



**DUNAY
MISKEL
BACKMAN
BLATTNER** LLP

Gary S. Dunay
Bonnie Miskel
Scott Backman
David K. Blattner

Alison Meyer

**Vintro Hotel
3029 Alhambra Street**

Narrative regarding Changes to the Development Plan through the Review Process

Vintro Fort Lauderdale, LLC (“Petitioner”) has submitted applications to the City of Fort Lauderdale to redevelop the +/- .287-acre property located at 3029 Alhambra Street (“Property”), which is generally located on the north side of Alhambra Street west of North Atlantic Boulevard/A-1-A (“Property”) within the City of Fort Lauderdale (“City”). The Property is currently developed with a +/- 2,763 square foot single-family residential home and zoned ABA, A-1-A Beachfront Area, with an underlying land use designation of Central Beach Regional Activity Center.

Petitioner has made several changes to the plan throughout the development review process. The initial site plan application submitted September 18, 2012 requested approval for a seventy-two (72) room, 54,998 square foot hotel including a parking structure (4.4 FAR), a 500 square foot lobby bar/lounge and a 3,287 square foot restaurant. Petitioner subsequently revised the development plans during the DRC process and presented the project at the March 20, 2013 Planning & Zoning Board meeting requesting sixty-nine (69) hotel rooms, 52,475 square feet (4.2 FAR), a 500 square foot lobby bar/lounge and a 2,000 square foot restaurant. At the Planning & Zoning Board meeting some Board members felt as though the increased FAR and the request to provide five (5) fewer parking spaces than required by the ULDR through the fee-in-lieu of parking program were too much and the Board voted 4-3 recommended against the development.

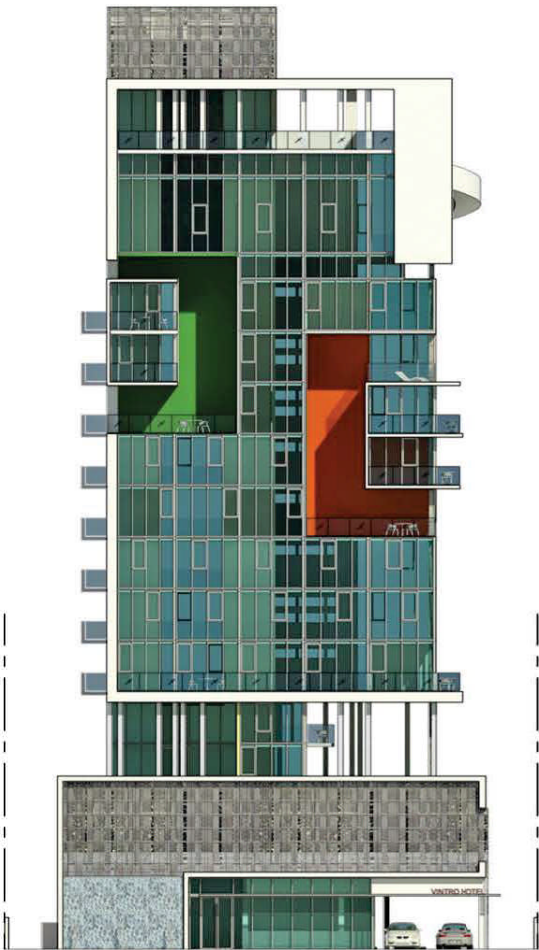
Petitioner is now requesting approval of a sixty-one (61) unit, 49,963 square foot hotel (4.0 FAR), a 500 square foot lobby bar/lounge and a 2,000 square foot restaurant (“Project”). Petitioner has reduced the scale of the Project by eleven (11) units and 5,035 square feet, which results in reduced FAR and on-site compliance with all parking requirements. The ground floor of the Project has also been reduced to create a pedestrian plaza extension that can be utilized for trucks to service the Property. The extension to the pedestrian plaza is designed to integrate the detailing and materials proposed for the plaza. In addition, the building height has been reduced from fifteen (15) stories, one hundred seventy-six feet and six inches (176’-6”) to thirteen (13) stories, one hundred sixty-four feet and four inches (164’-4”) to the top roof level. The distance between the ground floor and the 2nd floor increased from thirteen feet (13’) to fourteen feet (14’) in order to provide additional clearance. The distance between the 3rd floor and the 4th floor was decreased by one foot (1’) from nineteen feet four inches (19’-4”) to eighteen feet four

inches (18'-4") in order to maintain the height of the building. Furthermore, the building's façades have been refined to lighten the buildings appearance and emphasize its vertical orientation, which is now more evident on the north where eight (8) of the units were removed. The Project is now designed to comply fully with the City's Unified Land Development Regulations with no need for bonuses, waivers or variance.

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

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

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



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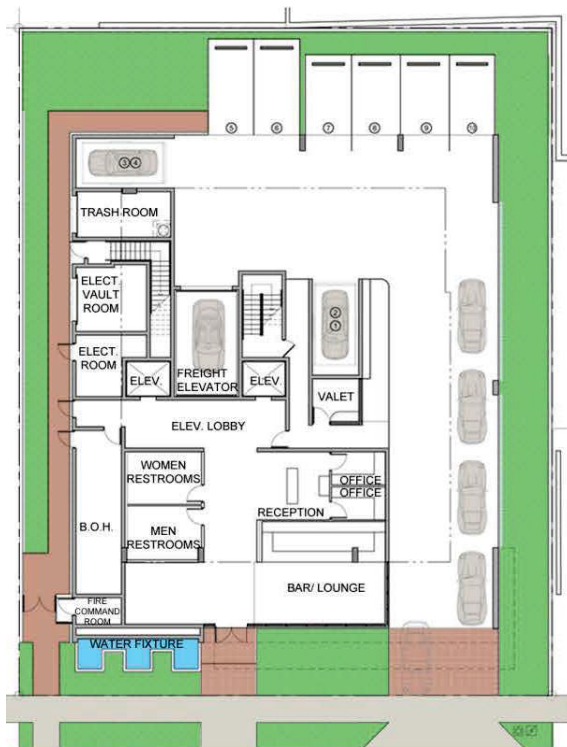


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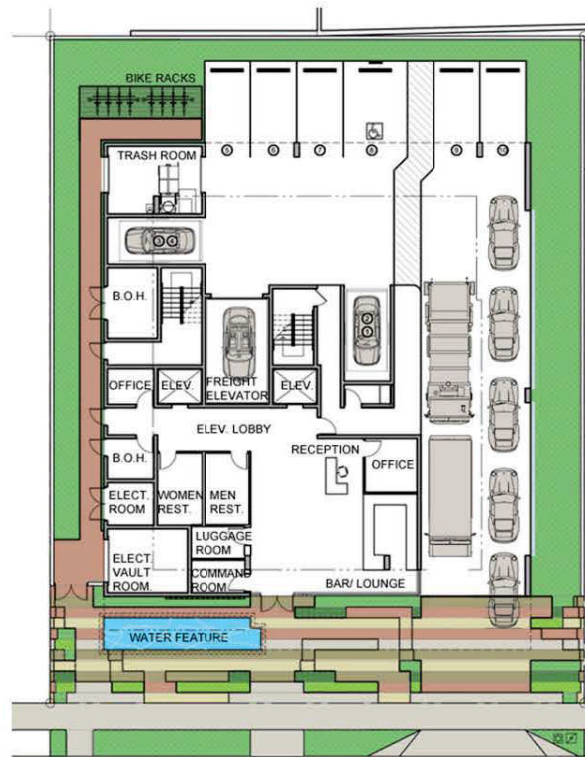
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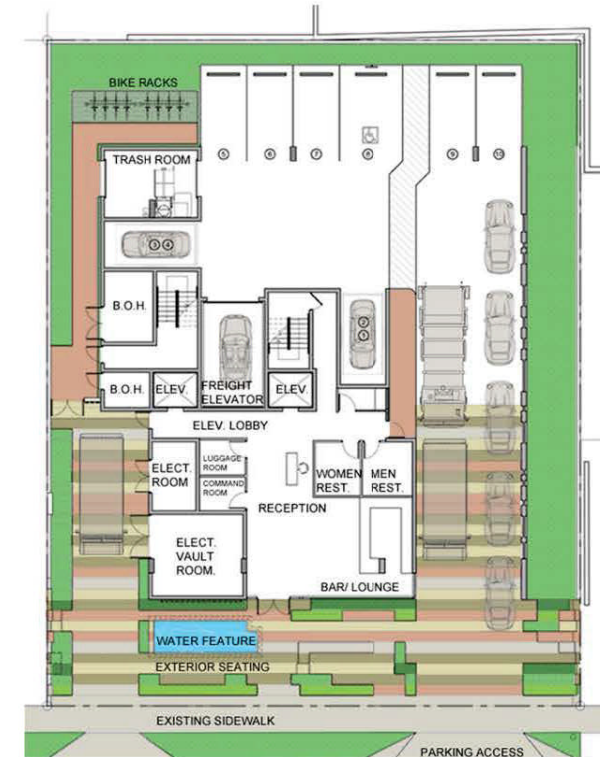
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