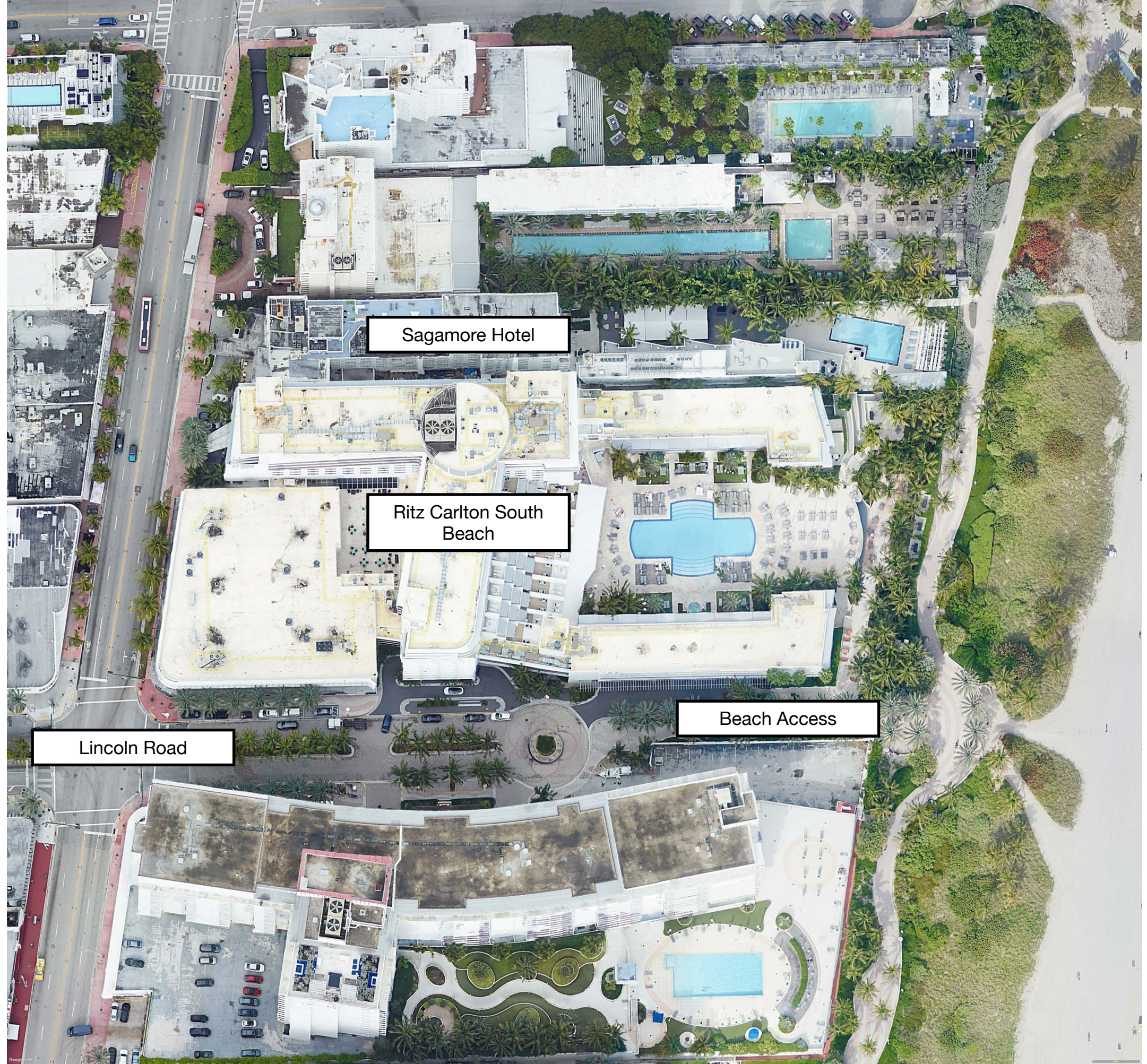


**Architectural
District RM-3
Single Story
Rooftop
Additions**

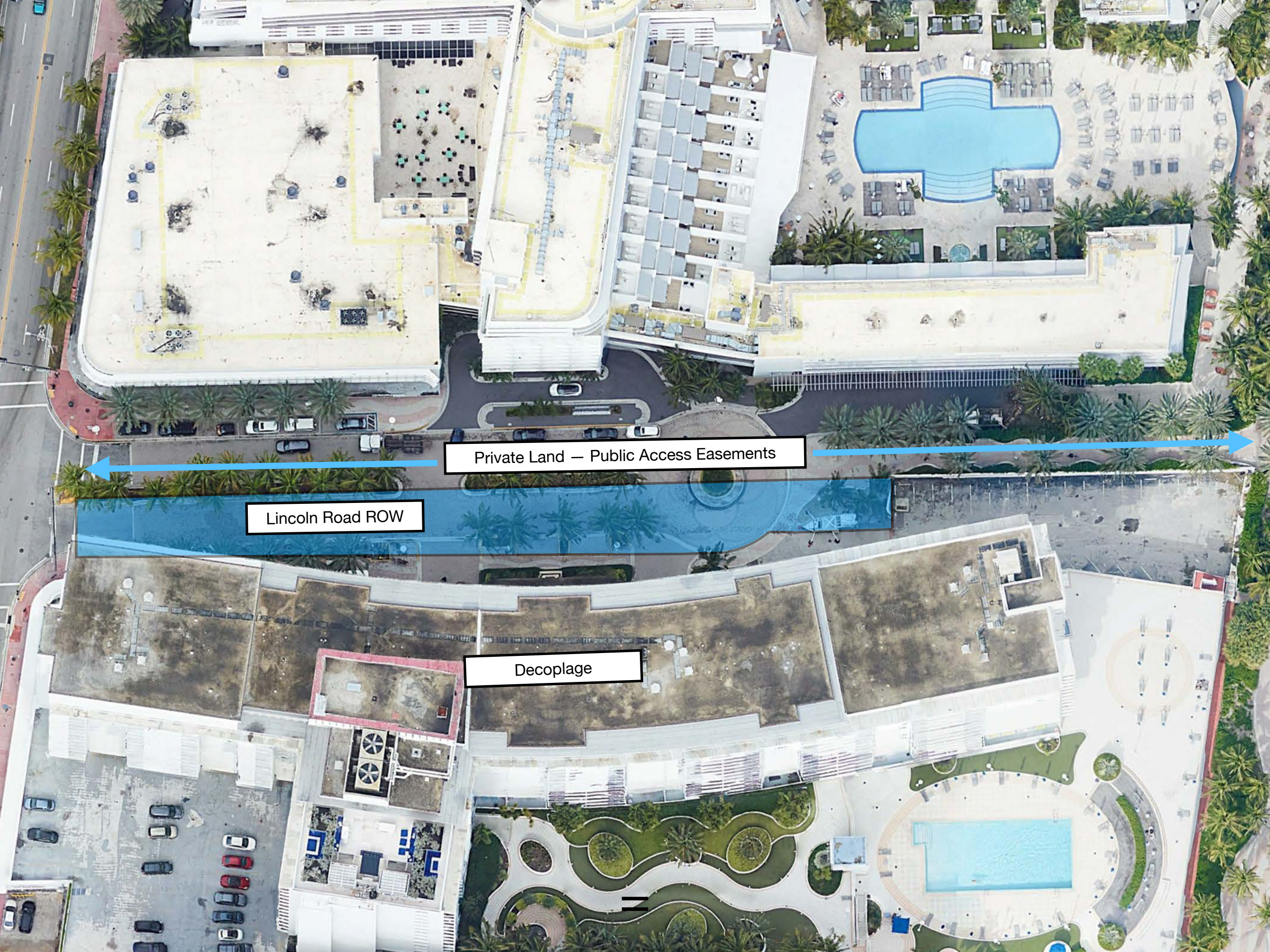


Sagamore Hotel

Ritz Carlton South
Beach

Beach Access

Lincoln Road



Private Land — Public Access Easements

Lincoln Road ROW

Decoplage



Status Quo of Pedestrian Access



Decolage Parking
Lot

Status Quo of Beach Access



Proposed New Beach Access

Proposed Improvements

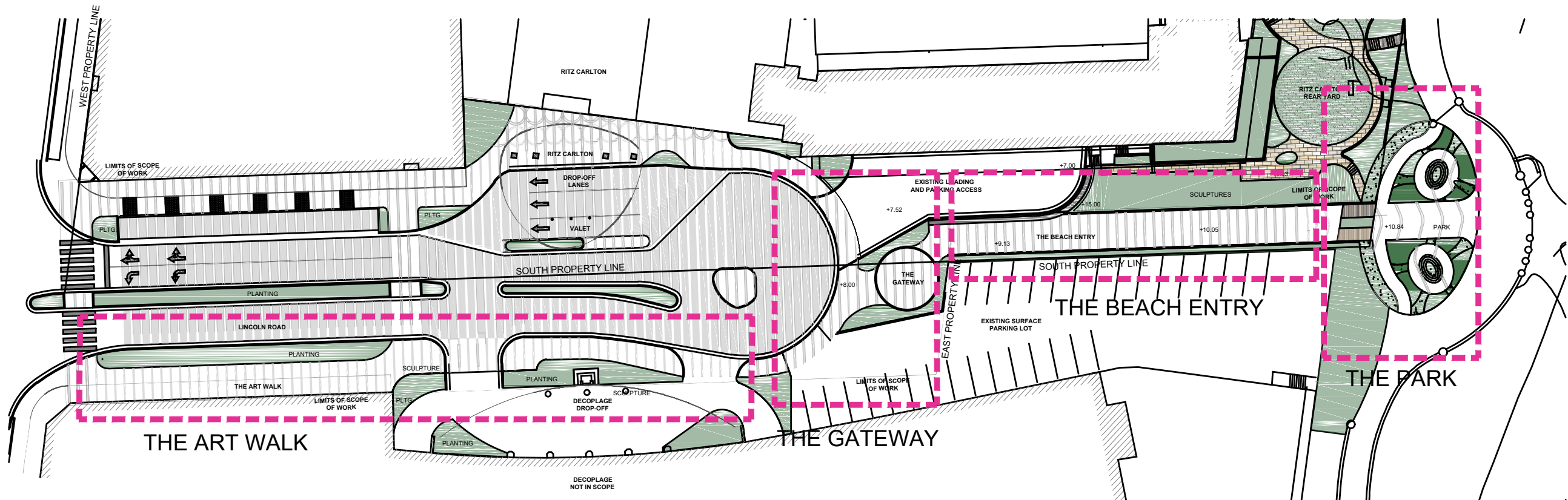
- 1. Ritz Carlton / Sagamore Assume Maintenance and Security of Existing Lincoln Road and Beach Access Pedestrian Area.**
- 2. New Pedestrian-Focused Improvements Constructed East of Collins Avenue Under Development Agreement.**
- 3. Expansion of Ritz Carlton / Sagamore (New Tower, Rooftop Addition).**

Proposed Public Improvements



Proposed Public Improvements

100 BLOCK MASTER PLAN



THE PARK

A newly created public amenity by the beach walk providing shade, refreshments, and displays of our historic neighborhood history.

THE GATEWAY/BEACH ENTRY

Will feature a water wall and art

along an elegant canopy tree entry way to the beach. The Gateway will contain the Lapidus arch in an homage to the late architect and land planner's a dream.

THE ARTWALK

The south sidewalk from Collins Ave. to the beach entrance will

feature notable sidewalk and above ground artwork like an outdoor walking museum linking Lincoln Road's historic relations with the arts and cultural communities.

THE STREET

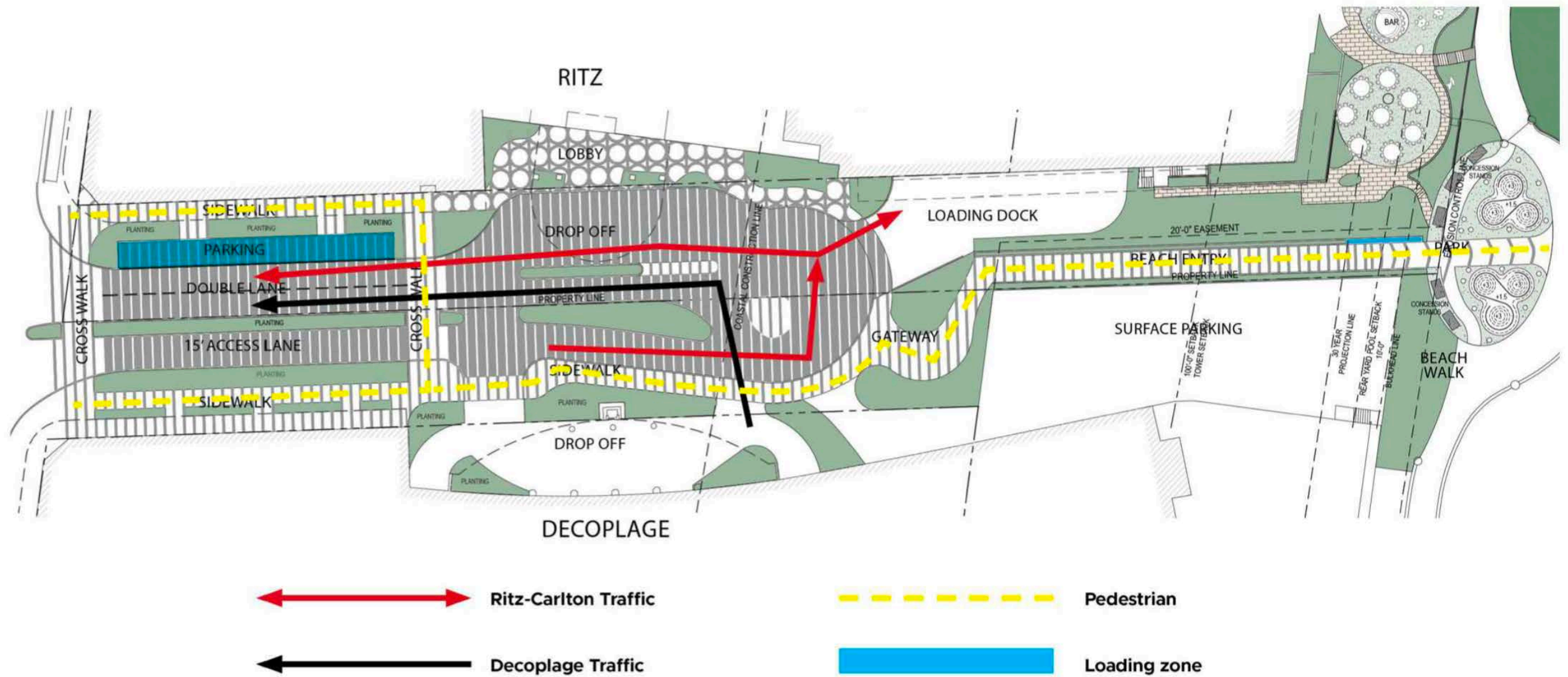
Revised landscaping, road lanes and medians designed to ease

traffic flow and direct pedestrians away from high traffic and commercial delivery areas.

THE RESIDENCES

30 units ranging from 1,244-8,300 sq. ft.

The street has been redesigned to minimize unnecessary traffic and segregate Ritz Carlton and Decoplage traffic patterns to reduce congestion and enhance safety for both vehicles and pedestrians.



Proposed Traffic and Life Safety Mitigation



100 Block Artwalk Concept



100 Block Artwalk Concept



Proposed New Beach Access



Beachwalk Park Improvements

Development Agreement

- 1. Ritz Carlton / Sagamore Design and Process HPB Application for Public Improvements.**
- 2. Ritz Carlton / Sagamore Prepare Plans and Specifications and (if City Preference) Perform Project Oversight and Administration.**
- 3. Ritz Carlton / Sagamore Fund 50% of Hard Costs and Soft Costs of Public Improvements.**

RM-3 Rooftop Additions

Proposed Ordinance Text

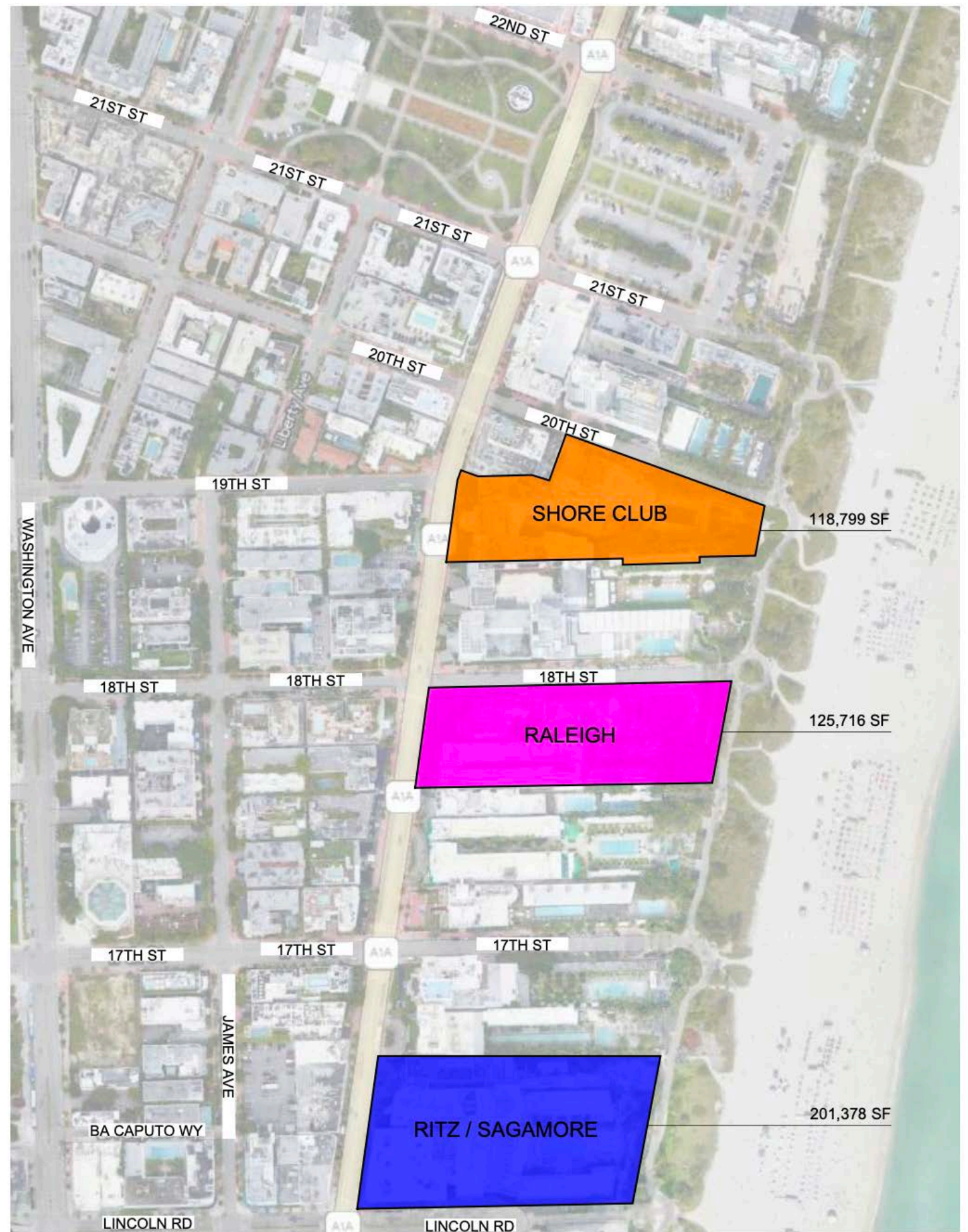
(ix) Notwithstanding the foregoing, a (1) one-story rooftop addition, with a maximum floor to ceiling height of 15 feet, may be permitted for properties exceeding a lot size of 115,000 square feet in the RM-3 zoning district, which are located between Lincoln Road and 18th Street, provided that such rooftop addition shall not be visible from Collins Avenue and is set back at least 150 feet from both the rear property line and Lincoln Road. Notwithstanding anything in these regulations to the contrary, an accessible deck may be constructed on top of a mechanical room that is part of a rooftop addition permitted under this subsection.

Proposed Ordinance — Applicability

- 1. Applies to RM-3 Sites Between Lincoln and 18 Street in Architectural District.**
- 2. Sites Must Exceed 115,000 Square Feet.**

Assemblage Possibilities

(Based on Property Appraiser Data)



Proposed Ordinance — Permitted Additions

- 1. Single Story Rooftop Additions With a Maximum Floor to Ceiling Height of 15 Feet. Accessible Decks May Locate on Top of Mechanical Rooms within New Additions.**
- 2. Additions Must Not Be Visible From Collins Avenue.**
- 3. Additions Must Set Back 150 Feet from Rear Property Line and Lincoln Road.**

18TH ST

18TH ST

18TH ST

A1A

A1A

17TH ST

JAMES AVE

BA CAPUTO WY

LINCOLN RD

A1A

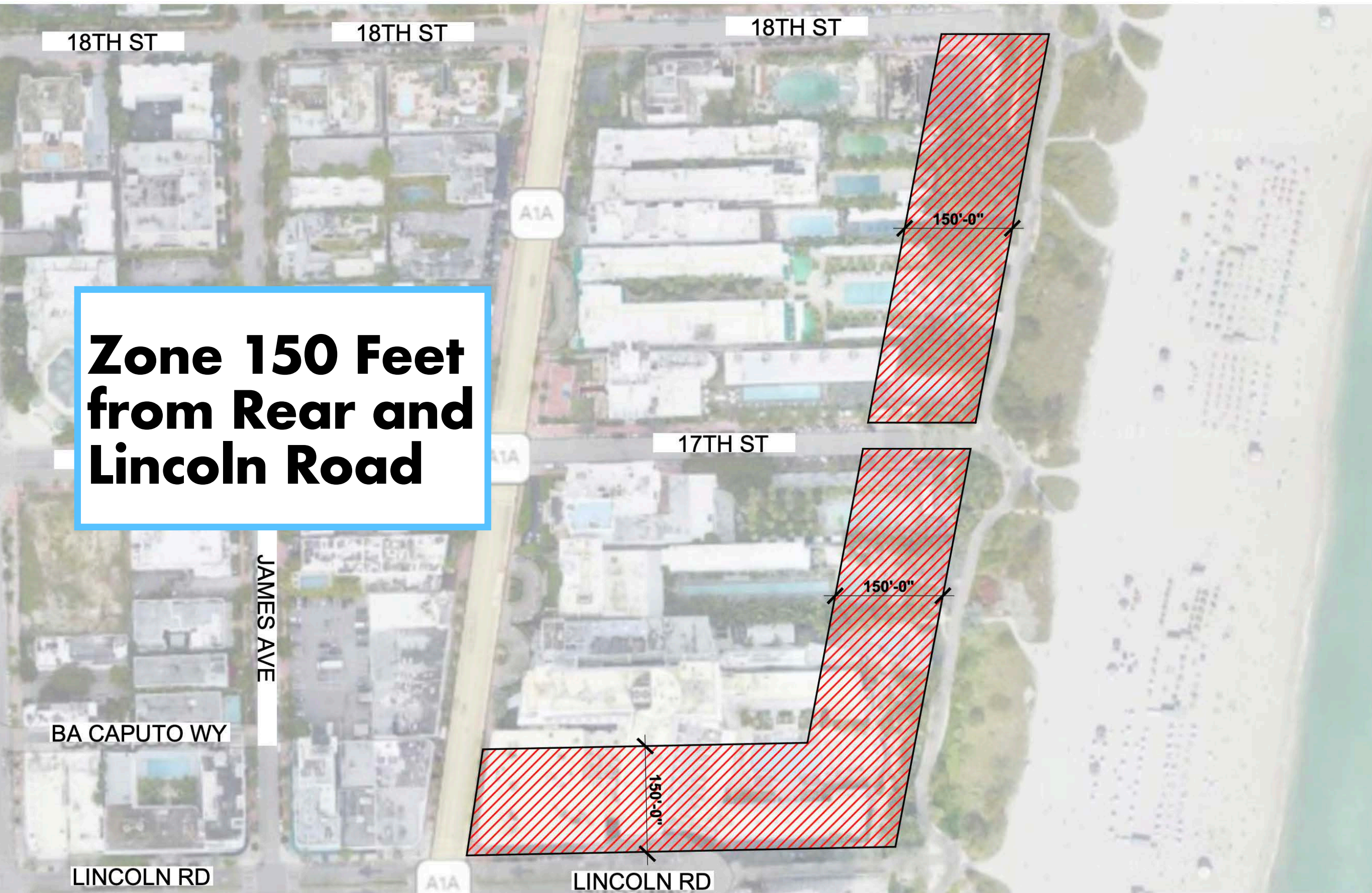
LINCOLN RD

**Zone 150 Feet
from Rear and
Lincoln Road**

150'-0"

150'-0"

150'-0"



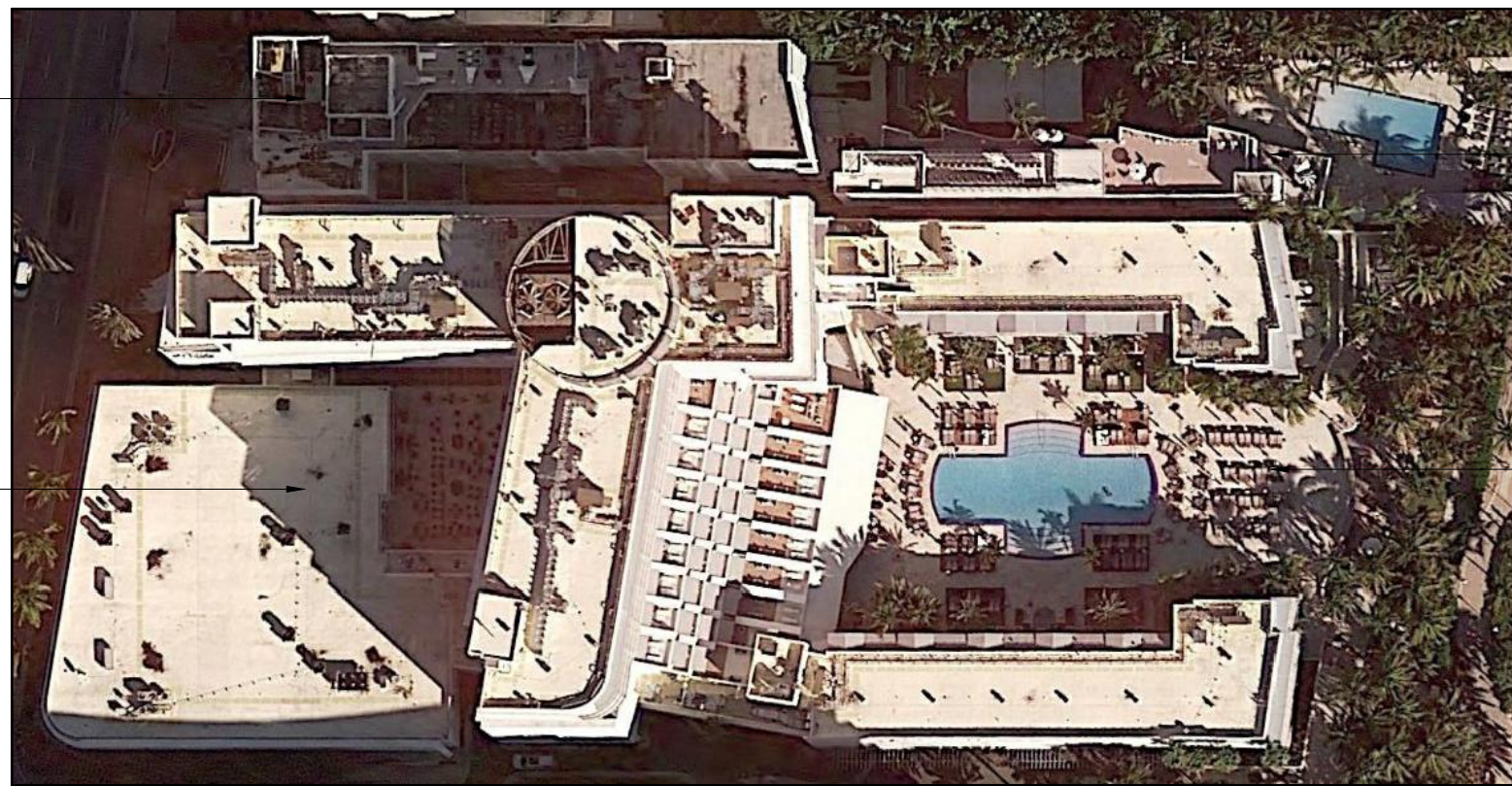
Implementation of Ordinance at Ritz / Sagamore

EXISTING
SAGAMORE HOTEL

EXISTING RITZ
CARLTON HOTEL

EXISTING SAGAMORE
CABANAS TO BE REMOVED

EXISTING OUTDOOR
RESTAURANT AND EVENT SPACE



① EXISTING

RESTORED
SAGAMORE HOTEL

EXISTING RITZ
CARLTON HOTEL

NEW RESIDENTIAL TOWER AND
ASSOCIATED EXTERIOR SPACES

RENOVATED OUTDOOR
RESTAURANT AND EVENT SPACE

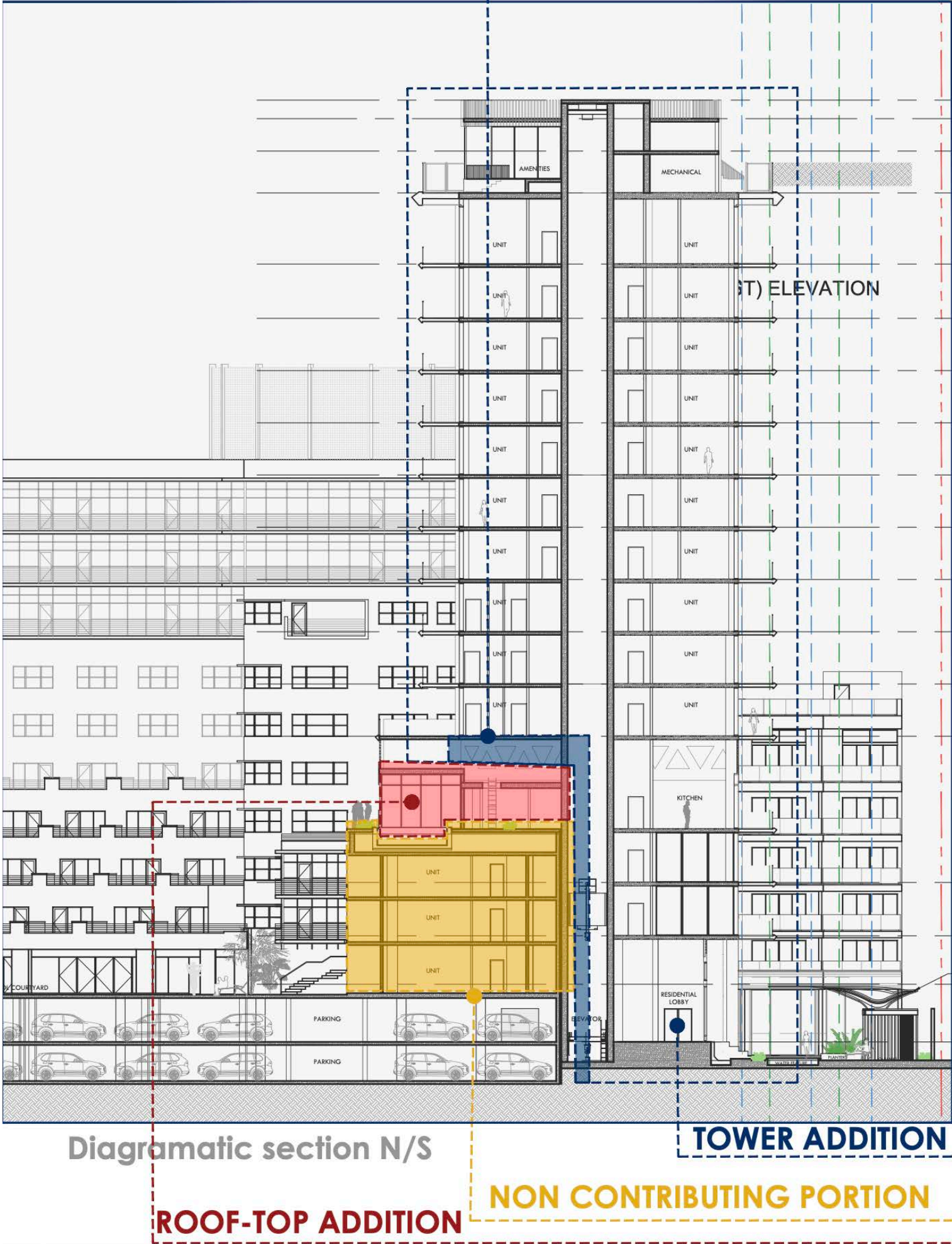
NEW RITZ CARLTON ENTRY
CANOPY

REDEVELOPED 100 BLOCK
ROADWAY AND BEACH ACCESS



Proposed Hotel/Residences

**Proposed
Rooftop
Addition
Permitted
Under
Ordinance**





DECOPLAGE

RITZ CARLTON

NEW TOWER

NATIONAL

DELANO

Proposed Hotel/Residences

**Architectural
District RM-3
Single Story
Rooftop
Additions**