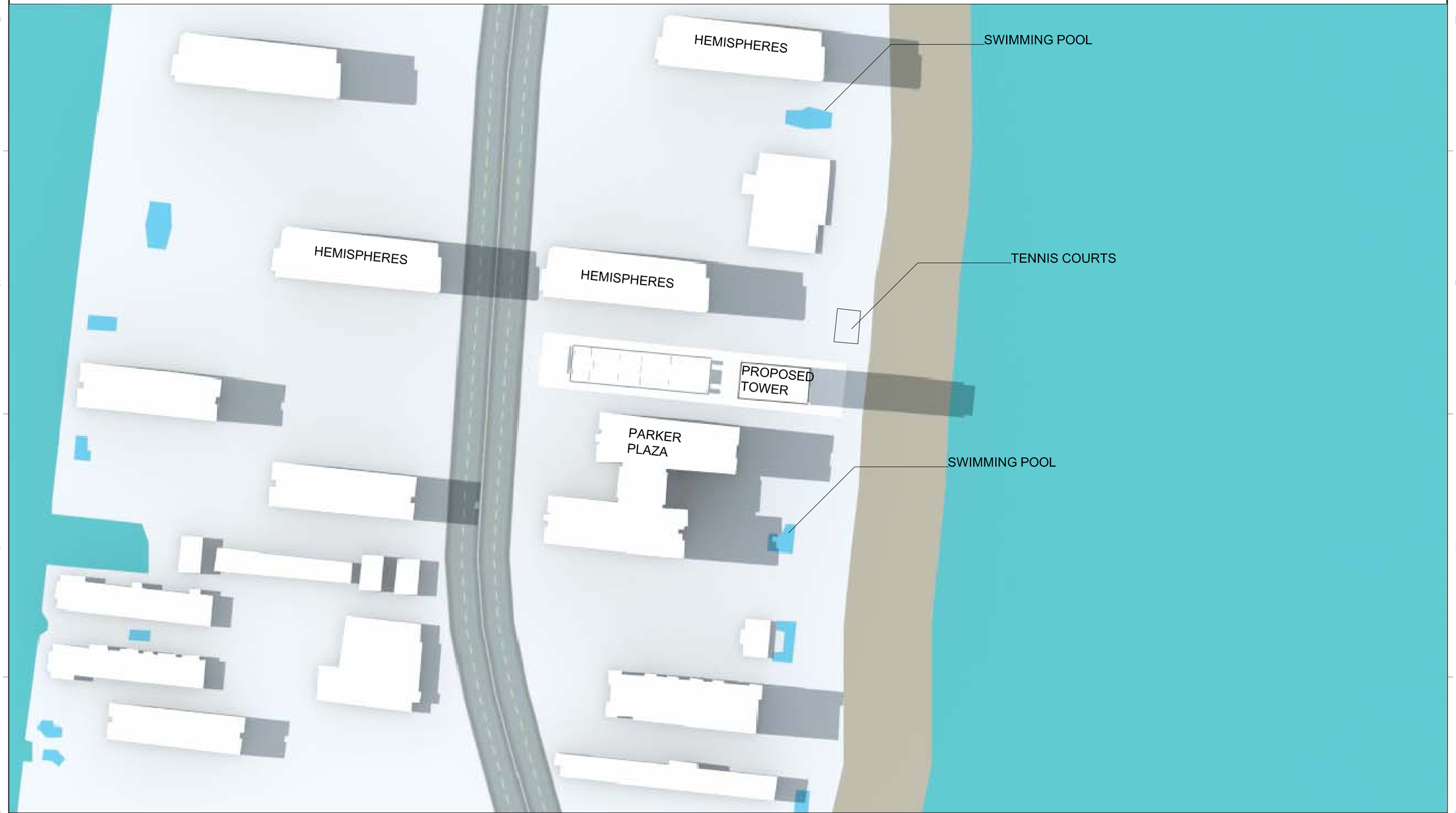

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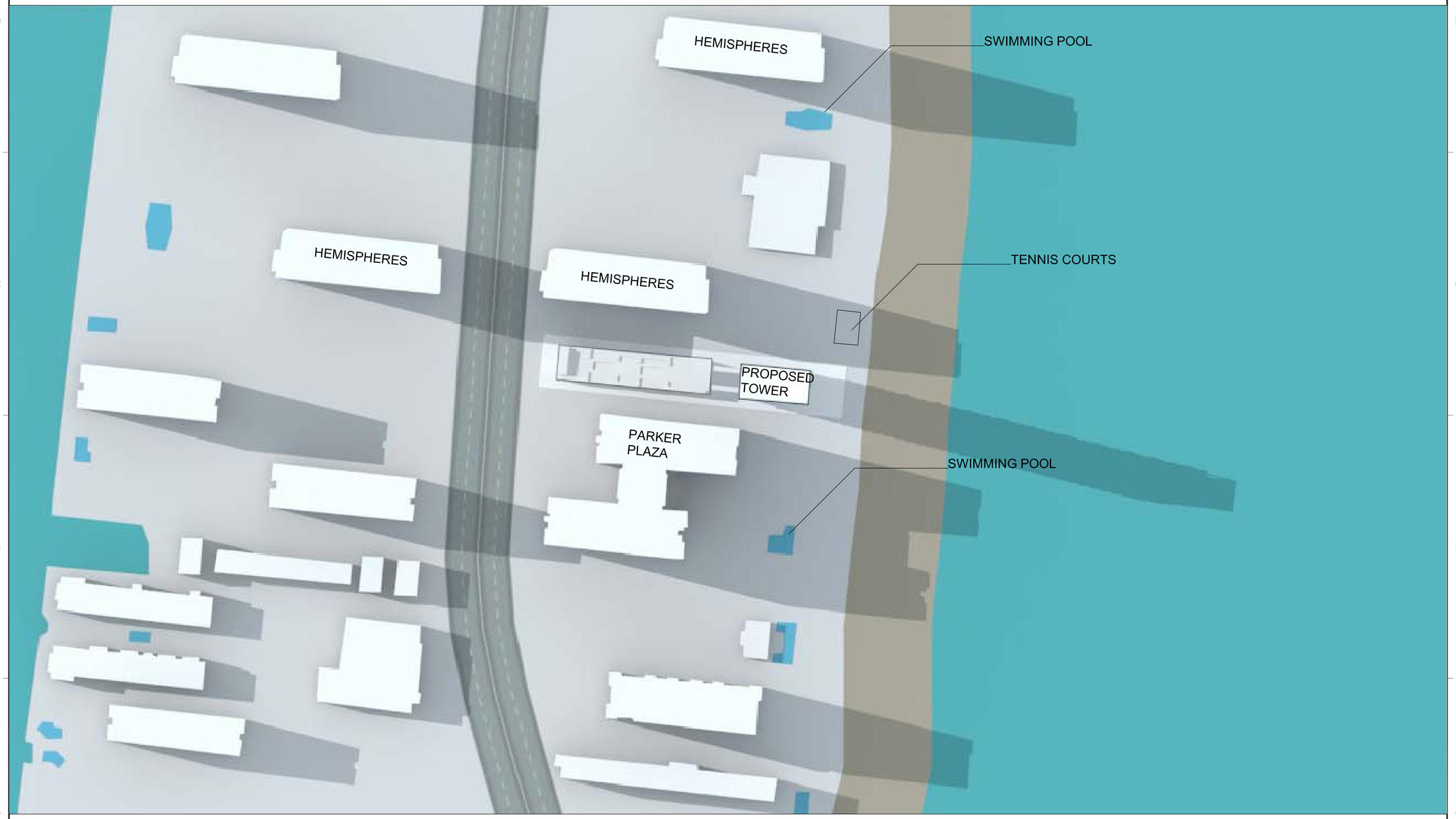

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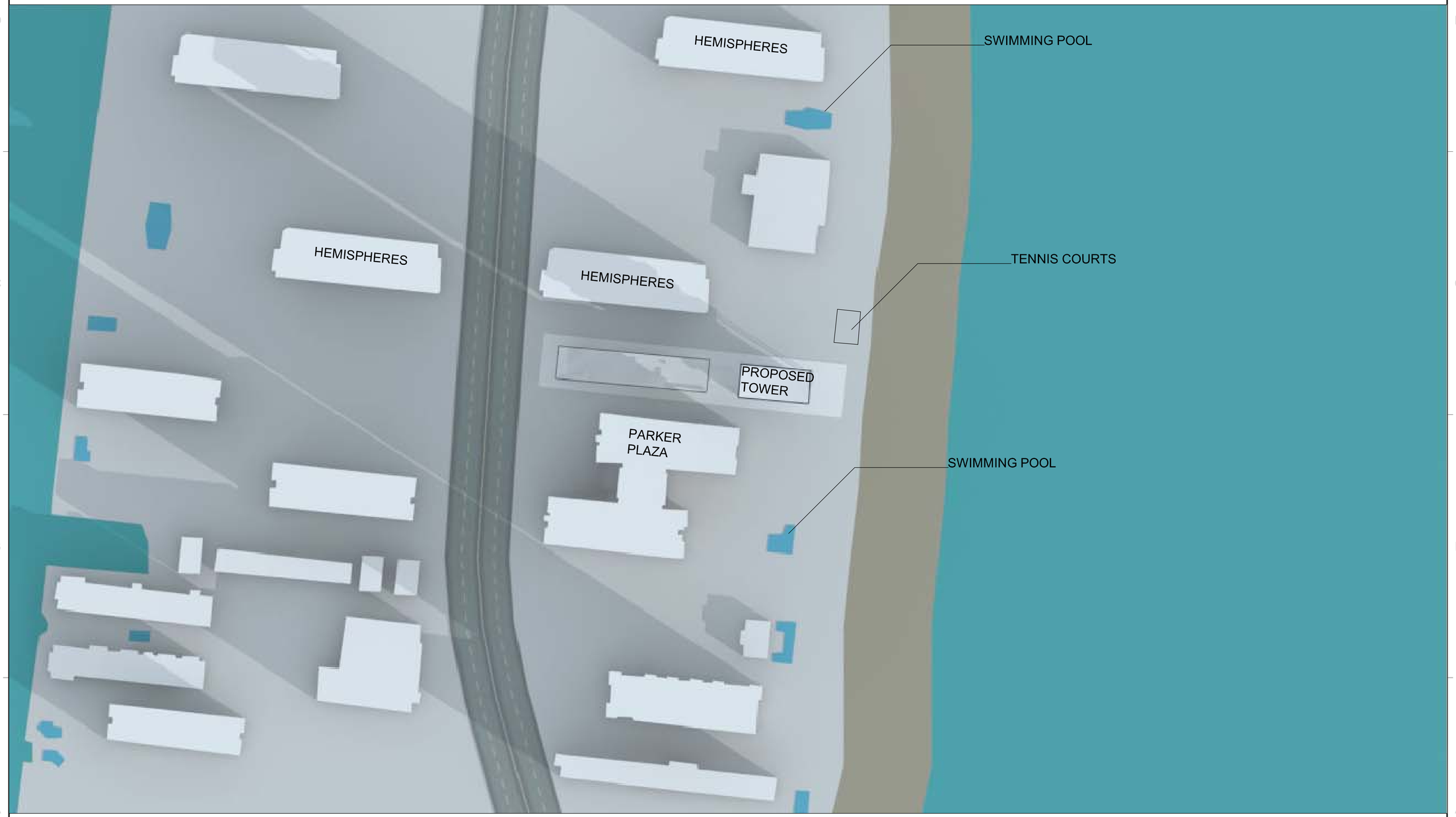

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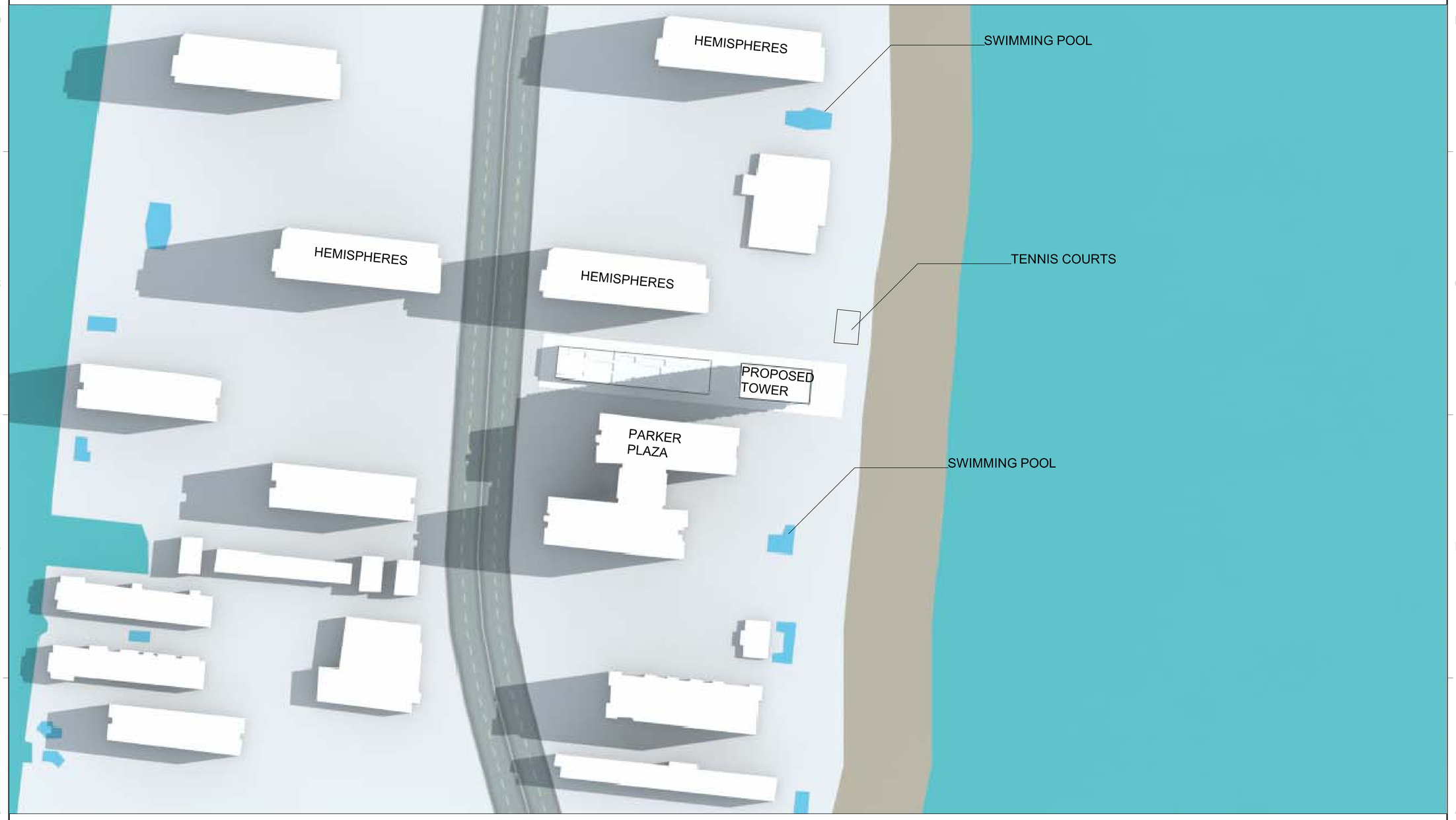

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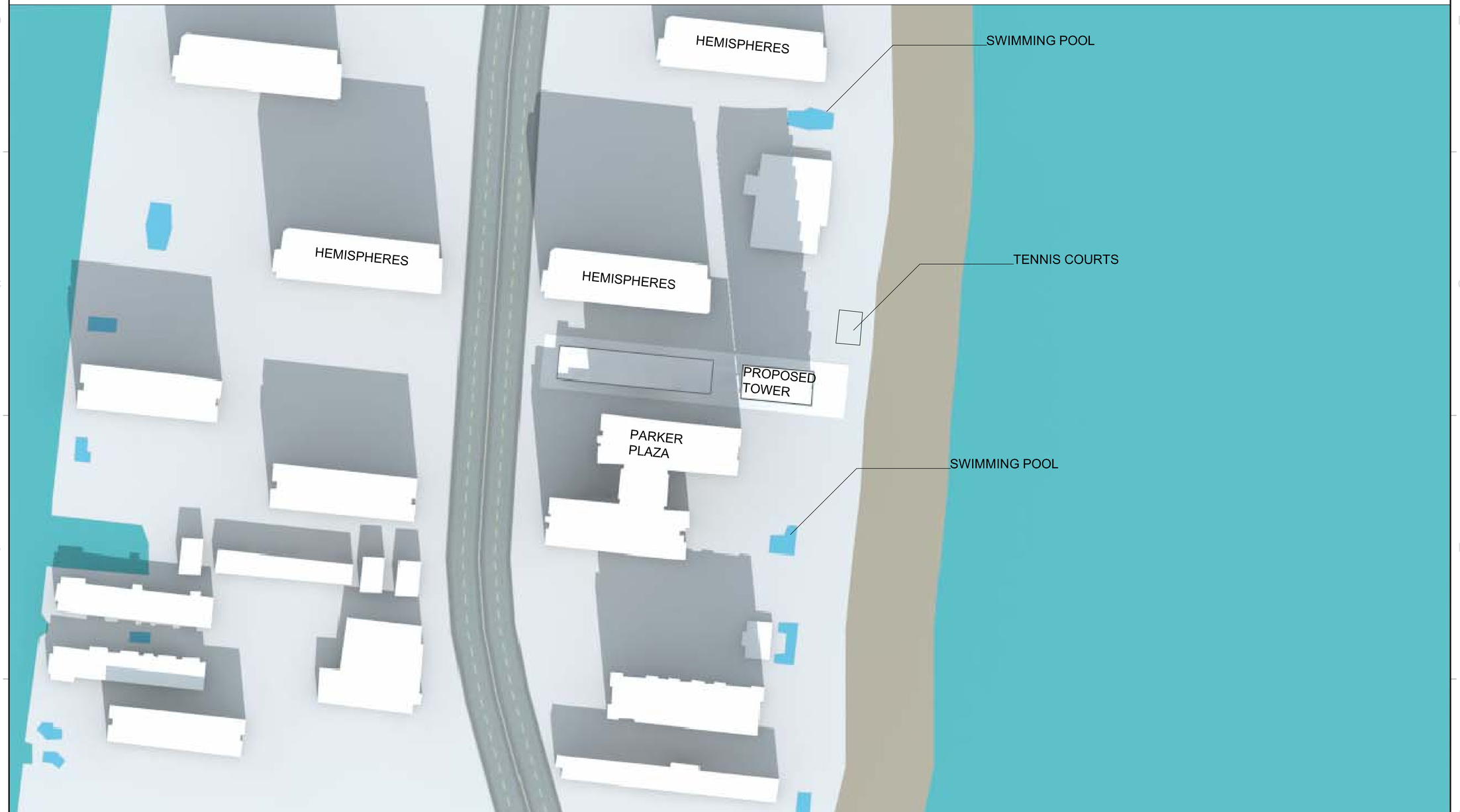

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Winter conditions (12-21-2013):

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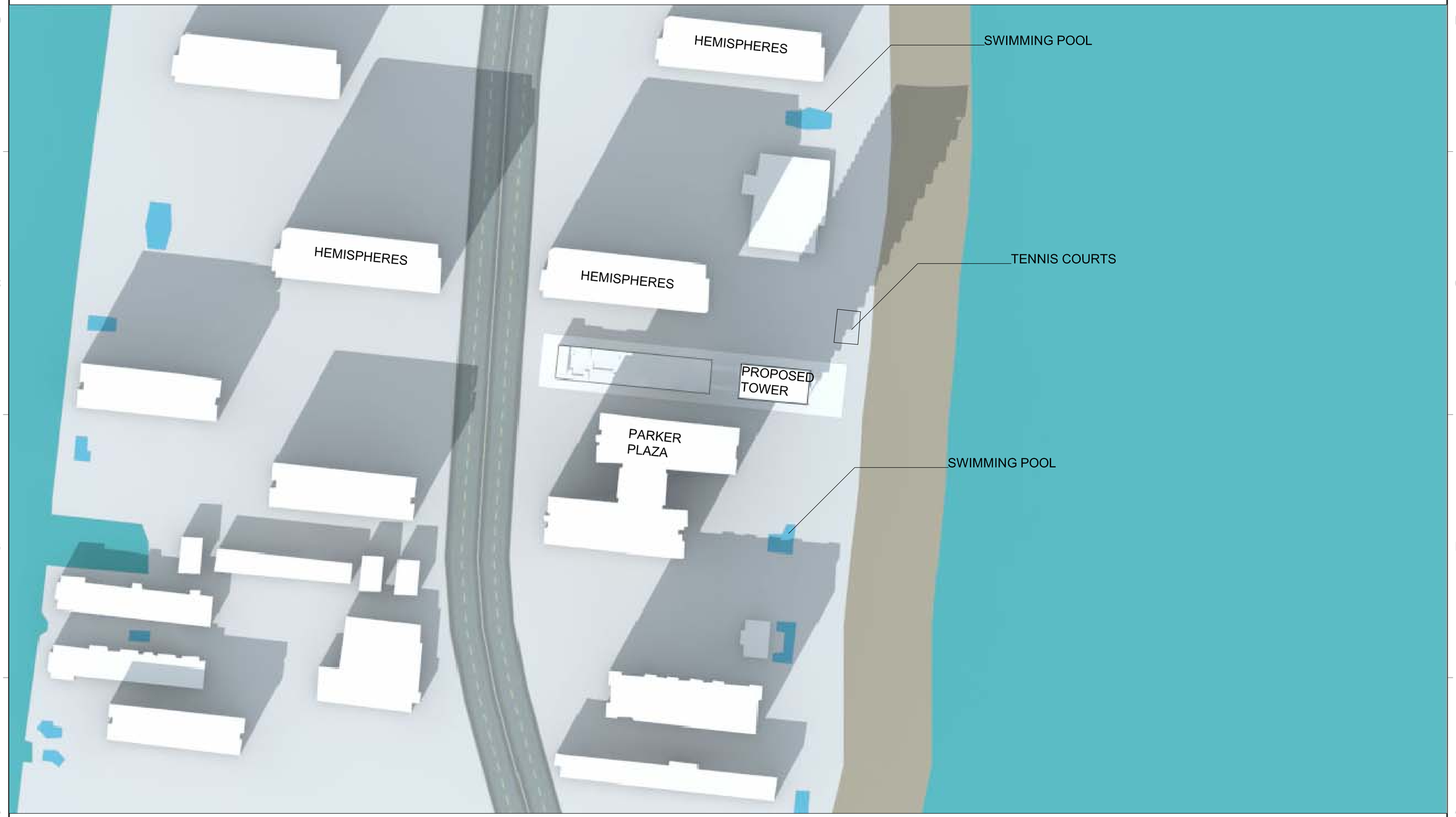

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2	P&Z - 11/27/13
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SHADOW STUDY

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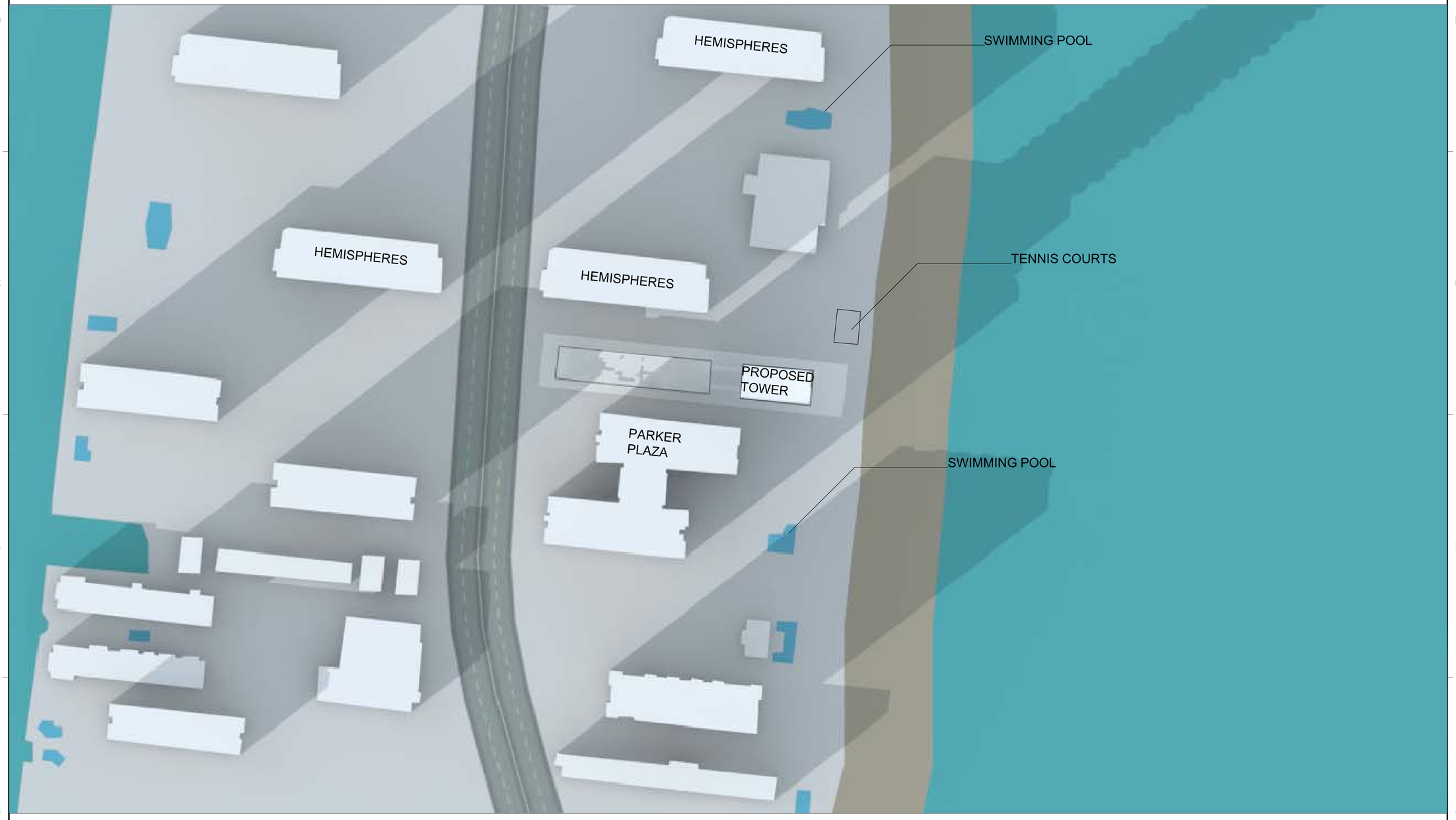
2000 S Ocean Drive Shadow Study

Prepared by ArX Solutions 2013-11-22

Winter conditions (12-21-2013):

04:00:00 PM



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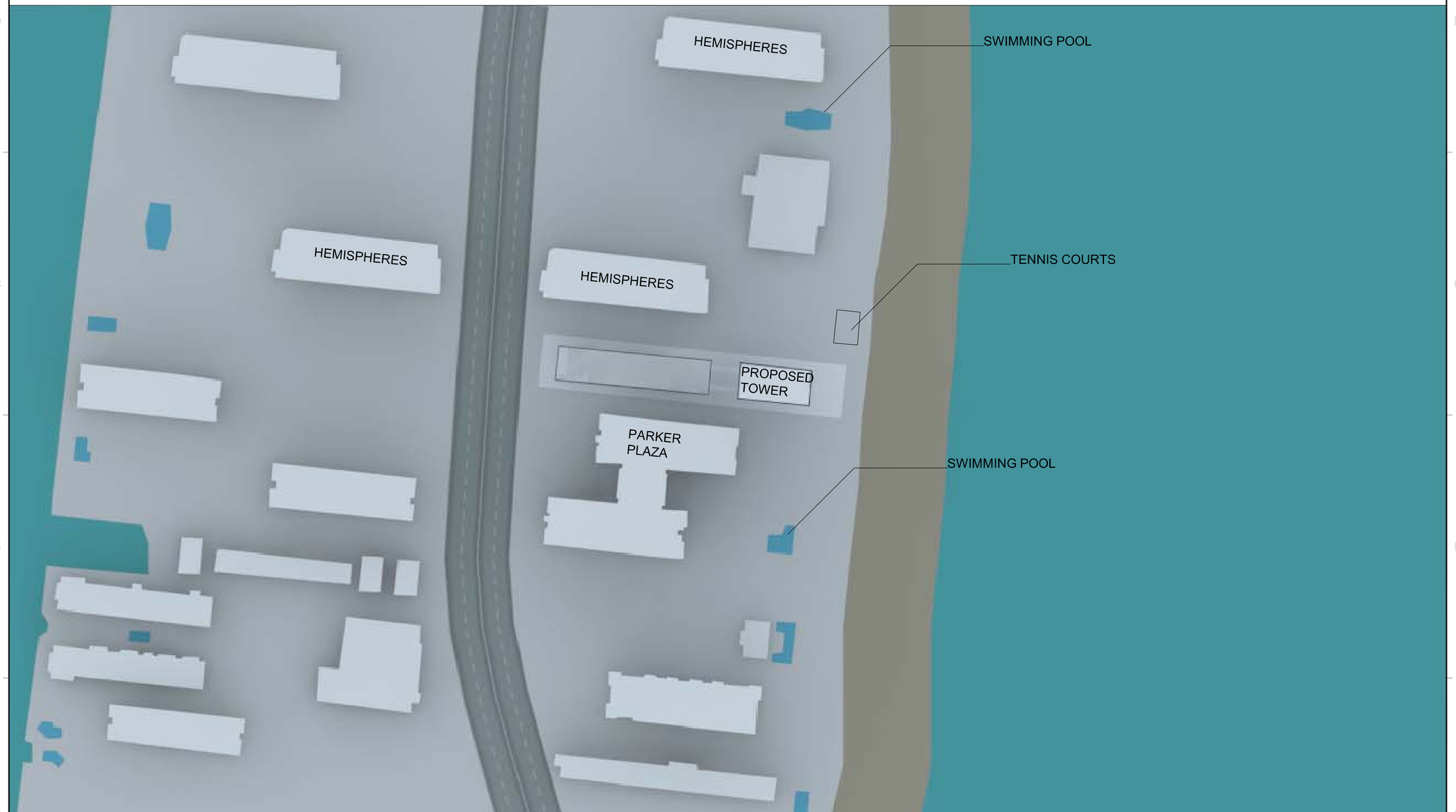
2000 S Ocean Drive Shadow Study

Prepared by ArX Solutions 2013-11-22

Winter conditions (12-21-2013):

06:00:00 PM -- No Shadows



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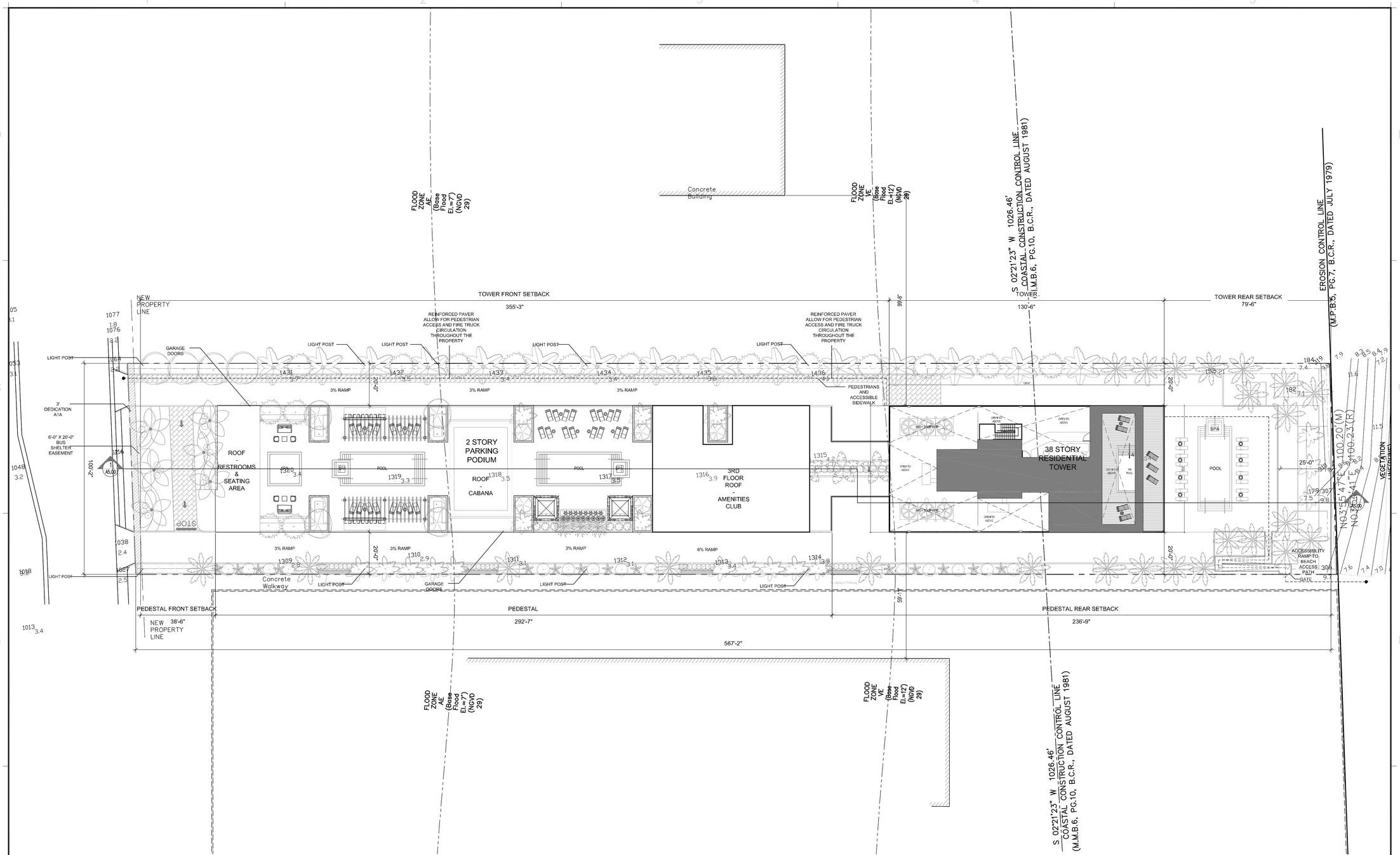

SITE PLAN

3/64" = 1'-0"

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SITE PLAN

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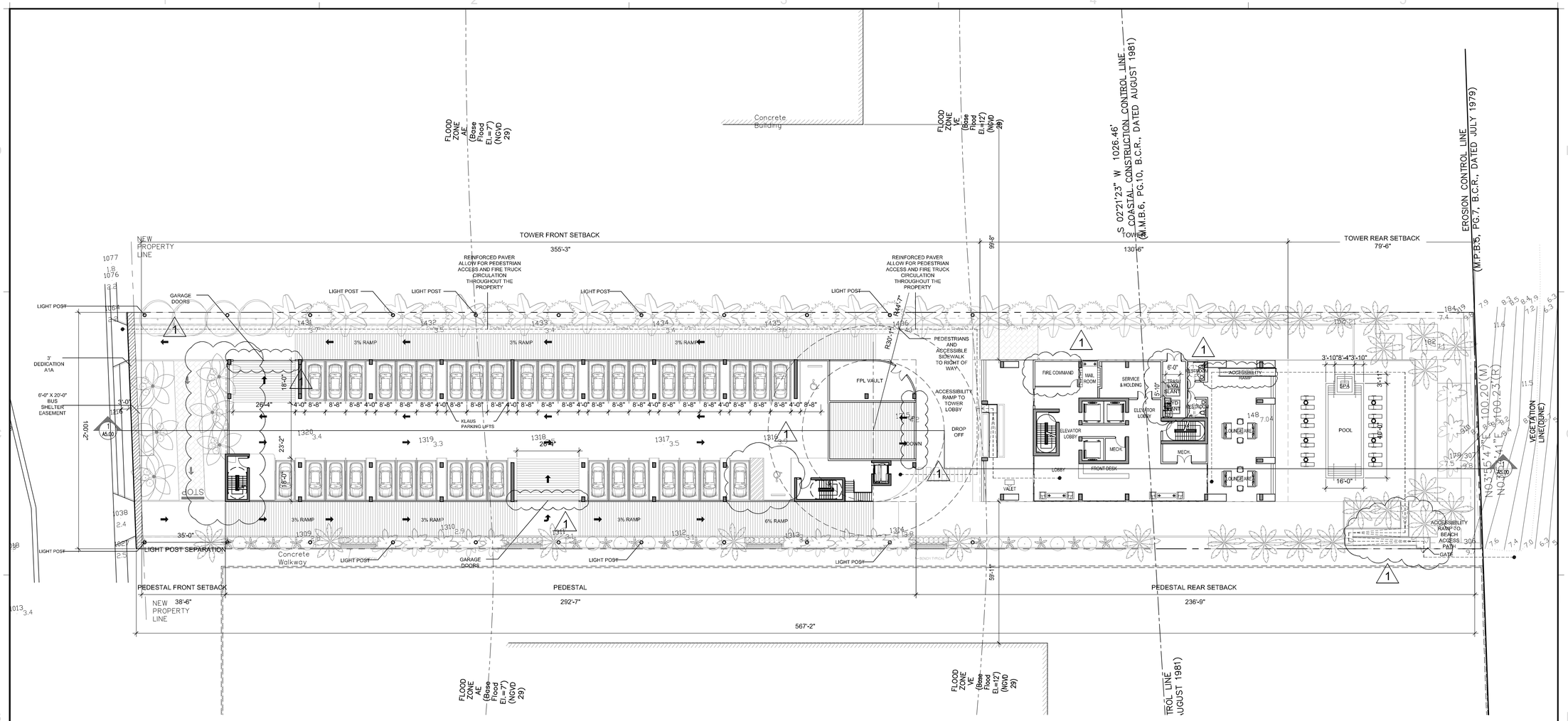
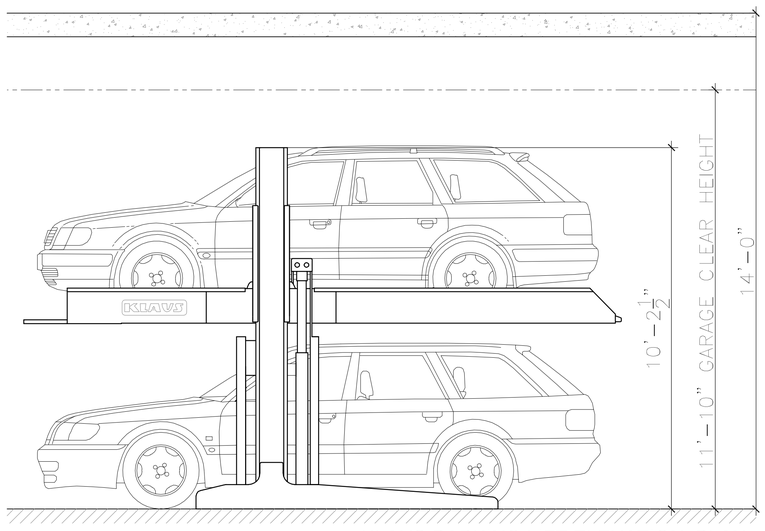
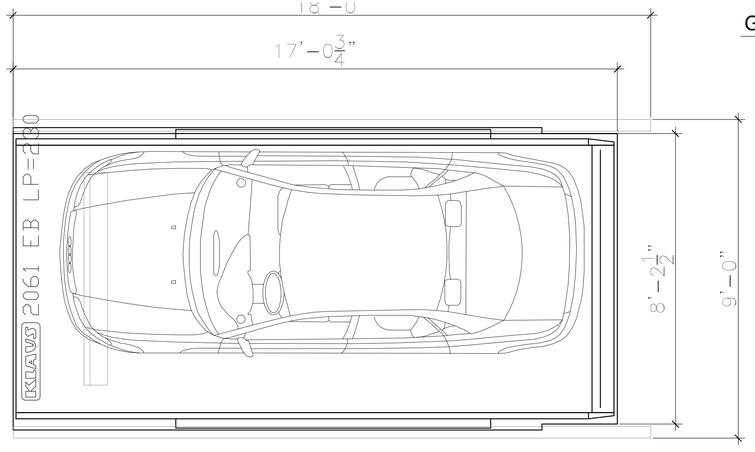




KLAUS PARKING LIFT ELEVATION, PLAN
SINGLE VARIO 2061 PARKER
1/2" = 1'-0"



GROUND FLOOR PLAN

3/64 = 1'-0"

PARKING COUNT
40 SPACES + 38 LIFT GROUND LEVEL

FLOOR AREA	3,518 SFT

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GROUND FLOOR PLAN

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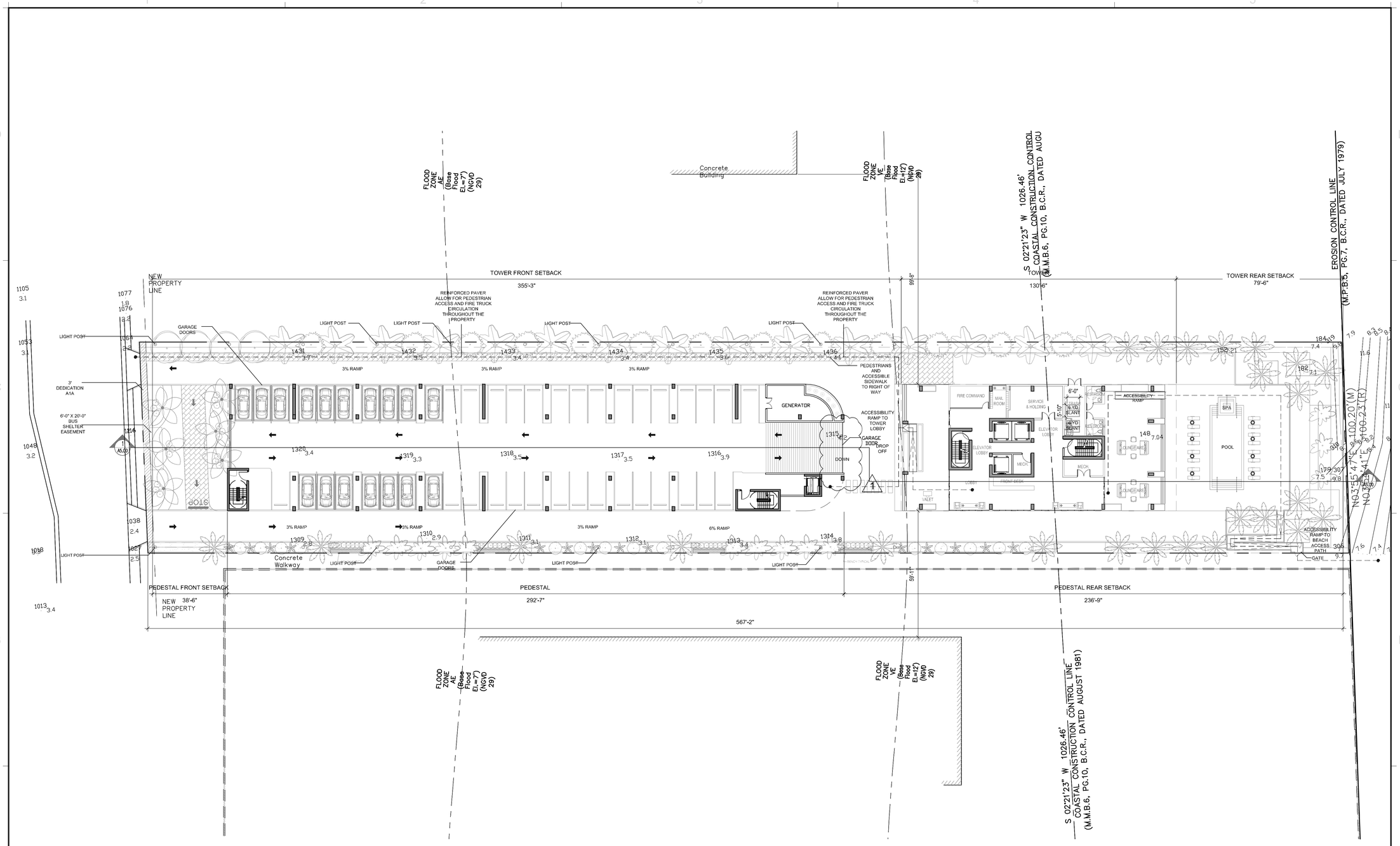

SECOND FLOOR PARKING PLAN

3/64" = 1'-0"

1

PARKING COUNT
40 SPACES + 38 LIFT GROUND LEVEL 47 SPACES + 17 LIFTS SECOND LEVEL
142 TOTAL SPACES

FLOOR AREA	3,518 SFT

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SECOND FLOOR PARKING PLAN

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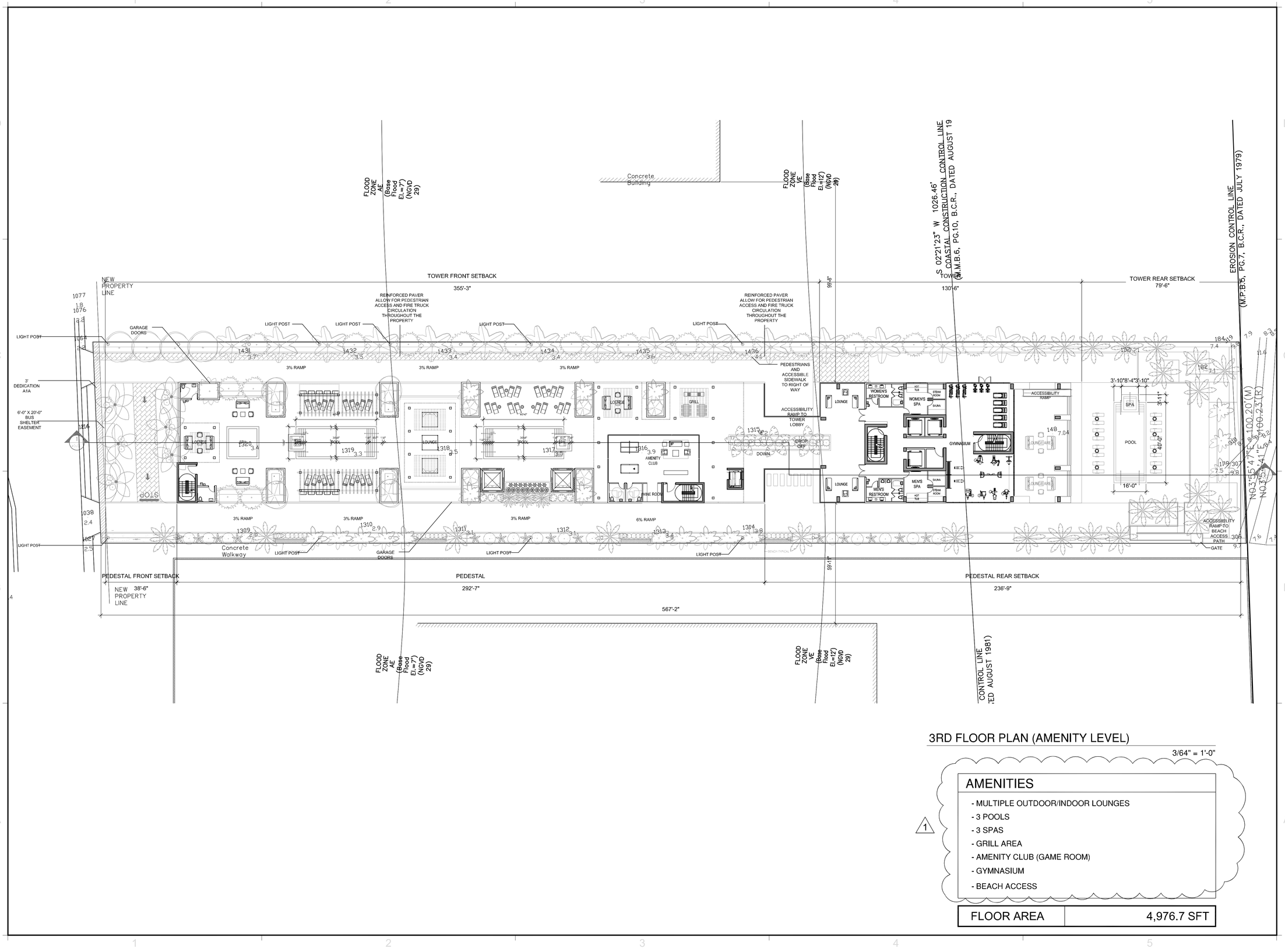

3RD FLOOR PLAN (AMENITY LEVEL)

3/64" = 1'-0"

1

AMENITIES

- MULTIPLE OUTDOOR/INDOOR LOUNGES
- 3 POOLS
- 3 SPAS
- GRILL AREA
- AMENITY CLUB (GAME ROOM)
- GYMNASIUM
- BEACH ACCESS

FLOOR AREA	4,976.7 SFT

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THIRD FLOOR PLAN AMENITY

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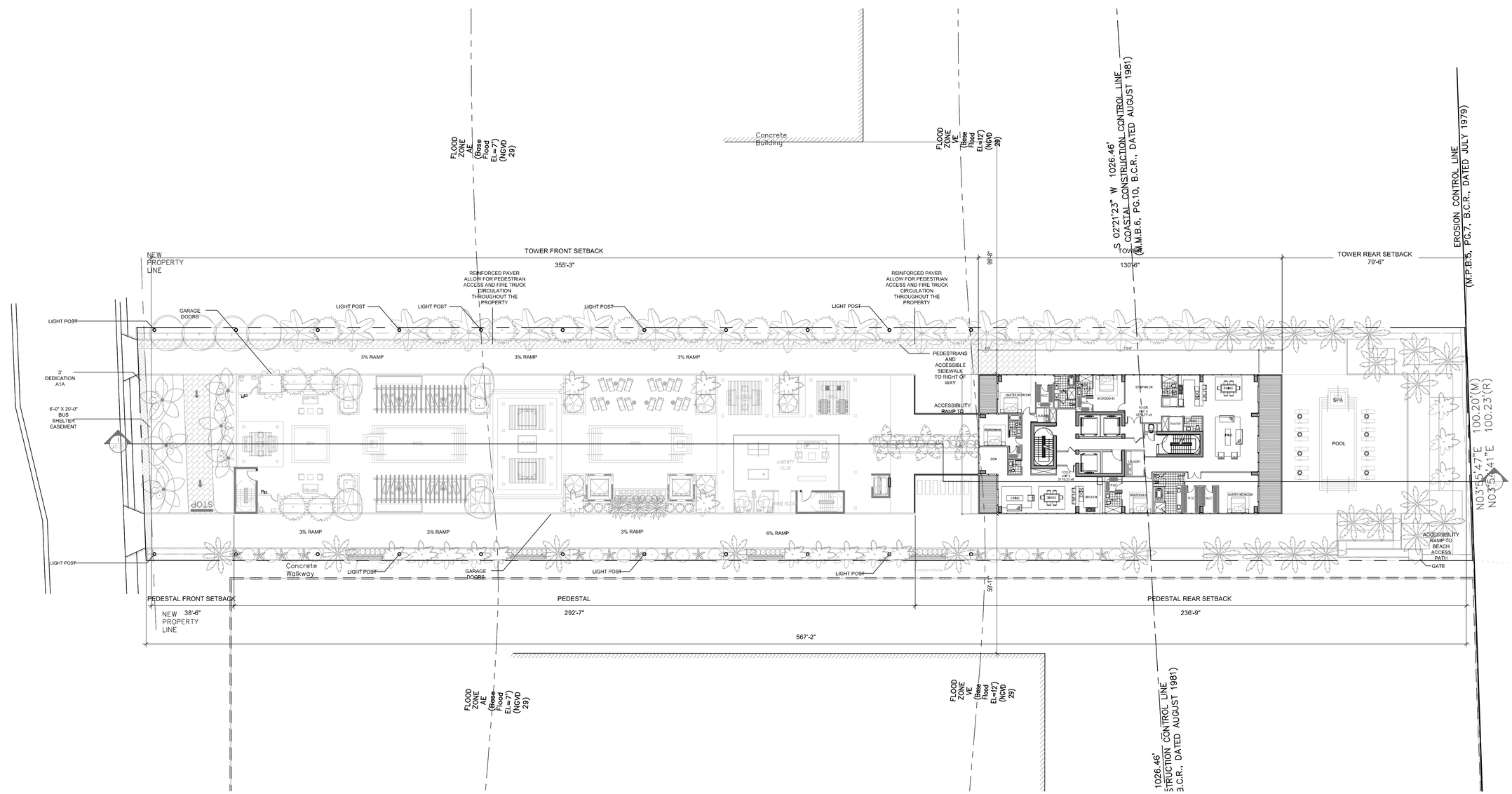

2 UNIT LEVEL FLOOR PLAN

(LEVELS 03-30) 3/64" = 1'-0"

FLOOR AREA	6,342 SFT

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2 UNIT LEVEL FLOOR PLAN

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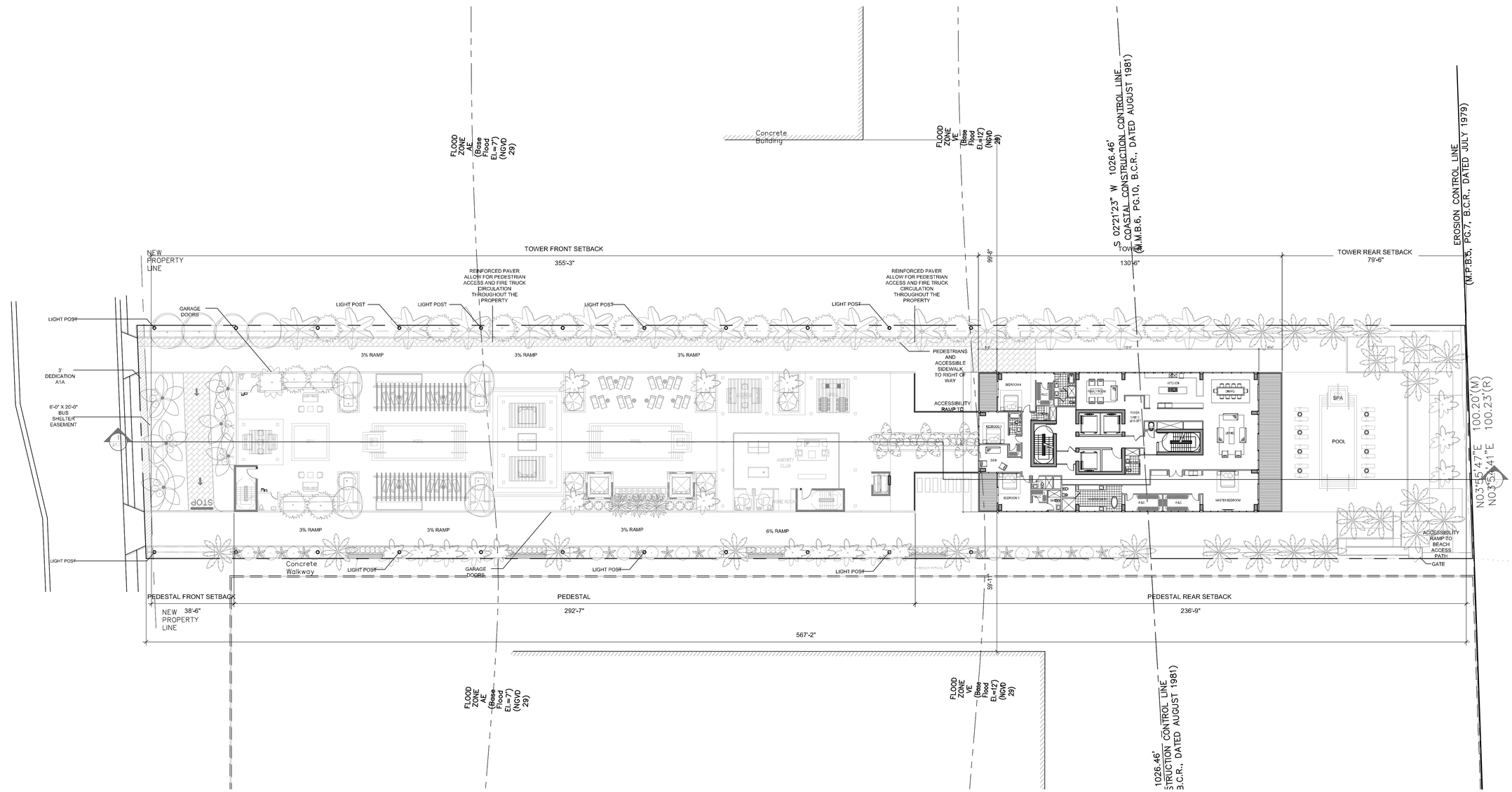

1 UNIT LEVEL FLOOR PLAN

(LEVELS 31-37) 3/64" = 1'-0"

FLOOR AREA	6,532 SFT

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1 UNIT LEVEL FLOOR PLAN

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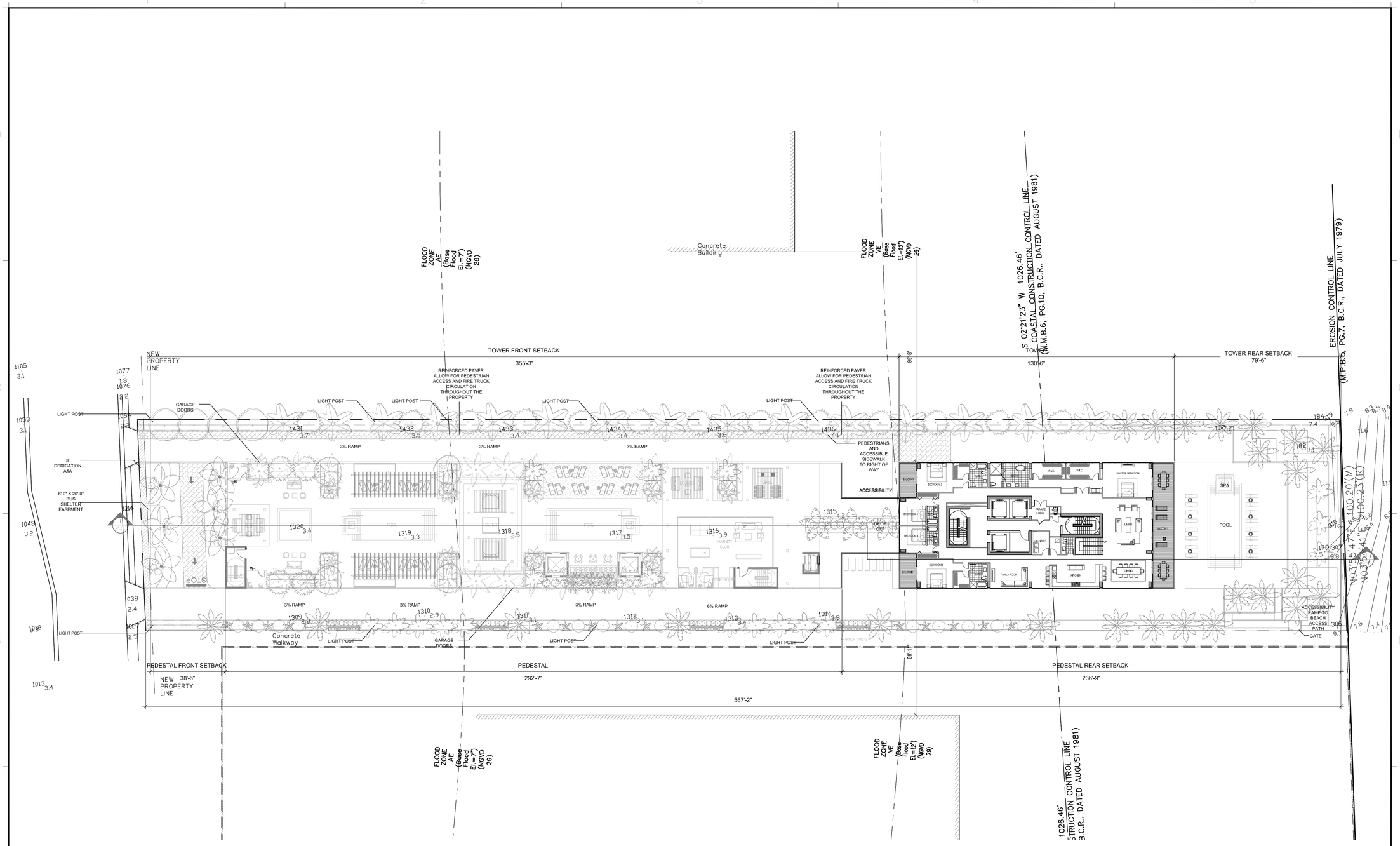

PH LEVEL FLOOR PLAN

(LEVEL 38) 3/64" = 1'-0"

FLOOR AREA	6,776 SFT

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PH LEVEL FLOOR PLAN

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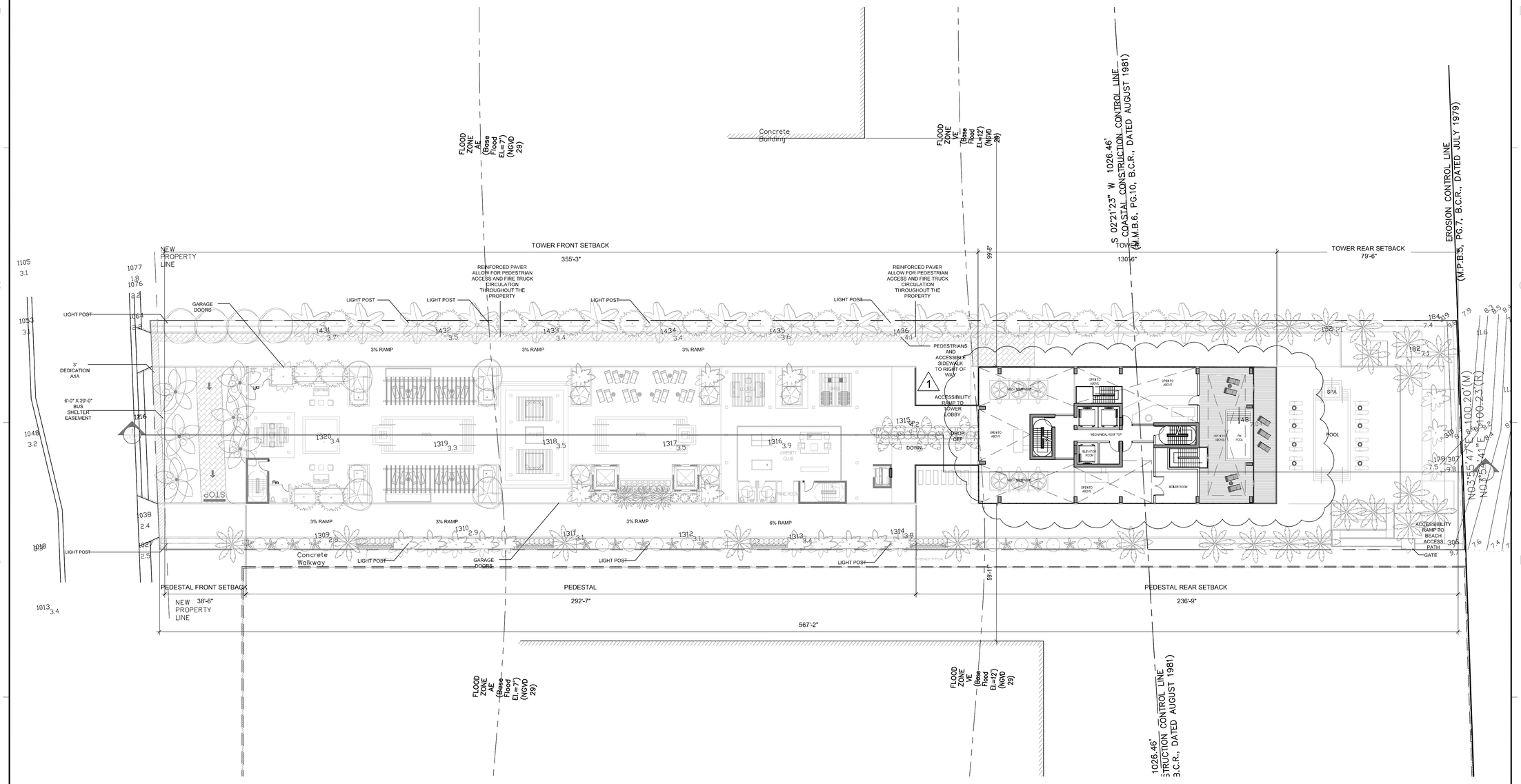

ROOF LEVEL FLOOR PLAN

3/64" = 1'-0"

FLOOR AREA	6,342 SFT

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ROOF LEVEL FLOOR PLAN

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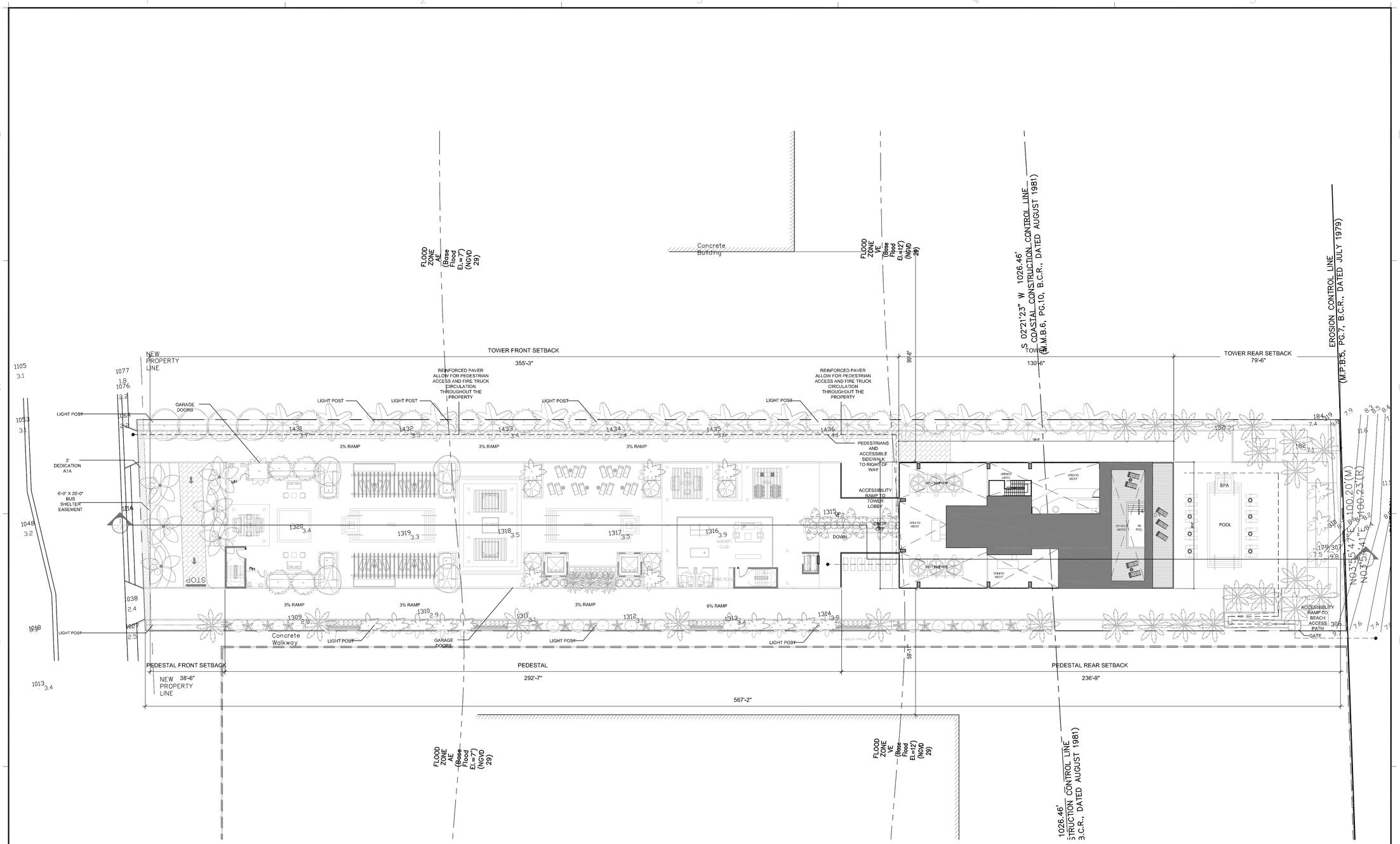

ROOF LEVEL

3/64" = 1'-0"

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ROOF LEVEL

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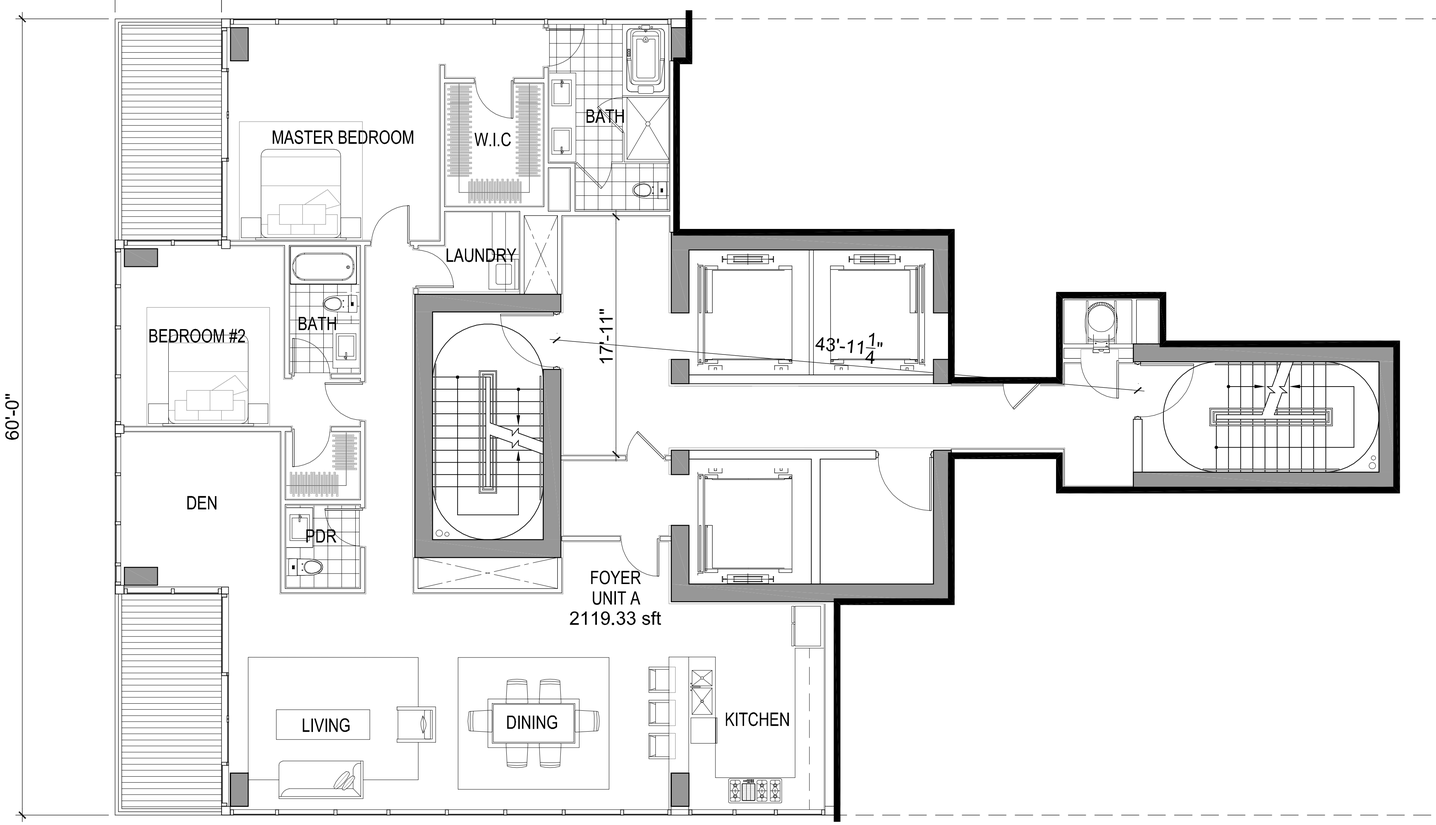
NEW SHEET

2

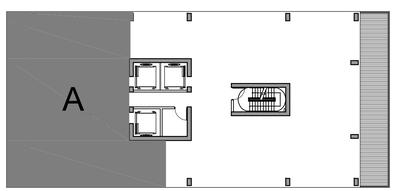


UNIT "A"

3/16" = 1'-0"

UNIT "A" - 2BED 2 1/2 BATH + DEN

PRIVATE ELEVATOR LOBBY	59 SQ.FT
A/C UNIT AREA	2118 SQ.FT
TOTAL AREA UNDER A/C	2177 SQ.FT
BALCONY AREA	268 SQ. FT.
TOTAL UNIT AREA	2445 SQ.FT



UNIT KEYPLAN

2 UNIT PLATE NTS

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UNIT "A"

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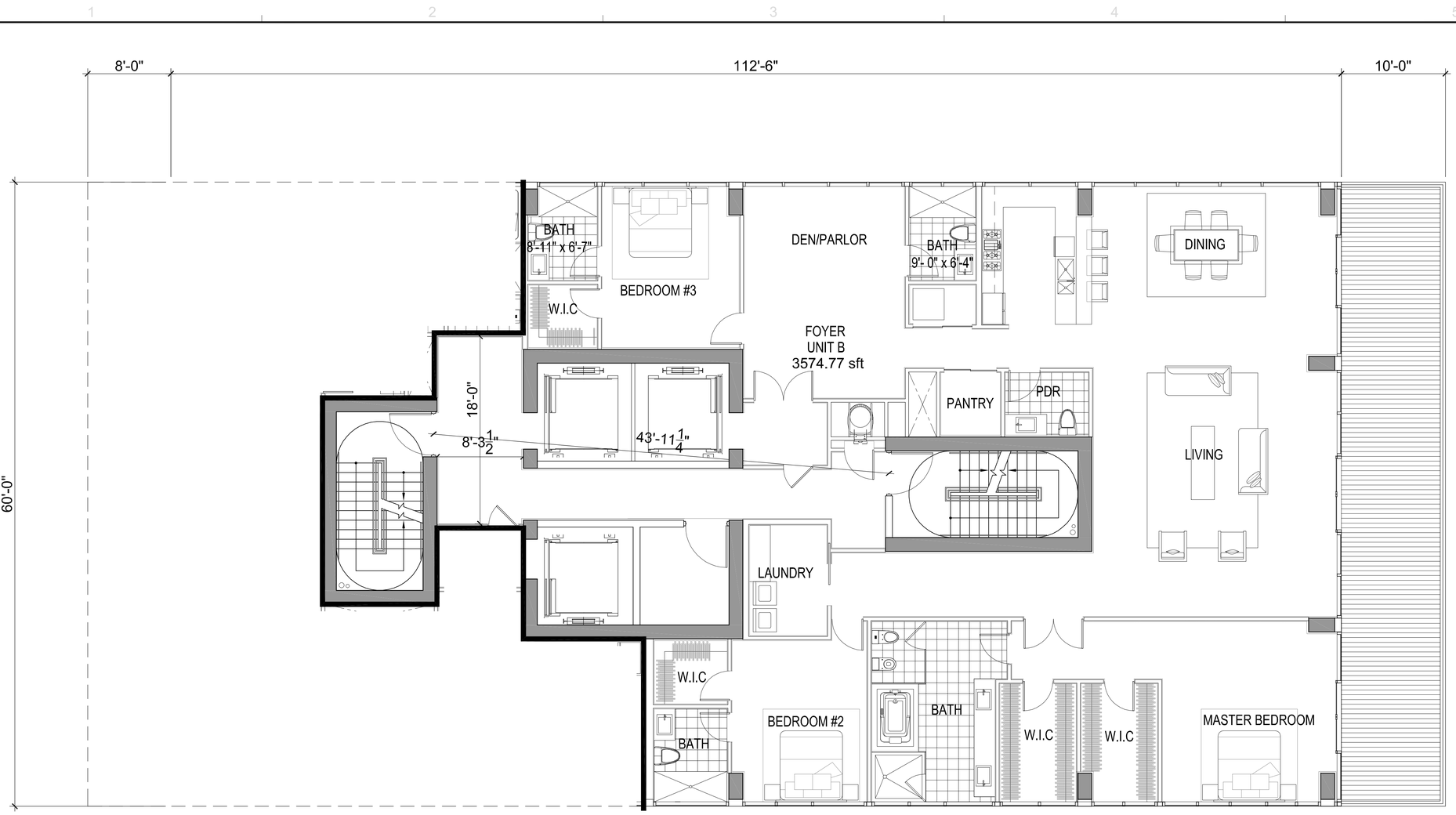
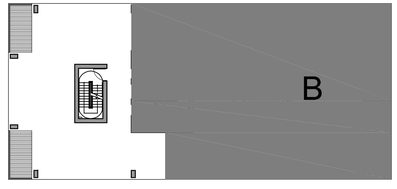


UNIT "B"

3/16" = 1'-0"

UNIT "B" - 3BED 4 1/2 BATH+DEN

PRIVATE ELEVATOR LOBBY	58 SQ.FT
A/C UNIT AREA	3573 SQ.FT
TOTAL AREA UNDER A/C	3631 SQ.FT
BALCONY AREA	600 SQ. FT.
TOTAL UNIT AREA	4231 SQ.FT



UNIT KEYPLAN

2 UNIT PLATE NTS

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UNIT "B"

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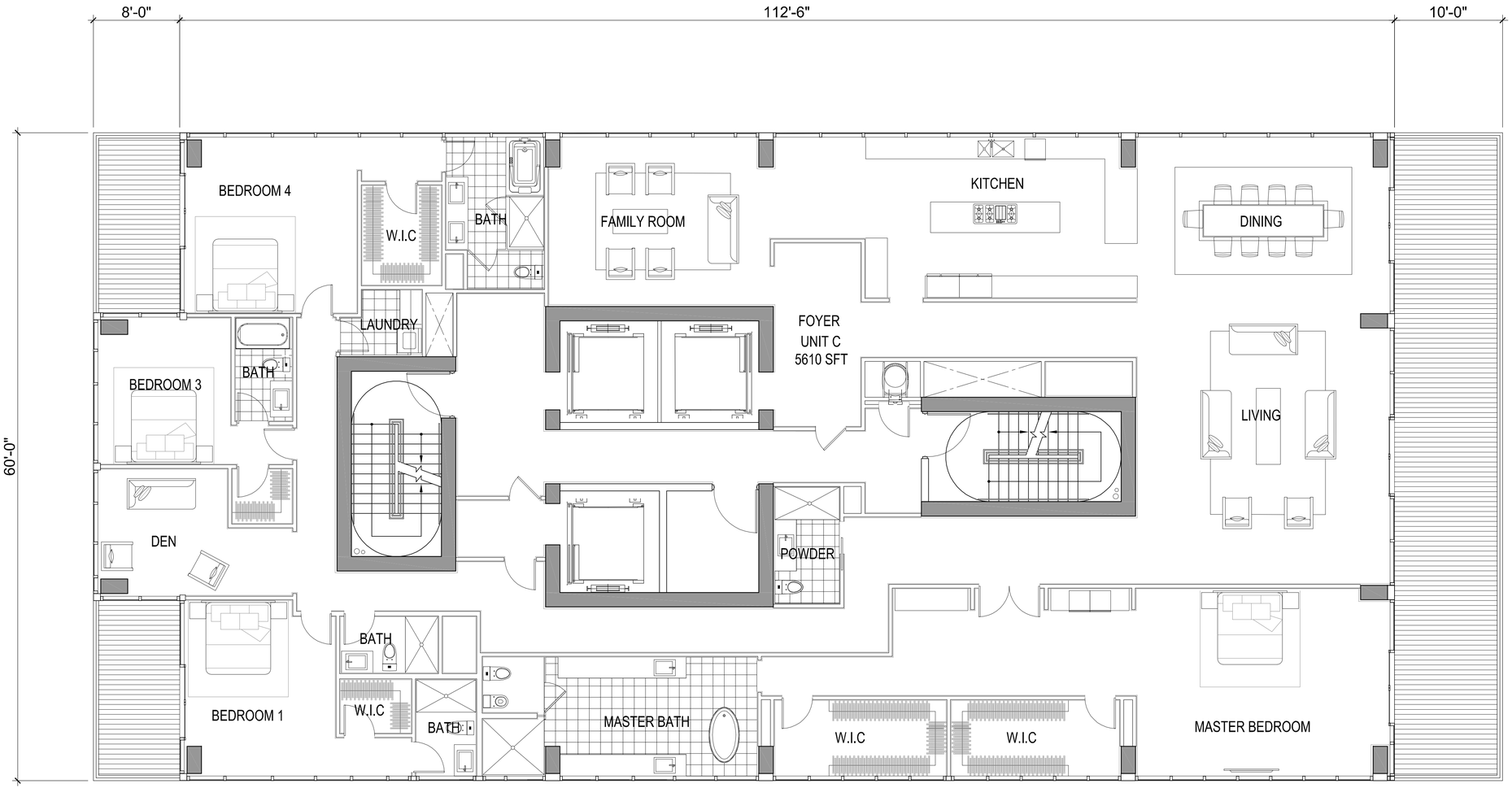
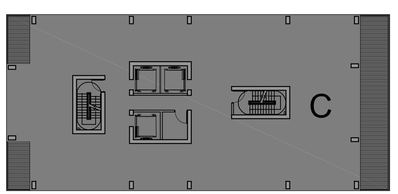


UNIT "C"

3/16" = 1'-0"

UNIT "C" - 4BED 6 BATH + DEN

ELEVATOR LOBBY	55 SQ.FT
A/C UNIT AREA	5609 SQ.FT
TOTAL AREA UNDER A/C	5664 SQ.FT
BALCONY AREA	868 SQ. FT
TOTAL UNIT AREA	6532 SQ.FT



UNIT KEYPLAN

1 UNIT PLATE NTS

REVISIONS / SUBMISSIONS

1	DRC - 07/22/13
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UNIT "C"

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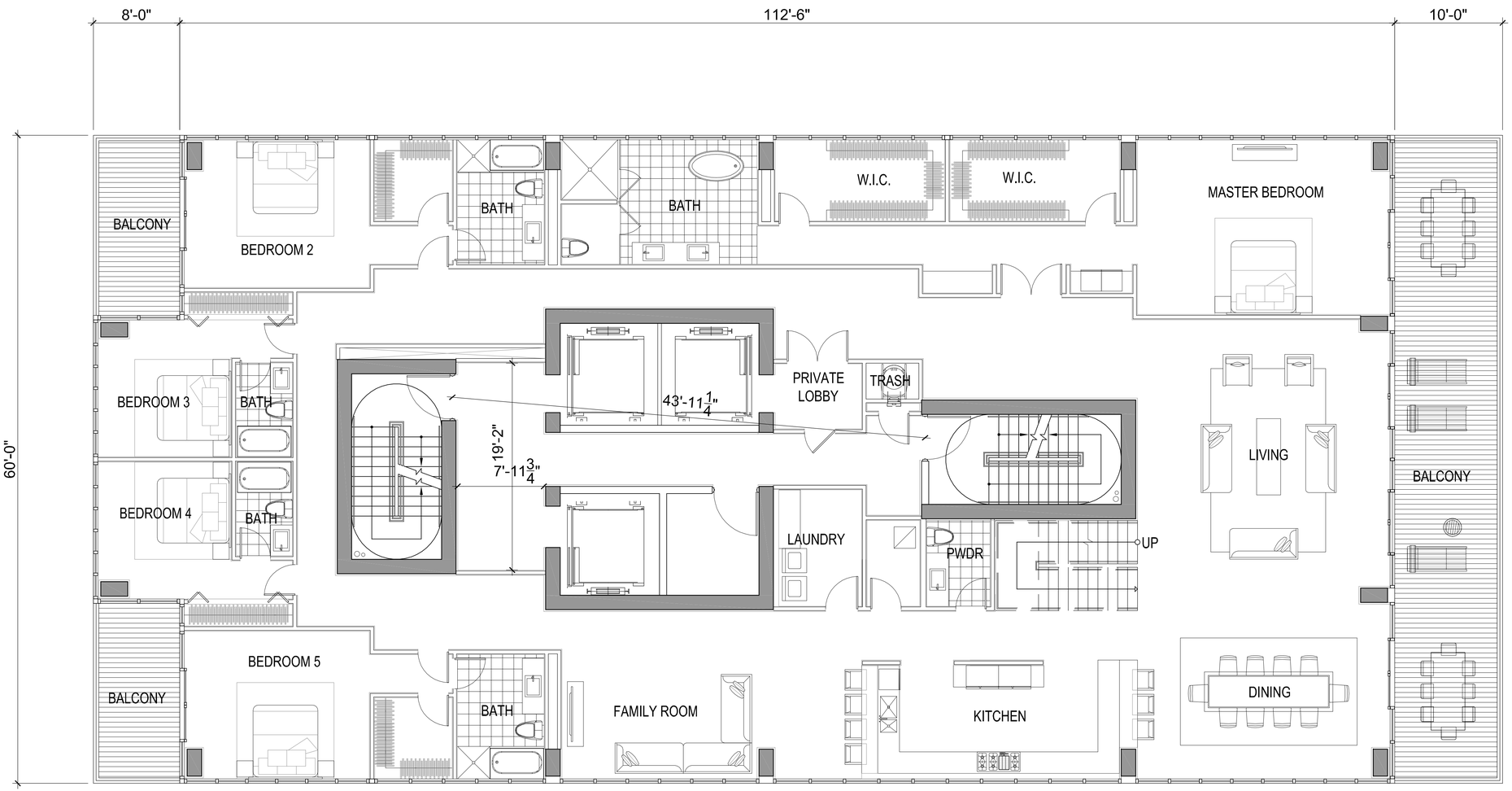
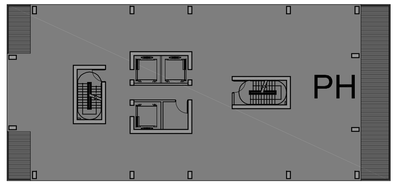


UNIT "PH"

3/16" = 1'-0"

UNIT "PH" - 5 BED 5 1/2 BATH

A/C UNIT AREA	5,652 SQ.FT
PRIVATE LOBBY	57.6 SQ.FT
TOTAL A/C	5,709.6 SQ.FT
BALCONY AREA	767 SQ. FT.
TOTAL UNIT AREA	6,776.6 SQ.FT



UNIT KEYPLAN

1 UNIT PLATE NTS

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UNIT "PH"

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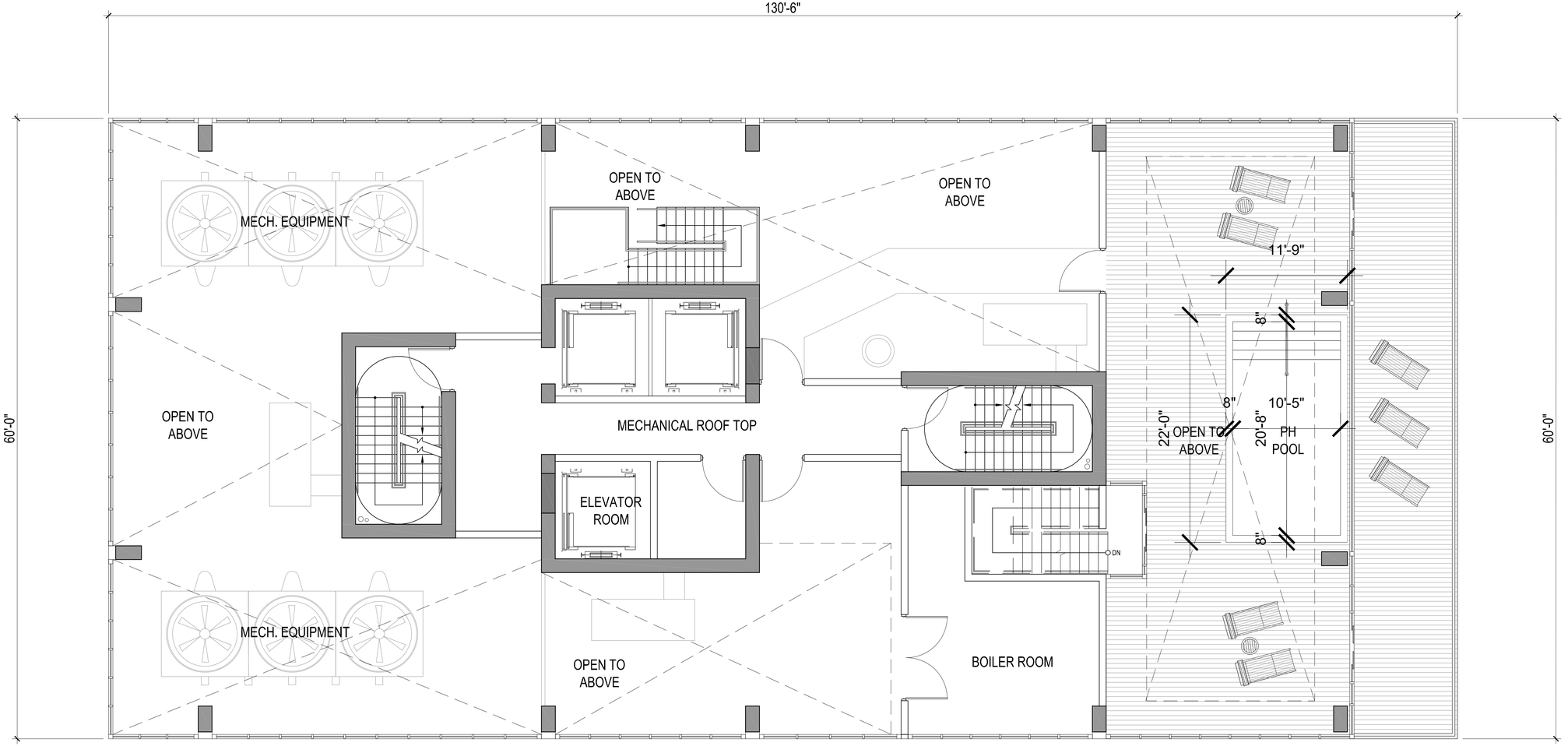
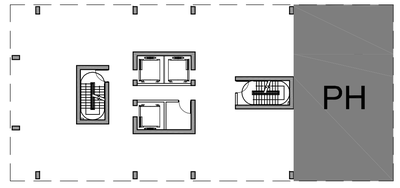


ROOF TERRACE+ PH POOL

3/16" = 1'-0"

ROOF TERRACE + POOL

ROOF TERRACE 1438 SQ. FT.



UNIT KEYPLAN

ROOF PLAN NTS

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ROOF LEVEL

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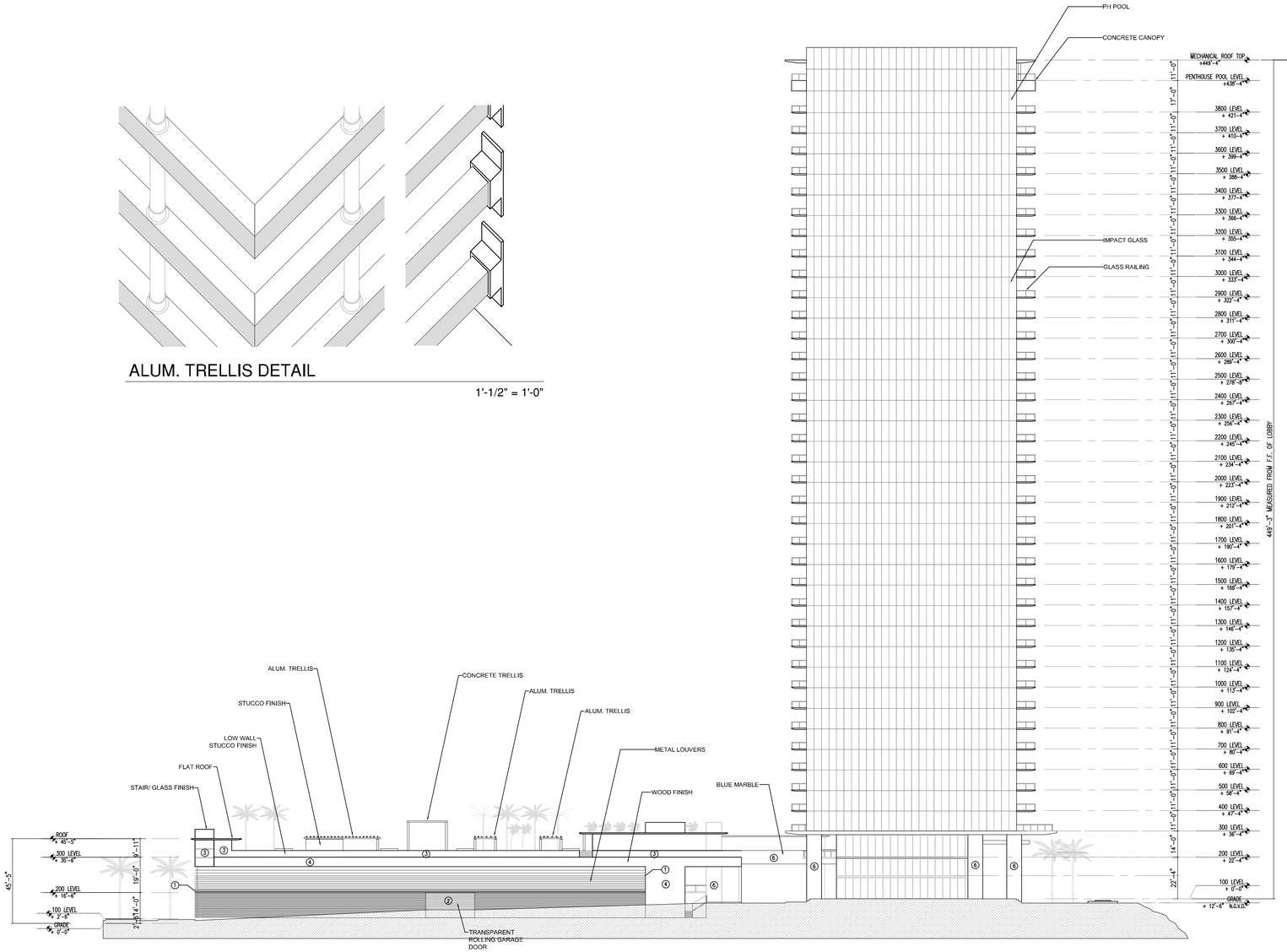
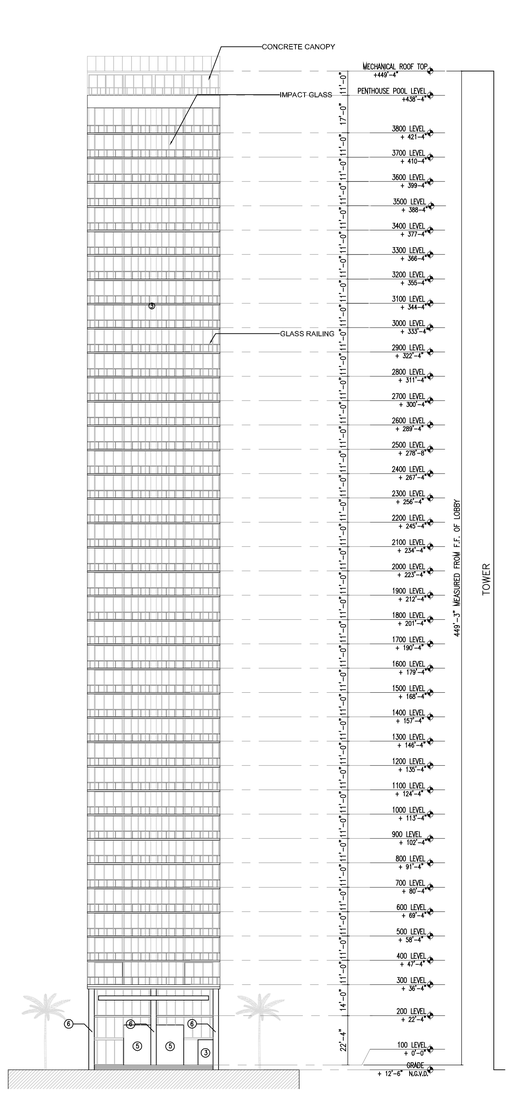
ALUM. TRELLIS DETAIL

1'-1/2" = 1'-0"



SOUTH ELEVATION

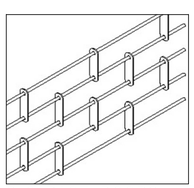
1/32" = 1'-0"



EAST ELEVATION

1/32" = 1'-0"

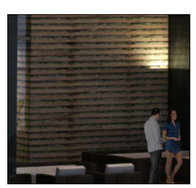
1 ALUMINUM LOUVERS



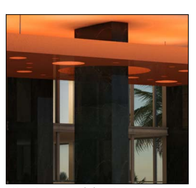
2 GARAGE DOORS

3 STUCCO

4 WOOD FINISH



5 DECORATIVE DETAIL



6 BLUE MARBLE

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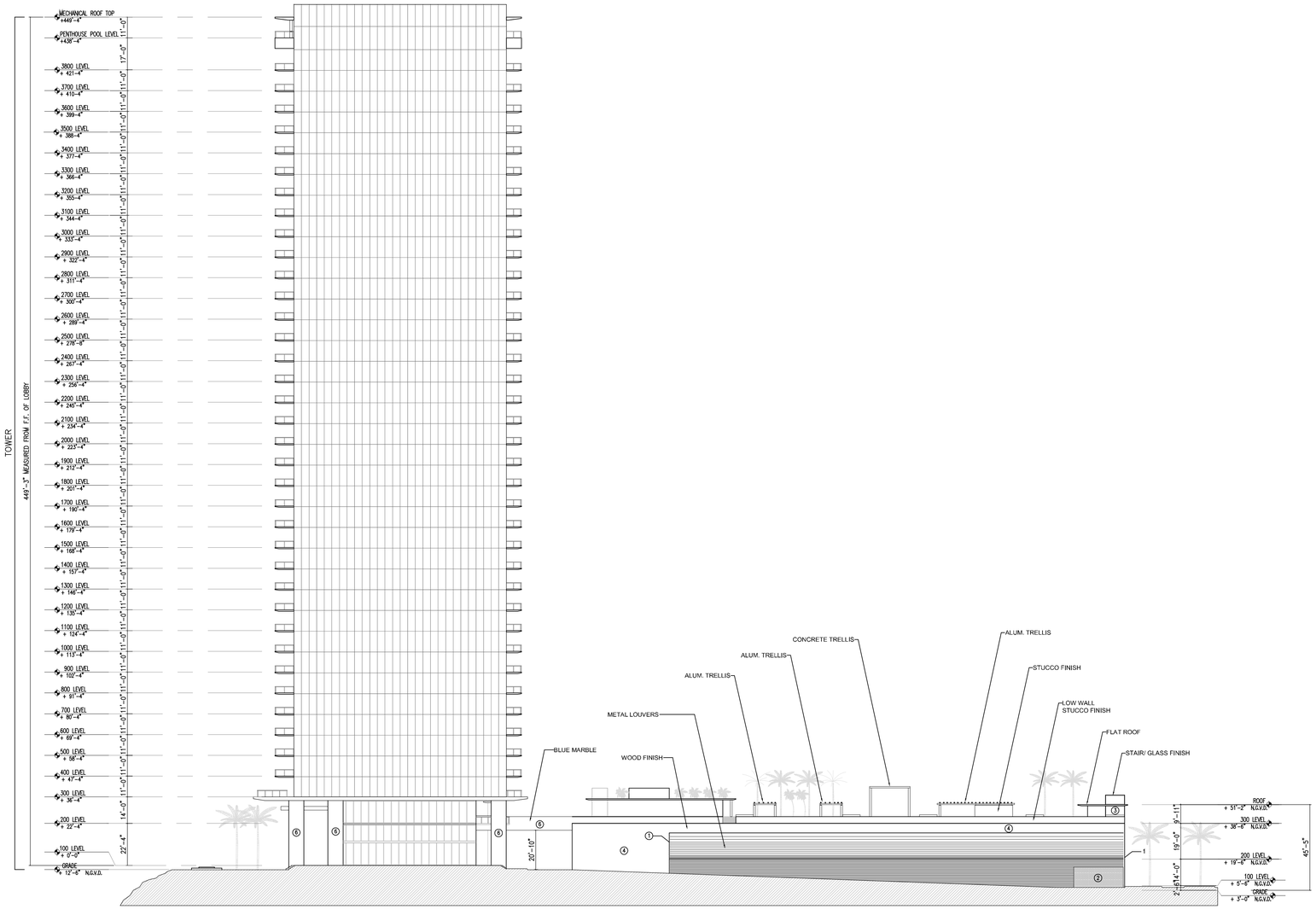


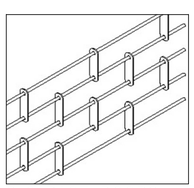
NORTH ELEVATION

1/32" = 1'-0"

WEST ELEVATION

1/32" = 1'-0"

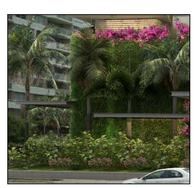
1 ALUMINUM LOUVERS



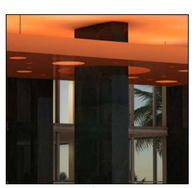
2 GARAGE DOORS

3 STUCCO

4 WOOD FINISH



5 VEGETATED WALL



6 BLUE MARBLE

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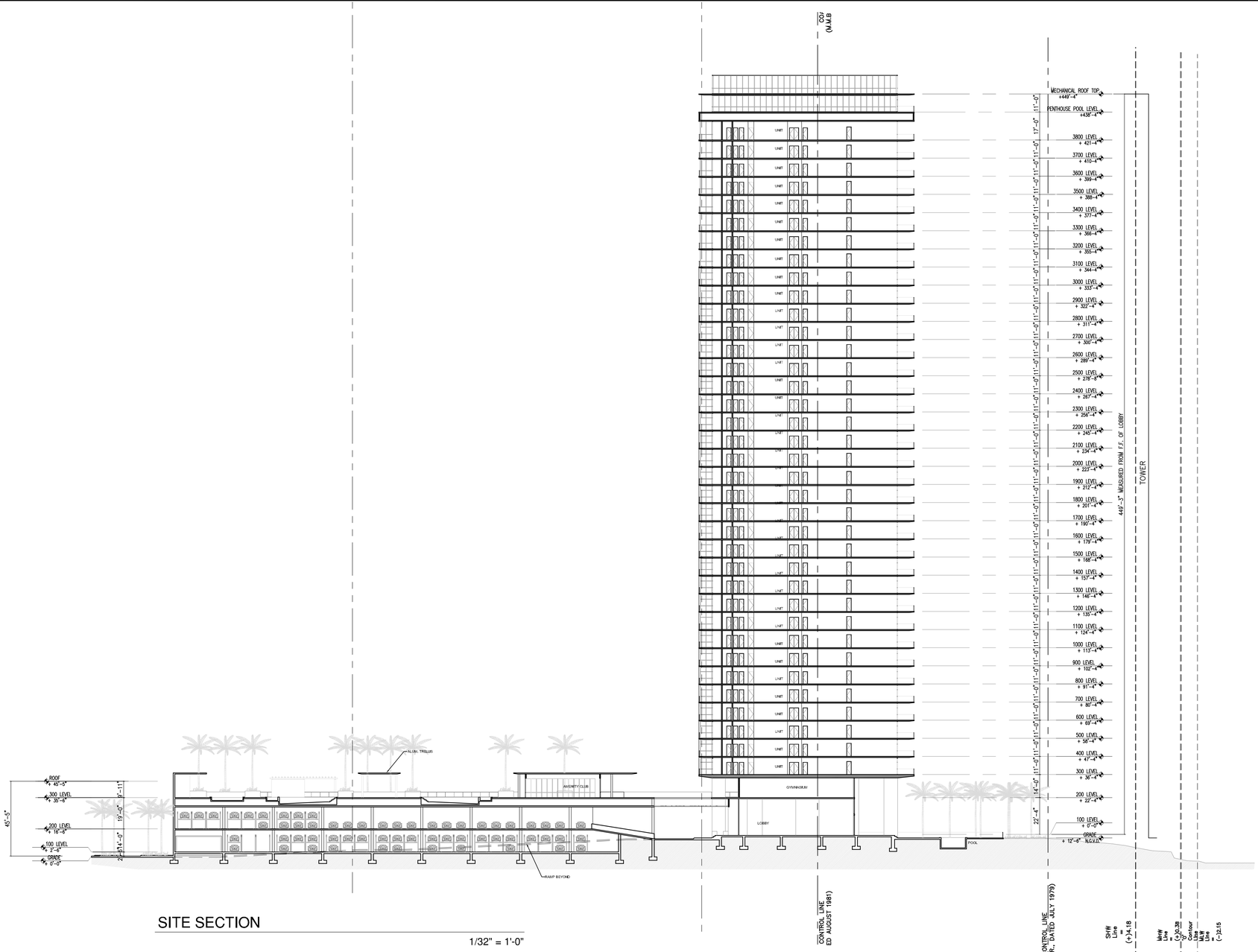

SITE SECTION

1/32" = 1'-0"

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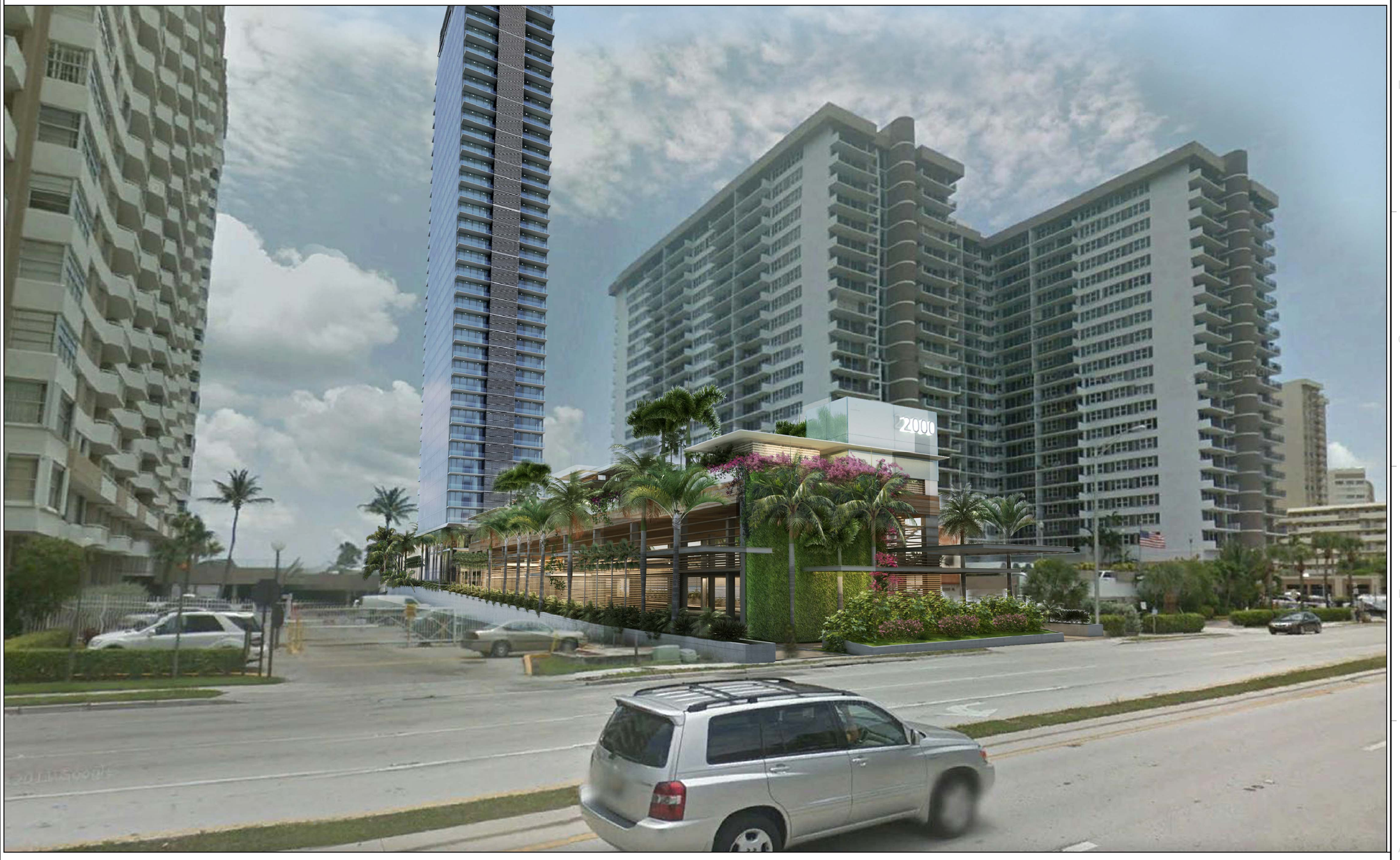

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Green Wall Local Examples

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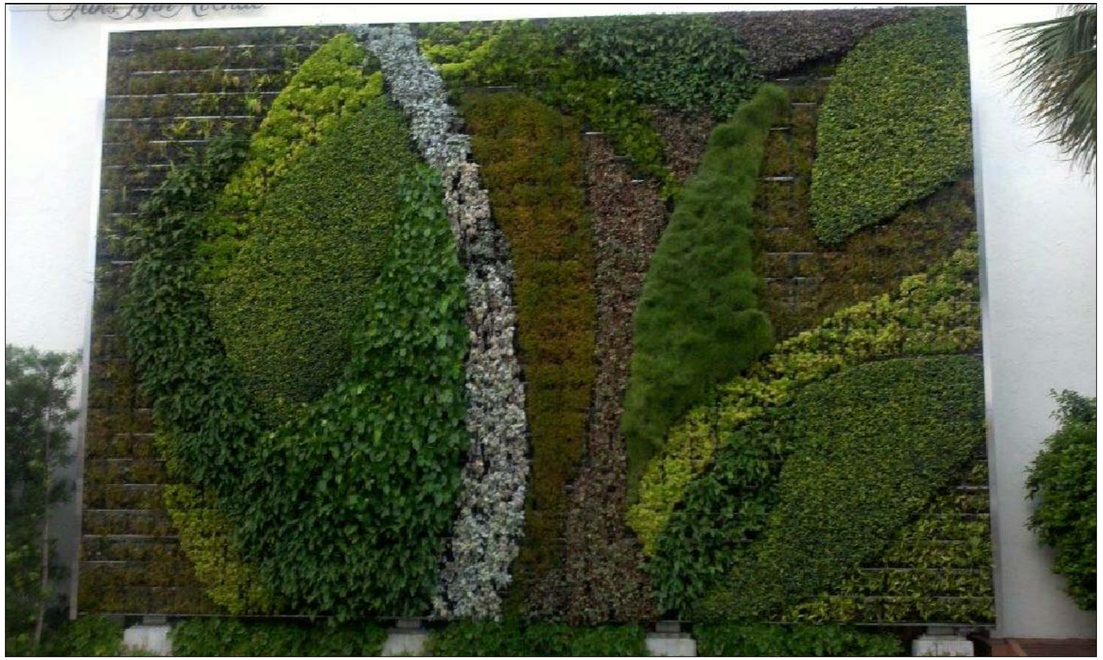
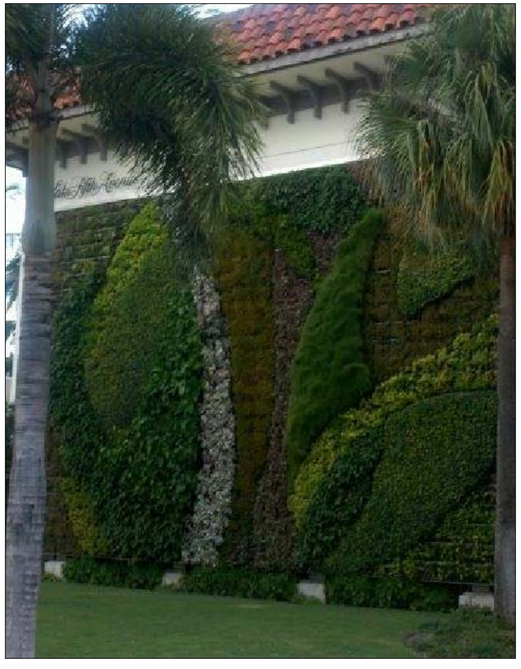


Elevation



Context

Close up

Textures

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GREEN WALL EXAMPLES

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