

MARIE
SELBY
BOTANICAL
GARDENS®

Master Site Plan – Myths vs. Facts
September 20, 2019

Issue	Myth	Fact
Marie Selby	Marie Selby would be opposed to the Master Site Plan.	All of Marie Selby’s closest living relatives have endorsed the Master Site Plan and are confident that their Great Aunt would be in favor of the improvements to her namesake gardens. All eight great nieces and nephews have requested that those opposed to the plan no longer “belittle Aunt Marie’s memory by implying that they know what she would or wouldn’t think.”
Sky Garden Location	The Sky Garden parking facility will be located in the middle of a residential neighborhood.	The Sky Garden will be located at the intersection of Orange Avenue and US Highway 41 (a commercial corridor). The closest single family residential home to the Sky Garden is more than 600 feet away. The Sky Garden is 200 feet away from the Embassy House – a 180 feet high condominium tower directly across US 41.
Height of the Sky Garden	The Sky Garden parking facility is 80+ feet high and seven stories tall.	The Sky Garden is progressive in height and is five stories. The various heights of the Sky Garden’s elements follow: <ul style="list-style-type: none"> • The majority of the Sky Garden will be 53 feet high (approximately 76 percent of the total footprint). • The restaurant’s roof will be 69 feet, 6 inches high (approximately 19 percent of the total footprint). • The 20,000-square-foot solar panel array, which will provide more than the expected power needs for the entirety of Phase One, continues to be 65 feet, 6 inches and will cover 82 percent of the parking and restaurant. • The top of the elevator shaft is 83 feet, 6 inches. This represents only 0.3 percent of the total height of the Sky Garden.
Traffic	Orange Avenue will have the only entrance and exit to Selby Gardens.	There will continue to be two entry and exit points for visitors to Selby Gardens. There will be ingress and egress from southbound US 41 directly into the Sky Garden parking facility and ingress and egress from Orange Avenue.

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Traffic	The Selby Gardens’ Master Plan will dramatically increase traffic on Orange Avenue.	<p>Based on the City of Sarasota’s traffic studies, Selby Gardens is estimated to account for approximately three percent of the traffic on Orange Avenue. The expanded visitor amenities are expected to increase that figure to 3.8 percent.</p> <p>Although this less than one percent change in traffic volume isn’t expected to be noticeable, the plan includes numerous improvements funded by Selby Gardens to help improve traffic flow for everyone on Orange Avenue. New dedicated turn lanes will be added from Selby Gardens’ property; traffic engineers will improve signal timing to lower wait times at the intersection increasing the number of cars that can go through the intersection by 20 percent; and exiting visitors will be prohibited from turning southbound on Orange Avenue to significantly reduce potential cut-through traffic for communities to the south.</p>
Neighborhood Feedback	Selby Gardens has not listened to surrounding neighborhoods or made significant changes based on neighborhood feedback to its Master Site Plan.	Since 2017, Selby Gardens has held 20 meetings with surrounding neighborhoods, presented the facts of the plans in a transparent manner, answered questions, and received significant feedback. As a direct result, more than \$2 million in changes have been made, helping to make the strong plan we have today. In total, Selby Gardens has presented the plan and received input at 62 meetings community-wide.
Property Ownership	Selby Gardens operates on public property owned by the City of Sarasota.	Marie Selby bequeathed seven acres of property upon her death in 1971 to establish Marie Selby Botanical Gardens. Over the past 40 years, the Trustees of Selby Gardens purchased adjacent properties to make up the existing 15 acres – all privately owned. At any point in time, the Trustees could have sold off these additional parcels for high-density development.
Event Center	Selby Gardens’ objective is to become a “premier bayfront entertainment location.”	This goal set-forth in our 2016 strategic plan has been met. Selby Gardens’ goal was to increase the quality of events, not the quantity, and will continue to offer private events in the recently renovated bayfront banquet venue on-site.
Event Center	The Sky Garden restaurant will become a noisy event venue.	No outdoor amplified music will be permitted east of Palm Avenue (this includes the restaurant). Full buy-outs of the Sky Garden restaurant will be limited to no

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		<p>more than five occasions per year. Selby Gardens will continue to hold events in our current on-site bayfront event center.</p>
Restaurant	<p>Michael's on East's current operations at Midtown Plaza are moving to Selby Gardens.</p>	<p>There are no plans for Michael's on East to move any of their operations at Midtown Plaza to Selby Gardens.</p> <p>Selby Gardens will own the proposed Sky Garden restaurant and has entered into an operating agreement with Michael's on East. A significant percentage of the restaurant's proceeds will benefit Selby Gardens' core mission.</p> <p>Due to the energy thresholds needed to become the first net-positive restaurant in the world, the proposed restaurant in the Sky Garden would not be able to produce the number of meals needed to accommodate banquets and events.</p>
Noise	<p>Noise levels will increase due to the increased number of events at Selby Gardens.</p>	<p>Selby Gardens acknowledges its neighbors concerns regarding noise. To this end, we are working on implementing technological solutions to reduce noise coming from events by the end of 2019. Selby Gardens' has already prohibited live bands outdoors after 5 p.m., with the exception of the annual Orchid Ball and four remaining events that are already booked with live bands through April 2020. Additionally, fireworks are now prohibited at any Selby Gardens event.</p> <p>The noise mitigation improvements also include permanent sound meters and an integrated sound system that will reduce overall volumes of noise automatically.</p>
Trees	<p>111 trees, including five grand oaks, will be destroyed to build a concrete garage.</p>	<p>Upon completion of the Master Plan, Selby Gardens will continue to be the most biodiverse botanical garden per acre in the world. An International Society of Arboriculture-certified arborist inspected all 315 trees and palms located on the east side of Palm Avenue, where construction would occur. Just as any property owner would, trees found with structural defects, are proposed to be removed as a safety precaution. No historically significant trees or species are intended to be removed. Selby Gardens' intention</p>

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		<p>is to re-plant the same number of trees that are removed.</p> <p>During Phase One of the project, five Grand Oaks will be impacted. Three in poor health will be removed, and two healthy ones will be transplanted elsewhere on the property.</p>
Public Access	<p>Selby Gardens is taking away public access to the grounds.</p>	<p>The plan proposes 47,665 square feet of public access to Selby Gardens’ private property – a significant increase over what is available today. Of this 13,354 will be walkable area including an Oak Oval Parklet and the arrival court; 8,928 square feet will be a public sidewalk easement along Orange Avenue; and the remaining 3,502 square feet will be part of a Multi-Use Recreational Trail (MURT).</p> <p>The improved MURT will be 12 feet wide along the entirety of our property frontage. Along Orange Avenue, the MURT will be located within a 20 foot dedicated pedestrian access easement. The MURT will be continuous along our property on Orange and Mound (US 41) and will tie into the existing bayfront MURT at the north end of our property where we plan to work with the city to improve the area by providing amenities such as bicycle racks and plantings. The extent of the MURT along our property will be enhanced with landscaping consistent with our world-class botanical gardens.</p> <p>Access to the gardens and venues located on the west side of Palm Avenue will not change and will require admission, which is how the Gardens’ is currently operating.</p>
Funding	<p>Selby Gardens is requesting Tax Increment Financing in order to fund its master plan.</p>	<p>To-date Selby Gardens has raised more than \$35 million, nearly 83% of the funding needed for Phase One. Of this amount, \$500,000 was received from the State of Florida’s Department of Economic Opportunity in 2018. The remainder of the funding was received from the private sector. No additional government funding has been received, nor is Selby Gardens requesting Tax Increment Financing.</p>