

BAYSHORE HOTEL
SCOPE OF REVISIONS NARRATIVE
R18058
3016 Bayshore Drive
Proposed Hotel & Residences

The following Scope of Revisions, as shown in detail in the revised plan set, are part of a proposed settlement agreement between Bayshore Hotel LLC and the City of Fort Lauderdale and offered pursuant to section 70.51, FL. Stat., the Florida Land Use and Environmental Dispute Resolution Act:

Podium Relocation: Through extensive redesigning, the podium of the Bayshore Hotel has been relocated to the North as it sits on the Property to increase the distance to 95'-6" between the Bayshore Hotel podium and the base of the southern neighbors building.

Tower Relocation: Further, the tower portion of the Bayshore Hotel has been relocated as it sits on the podium to the North to increase the distance to 115'-4" between the Bayshore Hotel tower and the southern neighbor's tower.

Architectural Revisions: Further still, the occupied space on the roof has been eliminated and the "halo" architectural feature has been removed to both lower the measured height of the tower and to greatly decrease the perceived height of the tower. In addition, project color has been revised from red to blue.

FAR Reduction: Further still, the previous storage areas in the garage level have been removed to reduce the FAR to 4.0 which eliminates the request for bonus FAR under the City's ULDR.

Distance from Neighboring Towers: As a result of these substantial changes, the tower separation to our neighbor on the South increases from 101' to 115'-4" feet; the podium separation to our neighbor on the South increases from 88' to 95'-6" feet.

Landscape Revisions: Through an extensive and creative landscape re-design, the pedestrian level amenities and public facing landscape and hardscape features were maintained and enhanced to complement the Bayshore Hotel building – in fact the landscape area has been increased by 1,410 SF while reducing hardscape by the same area. In addition, the landscape plan now includes additional shade trees to enhance

the public realm and provide additional screening from the tower to the south of the project.

The pedestrian level features have been maintained and enhanced with the proposed revisions, as follows:

Previous Plan Ground Floor Enhancements:

- 555 linear feet of public sidewalk along Bayshore and Birch
 - 7' minimum sidewalk widths
- Offsite landscape area: 3,265 SF
 - Including 15 canopy shade trees to be placed in landscape strip between public sidewalk and travel lane
- Onsite landscape area: 11,810 SF
- Onsite hardscape area (pedestrian realm): 11,530 SF

Revised Plan Ground Floor Enhancements:

- 555 linear feet of public sidewalk along Bayshore and Birch
 - 7' minimum sidewalk widths
- Offsite landscape area: 3,265 SF
 - Including 15 canopy shade trees to be placed in landscape strip between public sidewalk and travel lane
- Onsite landscape area: 13,220 SF (Increased by 1,410 SF)
- Onsite hardscape area (pedestrian realm): 10,120 SF

Bayshore Hotel Maintains in the amended plan:

- Historic presentation area in lobby
- Pedestrian oriented streets
- 7' minimum sidewalk widths
- Continuous street tree canopy
- Enhances overall connectivity to the surrounding experiences

- Infrastructure Improvements
 - Upgrade and expand the gravity sewer line from the Property to the new lift station being constructed at the marina, which will benefit the neighborhood

- Public realm improvements
- Neighborhood enhancement
 - Reduces asphalt;

- Increases on-site landscaping;
- Provides safer pedestrian environment;
- Adds bicycle facilities;
- Botanizes North Beach Village;
- Eliminates backout parking;
- Provides short and long-term streetscape improvements;
- Proactively responds to several aspects of sustainability and resiliency;
- Enhances the Public Realm significantly;
- Provides significant increase in landscape area in the City right of way;
- Provides wider sidewalks;
- Encourages active street fronts; and
- Continues concrete sidewalks through driveways with improved ADA ramps which provides safer pedestrian crossings and reduces vehicular speed when entering a driveway.