

BEILINSON
GOMEZ

VINTRO HOTEL
Case No. 70-R-12

November 19, 2013
Fort Lauderdale City Commission Meeting

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VINTRO HOTEL FORT LAUDERDALE

Presentation Summary

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**Vintro Brand
Project Summary
Site Plan Evolution
Final Site Plan
Outreach Efforts**

Architectural Presentation

(Jose Gomez – Beilinson Gomez)

Planning & Compatibility Presentation

(Cecelia Ward – JC Consulting, Inc.)

Operational Presentation

(Molly Hughes – Hughes Hughes Inc.)

Summary / Rebuttal

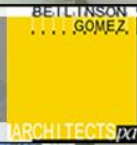
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SCOTT BACKMAN, ESQ
DUNAY, MISKEY, BACKMAN AND BLATTNER, LLP



ARCHITECTURE
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CONSTRUCTION MANAGEMENT
BLOCK53
GEORGE KOUSOULAS



CIVIL
BOHLER ENGINEERING
EDWARD M. McDONALD PE



TRANSPORTATION SPECIALIST
HUGHES HUGHES INC
MOLLY J. HUGHES, AICP, PTP, AVS



HOSPITALITY MANAGEMENT
TAILORED HOSPITALITY
ROBERT TODAK



ACOUSTICS SPECIALIST
ACOUSTINET, INC
CLAUDE VENET

PLANNING SPECIALIST
J.C. CONSULTING, INC
CECELIA WARD, AICP

Development Team



VINTRO HOTEL FORT LAUDERDALE

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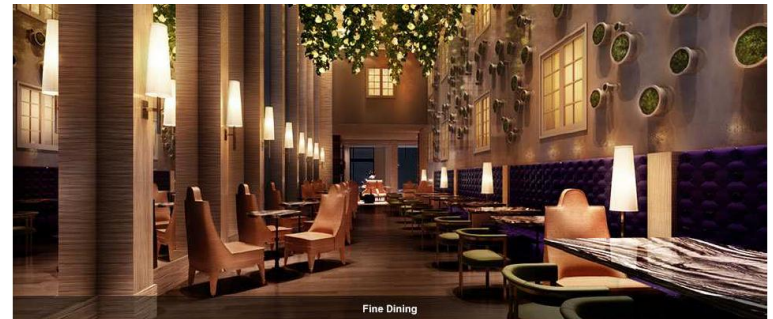
VINTRO BRAND

The Vintro Hotel enhances the resort image of Fort Lauderdale by providing a "boutique hotel" that offers a unique and intimate experience for the business and leisure traveler.



By providing such high quality boutique hotel accommodations, the Vintro Hotel enhances the beach to effectively compete with other resort areas

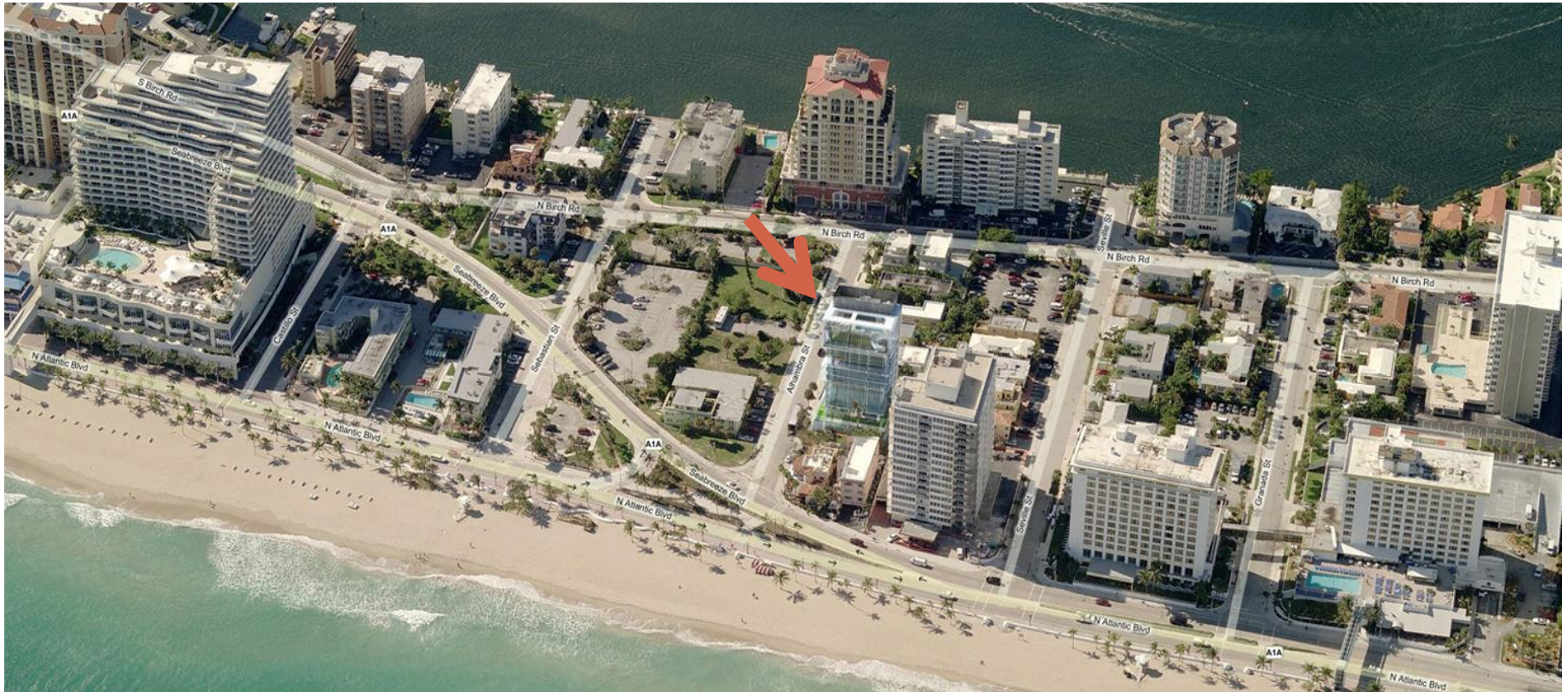
The boutique hotel experience is attractive to a niche of customers looking for something special in style, distinction, warmth and intimacy, differentiating this type of hotel experience from a chain-hotel experience.



"This will be the first of the new Vintro branded hotels, which is designed to revisit the roots of the boutique hotel revolution," says Robert Todak, President of Tailored Hospitality International (THI). Todak's vision is to "...recapture the essence of the classic boutique hotel to differentiate Vintro Hotels, appealing to savvy independent travelers, tired of the homogenization of what once was a dynamic hospitality option."



Project Location

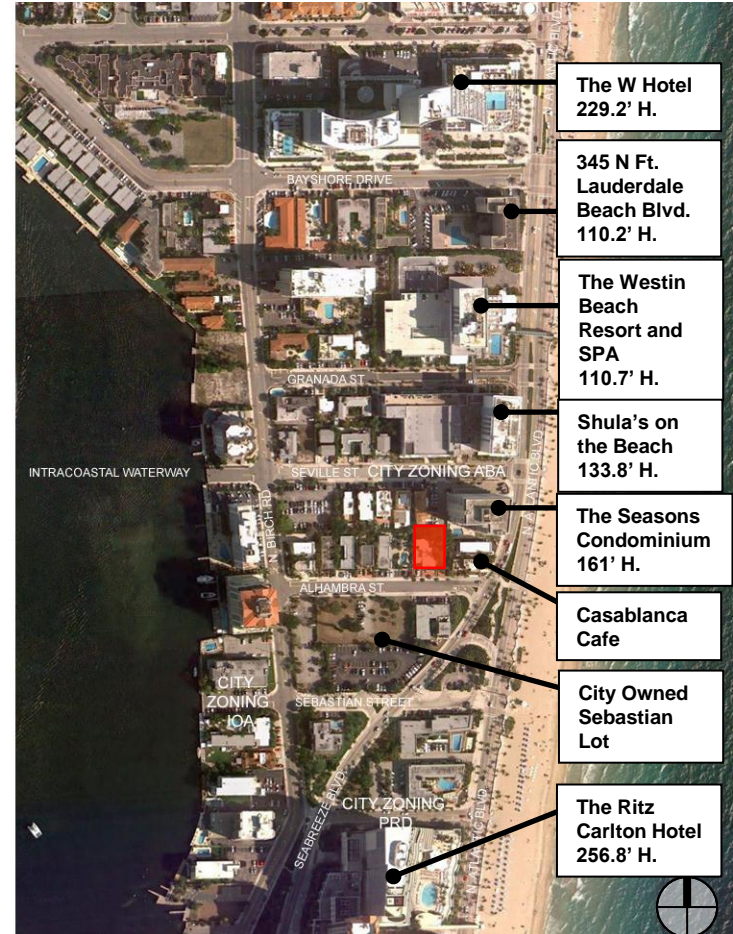


North side of Alhambra St. between A-1-A & N. Birch Road



Project Summary

Address:	3029 Alhambra Street, Fort Lauderdale, FL 33301
General Location:	North side of Alhambra Street west of A1A (immediately west of Casablanca Café)
Proposed Use:	61 room hotel including structured parking, a 500 square foot lobby lounge and a 2,000 square foot restaurant
Zoning:	ABA, A-1-A Beachfront Area
Future Land Use:	Central Beach Regional Activity Center
Beach Master Plan:	Mid-Beach Character Area



Evolution of Vintro Site Plan

Original Plan

- AREA: 54,998 S.F.
- FAR: 4.4
- No. OF UNITS: 72
- No. OF STORIES: 14
- HEIGHT: 161'-10"
- FRONT (SOUTH SETBACK): 10'-0"



09-18-12

Pre-P&Z

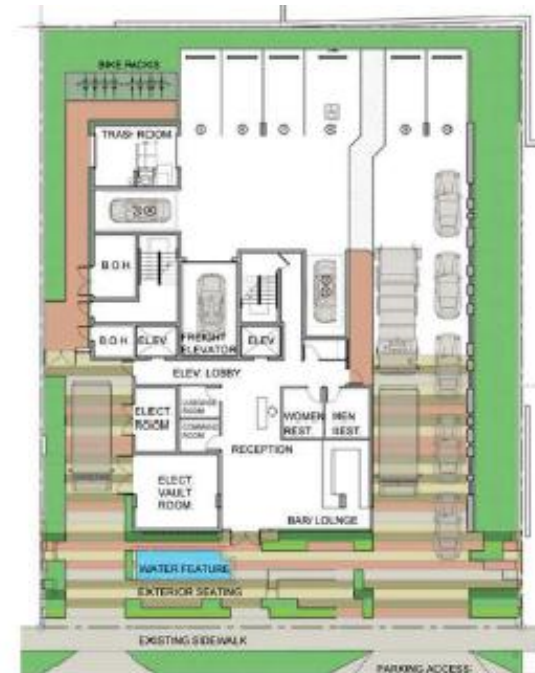
- AREA: 52,475 S.F.
- FAR: 4.2
- No. OF UNITS: 69
- No. OF STORIES: 13
- HEIGHT: 164'-4"
- FRONT (SOUTH SETBACK): 20'-0"



01-11-13

Pre-City Commission

- AREA: 49,963 S.F.
- FAR: 3.99
- No. OF UNITS: 61
- No. OF STORIES: 13
- HEIGHT: 164'-4"
- FRONT (SOUTH SETBACK): 20'-0"



05-03-13



Final Site Plan

<u>Code Compliance</u>		
Development Parameter	Code Requirement	Proposed Plan
Maximum Floor Area Ration	4.0 (4.8)	3.99
Maximum Building Height	200' (240')	164' - 4"
Structure Length	200'	85'
Structure Width	200'	80'
Minimum Parking	47	48



Project Timeline

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Pre-app Meetings w/ City (Summer & Fall 2012)
Submittal (Sept. 2012)
DRC Meeting (Oct. 2012)
Community Outreach (1st meeting w/ CBA in Oct. 2012)
Multiple meetings w/ City staff
(P&Z, Engineering, T&M, CRA)
Resubmit Revised Plans (Dec. 2012)
March 17, 2013 Open House
March 20, 2013 Planning & Zoning Board Meeting
Plan changes to address P&Z Comments
(multiple meetings w/ City staff)
May City Commission submittal for June Meeting
City Commission Summer Break (June-August 2013)
October 16, 2013 Open House
November 19, 2013 City Commission Meeting

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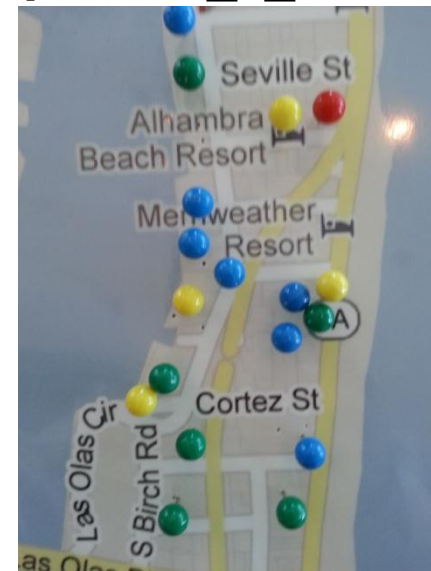
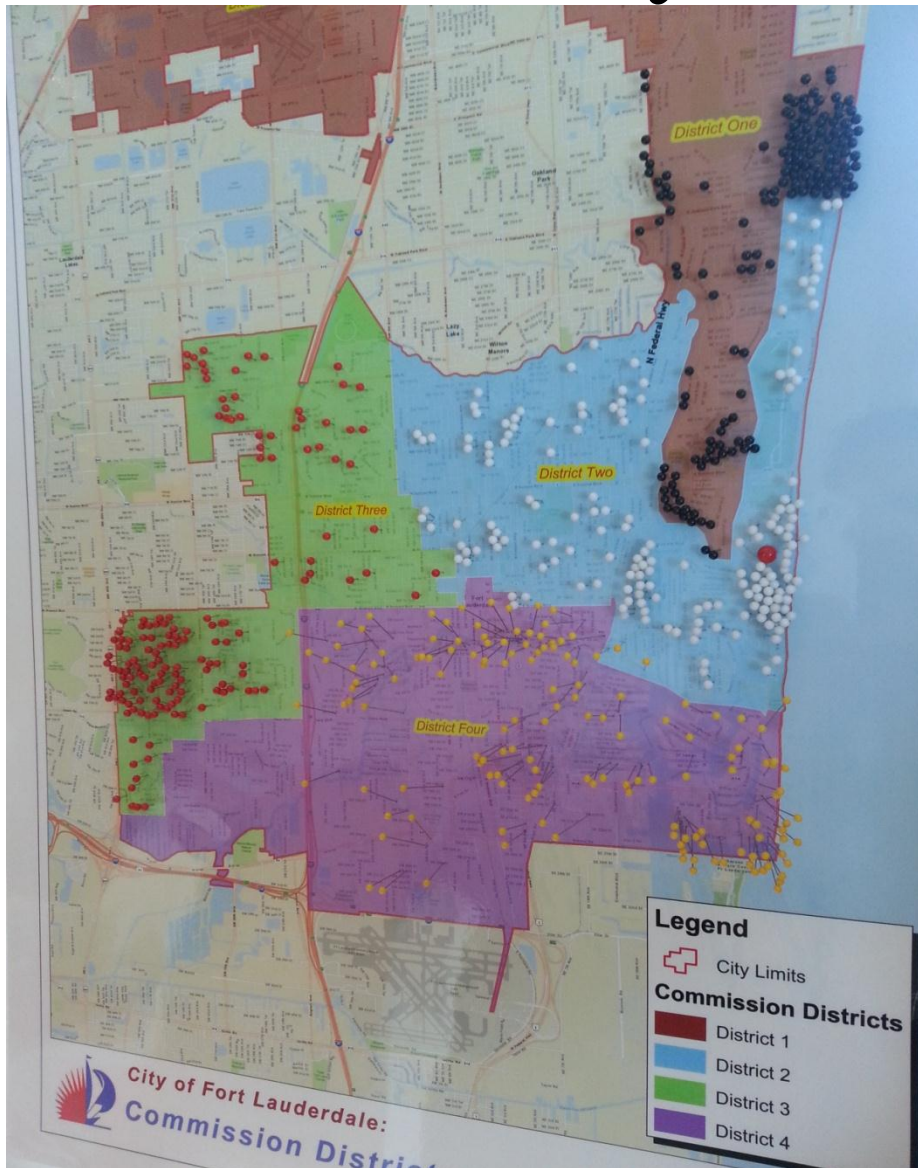
Meetings w/ Interested Parties:

10-4-12 – CBA Board
11-1-12 – Casablanca Café
11-8-12 – CBA General Membership
2-20-13 – Meeting with Florida Restaurant and Lodging Association
3-14-13 – CBA General Membership
3-17-13 – Open House
4-11-13 – Casablanca Café
5-20-13 – John Weaver, CBA President
4/13 – 8/13 – Canvassed neighborhood
7-11-13 – Vintro Support Party at Thasos
8-8-13 – Casablanca Café
8-16-13 – Beach Council Meeting
8-28-13 – Jim Novick, Alhambra Place President
10-16-13 – Open House

In addition to all face to face meetings, there has been consistent verbal and written communications with neighbors and interested parties throughout the review process.



Community Outreach / Support



750+ Letters of Support

- CBA Condos
- CBA Members
- Chamber of Commerce
- Beach Council
- Florida Restaurant & Lodging Assoc.
- City-wide residents & businesses



City of Fort Lauderdale
City Commission Public Hearing
November 19, 2013



Vintro Hotel
Case. No 70-R-12

**JOSE GOMEZ
DESIGN ARCHITECT**

**BEILINSON GOMEZ ARCHITECTS, P.A.
8101 BISCAYNE BOULEVARD
MIAMI, FL 33138**

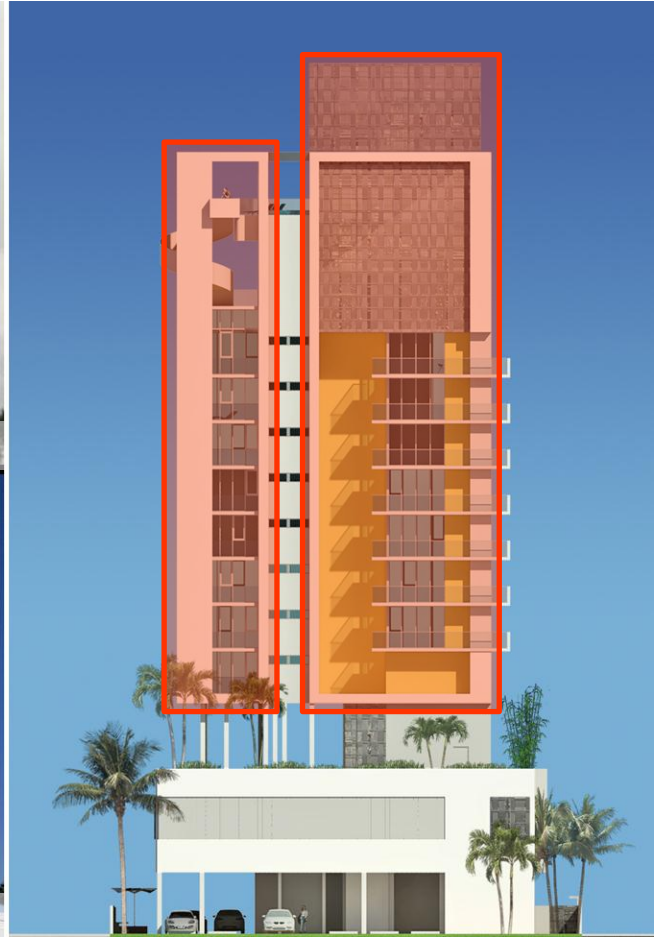




BIRCH TOWER



SEA TOWER

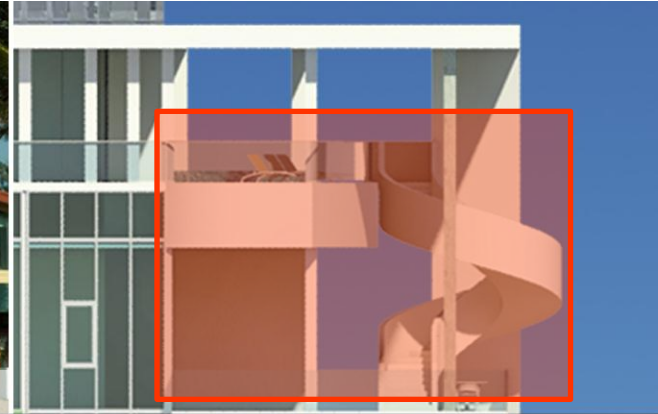




BIRCH HOUSE

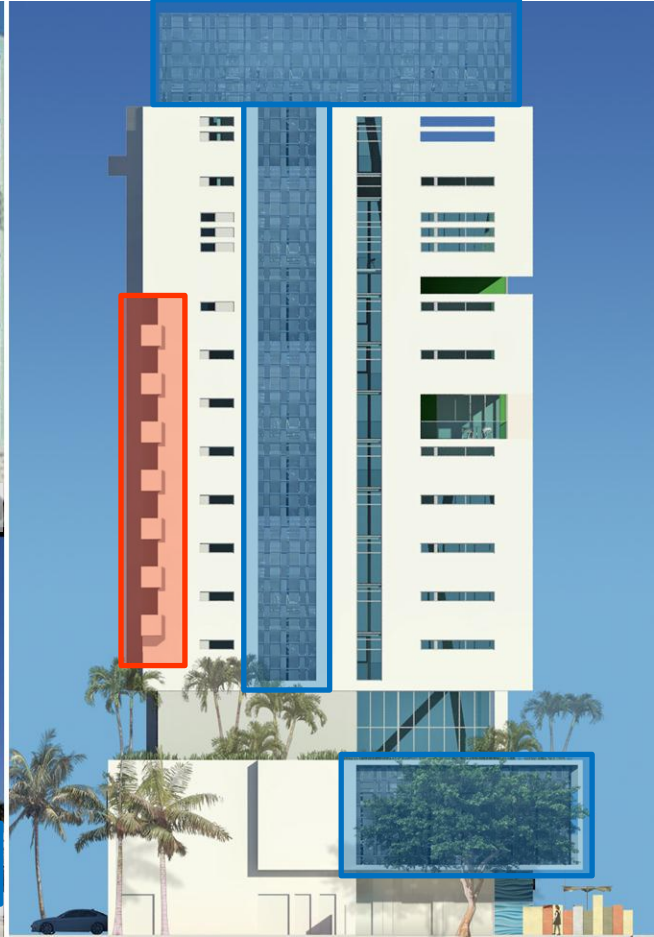


SEA CLUB RESORT



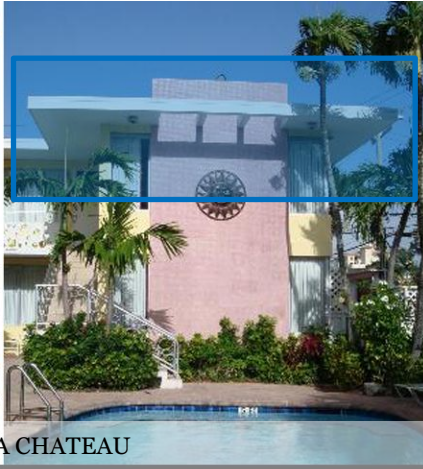
BIRCH TOWER







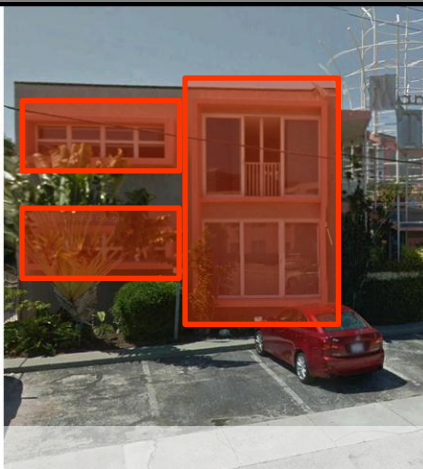
YANKEE CLIPPER



SEA CHATEAU

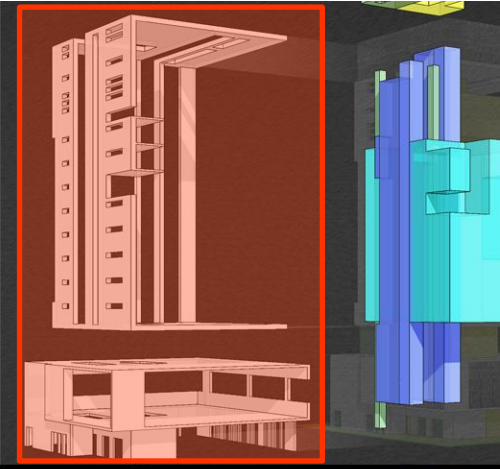


MANHATTAN TOWER





MARINA INN AND YACHT HARBOR

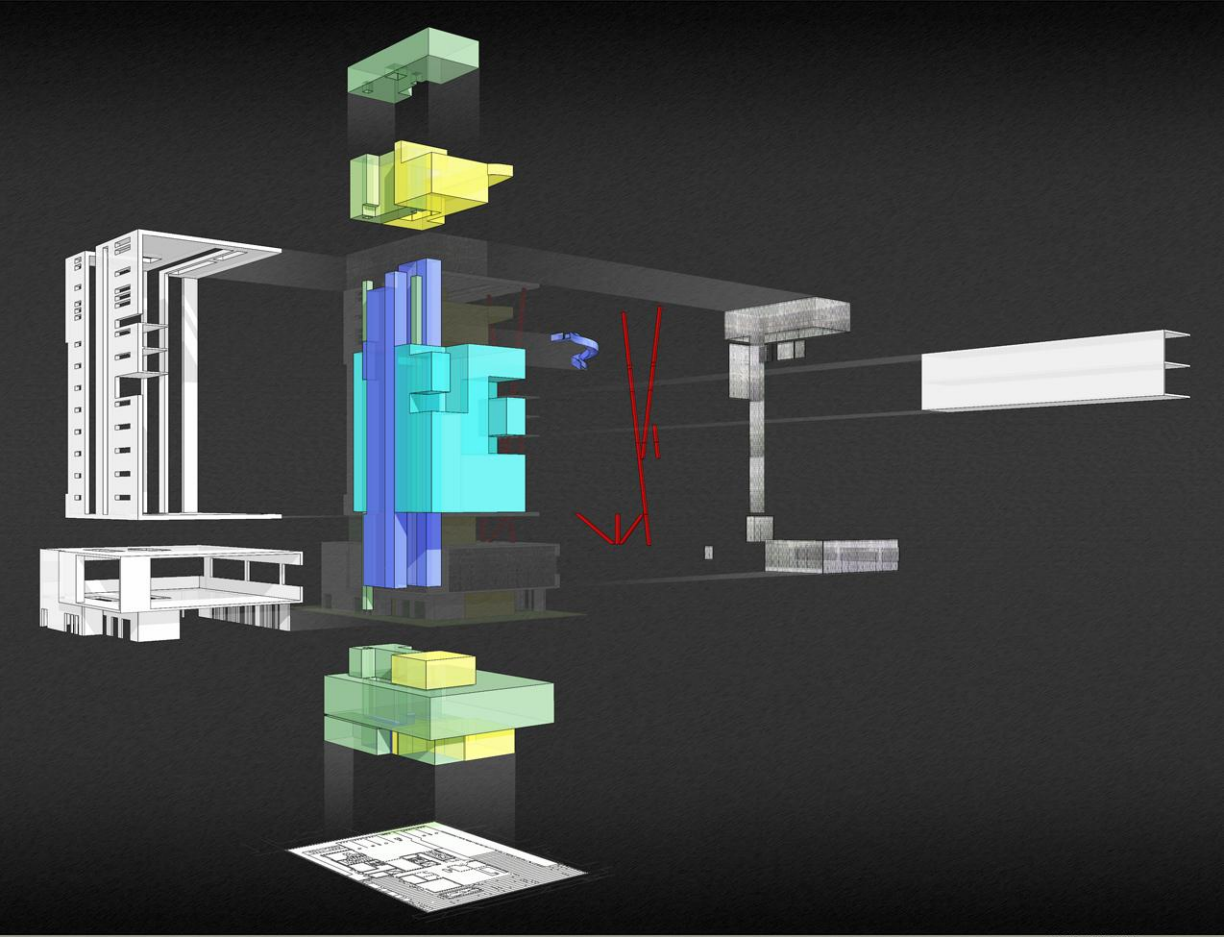


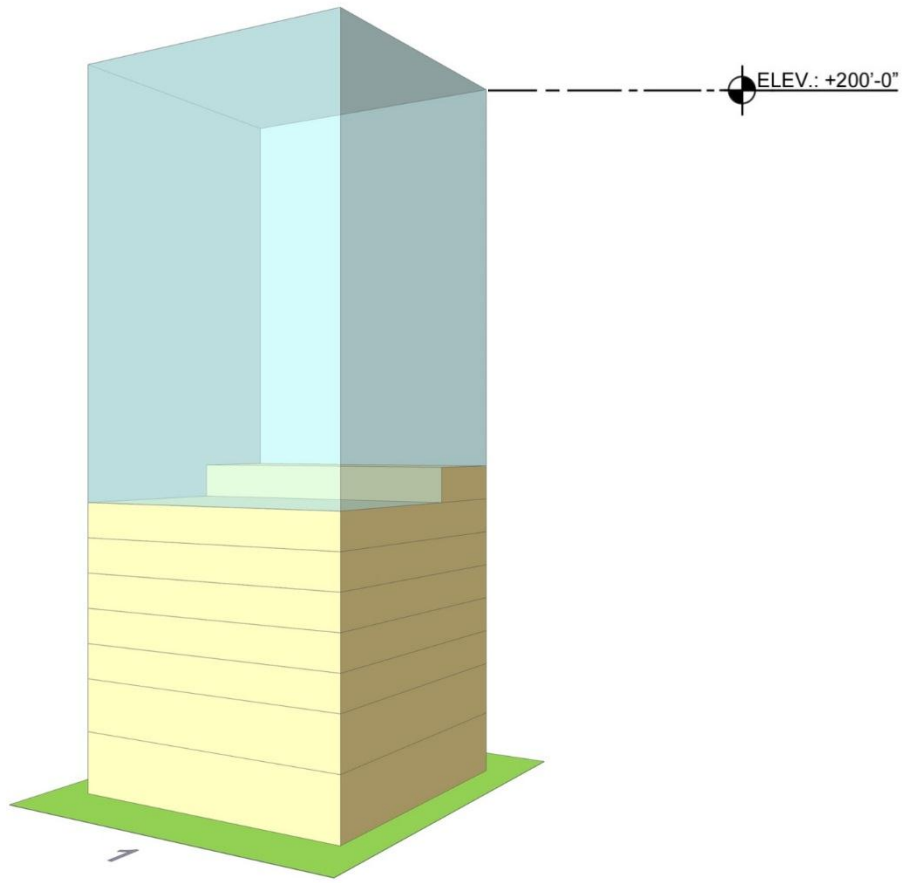
MANHATTAN TOWER

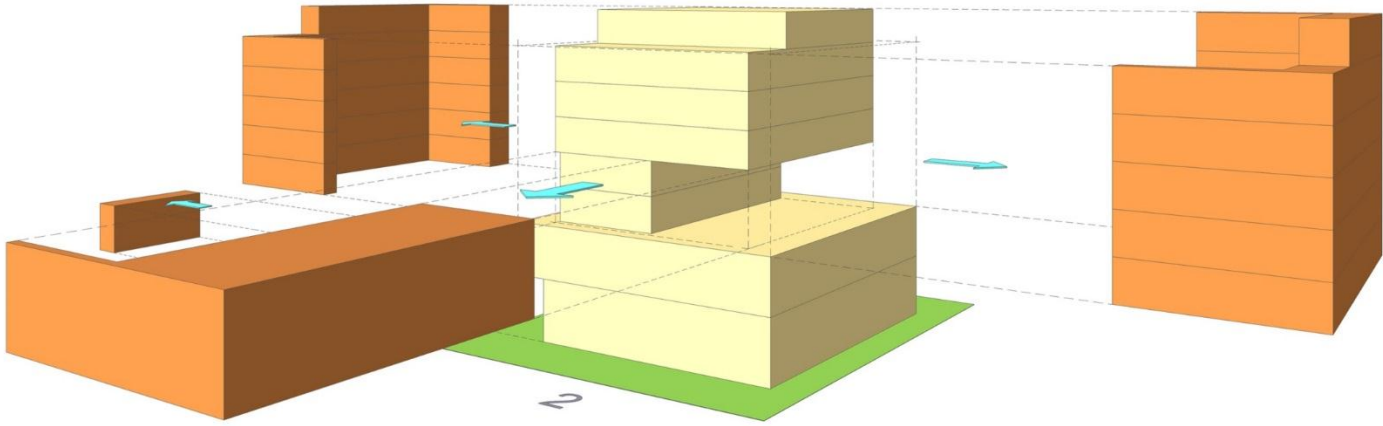


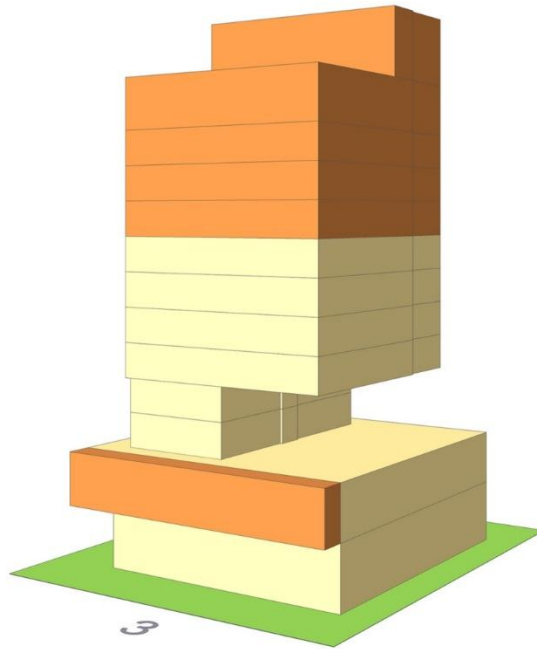
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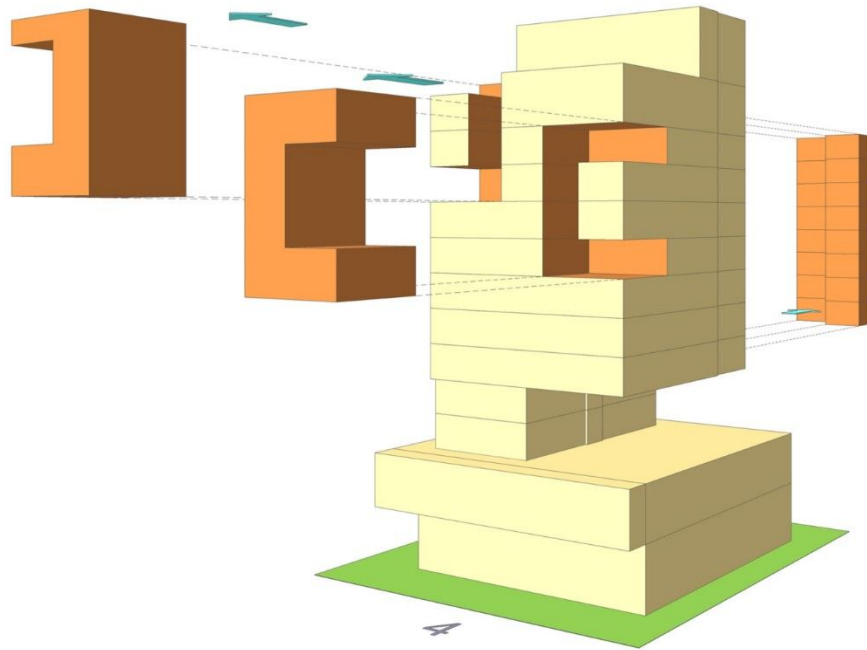


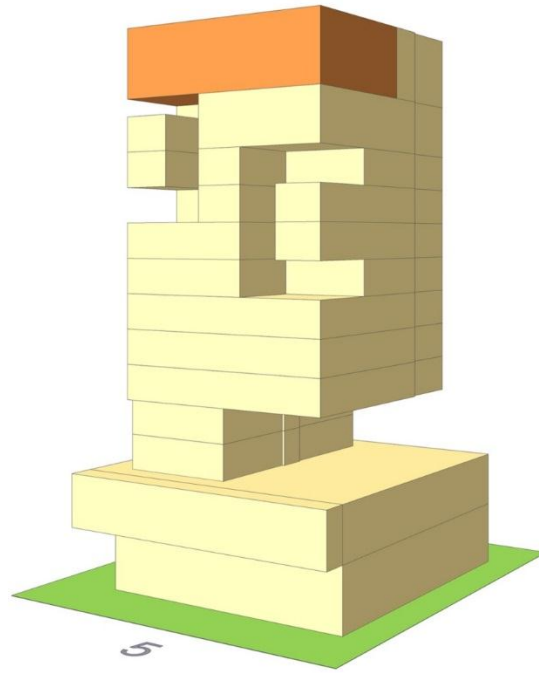


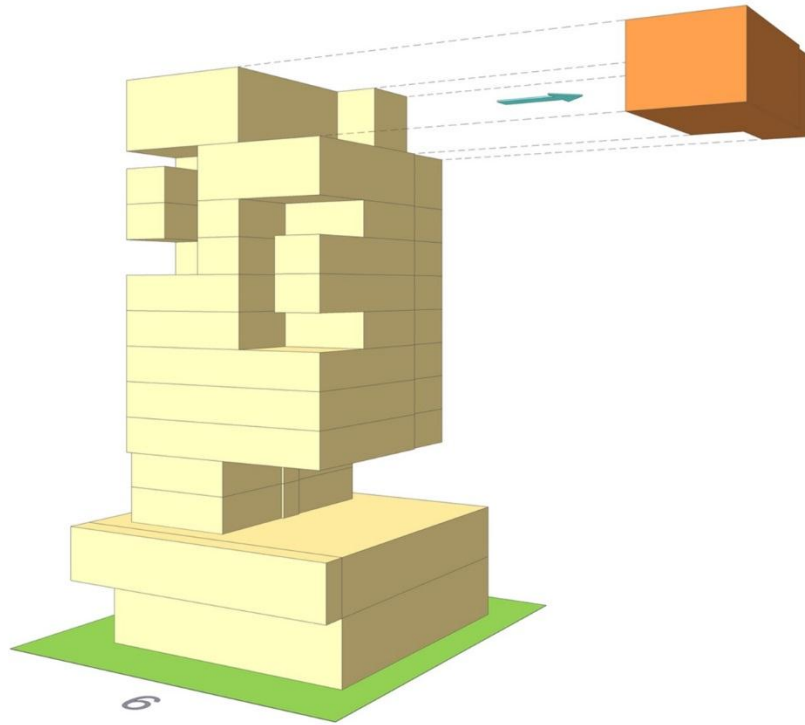
VINTRO HOTEL FORT LAUDERDALE

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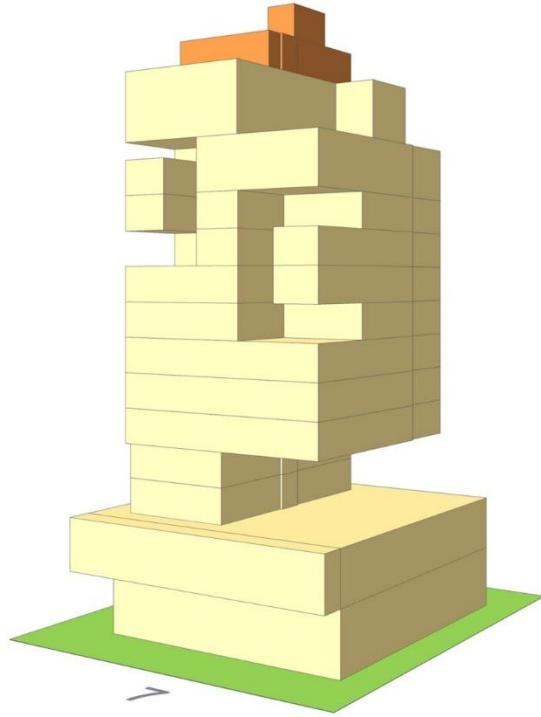


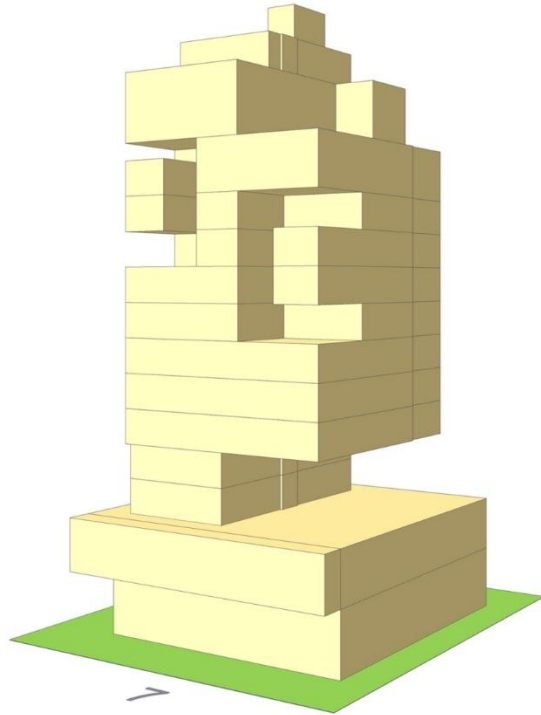


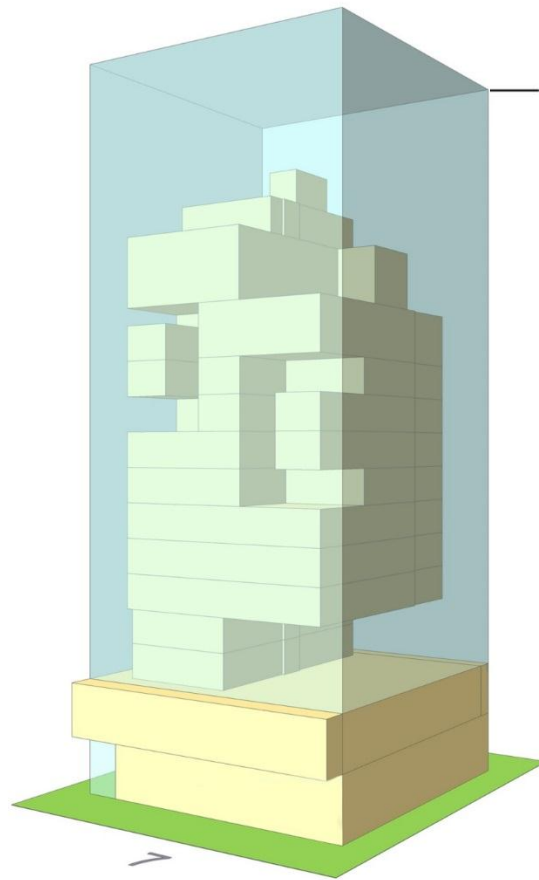


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ELEV.: +200'-0"



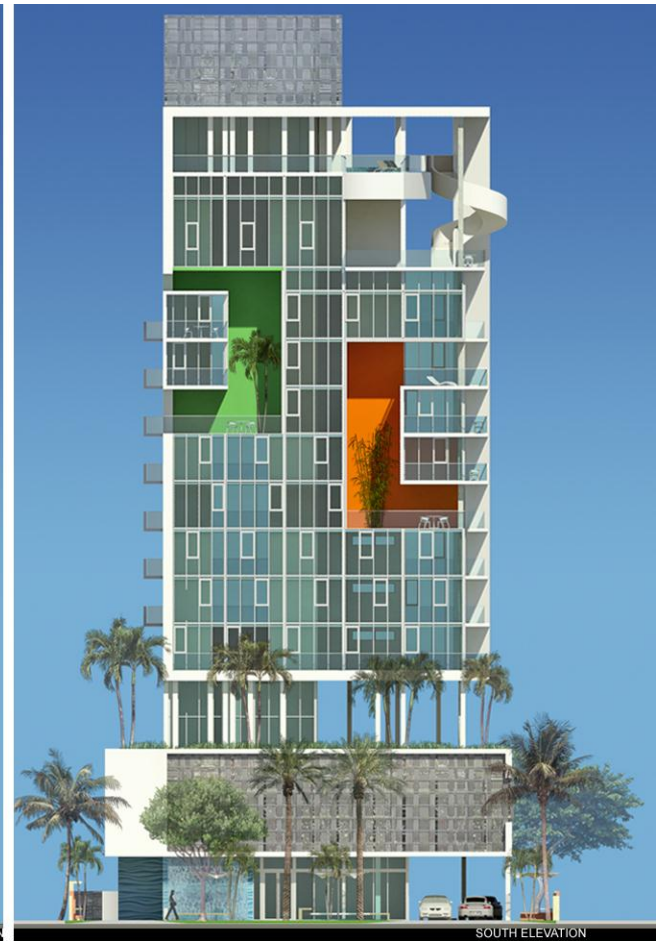


**Building section looking
west to east**





East Elevation



South Elevation





West Elevation



North Elevation







City of Fort Lauderdale
City Commission Public Hearing
November 19, 2013



Vintro Hotel
Case. No 70-R-12

**CECELIA WARD, AICP
PLANNING AND ZONING
FINDINGS AND CONCLUSIONS**

**JC CONSULTING INC.
102 NE 2 STREET #145
BOCA RATON, FL 33432**



SUMMARY OF FINDINGS AND CONCLUSIONS

The Vintro Hotel:



- ✓ **IS CONSISTENT** WITH THE 1988/1989 CENTRAL BEACH AREA REVITALIZATION PLAN
- ✓ **IS CONSISTENT** WITH THE CITY OF FORT LAUDERDALE ADOPTED COMPREHENSIVE PLAN /FUTURE LAND USE ELEMENT
 - Central Beach Regional Activity Center Goals, Objectives and Policies
 - Central Beach Regional Activity Center Future Land Use Designation
- ✓ **COMPLIES WITH** ALL APPLICABLE CITY OF FORT LAUDERDALE UNIFIED LAND DEVELOPMENT REGULATIONS (ULDRS) CHAPTER 47
 - SEC. 47-12 CENTRAL BEACH ZONING DISTRICT REQUIREMENTS
 - SEC. 47-12.2 INTENT AND PURPOSE OF EACH DISTRICT
 - SEC. 47-12.4 CENTRAL BEACH DISTRICT REQUIREMENTS
 - SEC. 47-12.5.B. DISTRICT REQUIREMENTS AND LIMITATIONS ABA ZONING DISTRICT
 - SEC. 47-12.6 CENTRAL BEACH DEVELOPMENT DESIGN CRITERIA
 - SEC. 47-24.2 SITE PLAN DEVELOPMENT PERMITS
 - SEC. 47-25.2 ADEQUACY REQUIREMENTS
 - SEC. 47-25.3 NEIGHBORHOOD COMPATIBILITY REQUIREMENTS
 - SEC. 47-25.3 COMMUNITY COMPATIBILITY CRITERIA
 - SEC. 47-20 PARKING AND LOADING REQUIREMENTS
 - SEC. 47-21 LANDSCAPE AND TREE PRESERVATION
- ✓ **ACCOMMODATES** THE FORT LAUDERDALE DRAFT CENTRAL BEACH MASTER PLAN UPDATE (DRAFT 2009)



Mid Beach Character Area Design Guidelines Central Beach Master Plan Update 2009

Floorplate

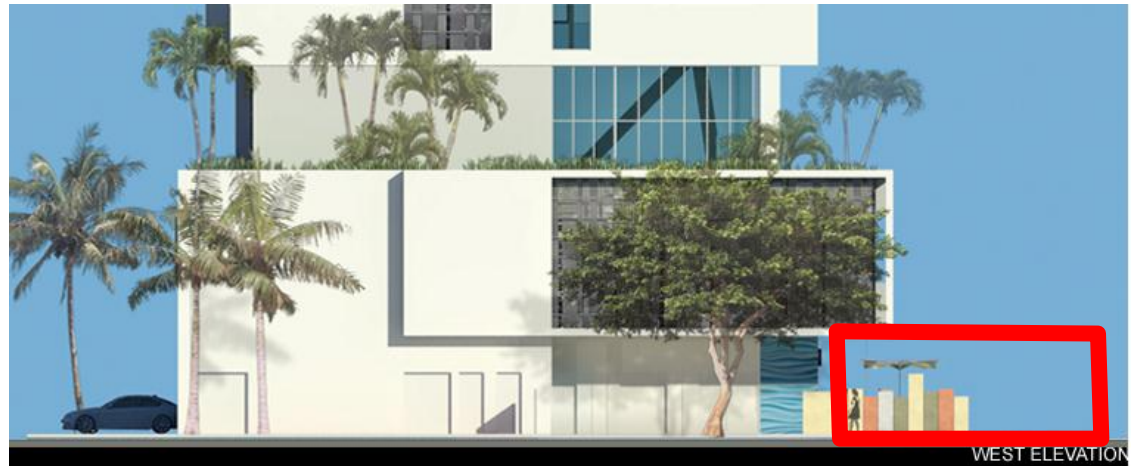


- Preferred Floorplates: Hotel 65 ' and more – 16,000 s.f.
- Vintro Hotel – 4,000 s.f.
- Only $\frac{1}{4}$ of recommended maximum floorplate standard
- Only $\frac{1}{3}$ of lot coverage



Achieves Central Beach 2009 Master Plan – Enhanced Pedestrian Environment

- Active Use
- Arcade/Canopies
- Bar/Lounge on Ground Floor
- 50% Fenestration
- Covered Seating Area



COMPARISON OF SETBACKS



Setbacks proposed for the Vintro Hotel *are similar* to the setbacks of other hotels approved by the City in the ABA zoning district.

Setbacks Comparison Chart							Existing Hotels Setback Range	
Hotel	ULDR Standards		Vintro Hotel	Hilton	Atlantic	Trump Plaza	W Hotel	Vintro Hotel Comparison
Zoning District	ABA		ABA	ABA	ABA	ABA	ABA	
Setbacks								
Front	Min. 20' - abutting ROW		Base - 20' Tower - 25'	20.7'	5.5' - 10'	50'-6" (East)	38'	5.5' - 38' Within Range
Rear	½ height -- 20' Min.	Min. 20' Not abutting ROW	Base - 20' Tower - 30'	20.7'	20'	20' (South)	20' Min	20' - 20.7' Greater rear setback of Tower
Side	½ height -- 10' Min.	Min. 10' Not abutting ROW	Base - 10' Tower West side 19.2' East side 19.2'	12.4'	10' - 27'	20' (North)	20' Min	10' - 27' Within Range



ABA Zoning Height

ULDR STANDARD:

Max. Height: **200 feet**

With ability to request
up to 240'

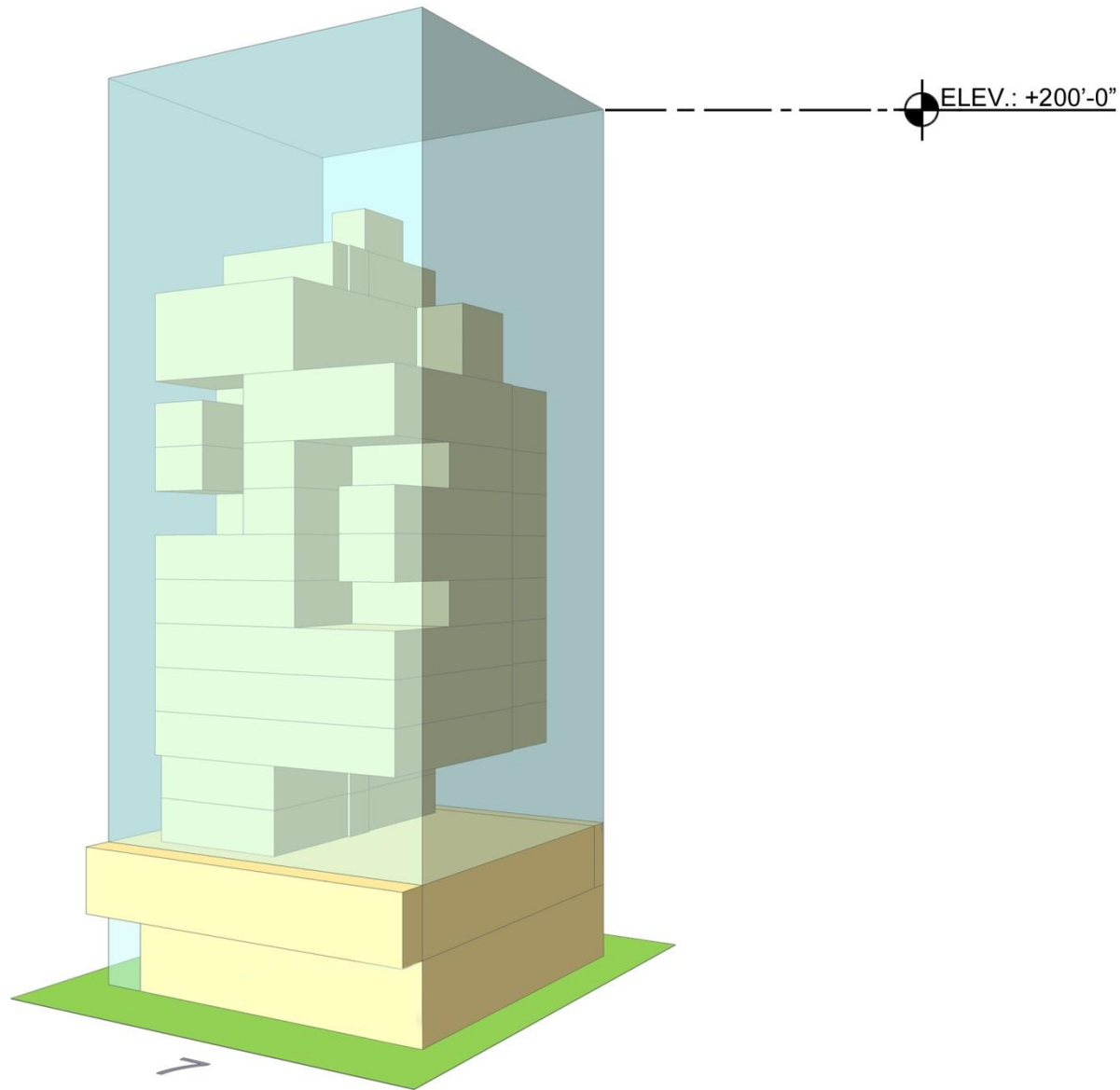
Vintro Hotel

Proposed Height: **164'-4"**

**Significantly less than height
permitted by Code.**

**Approx. 22% less than 200'
permitted height.**

**Approx. 46% less than 240' height
that may be requested.**



COMPARISON OF HEIGHT



Height proposed for the Vintro Hotel is *significantly less* than the heights of hotels approved in the ABA zoning district.

Height Comparison Chart							Existing Hotels Height Range
Hotel	ULDR Standard	Vintro Hotel	Hilton	Atlantic	Trump Plaza	W Hotel	Vintro Hotel in Comparison
Zoning District		ABA	ABA	ABA	ABA	ABA	178' - 245'
Height	200 ' (240')	164'-4"	233'	178'	245'	229'-2"	164.4' Less than by 8% -49%



COMPARISON OF FLOOR AREA RATIO (FAR)



FAR proposed for the Vintro Hotel is *similar to and* in most cases, *significantly less* than the heights of hotels approved in the ABA and zoning district.

FAR Comparison Chart							Existing Hotels FAR Range
Hotel	ULDR Standard	Vintro Hotel	Hilton	Atlantic	Trump Plaza	W Hotel	Vintro Hotel in Comparison
Zoning District		ABA	ABA	ABA	ABA	ABA	3.97 – 6.63
FAR	4.0 (4.8)	4.0	6.63	5.65	3.97	4.83 (with underground parking)	4.0 Within Range



Vintro Hotel Design Enhancements

Architectural Character that Reflects Particular Sensitivity to History and Culture of South Florida

Proposed:

- Mid-Century Modern Design, including features such as:
 - Cantilevered Roof
 - Floating Planes
 - Glass Wall
 - Concrete Eyebrows
 - Spiral Staircase
 - Open Air Plaza



Vintro Hotel Design Enhancements

Utilize Natural Colors and Composition of South Florida

Proposed:

- White Concrete contrasting with
- Vibrant Tropical Colors through Strategically Placed Color Banding



White Concrete

White Concrete

Vibrant Splashes of Tropical Color

Vibrant Splashes of Tropical Color

White Concrete

Vibrant Splashes of Tropical Color



Development Pattern – ABA Zoned Area and adjacent PRD and IOA Zoned Areas



Complies With Neighborhood and Community Compatibility Criteria Section 47-25.3 ULDR



- ✓ **Building Floor Area**
- ✓ **Maximum Height**
- ✓ **Yards**
- ✓ **Height**
- ✓ **Vertical Plane Moderation**
- ✓ **Façade Treatments**
- ✓ **Street Level Guidelines**
- ✓ **Parking**
- ✓ **Fenestration**
- ✓ **Canopies.**
- ✓ **Trash / Loading Facilities**

- ✓ **Energy Conservation**
- ✓ **Building Separation**
- ✓ **Rooftop Design**
- ✓ **Ingress and Egress**
- ✓ **Pedestrian Circulation – useable open space areas**
- ✓ **Screening**
- ✓ **Landscape**
- ✓ **Lighting**
- ✓ **Utilities**
- ✓ **Defensible Space**



Compliance with Neighborhood and Community Compatibility Criteria

Distinctive Design that Reflects Positively on the Overall Character of the City

Provided:

- Active Streetscape
- Vertical Moderation, including:
 - Balconies
 - Material and Color Banding
 - Open Air Spiral Staircase



Compliance with Neighborhood and Community Compatibility Criteria

Screening of all:

- Trash Facilities
- Loading Facilities
- Mechanical Equipment
- Parking



Compliance with Neighborhood and Community Compatibility Criteria

Building Orientation Relieves the Monotony of Building Massing and Scale along A-1-A

Provided:

- Vertical Moderation
- Variation in Materials
- Variation in Building Massing
- Open and Airy Design



Vintro Hotel – Planning and Zoning Conclusions



- **The City staff is correct in their findings and conclusions.**
- **Revised to respond to and address the review comments of the City’s Planning and Zoning Board.**
- **Is in compliance and consistent with the City’s:**
 - **1988 Central Beach Revitalization Plan**
 - **Adopted Comprehensive Plan**
 - **2009 Central Beach Master Plan Update**
 - **Unified Land Development Regulations**
- **Is compatible with:**
 - **The character of the Central Beach neighborhood of the ABA zoning area; and**
 - **With the pattern of hotel development that has been approved over time in the ABA zoning district.**



Myths vs. Facts



Myths

- Valet queue will impact Alhambra St.
- Loading operations will impact Alhambra St.
- Too much traffic

Facts

- 105 ft. of storage provided at hotel's front entrance will more than accommodate peak hour demand. Overflow plaza designed as backup option if necessary.
- No loading zone required by Code. All loading will be accommodated in the building. Overflow plaza designed as backup loading option if necessary.
- So little traffic that Code does not require a traffic study.



Myths vs. Facts



Myths

- Not enough parking
- The hotel is too big for the parcel and does not comply with Code
- Does not meet setback requirements
- Inconsistent with the character of the neighborhood

Facts

- 47 required, 48 provided
- Complies with all ABA development standards and conforms to all City adopted planning documents.
- Site Plan Level IV permits minimum setbacks of 10' side setbacks and 20' rear setback.
- Vintro hotel is consistent in size, area, height and setbacks to other buildings already built or approved in the ABA. Zoning and all planning documents encourage developments like Vintro.



Myth vs. Facts



Myth

- The existing structure is historical
- Vintro will set a precedent for development that is not allowed by Code and is beyond what Code will permit
- Vintro is not an established brand

Fact

- The structure has never been designated as historic by the City or any other government agency
- Vintro is exactly what was envisioned by the City's Central Beach Master Plan and fills a void in the City's lodging market for a new upscale boutique hotel.
- Vintro Hotel has boutique locations opening in 2014 in Miami Beach and New York City, with consideration for future expansion in Washington D.C. and the Caribbean.



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QUESTIONS?



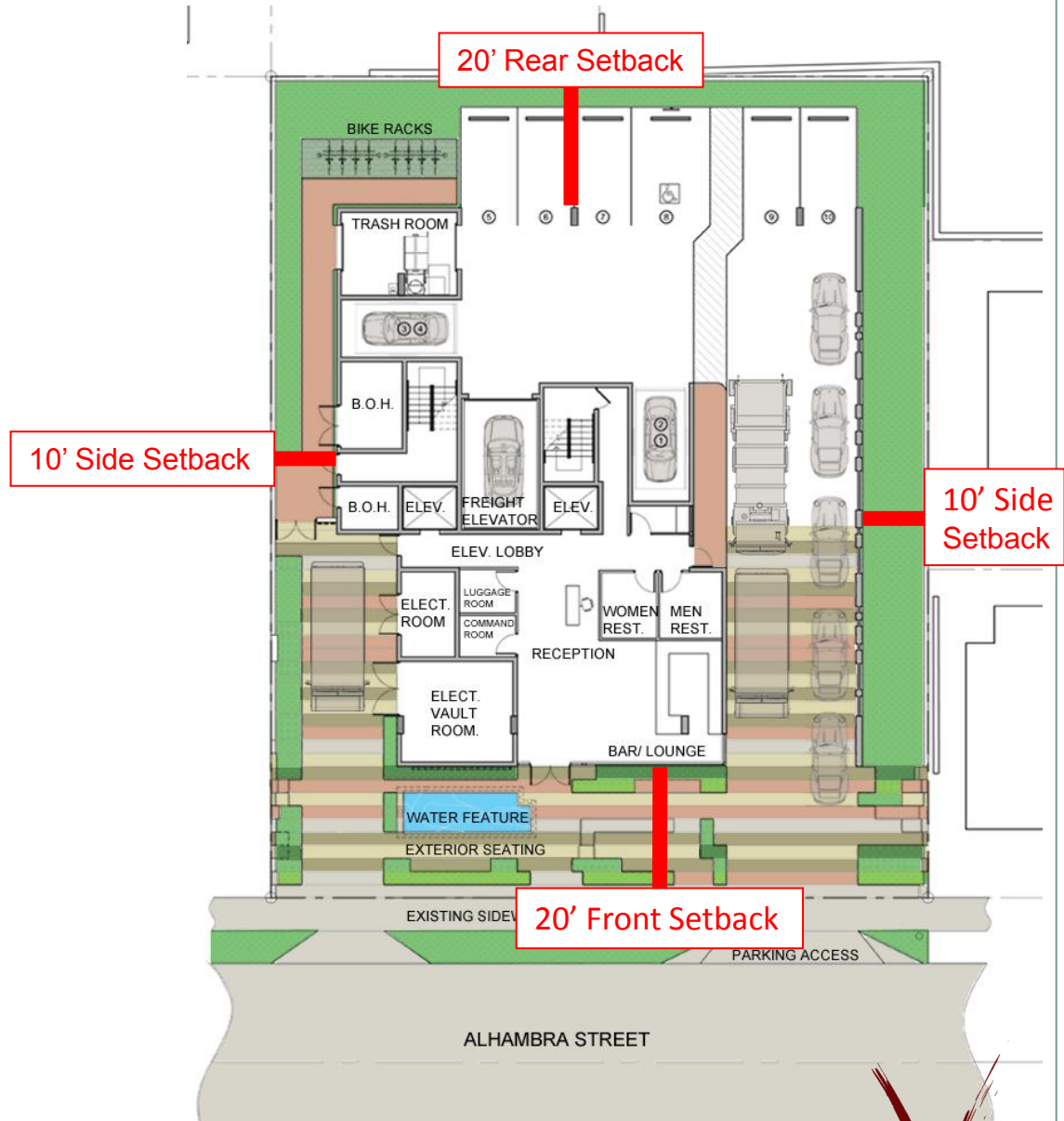
VINTRO HOTEL FORT LAUDERDALE

Minimum Setback Requirement:

Front: 20 feet

Rear: 20 feet

Side: 10 feet



- b. Yards not abutting a public right-of-way.
- i. Side yard: ten (10) feet.
 - ii. Rear yard: twenty (20) feet.
- c. The side and rear yard setbacks are the minimum requirements. Unless otherwise approved as a development of significant impact, in no case shall the yard setback requirements be less than an amount equal to one-half the height of the building when this is greater than the above minimums.

	IOA	PRD	SBMHA	ABA	NBRA	SLA
	Intracoastal Overlook Area	Planned Resort District	South Beach Marina and Hotel Area	A-1-A Beachfront Area	North Beach Residential Area	Sunrise Lane District
Height (maximum)	120 ft	200ft	120 ft	200 (240 with Beach Development Permit) 35 along A-1-A	120 ft	120 ft
Site Plan Process for Residential	Allowed Level III	Allowed Level IV	Allowed Level IV	Not allowed	Allowed Level III	Allowed Level IV
Hotel	Level IV	Level IV	Level IV	Level IV	Level IV	Level IV
Maximum Density (du/ net acre)	48	48	48	Not Described in ULDR	32	48
Density (Hotel rooms/ acre)	90	Not Described in ULDR	Not Described in ULDR	Not Described in ULDR	50	90
Maximum FAR	Not Described in ULDR	6	5	4 (Beach Development Permit allows higher)	Not Described in ULDR	2 (commercial retail)
Setbacks:	<i>Front</i> - 20 <i>Side</i> - Half the height - or Development of Significant Impact <i>Rear</i> - Half the height - or Development of Significant Impact	All structures set back 20 ft from A-1-A, 20 ft from any public ROW unless it's a development of significant impact.	20 ft from A-1-A and Seabreeze Blvd, side 10ft, rear 20 ft <i>Side</i> - Half the height - minimum 10 (not abutting A-1-A or Seabreeze) <i>Rear</i> - Half the height - minimum 20 (not abutting A-1-A or Seabreeze)	All structures 20 ft from A-1-A, 20 ft from any public ROW unless it's a development of significant impact. <i>Side</i> - Half the height - minimum 10 (not abutting ROW) <i>Rear</i> - Half the height - minimum 20 (not abutting ROW)	<i>Front</i> - 20 <i>Side</i> - Half the height - or Development of Significant Impact <i>Rear</i> - Half the height - or Development of Significant Impact	<i>Front</i> - Half the height - minimum 20 or 10 or 0 <i>Side</i> - Half the height - minimum 10 or 0 <i>Rear</i> - Half the height - minimum 20 or 0
Maximum Length	200	200	200	200	200	200
Maximum Width	200	200	200	200	200	200

Central Beach Zoning Summary, City of Fort Lauderdale



Guidelines: District Plans

Mid Beach Character Area

The intent of the Mid Beach Area is envisioned as a residential and hotel area transitioning from the more dense core Central Beach Entertainment Area to the less dense North Beach neighborhood.

The Mid Beach Character Area is a predominantly residential neighborhood characterized by its scale and existing architectural resources. **Future development should respect the existing fabric and scale by limiting large footprints and encouraging smaller footprints for new development not fronting on A1A.** View corridors and public access to the Intracoastal Waterway should be maintained.

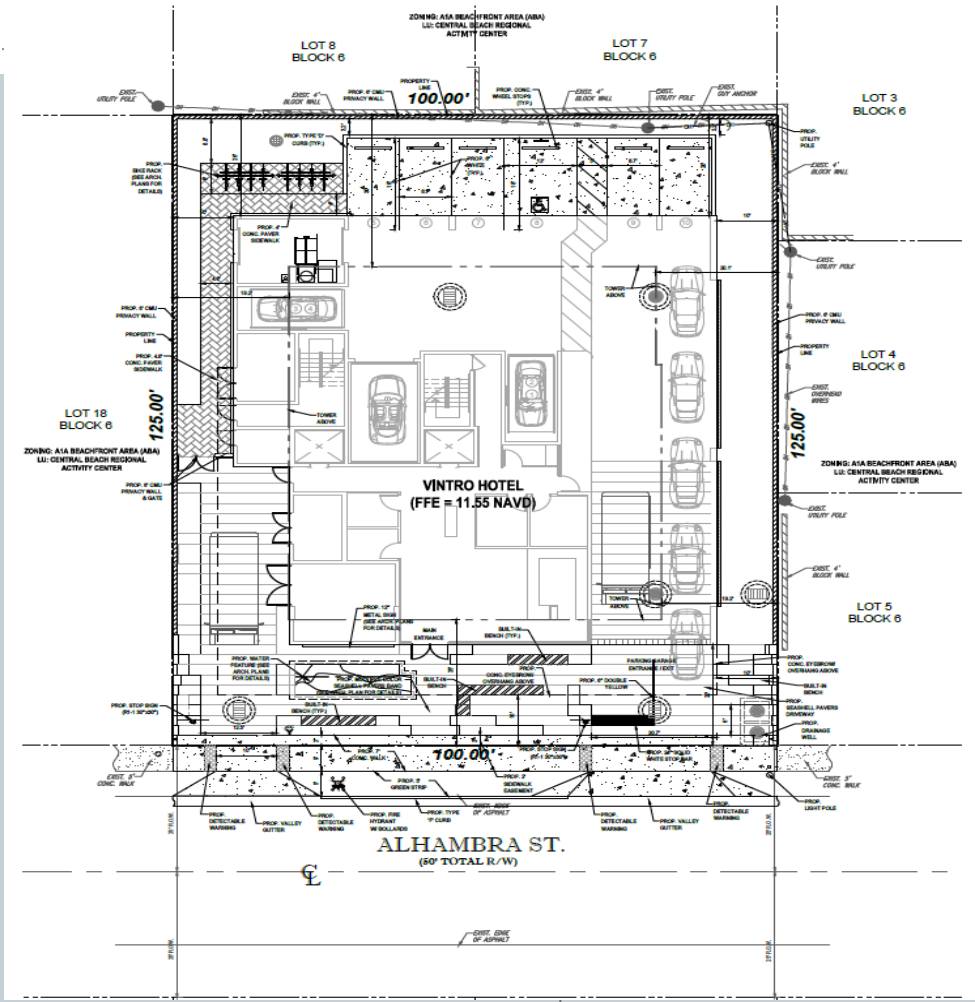


Alhambra/Sebastian Parcel

The Alhambra/Sebastian lots, located at mid beach, offer the opportunity for mixed-use redevelopment. Expanding parking and reflecting the existing uses nearby at Mid Beach the site could accommodate a hotel while also including public parking. **The site can accommodate a 10 floor 350 room hotel, and 500 parking spaces, of which 150 spaces would be dedicated to the public replacing the existing 79 spaces.** The 10 floor hotel building set back from A1A and the north side of the parcel would not create a shadow on the beach.



Alhambra / Sebastian development potential



City of Fort Lauderdale
City Commission Public Hearing
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**MOLLY J. HUGHES, AICP, PTP, AVS
TRAFFIC CONSULTANT
FINDINGS AND CONCLUSIONS**

**HUGHES HUGHES INC.
728 SW 4TH PLACE, SUITE 103
FORT LAUDERDALE, FL 33312**



MOLLY J. HUGHES, AICP, PTP

President

Hughes Hughes Inc., Transportation Engineers & Planners



HUGHES HUGHES INC.

PROFESSIONAL BACKGROUND

Approximately 30 years of local, state and international professional transportation planning experience.

Founder and principal-in-charge of a traffic engineering firm registered with the State of Florida since 1996.

PROFESSIONAL ACCOMPLISHMENTS

Served as the traffic consultant for:

- CityPlace in downtown West Palm Beach
- Palmetto Park in downtown Boca Raton
- New River Center in downtown Fort Lauderdale
- the City of Miami's Downtown Development of Regional Impact (DDRI)

Provided expert witness testimony in trial, depositions, and before administrative agencies including testimony relied upon in decisions by the Fourth District Court of Appeals and the Supreme Court of Florida.

Awarded annual AASHTO Exemplary Partners Award for value engineering saving over \$23M on the SR 7 roadway widening project in southern Broward County.

Provided municipal traffic engineering services to Dania Beach, Hallandale Beach, Jupiter, Lauderdale-By-The-Sea, and Southwest Ranches, and transportation engineering review services to the City of Fort Lauderdale.

Revised and updated municipal parking codes for Martin County, Wilton Manors, and Hallandale Beach.

Authored the first transit-oriented traffic mitigation program approved by Broward County. The program served as the model for the State's first Transit Oriented Concurrency program.

Helped draft the ELMS III concurrency management legislation that significantly enhanced concurrency management in the State of Florida.

Served on the faculty of the Department of Urban and Regional Planning at Florida Atlantic University.

PROFESSIONAL TRAINING & CERTIFICATIONS

- Certified Planner, American Institute of Certified Planners (AICP)
- Professional Transportation Planner (PTP), Institute of Transportation Engineers
- Past Associate Value Specialist (AVS), SAVE International value engineering association
- Master of Arts in Urban Affairs/Planning, University of Alabama in Birmingham



Operations & Logistics



- Community voiced operational concerns
- Voluntarily undertook detailed operations analysis ***(not required by City staff or Code)***
- Analyzed hotel operations and logistics (parking, loading, traffic, etc.)
- City staff concurs with results of operations analysis
- Conditions of approval to implement results of analysis
- Vintro Hotel meets or exceeds City Code requirements



Operations & Logistics



- *Question 1: Will the valet queue backup onto Alhambra Street?*
- *Question 2: How will loading and delivery operations be accomplished on-site so that Alhambra Street is not impacted by these activities?*
- *Question 3: Can conflicts between waste removal, truck loading and other deliveries, and valet operations be avoided?*



- **Question 1:** *Will the valet queue backup onto Alhambra Street?*
- Yes, Hughes Hughes Inc. conducted a queuing analysis that shows a maximum queue accumulation of 3 vehicles, while the project driveway will accommodate 5 inbound vehicles on-site.



- **Question 2:** *How will loading and delivery operations be accomplished on-site so that Alhambra Street is not impacted by these activities?*
- The ground floor layout and clearances have been designed to accommodate waste removal and delivery trucks within the building envelope. Exiting vehicles will be delayed when necessary during the loading/unloading process to keep the garage's inbound lane clear for entering vehicles to queue until trucks have departed.



- **Question 3:** *Can conflicts between waste removal, truck loading and other deliveries, and valet operations be avoided?*
- Yes, waste removal and truck deliveries, which will occur within the ground floor garage, will be strictly scheduled for separate timeframes, and to avoid peak hotel arrivals (in the hour before check-out) and departures (peaking during the two hours after check-in).

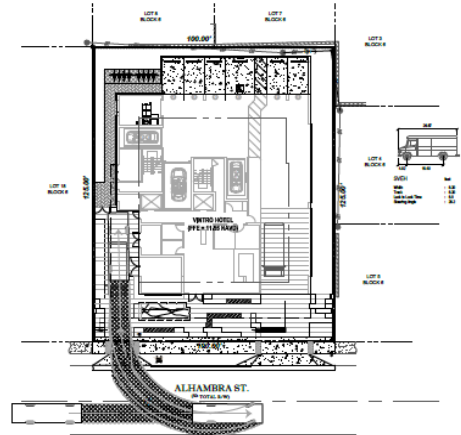
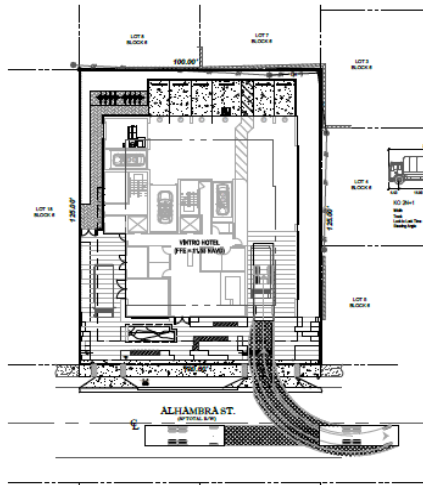
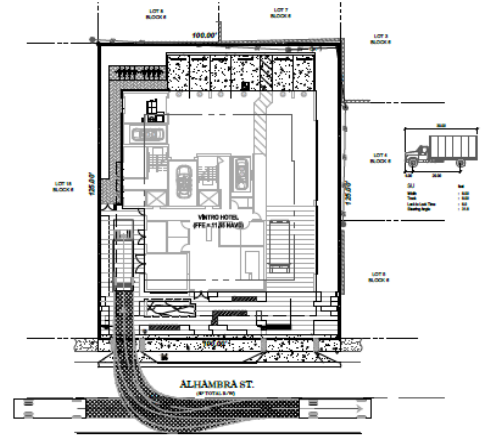
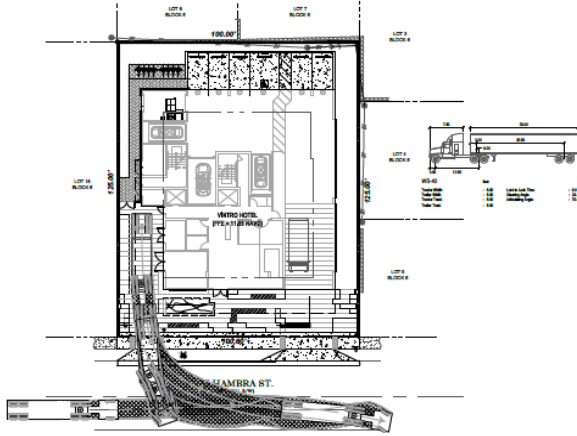




Barrier Island Area Historic Resources



Eligibility for Inclusion in the Florida Master Site File | The criteria for recording a resource on the Florida Master Site File are that it be adequately documented with a State Site Form and that it be at least 50 years old. The Site File is an inventory and *not* a state historic register. Therefore, there is no historical significance requirement for inclusion in the Site File, although many included properties do possess special significance.





A1 BUILDING MAIN ENTRY AERIAL VIEW



C4 BUILDING MAIN ENTRY VIEW FROM ALHAMBRA STREET

SCALE: N.T.S.





A multi-purpose elevator

This fast yet powerful elevator can even be used as a passenger elevator in shopping centres and airports where large elevator cars and fast speeds ensure uninterrupted people flow throughout the building.

KONE Vehicle™ elevator

The KONE TranSys freight and service elevator is even suitable for vehicle transportation from underground or rooftop car parks where space is at a premium.

Its main features include:

- Machine-room-less technology that allows for extra rooftop space
- Faster ride compared to hydraulic elevators
- Energy saving due to gearless hoisting technology
- Patented lightweight floor. Saves approx. 2000 kg in a typical 3000 x 6000 mm car compared to a conventional floor
- Full car width doors
- Easy elevator call with a separate landing call station on a raised pedestal
- KONE 3D passenger detector opens the elevator doors as you approach and keeps them open as you enter or exit



Double Parking System

Mechanical vehicle storage system:



Attachment 6c

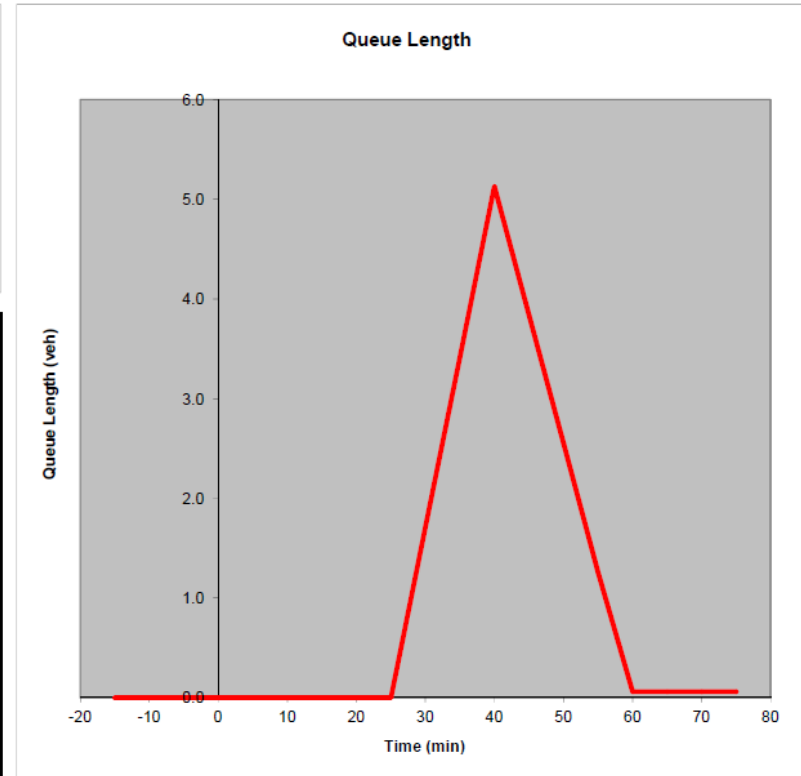
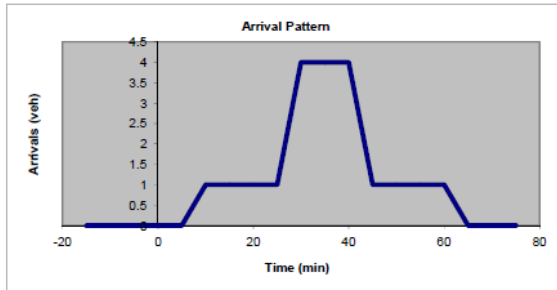
Peak Hour of the Generator Driveway Queue Analysis
 Arrival Scenario 3: Peak Distribution - 60% Arrival Over 15 Minutes
 Vintro Hotel

This scenario assumes 60% of the hourly demand arrives over a 15-minute period.

Service Rate	0.46	veh/min
	2.29	veh/5-min

Peak Arrival Rate	48	veh/hr
	0.80	veh/min
	4.00	veh/5-min

Initial Queue Length	0	veh
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Time Interval	Time		Vehicles Arriving	Vehicles Served	Queue Formed	Cumulative Queue
	Start	End				
-3	-20	-15	0	0.0	0.0	0.0
-2	-15	-10	0	0.0	0.0	0.0
-1	-10	-5	0	0.0	0.0	0.0
0	-5	0	0	0.0	0.0	0.0
1	0	5	0	0.0	0.0	0.0
2	5	10	1	1.0	0.0	0.0
3	10	15	1	1.0	0.0	0.0
4	15	20	1	1.0	0.0	0.0
5	20	25	1	1.0	0.0	0.0
6	25	30	4	2.3	1.7	1.7
7	30	35	4	2.3	1.7	3.4
8	35	40	4	2.3	1.7	5.1
9	40	45	1	2.3	-1.3	3.8
10	45	50	1	2.3	-1.3	2.6
11	50	55	1	2.3	-1.3	1.3
12	55	60	1	2.2	-1.2	0.1
13	60	65	0	0.0	0.0	0.1
14	65	70	0	0.0	0.0	0.1
15	70	75	0	0.0	0.0	0.1
Totals			20	20	2	5
Max Queue (Formed and Cumulative)					2	5



Attachment 6b

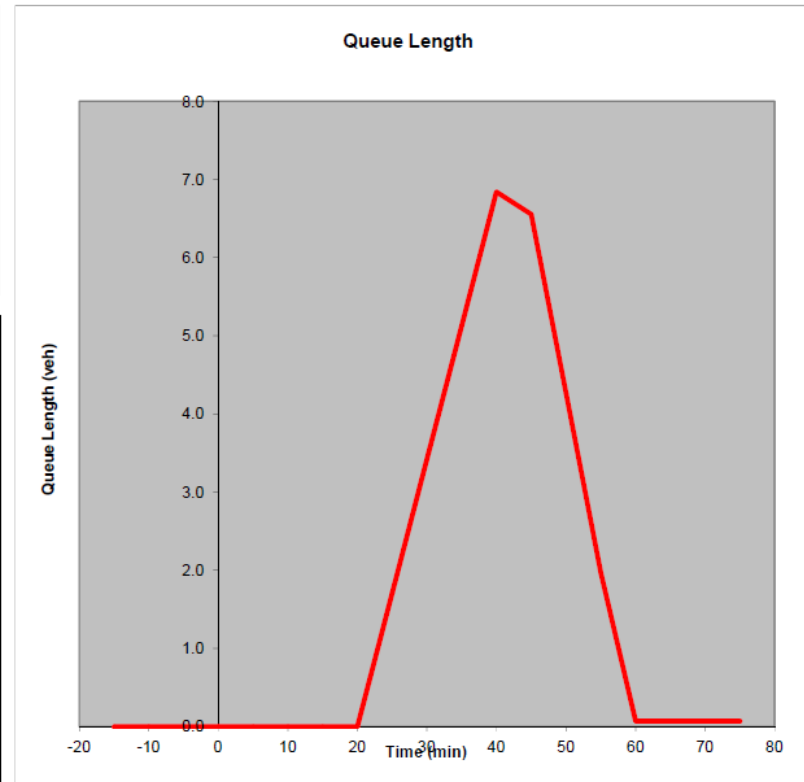
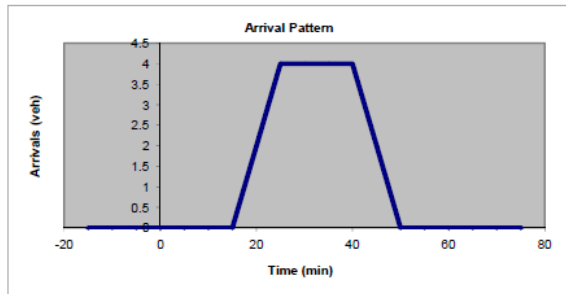
Peak Hour of the Generator Driveway Queue Analysis
 Arrival Scenario 2: Even Distribution - 100% Arrival Over 30 Minutes
 Vintro Hotel

This scenario assumes the hourly demand arrives at a constant rate over a 30-minute period.

Service Rate	0.46	veh/min
	2.29	veh/5-min

Peak Arrival Rate	40	veh/hr
	0.67	veh/min
	3.33	veh/5-min

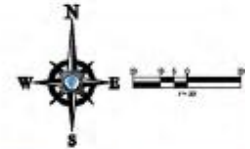
Initial Queue Length	0	veh
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Time Interval	Time		Vehicles Arriving	Vehicles Served	Queue Formed	Cumulative Queue
	Start	End				
-3	-20	-15	0	0.0	0.0	0.0
-2	-15	-10	0	0.0	0.0	0.0
-1	-10	-5	0	0.0	0.0	0.0
0	-5	0	0	0.0	0.0	0.0
1	0	5	0	0.0	0.0	0.0
2	5	10	0	0.0	0.0	0.0
3	10	15	0	0.0	0.0	0.0
4	15	20	2	2.0	0.0	0.0
5	20	25	4	2.3	1.7	1.7
6	25	30	4	2.3	1.7	3.4
7	30	35	4	2.3	1.7	5.1
8	35	40	4	2.3	1.7	6.8
9	40	45	2	2.3	-0.3	6.6
10	45	50	0	2.3	-2.3	4.3
11	50	55	0	2.3	-2.3	2.0
12	55	60	0	1.9	-1.9	0.1
13	60	65	0	0.0	0.0	0.1
14	65	70	0	0.0	0.0	0.1
15	70	75	0	0.0	0.0	0.1
Totals			20	20	2	7
Max Queue (Formed and Cumulative)					2	7



ENGINEERING ESTIMATE OF PROBABLE COST
Alhambra Street Improvements



DEMOLITION:

QUANTITY	U/A DESCRIPTION				
220	SY Remove Exist. Asphalt	\$	5.00	/SY	\$ 1,100.00
2,000	SF Remove Exist. Concrete	\$	3.50	/SF	\$ 7,000.00
70	LF Remove Exist. Curb	\$	3.00	/LF	\$ 210.00
1	LS Peanut Modification	\$	1,500.00	/LS	\$ 1,500.00
		SUBTOTAL:			\$ 9,810.00

PAVEMENT:

QUANTITY	U/A DESCRIPTION				
	SY 12" Stabilized Subgrade	\$	2.50	/SY	\$ -
	SY 8" Limerock Base	\$	10.00	/SY	\$ -
340	SY 1-1/2" Type S-3 Asphalt	\$	20.00	/SY	\$ 6,800.00
		SUBTOTAL:			\$ 6,800.00

CONCRETE:

QUANTITY	U/A DESCRIPTION				
50	LF Valley Gutter	\$	15.00	/LF	\$ 750.00
40	LF 6' x 18" Type 10' Curb	\$	15.00	/LF	\$ 600.00
125	LF 6' x 18" Type 10' Curb	\$	20.00	/LF	\$ 2,500.00
2,000	SF 8" Concrete Sidewalk	\$	5.50	/SF	\$ 11,000.00
1	LS Service Drive Turnout	\$	1,500.00	/LS	\$ 1,500.00
120	SF Detectable Warnings	\$	28.00	/SF	\$ 3,360.00
		SUBTOTAL:			\$ 18,710.00

MISC.

QUANTITY	U/A DESCRIPTION				
1	LS Striping of Alhambra	\$	2,500.00	/LS	\$ 2,500.00
2	EA ADA Ramp	\$	1,000.00	/EA	\$ 2,000.00
1	LS Peanut Modification	\$	2,500.00	/LS	\$ 2,500.00
		SUBTOTAL:			\$ 7,000.00

SUMMARY:

DEMOLITION:	\$ 9,810.00
PAVEMENT:	\$ 6,800.00
CONCRETE:	\$ 18,710.00
MISC.	\$ 7,000.00

TOTAL ENGINEER'S ESTIMATE: \$ 38,520.00

Estimate provided via May 7, 2013 e-mail from City:

Original Estimate from Bohler	\$36,500.00
Street Trees and landscaping	\$ 1,500.00
Subtotal	\$38,000.00
Mobilization, MOT	\$ 5,000.00
Engineering design, permit fees, bonds and engineering construction support	\$ 7,000.00
Total Estimate for "like" contribution	\$50,000.00

