

ORDINANCE NO. C-20-33

AN ORDINANCE AMENDING SECTION 47-1.6.B OF THE CITY OF FORT LAUDERDALE, FLORIDA UNIFIED LAND DEVELOPMENT REGULATIONS THROUGH THE REVISION OF THE OFFICIAL ZONING MAP OF THE CITY OF FORT LAUDERDALE AND SCHEDULE "A" REVISED COMPILATION ATTACHED THERETO AND BY REFERENCE MADE A PART THEREOF, SO AS TO REZONE FROM A-1-A BEACHFRONT AREA DISTRICT ("ABA") TO PLANNED DEVELOPMENT DISTRICT ("PDD"), ALL OF LOTS 7, 8, 9, 10, 11, 12, 13, 16, 17, 18, 19, 20 AND A PORTION OF LOTS 1, 2, 3, 4, 6, 14 AND 15, BLOCK 5, "LAUDERDALE MAR", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 30, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LOCATED WEST OF SEABREEZE BOULEVARD (SR A-1-A), NORTH OF SEBASTIAN STREET, EAST OF NORTH BIRCH ROAD AND SOUTH OF ALHAMBRA STREET, ALL SAID LANDS BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.

WHEREAS, in accordance with Sections 47-37A, 47-24.4, 47-25.2 and 47-25.3 of the City of Fort Lauderdale, Florida Unified Land Development Regulations ("ULDR"), rezoning to a Planned Development District ("PDD") zoning district requires the approval of a development plan which meets the criteria provided in the above sections of the ULDR; and

WHEREAS, applicant, KT Seabreeze Atlantic, LP, has submitted a development plan known as "3000 Alhambra", located at 3000 Alhambra Street, Fort Lauderdale, Florida, as part of the zoning application to develop a residential development consisting of 215 residential units, 5,150 square feet of ground floor retail and restaurant space, and public parking, to be rezoned as more particularly described in Exhibit "A" attached hereto and incorporated herein; and

WHEREAS, the Planning and Zoning Board, at its meeting of July 15, 2020 (Case No. PDD19001) recommended to the City Commission of the City of Fort Lauderdale ("City Commission") that the rezoning application be approved and that the lands herein described should be rezoned from A-1-A Beachfront Area District ("ABA") to Planned Development District ("PDD") based on the development plan as reviewed and approved as described herein and that the Official Zoning Map and Schedule "A" attached thereto should be amended to include such lands; and

WHEREAS, the City Clerk notified the public of public hearings to be held on Tuesday, September 15, 2020, and Tuesday, October 6, 2020, at 6:00 P.M., or as soon thereafter as possible, in the City Commission Room, City Hall, Fort Lauderdale, Florida, for the purpose of hearing any public comment to such rezoning; and

WHEREAS, such public hearing was duly held at the time and place designated after notice was given as required by law, and the City Commission determined that the applicant demonstrated by competent, substantial evidence in the record that the requested rezoning met the criteria for the PDD zoning district;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA:

SECTION 1. That the above recitals are true and correct and incorporated into this ordinance by reference.

SECTION 2. The City Commission finds that the application for rezoning of lands described in Section 3 of this ordinance meets the criteria of Sections 47-37A, 47-24.4, 47-25.2 and 47-25.3 of the ULDR, subject to the conditions imposed by the Development Review Committee and the Planning and Zoning Board, as enunciated and memorialized in the minutes of its meetings of September 15, 2020 and October 6, 2020, a portion of those findings expressly listed as follows:

1. The underlying land use is Central Beach Regional Activity Center. The proposed PDD contains residential and commercial uses, which are permitted in this land use designation and is therefore the zoning district is consistent with the City's Comprehensive Plan.
2. The proposed PDD is generally consistent with the character of development in the surrounding area, which is predominantly multi-family residential with a mix of commercial uses such as restaurants, retail, and hotels. The general intensity of the surrounding area ranges from medium to high residential to resort hotels along State Road A-1-A. The proposed project is similar in character of development with the majority of the projects in the area and consists mostly of residential use, which generates lesser impacts in comparison to other land uses.
3. The proposed PDD uses are the same as those uses existing in the area and support the existing built environment. The properties to the north and south are zoned ABA district and contain residential and hotel uses. Properties to the west are zoned Intracoastal Overlook Area District (IOA) and contain residential and smaller boutique-type hotels. The proposed PDD is compatible with surrounding districts and uses.

SECTION 3. That the City of Fort Lauderdale, Florida ULDR, together with the Official Zoning

Map of the City of Fort Lauderdale and revised Schedule "A", describing the lands lying within each zoning district, as approved on June 18, 1997, and described in Section 47-1.6 of the ULDR, be amended by rezoning from A-1-A Beachfront Area District ("ABA") to Planned Development District ("PDD"), the following lands situated in the City of Fort Lauderdale, Broward County, Florida, to wit:

ALL OF LOTS 7, 8, 9, 10, 11, 12, 13, 16, 17, 18, 19, 20 AND A PORTION OF LOTS 1, 2, 3, 4, 6, 14 AND 15, BLOCK 5, "LAUDERDALE MAR", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 30, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

Location: West of Seabreeze Boulevard (SR A-1-A), north of Sebastian Street, east of North Birch Road and south of Alhambra Street

being more particularly described in Exhibit "B" attached hereto and made a part hereof.

SECTION 4. That in accordance with Section 47-37A. Planned Development District ("PDD") zoning district of the ULDR, the development plan attached hereto as Exhibit "A" (the "Development Plan") is hereby approved, subject to the conditions imposed by the department and City Commission set forth in the attached Exhibit "C", and by reference made a part of this Ordinance as the specific zoning regulations and standards for the development of the property identified in Section 3 hereof (the "Property").

SECTION 5. All provisions of Section 47-37A of the ULDR shall apply to this PDD, including but not limited to, regulations regarding amendments of the PDD and expiration and extension of the PDD development plan.

SECTION 6. If there is a conflict between any of the documents comprising the approved Development Plan, the more restrictive interpretation by the City's Zoning Administrator shall govern the development of the Property.

SECTION 7. That the appropriate City officials of the City of Fort Lauderdale shall indicate such zoning upon a copy of the Official Zoning Map, and shall indicate an amendment of Schedule "A" accordingly, upon the records with proper reference to this ordinance, the date of passage, and a notation that the zoning may revert to the ABA zoning district if the PDD approval expires pursuant to Section 47-37A.16 of the ULDR.

SECTION 8. That pursuant to the provisions of the ULDR of the City of Fort Lauderdale, Florida, the proper city officials are hereby authorized to issue the necessary building and use permits that conform with this Ordinance upon recording of this Ordinance and fulfilling all conditions imposed by the department and the City Commission.

SECTION 9. That if any clause, section or other part of this Ordinance shall be held invalid or unconstitutional by any court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby, but shall remain in full force and effect.

SECTION 10. That all ordinances or parts of ordinances in conflict herewith, be and the same are hereby repealed.

SECTION 11. That this Ordinance shall be in full force and effect on the date it is recorded in the Public Records of Broward County, Florida.

SECTION 12. Issuance of a development permit by a municipality does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

SECTION 13. This approval is conditioned upon the applicant obtaining all other applicable state or federal permits before commencement of the development.

PASSED FIRST READING this 15th day of September, 2020.

PASSED SECOND READING this 6th day of October, 2020.



Mayor  
DEAN J. TRANTALIS

ATTEST:

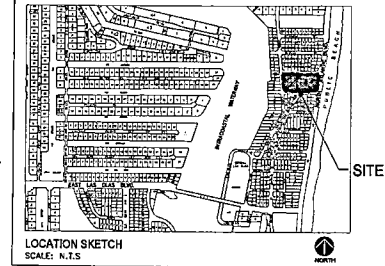


City Clerk  
JEFFREY A. MODARELLI



# APPLICATION REQUIREMENTS (SEC. 47-37A.6):

The aspects of the proposed PDD that are not in compliance with the current ABA zoning requirements, and the benefits of the proposed PDD's innovative characteristics:



ULDR Section	Requirements	Proposed PDD	Compliance with PDD Requirements	Associated Public Improvement	ULDR Section	Requirements	Proposed PDD	Compliance with PDD Requirements	Associated Public Improvement	ULDR Section	Requirements	Proposed PDD	Compliance with PDD Requirements	Associated Public Improvement
47-32.8.2, Building Height Maximum	Not described in ULDR. (As described in ULDR)	727' max / 84,856 SF (11 and 12 story)	Yes	<p><b>Section 47-32.8.2.1</b> The maximum height of any building shall not exceed 727 feet, nor shall the total number of stories exceed 12 stories.</p> <p><b>Section 47-32.8.2.2</b> The maximum height of any building shall not exceed 84,856 square feet, nor shall the total number of stories exceed 12 stories.</p>	<p><b>Section 47-32.8.2.1</b> The maximum height of any building shall not exceed 727 feet, nor shall the total number of stories exceed 12 stories.</p> <p><b>Section 47-32.8.2.2</b> The maximum height of any building shall not exceed 84,856 square feet, nor shall the total number of stories exceed 12 stories.</p>	47-32.8.2, Building Height Maximum	727' max / 84,856 SF	Yes	<p><b>Section 47-32.8.2.1</b> The maximum height of any building shall not exceed 727 feet, nor shall the total number of stories exceed 12 stories.</p> <p><b>Section 47-32.8.2.2</b> The maximum height of any building shall not exceed 84,856 square feet, nor shall the total number of stories exceed 12 stories.</p>	<p><b>Section 47-32.8.2.1</b> The maximum height of any building shall not exceed 727 feet, nor shall the total number of stories exceed 12 stories.</p> <p><b>Section 47-32.8.2.2</b> The maximum height of any building shall not exceed 84,856 square feet, nor shall the total number of stories exceed 12 stories.</p>				
47-32.8.3, Maximum Building Length (ft)	200'	Problem 727' 3.1" East Tower 130' 1" West Tower 119' 4"	Yes	<p><b>Section 47-32.8.3</b> The maximum length of any building shall not exceed 200 feet.</p>	<p><b>Section 47-32.8.3</b> The maximum length of any building shall not exceed 200 feet.</p>	47-32.8.3, Maximum Building Length (ft)	200'	Yes	<p><b>Section 47-32.8.3</b> The maximum length of any building shall not exceed 200 feet.</p>	<p><b>Section 47-32.8.3</b> The maximum length of any building shall not exceed 200 feet.</p>				
47-32.8.4, Maximum Building Width (ft)	200'	Problem 130' 1.1" East Tower 85' 7" West Tower 108' 7"	No	<p><b>Section 47-32.8.4</b> The maximum width of any building shall not exceed 200 feet.</p>	<p><b>Section 47-32.8.4</b> The maximum width of any building shall not exceed 200 feet.</p>	47-32.8.4, Maximum Building Width (ft)	200'	No	<p><b>Section 47-32.8.4</b> The maximum width of any building shall not exceed 200 feet.</p>	<p><b>Section 47-32.8.4</b> The maximum width of any building shall not exceed 200 feet.</p>				
47-32.8.5, Building Setback	20' or 20% of building height, whichever is greater	64'-7"	No	<p><b>Section 47-32.8.5</b> The minimum setback of any building shall not be less than 20 feet, or 20% of the building height, whichever is greater.</p>	<p><b>Section 47-32.8.5</b> The minimum setback of any building shall not be less than 20 feet, or 20% of the building height, whichever is greater.</p>	47-32.8.5, Building Setback	64'-7"	No	<p><b>Section 47-32.8.5</b> The minimum setback of any building shall not be less than 20 feet, or 20% of the building height, whichever is greater.</p>	<p><b>Section 47-32.8.5</b> The minimum setback of any building shall not be less than 20 feet, or 20% of the building height, whichever is greater.</p>				



APPLICATION REQUIREMENTS

3000 ALHAMBRA - PDD  
3000 ALHAMBRA STREET  
FORT LAUDERDALE, FLORIDA 33304

JOHN T. ...



Revisions	By	Date

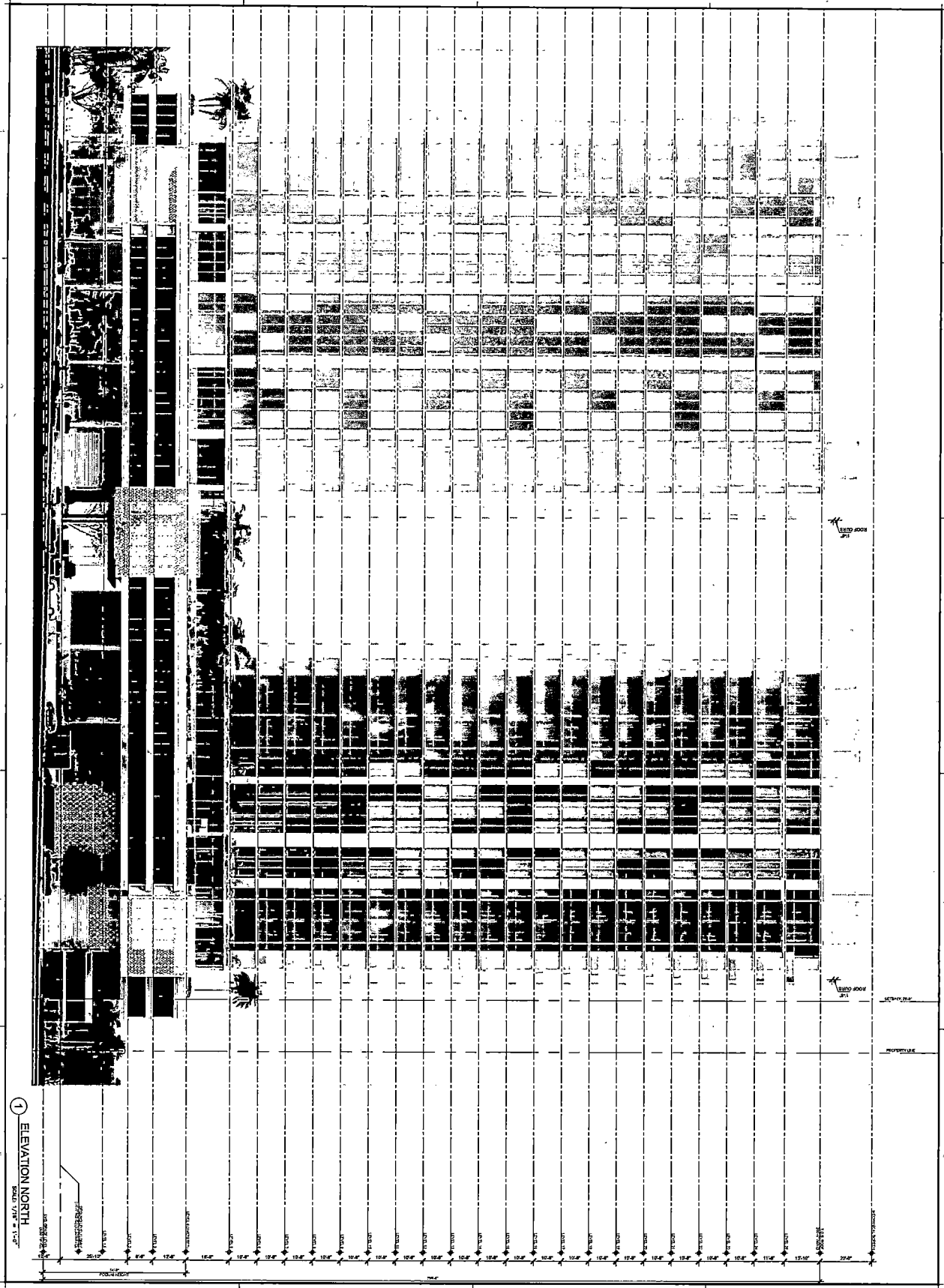
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Proj. Mgr: SDC	App. by: JF
Sheet No. 1 of 2	



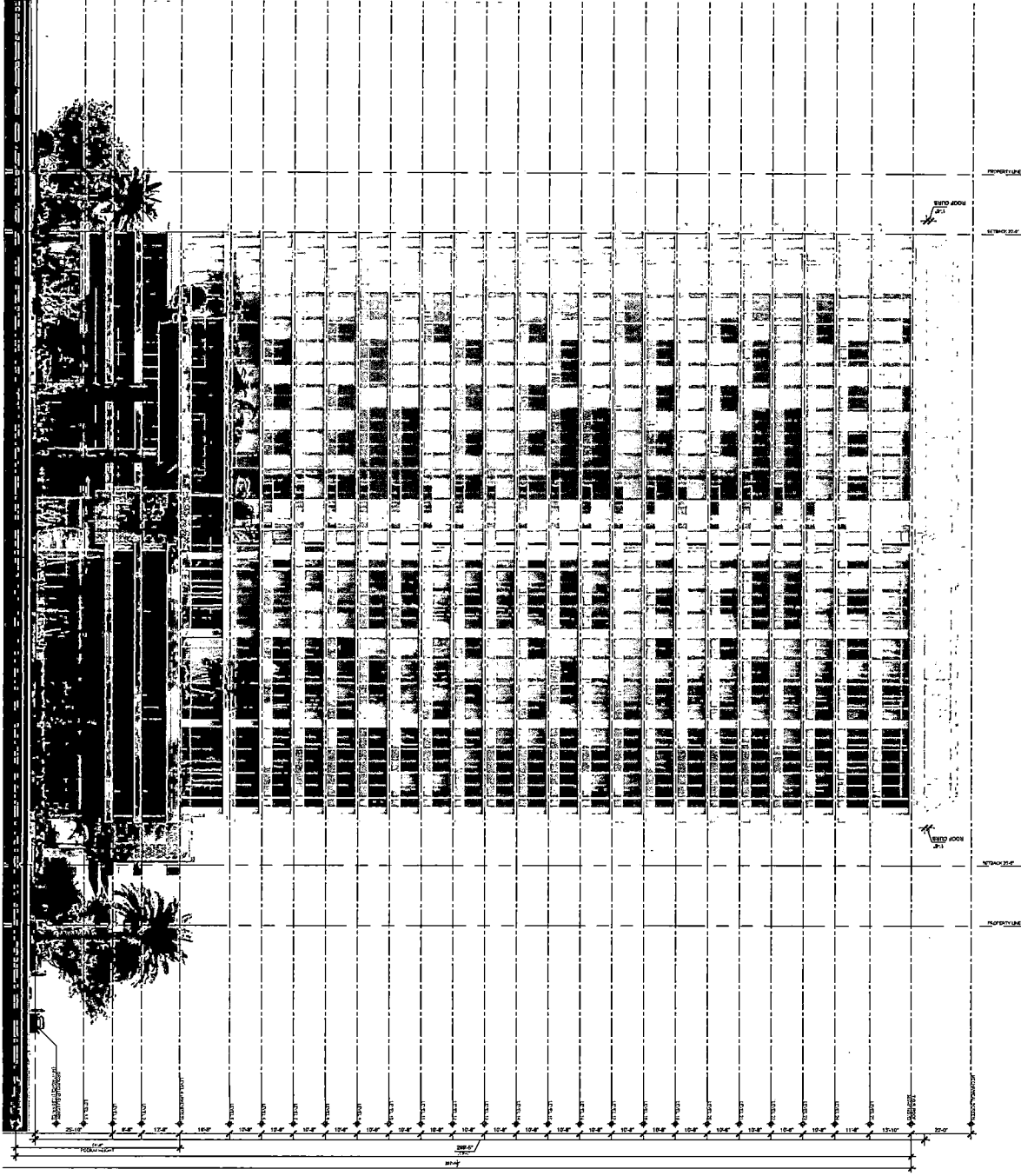






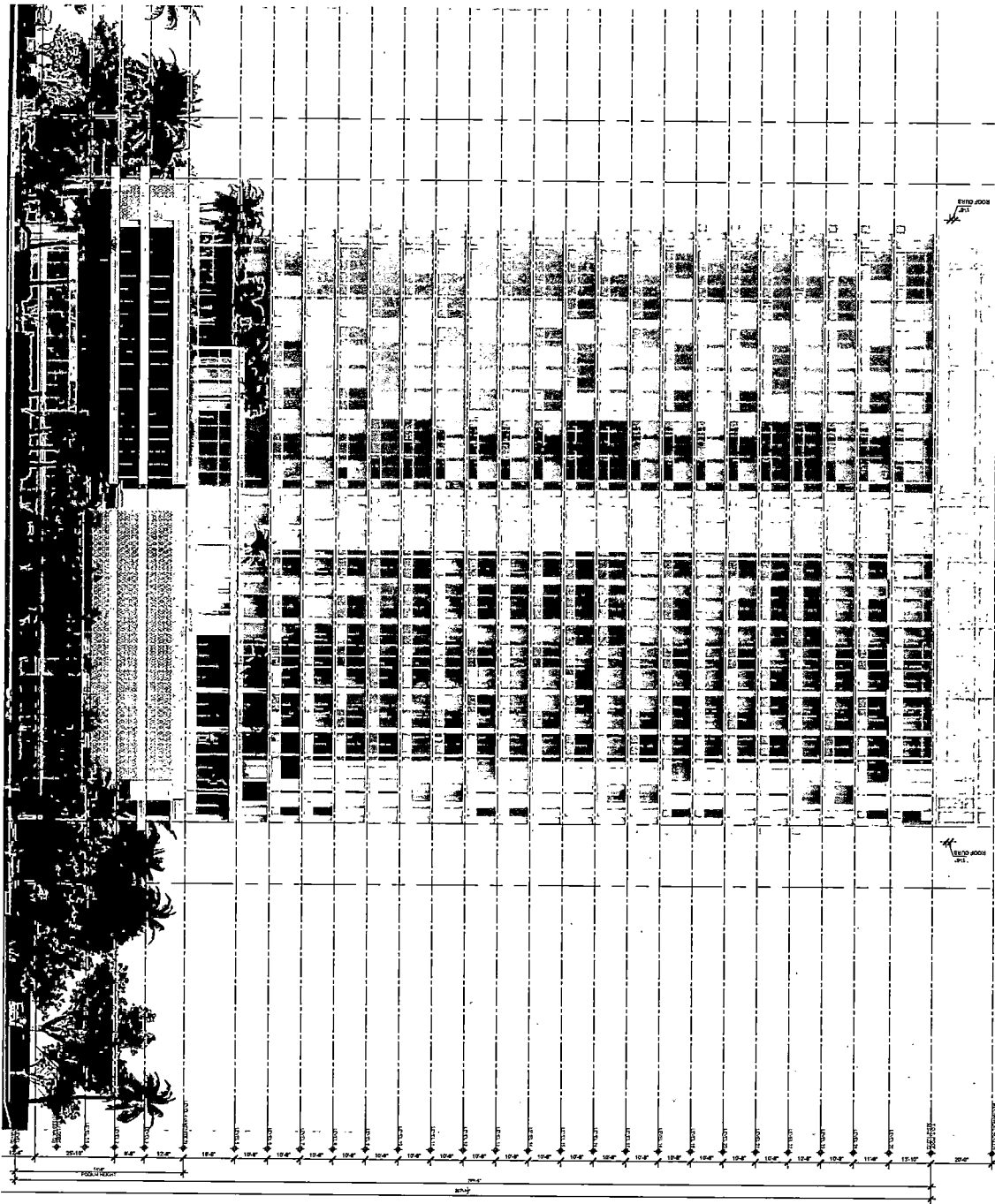
① ELEVATION NORTH  
Scale: 1/8" = 1'-0"

<p><b>A4.02</b></p>		<p>ARCHITECTURE INTERIOR DESIGN PLANNING</p> <p>AIA ASID NCARB</p> <p>2915 Brickyard Boulevard Suite 200 Miami, Florida 33137 Tel: 305.573.1818 Fax: 305.573.1768</p> <p>WWW.KOBIKARP.COM</p>	<p>KT SEABREEZE ATLANTIC LP</p> <p>701 S. OLIVE AVE. SUITE 104 WEST PALM BEACH, FL 33401</p>	<p><b>3000 ALHAMBRA</b> 3000 ALHAMBRA STREET FORT LAUDERDALE, FLORIDA 33304</p>	<p>1/56</p>	<p>REVISIONS / SUBMISSIONS</p>
		<p>OWNER: KOBID DESIGNER: KOBID DATE: 05/04/2022</p>	<p>KOBI KARP Lic. # AP0012578</p>	<p>ELEVATION NORTH</p>		



**1** ELEVATION EAST  
SCALE: 1/8" = 1'-0"

<b>A4.04</b> DRAWN BY: <b>KOB</b> CHECKED BY: <b>K.K. - M.L.</b> DATE: 05/24/2005	 <b>K O B I</b> <b>K A R P</b>	<b>ARCHITECTURE INTERIOR DESIGN PLANNING</b> AIA ASID NCARB 2915 Macgregor Boulevard Suite 300 Miami, Florida 33137 © 2005 K.A.I.H. P: 305.573.3708 WWW.KOBKARP.COM	<b>KOBI KARP</b> Lic. # AR0012578	<b>KT SEABREEZE ATLANTIC LP</b> 701 S. OLIVE AVE., SUITE 104 WEST PALM BEACH, FL 33401	<b>3000 ALHAMBRA</b> 3000 ALHAMBRA STREET FORT LAUDERDALE, FLORIDA 33304	REVISIONS / SUBMISSIONS 1756
					<b>ELEVATION EAST</b>	



① ELEVATION WEST  
SCALE: 1/8" = 1'-0"

AW.06  
DRAWN BY: KOB  
CHECKED BY: KAS  
DATE: 05/18/20



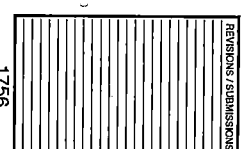
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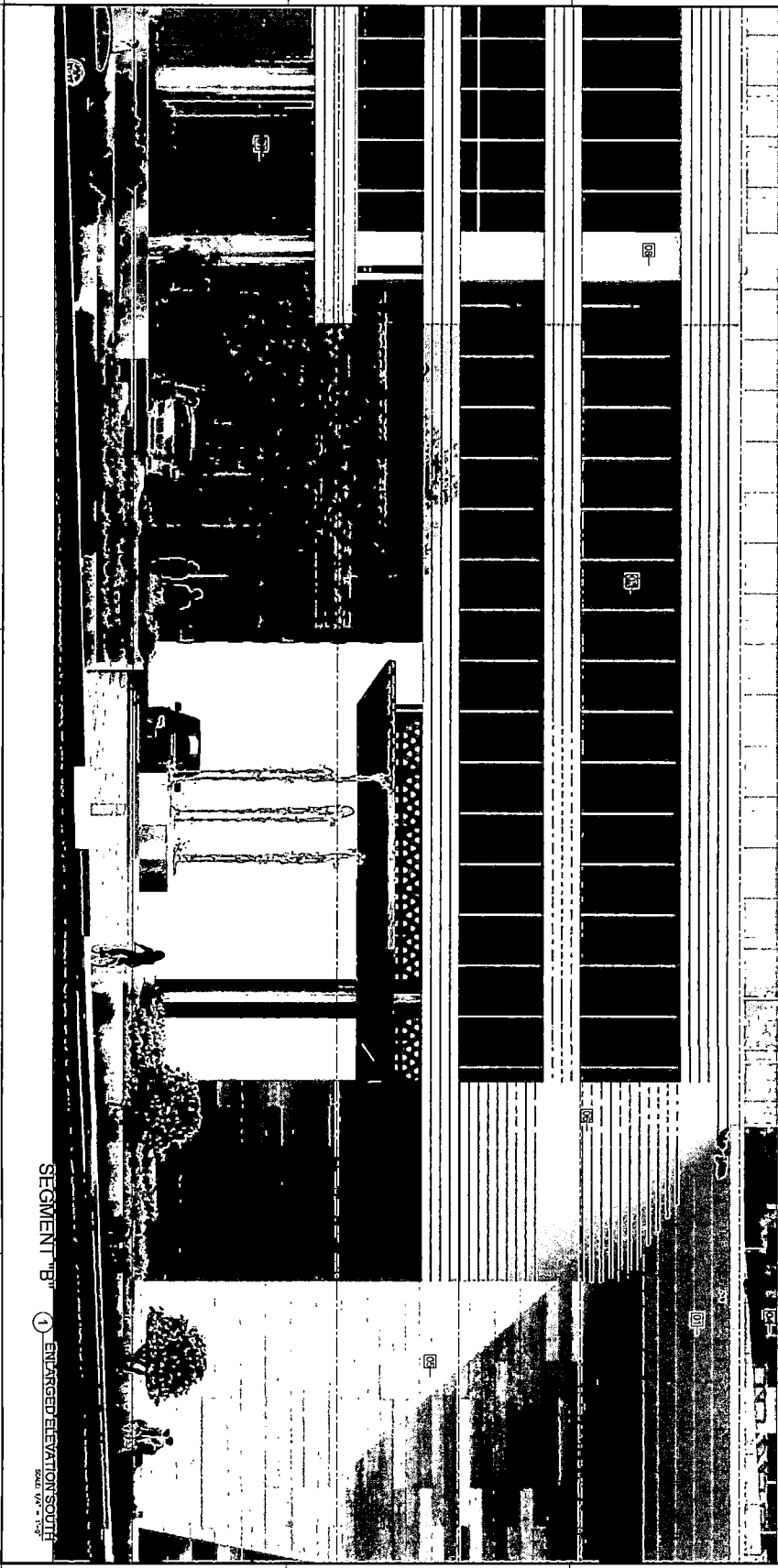
KT SEABREEZE  
ATLANTIC LP  
701 S. OLIVE AVE, SUITE 104  
WEST PALM BEACH, FL 33401

3000 ALHAMBRA  
3000 ALHAMBRA STREET  
FORT LAUDERDALE, FLORIDA 33304  
ELEVATION WEST

1756

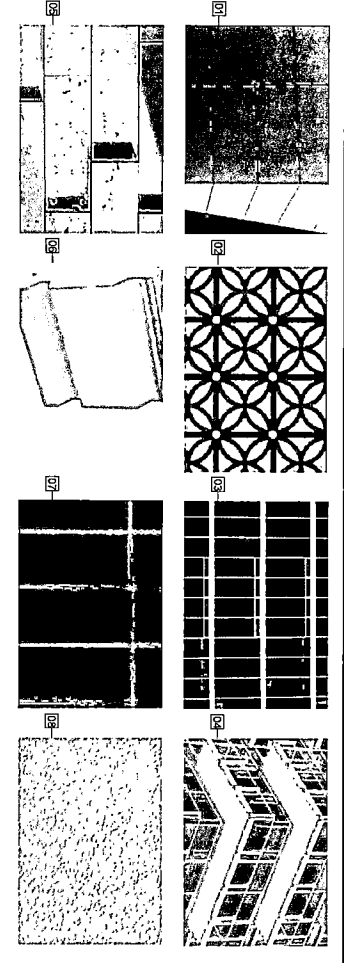


REVISIONS / SUBMISSIONS

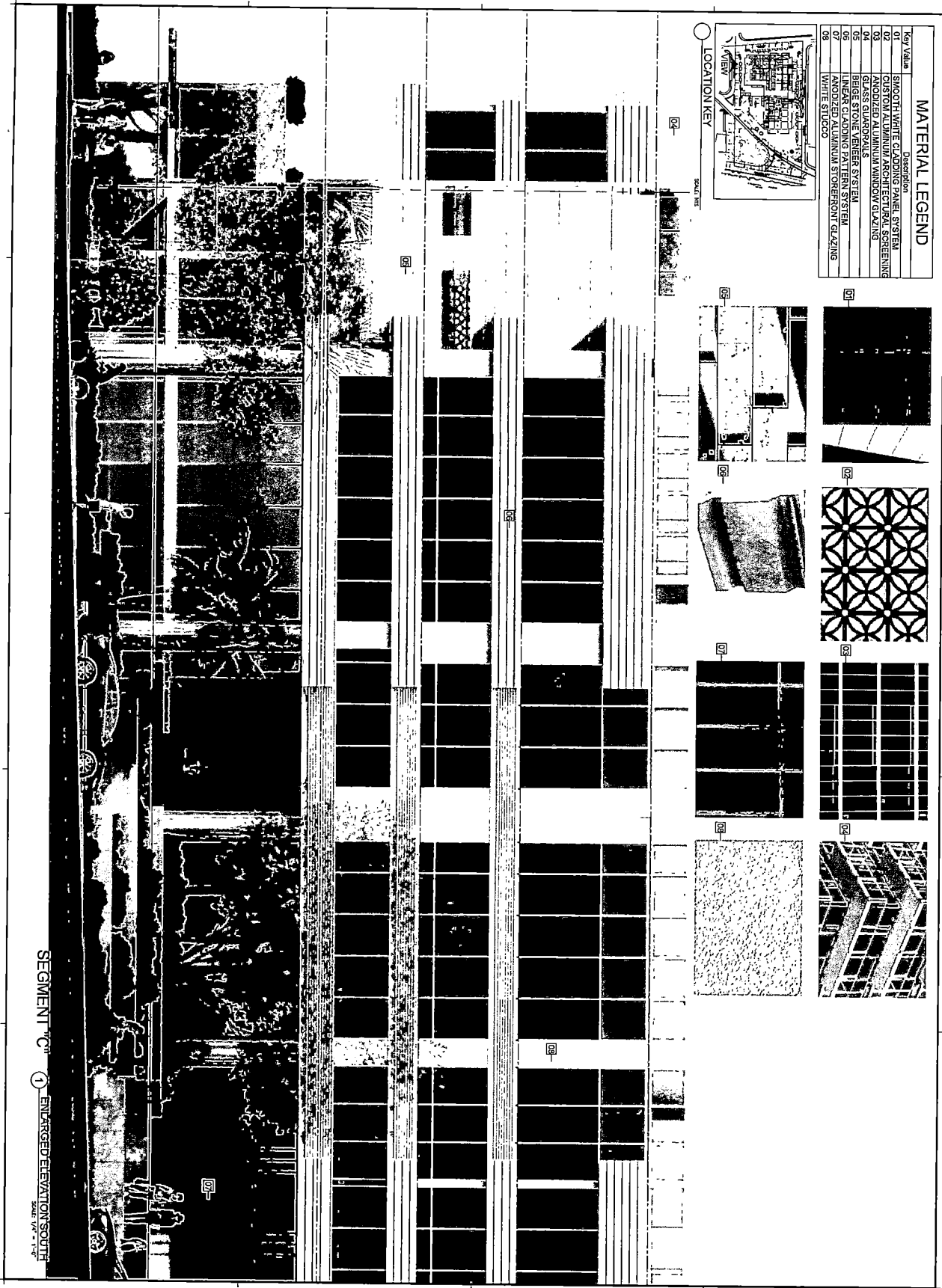


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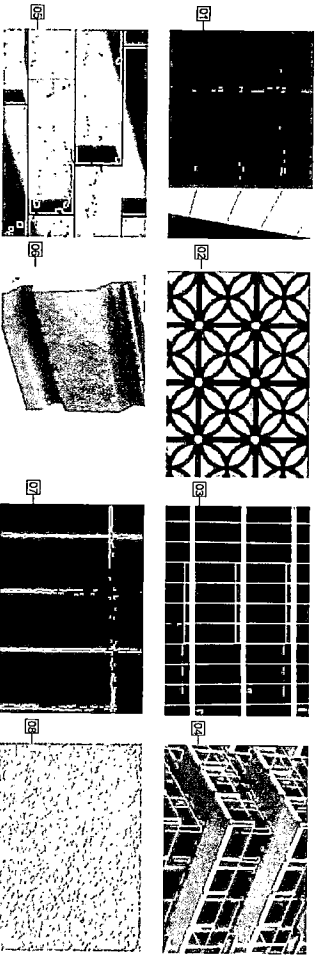
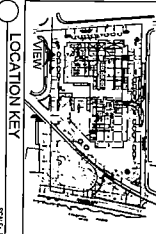
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03	ANODIZED ALUMINUM WINDOW GLAZING
04	GLASS GUARDRAILS
05	LINEAR CLADDING PANEL SYSTEM
06	LINEAR CLADDING PANEL SYSTEM
07	ANODIZED ALUMINUM STOREFRONT GLAZING
08	WHITE STUCCO



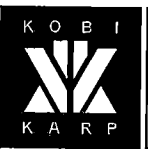
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Key Value	Description
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02	CUSTOM ALUMINUM ARCHITECTURAL SCREENING
03	ANODIZED ALUMINUM WINDOW GLAZING
04	GLASS STOREFRONT PANEL SYSTEM
05	LINEAR CLADDING PATTERN SYSTEM
06	ANODIZED ALUMINUM STOREFRONT GLAZING
07	LINEAR CLADDING PATTERN SYSTEM
08	WHITE STUCCO



DRAWN BY: KOB  
 CHECKED BY: K.A.M.  
 DATE: 06/14/08  
 A4.12



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 WEST PALM BEACH, FL 33401

3000 ALHAMBRA  
 3000 ALHAMBRA STREET  
 FORT LAUDERDALE, FLORIDA 33304  
 ENLARGED ELEVATIONS

1756

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REVISIONS / SUBMISSIONS

1756

3000 ALHAMBRA  
3000 ALHAMBRA STREET  
FORT LAUDERDALE, FLORIDA 33304

ENLARGED ELEVATIONS

KT SEABREEZE  
ATLANTIC LP  
707 S. OLIVE AVE, SUITE 104  
WEST PALM BEACH, FL 33401

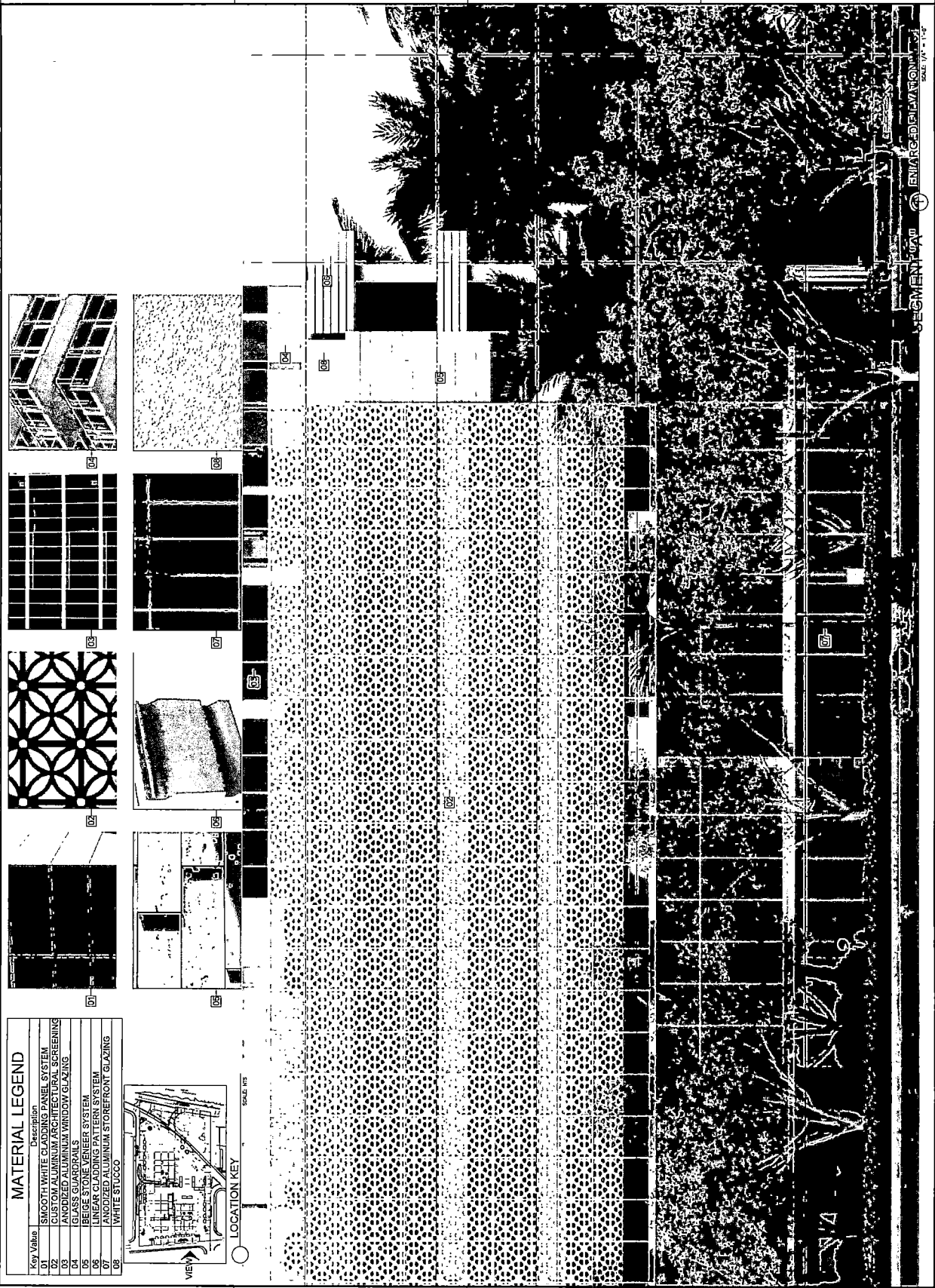
KOB+KARP  
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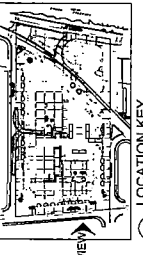
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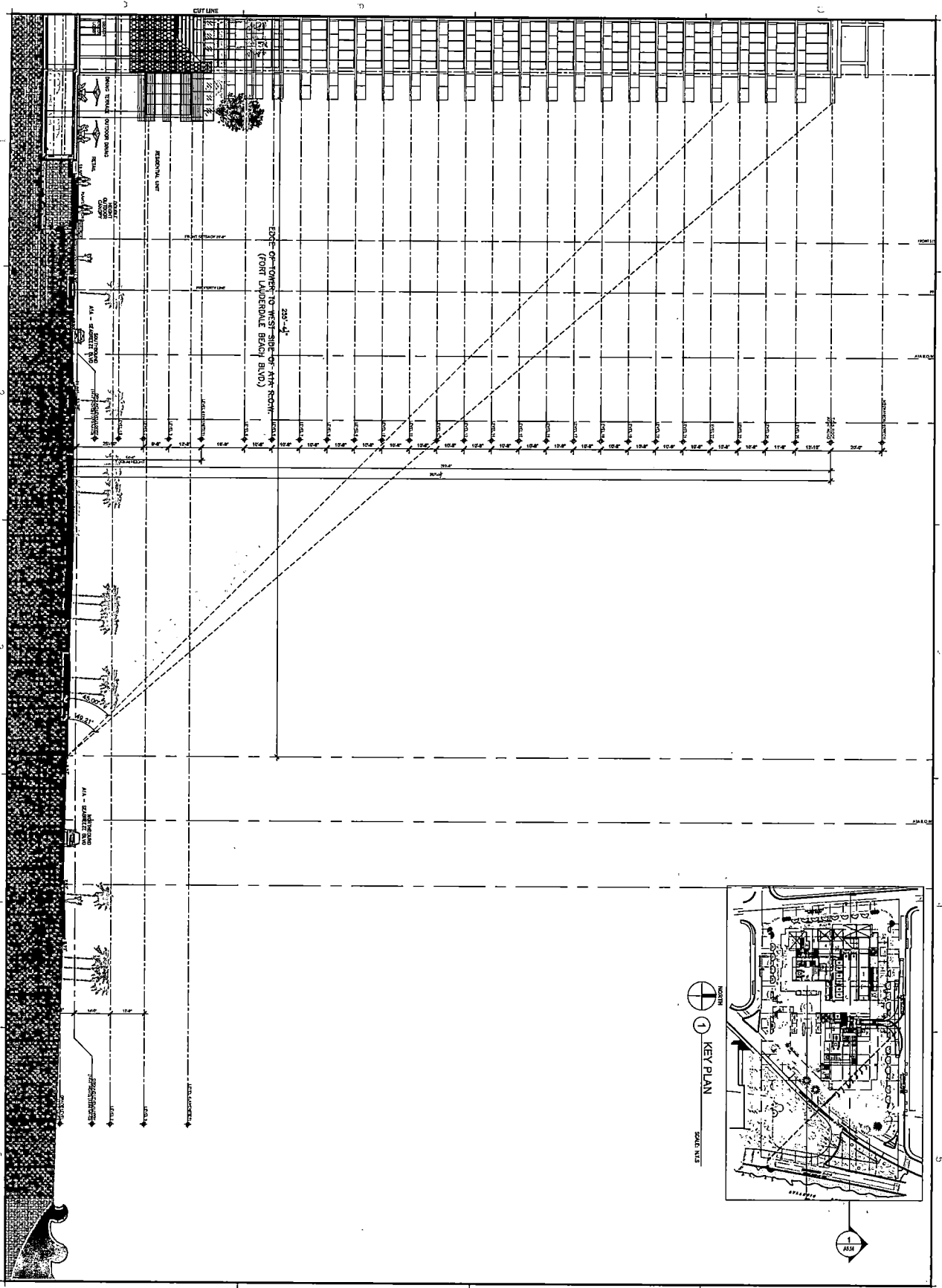
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Key Value	Description
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02	CUSTOM ALUMINUM ARCHITECTURAL SCREENING
03	WOODEN WINDOW GUARDRAILS
04	GLASS GUARDRAILS
05	BEEGEE STONE VENEER SYSTEM
06	LINEAR CLADDING PATTERN SYSTEM
07	ANODIZED ALUMINUM STOREFRONT GLAZING
08	WHITE STUCCO



SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0"  
KOB+KARP ARCHITECTURE  
ENLARGED ELEVATION  
SEGMENT



**KOBI KARP**

ARCHITECTURE  
INTERIOR DESIGN  
PLANNING

AIA ASID NCARB

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F: 305.571.3168  
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OWNER: KOCOA  
DESIGNED BY: KOB-KARP  
DATE: 05/26/2009

**AS.14**

**KT SEABREEZE ATLANTIC LP**

701 S. OLIVE AVE. SUITE 104  
WEST PALM BEACH, FL 33401

**KOBI KARP**  
Lic. # AR60012578

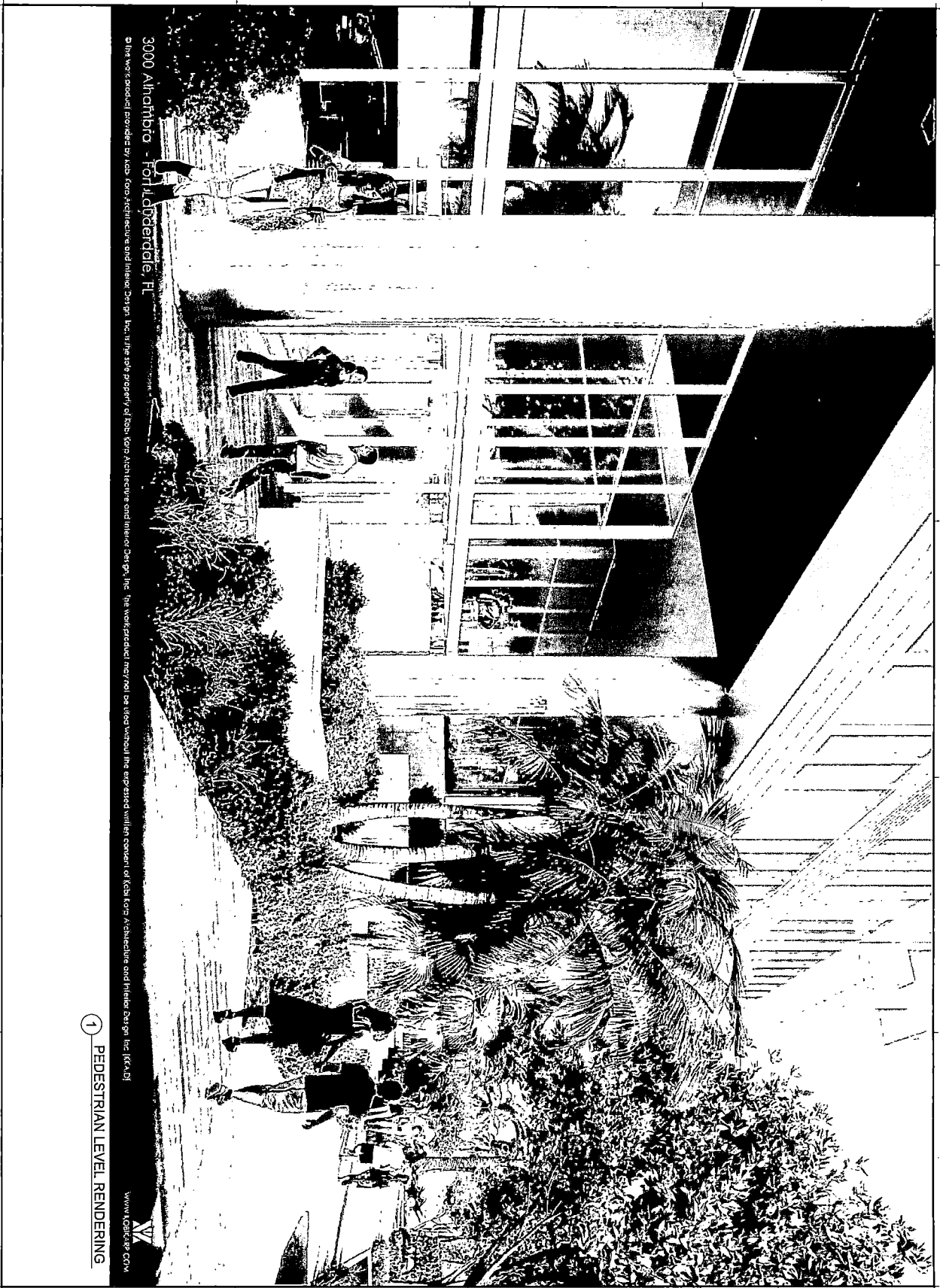
**3000 ALHAMBRA**  
3000 ALHAMBRA STREET  
FORT LAUDERDALE, FLORIDA 33304

**TOWER - BEACH SETBACK**

1756

REVISIONS / SUBMISSIONS

CAM 22-0608  
Exhibit 2  
Page 15 of 28



3000 Alhambra - Fort Lauderdale, FL

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1 PEDESTRIAN LEVEL RENDERING

	ARCHITECTURE INTERIOR DESIGN PLANNING AIA ASID NCARB 2915 Sycamore Boulevard Suite 200 Miami, Florida 33137 (305) 573-3788 P. 305.573.3788 WWW.KOBIKARP.COM	KOBİ KARP Lic. # AR0012578	KT SEABREEZE ATLANTIC LP 701 S. OLIVE AVE, SUITE 104 WEST PALM BEACH, FL 33401	3000 ALHAMBRA 3000 ALHAMBRA STREET FORT LAUDERDALE, FLORIDA 33304	RENDERING 2	1756	REVISIONS / SUBMISSIONS
	DRAWN BY: KAI CHECKED BY: KAI DATE: 06/24/2009	A8.02	1756				





**3000 Alhambra - Fort Lauderdale, FL**

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**1 PEDESTRIAN LEVEL RENDERING**

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	<p>DRAWN BY: KOB I CHECKED BY: KAD DATE: 06/21/2006</p>	<p><b>A8.03</b></p>				



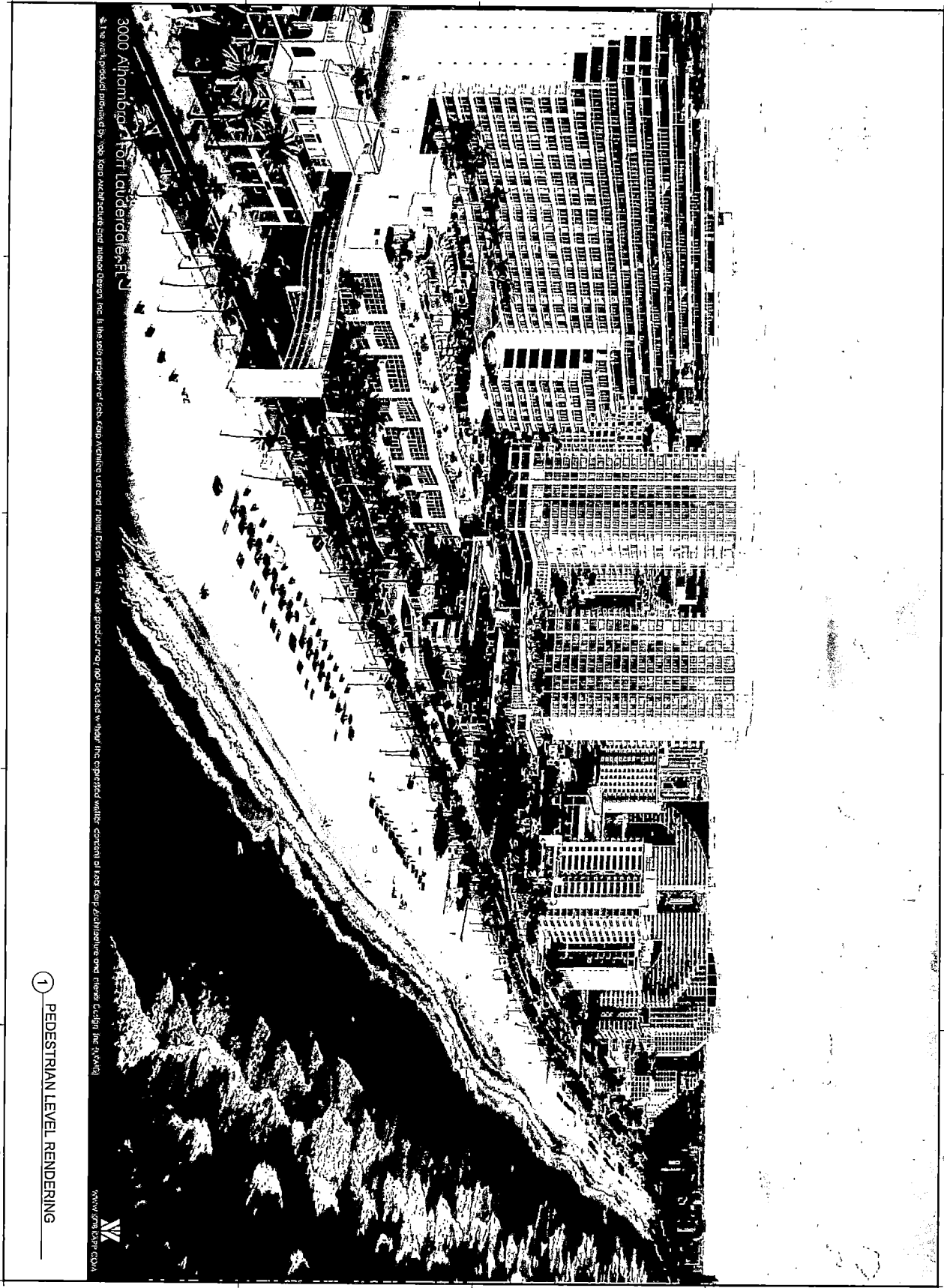
3000 Alhambra - Fort Lauderdale, FL

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1 PEDESTRIAN LEVEL RENDERING

<b>REVISIONS / SUBMISSIONS</b> 1756	<b>3000 ALHAMBRA</b> 3000 ALHAMBRA STREET FORT LAUDERDALE, FLORIDA 33304	<b>KT SEABREEZE ATLANTIC LP</b> 701 S. OLIVE AVE, SUITE 104 WEST PALM BEACH, FL 33401	<b>ARCHITECTURE INTERIOR DESIGN PLANNING</b> AIA ASID NCARB 2015 Wynona Boulevard Suite 200 Miami, FL 33137 P: 305.572.1111 F: 305.572.2776 WWW.KOBIKARP.COM	<b>K O B I K A R P</b>	<b>A8.05</b>
	<b>RENDERING 5</b>	KOBİ KARP Lic. # AR012578	K O B I K A R P	DATE: 05/26/2015 DRAWN BY: KOBİ CHECKED BY: K.A. KARP	



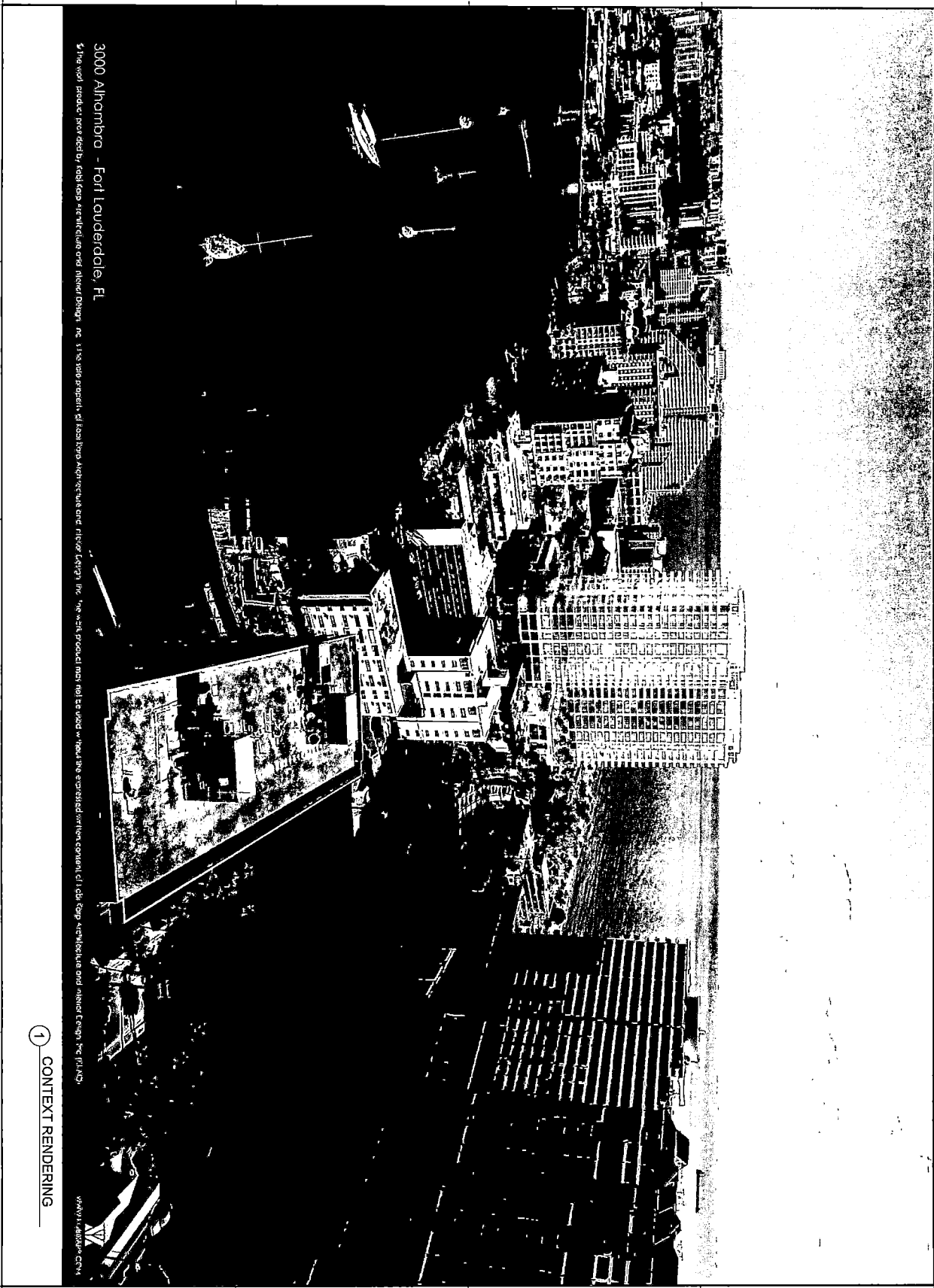
**3000 Alhambra Fort Lauderdale, FL**

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① PEDESTRIAN LEVEL RENDERING

DRAWING NO. <b>A8.09</b> CLIENT NO. K.S. 147 DATE 06/01/2009		ARCHITECTURE INTERIOR DESIGN PLANNING AIA ASID NCARB 2915 Seagrape Boulevard Suite 200 Miami, Florida 33137 © 2005, 2007, 2008 P: 305.573.2768 WWW.KOBIKARP.COM	KT SEABREEZE ATLANTIC LP 701 S. OLIVE AVE, SUITE 104 WEST PALM BEACH, FL 33401	3000 ALHAMBRA 3000 ALHAMBRA STREET FORT LAUDERDALE, FLORIDA 33304	REVISIONS / SUBMISSIONS 1756
		KOB I KARP	KOB I KARP Lic. # AP0012578	RENDERING 9	




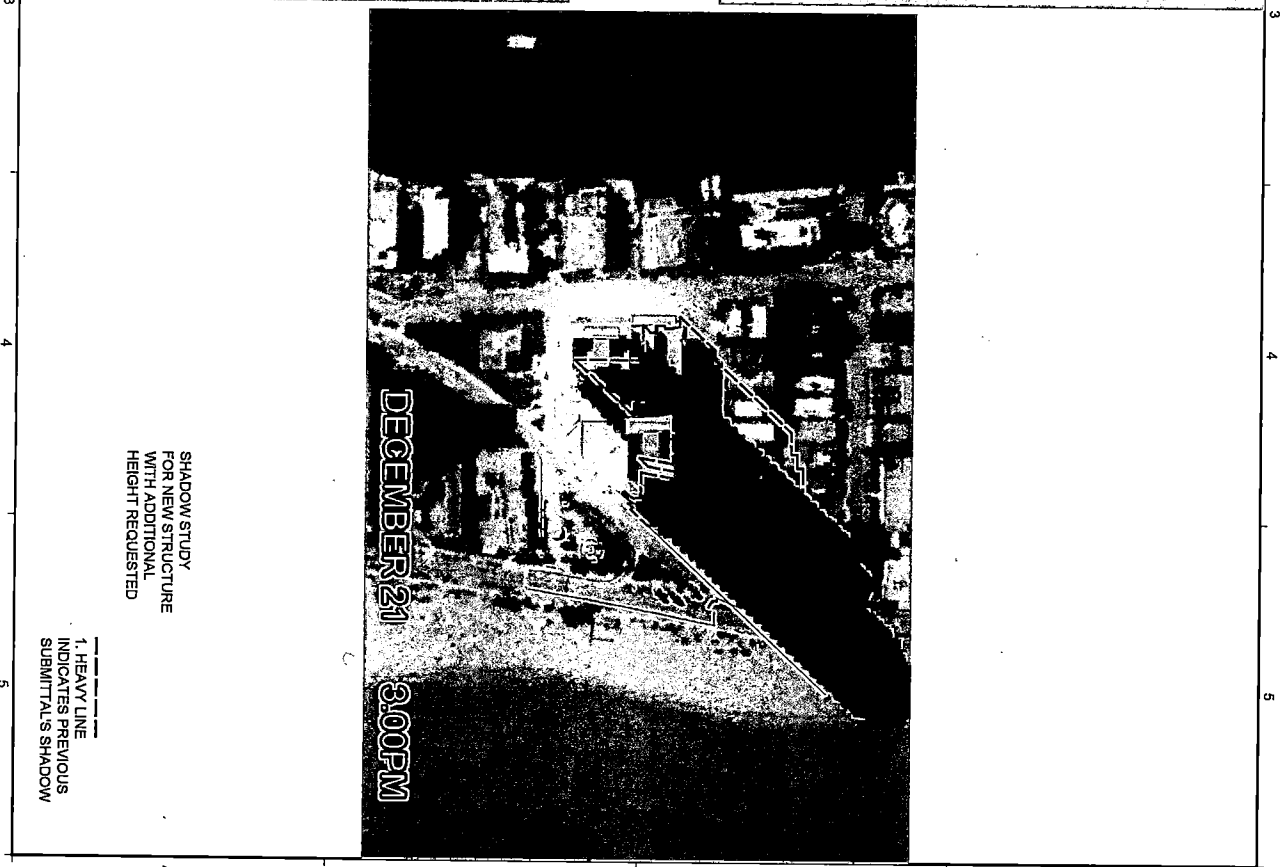
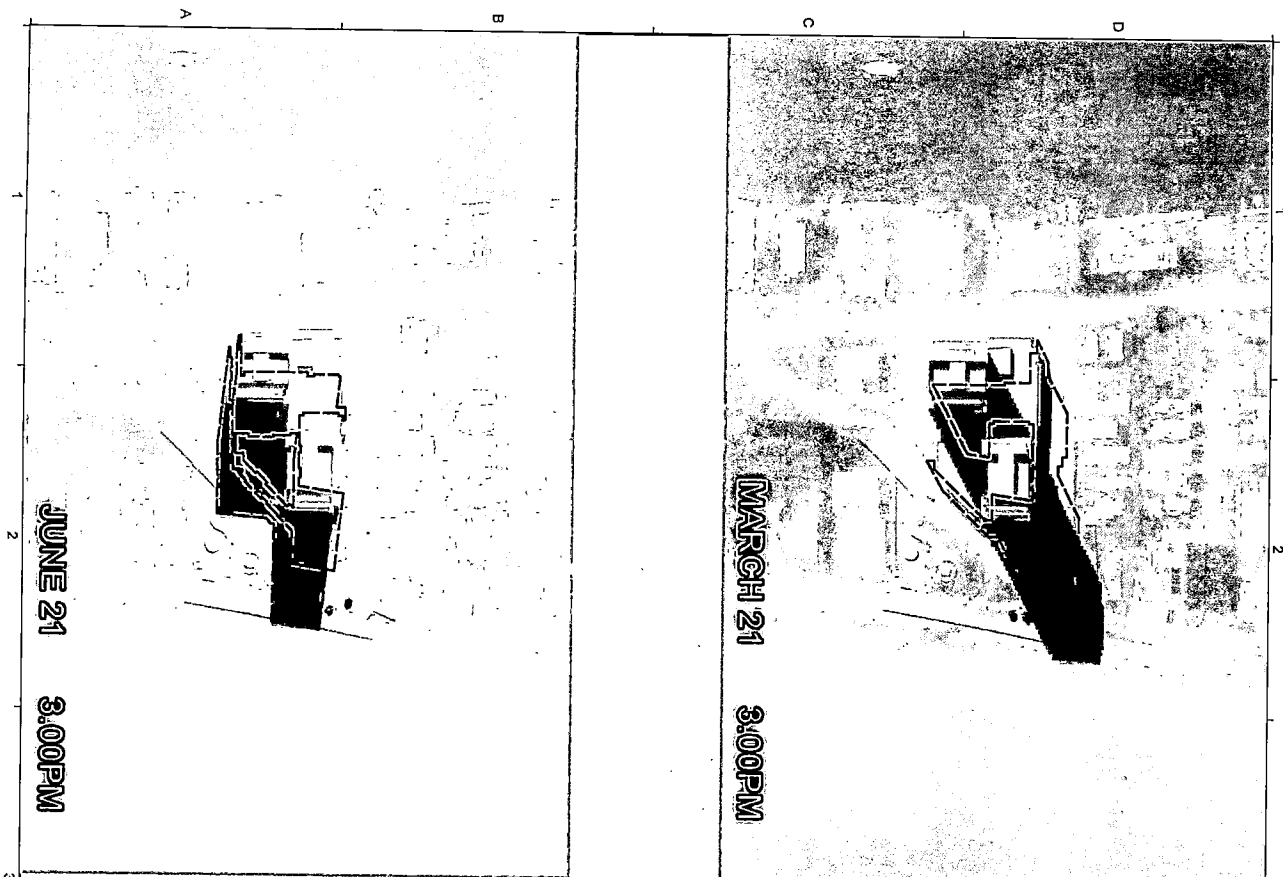
3000 Alhambra - Fort Lauderdale, FL

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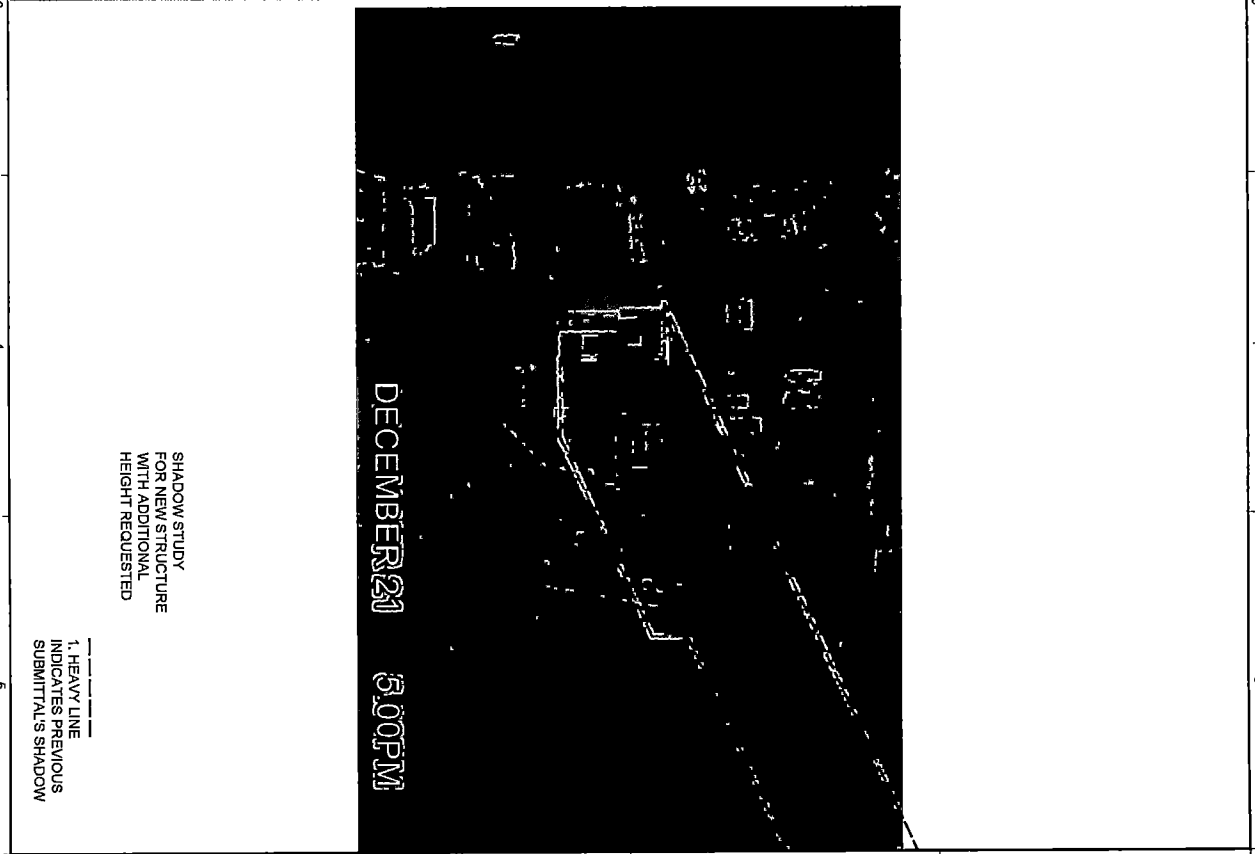
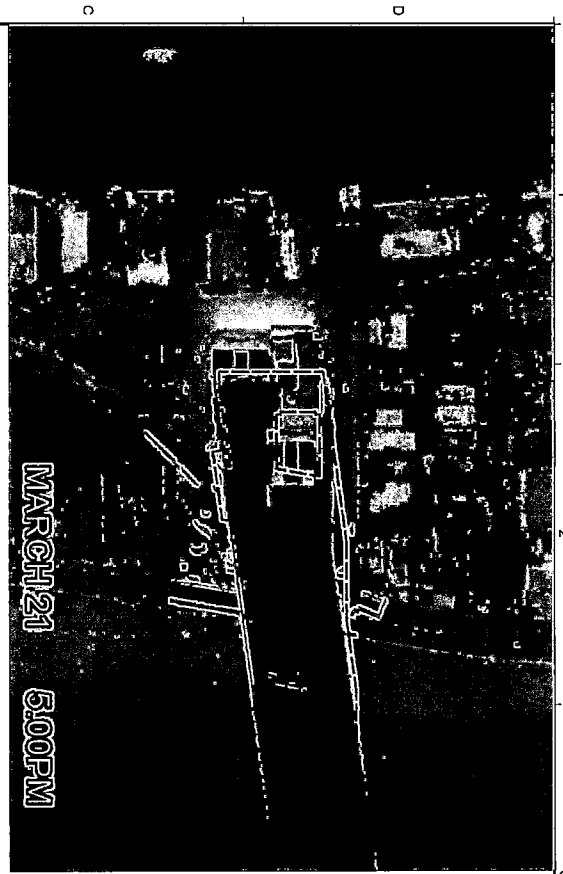
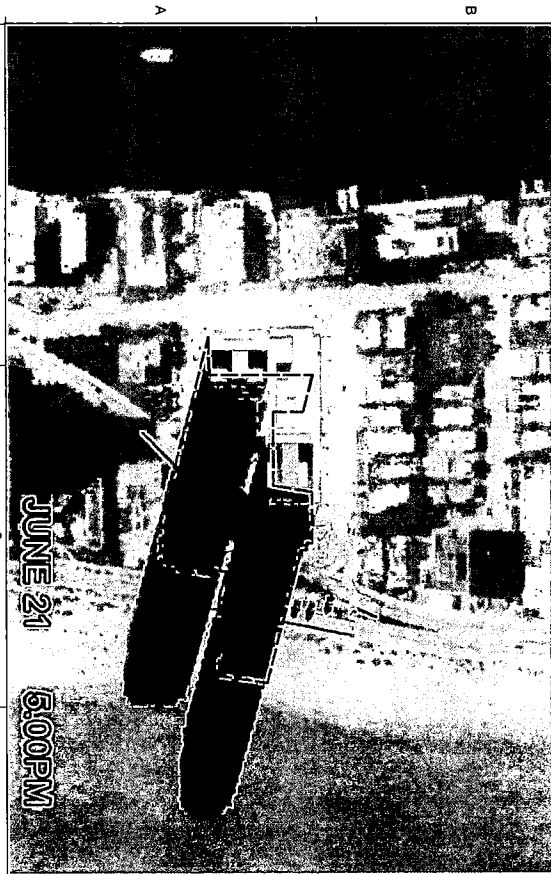
WWW.148000.COM

① CONTEXT RENDERING

	ARCHITECTURE INTERIOR DESIGN PLANNING AIA ASID NCARB 2915 Sycamore Boulevard Suite 200 Miami, Florida 33137 (305) 573-1818 F. 305.573.2708 WWW.KOBIKARP.COM	KOBİ KARP Lic. # AR0012578	3000 ALHAMBRA 3000 ALHAMBRA STREET FORT LAUDERDALE, FLORIDA 33304	RENDERING 12	1756	REVISIONS / SUBMISSIONS
	DRAWING BY: KOBİ CHECKED BY: K.C. KARP DATE: 05/01/2009	A8.12				



DRAWN BY: KNOB CHECKED BY: K.K. M.G. DATE: 1/24/2010 <b>A9.00.D</b>		ARCHITECTURE INTERIOR DESIGN PLANNING AIA ASID NCARB 2915 Broward Boulevard Suite 200 Miami, Florida 33137 P: 305.573.3816 F: 305.573.3786 WWW.KOBIKARP.COM	KT SEABREEZE ATLANTIC LP 701 S. OLIVE AVE, SUITE 104 WEST PALM BEACH, FL 33401	3000 ALHAMBRA 3000 ALHAMBRA STREET FORT LAUDERDALE, FLORIDA 33304	REVISIONS / SUBMISSIONS 1756
		K O B I K A R P	K O B I K A R P Lic. # AH0012578	SHADOW STUDY	



DATE	05/05/2009
DRAWN BY	KC-KAR
PROJECT NO.	A9.00.E



ARCHITECTURE  
INTERIOR DESIGN  
PLANNING

AIA ASID NCARB

2915 Biscayne Boulevard  
Suite 200  
Miami, Florida 33137  
P: 305.374.1888  
F: 305.374.2788

WWW.KOBIKARP.COM

KOB I KARP  
Lic. # AN0012578

KT SEABREEZE  
ATLANTIC LP

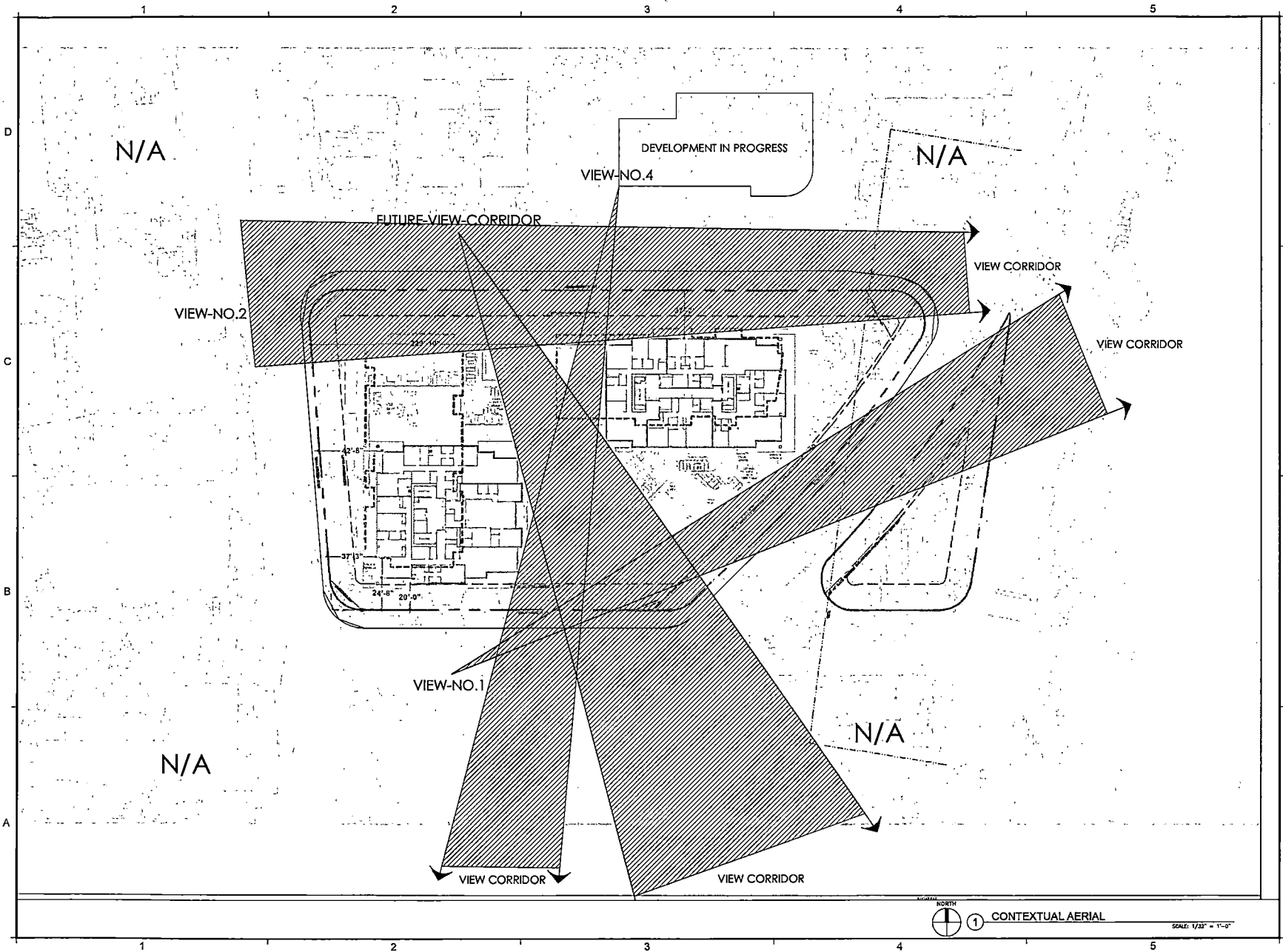
701 S. OLIVE AVE, SUITE 104  
WEST PALM BEACH, FL 33401

3000 ALHAMBRA  
3000 ALHAMBRA STREET  
FORT LAUDERDALE, FLORIDA 33304

SHADOW STUDY

1756

REVISIONS / SUBMISSIONS



REVISIONS / SUBMISSIONS

1756

All drawings shall be made on a scale of 1/32" = 1'-0" unless otherwise noted. The contractor shall be responsible for obtaining all necessary permits. The drawings are the property of KOBKARP and shall not be reproduced without written permission.

**3000 ALHAMBRA**  
 3000 ALHAMBRA STREET  
 FORT LAUDERDALE, FLORIDA 33304  
**CONTEXTUAL AERIAL**

**KT SEABREEZE**  
**ATLANTIC LP**  
 701 E. GLENVIEW, SUITE 104  
 WEST PALM BEACH, FL 33401

**KOBKARP**  
 L.L.P. ARCHITECTS

ARCHITECTURE  
 INTERIOR DESIGN  
 PLANNING  
 AIA ASID NCARB  
 2015 Broward Blvd, Suite 400  
 Fort Lauderdale, FL 33301  
 P. 954.574.2818  
 WWW.KOBKARP.COM



DRAWN BY: JKKMD  
 CHECKED BY: KAL-M.P.  
 DATE: 05-01-2009

**A9.10**

**SITE IMPROVEMENTS (ON-SITE):**

- EASEMENTS (SIDEWALK/CORNER CHORD) TO CITY OF FORT LAUDERDALE
- EASEMENTS (CORNER CHORD/TRAFFIC WAYS) TO FDOT
- PROVISIONS AND ENHANCEMENTS FOR PEDESTRIANS WITH WIDER SIDEWALKS, LIGHTING, LANDSCAPE
- 15,500SF OF ROW IMPROVEMENTS
- MULTI-MODAL CONNECTIONS
- PUBLIC BIKE STORAGE & MAINTENANCE PLAZA
- LANDSCAPING TO MAXIMIZE SHADE AND IMPROVE AESTHETIC APPEARANCE
- IMPROVED LIGHTING ALONG THE (ALHAMBRA, BIRCH AND SEBASTIAN)
- ADDING ON-STREET DRAINAGE FOR SEBASTIAN AND ALHAMBRA STREET
- WASTEWATER CAPITAL EXPANSION FEES - \$242,718
- FORT LAUDERDALE PARK IMPACT FEES - \$418,425

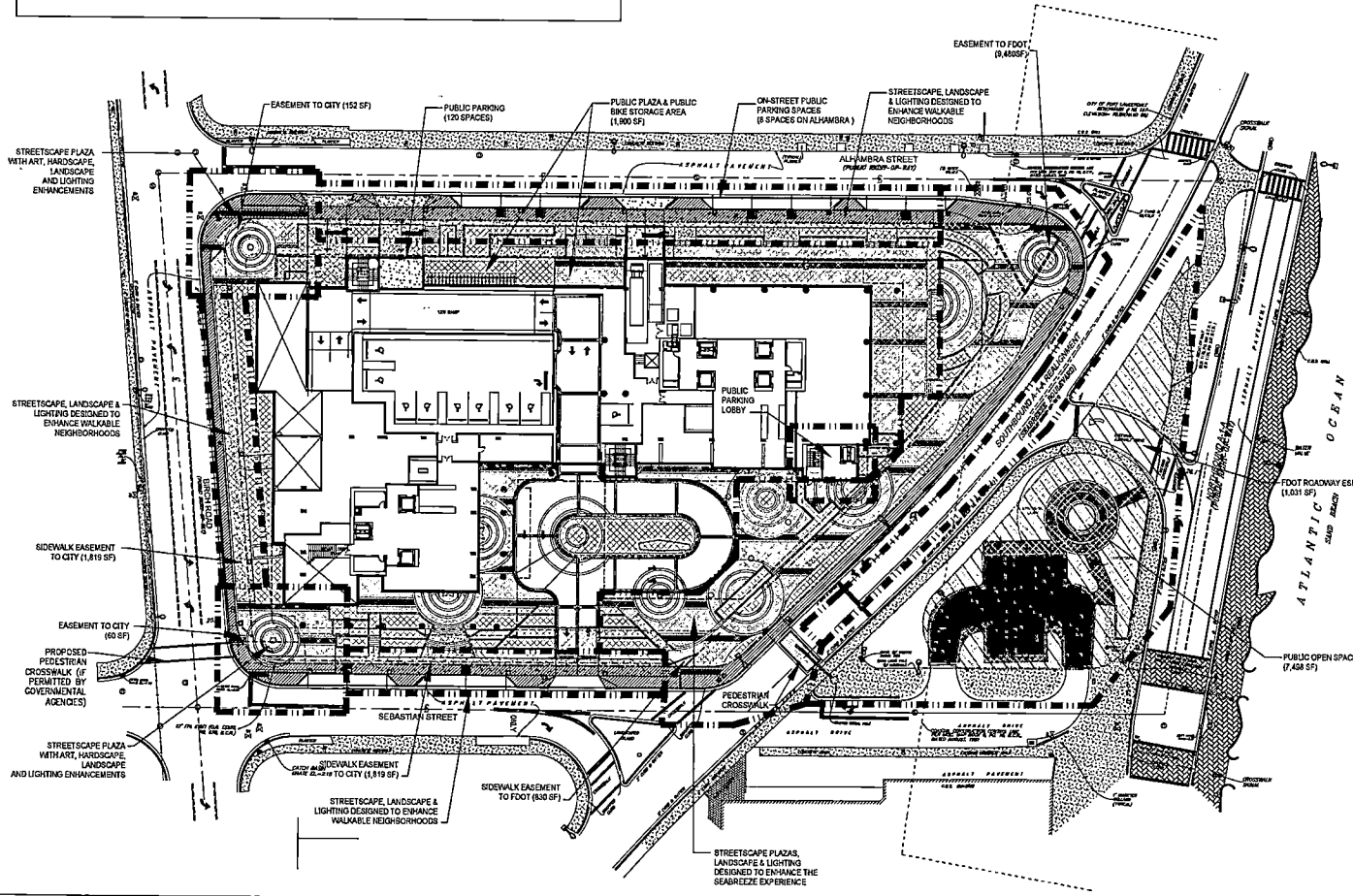
**SITE DESIGN (ON-SITE):**

- BUILDING IS PUSHED +52' WESTWARD (AWAY FROM A1A) FROM THE COASTAL CONTROL LINE
- BUILDING HAS TWO SEPARATED TOWERS VERSUS ONE MONOLITHIC TOWER.
- 5TH ELEMENT FACADE - ATTRACTIVE HIGHER LEVEL ELEMENTS FOR THOSE LOOKING DOWN/CROSS FROM ABOVE (ADJACENT PROPERTIES).

**LEGEND:**

PROJECT LIMITS	98,858 SF
OPEN SPACE - PUBLIC WITHIN PROPERTY	48,451 SF
	49.0 %
OFF-SITE PUBLIC SPACE IMPROVEMENT	14,254 SF
OPEN SPACE IMPROVEMENT AREA WITHIN R-O-W	15,690 SF
SIDEWALK IMPROVEMENTS WITHIN R-O-W	1,293 LF

\* ADDITIONAL (PRIVATE) OPEN SPACE IS PROVIDED AT LEVEL 4 (49,586 SF)



**PUBLIC IMPROVEMENTS:**  
(PER LAND SWAP AGREEMENT):

- PUBLIC PARKING (120 GARAGE SPACES + 5 ACCESSIBLE SPACES (A1A))
- CITY WILL RETAIN REVENUE FROM PUBLIC PARKING SPACES WITHIN PARKING GARAGE

**PUBLIC IMPROVEMENTS (OFF-SITE):**

- PUBLIC OFF-SITE OPEN SPACE
- (BEACH PLAZA/SPECIAL EVENT AREA)
- AREAS FOR PUBLIC ART ALONG A1A
- MULTI-MODAL CONNECTIONS
- LANDSCAPING TO MAXIMIZE SHADE AND IMPROVE AESTHETIC APPEARANCE ALONG THE (SEBASTIAN)
- ON-STREET DRAINAGE FOR SEBASTIAN AND ALHAMBRA STREET
- ADDING OFF-SITE SEWER IMPROVEMENTS TO BIRCH ROAD (NOT REQUIRED BY CITY FOR DRC APPROVALS)
- ADDING CROSSWALK ACROSS BIRCH ROAD (ALONG SEBASTIAN) TO PROVIDE MULTI-MODAL CONNECTION TO A1A (SUBJECT TO GOVERNMENTAL APPROVALS)
- SHADED AND SECURE PARKING PUBLIC AREA V. STANDARD PAY PARKING LOT.
- 12 ON-STREET PARKING SPACES (SEBASTIAN AND ALHAMBRA)



PUBLIC IMPROVEMENT EXHIBIT

3000 ALHAMBRA - PDD  
3000 ALHAMBRA STREET  
FORT LAUDERDALE, FLORIDA 33304



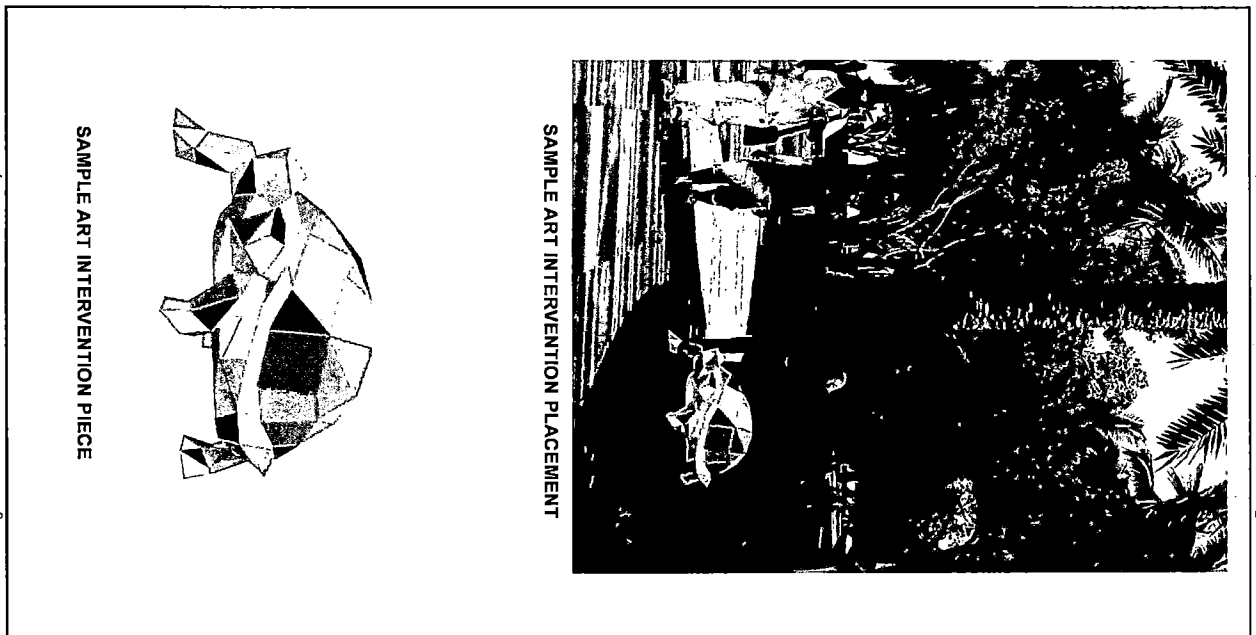
Revisions


Phone: DRC 304-19001  
DOCUMENTS

SEAL

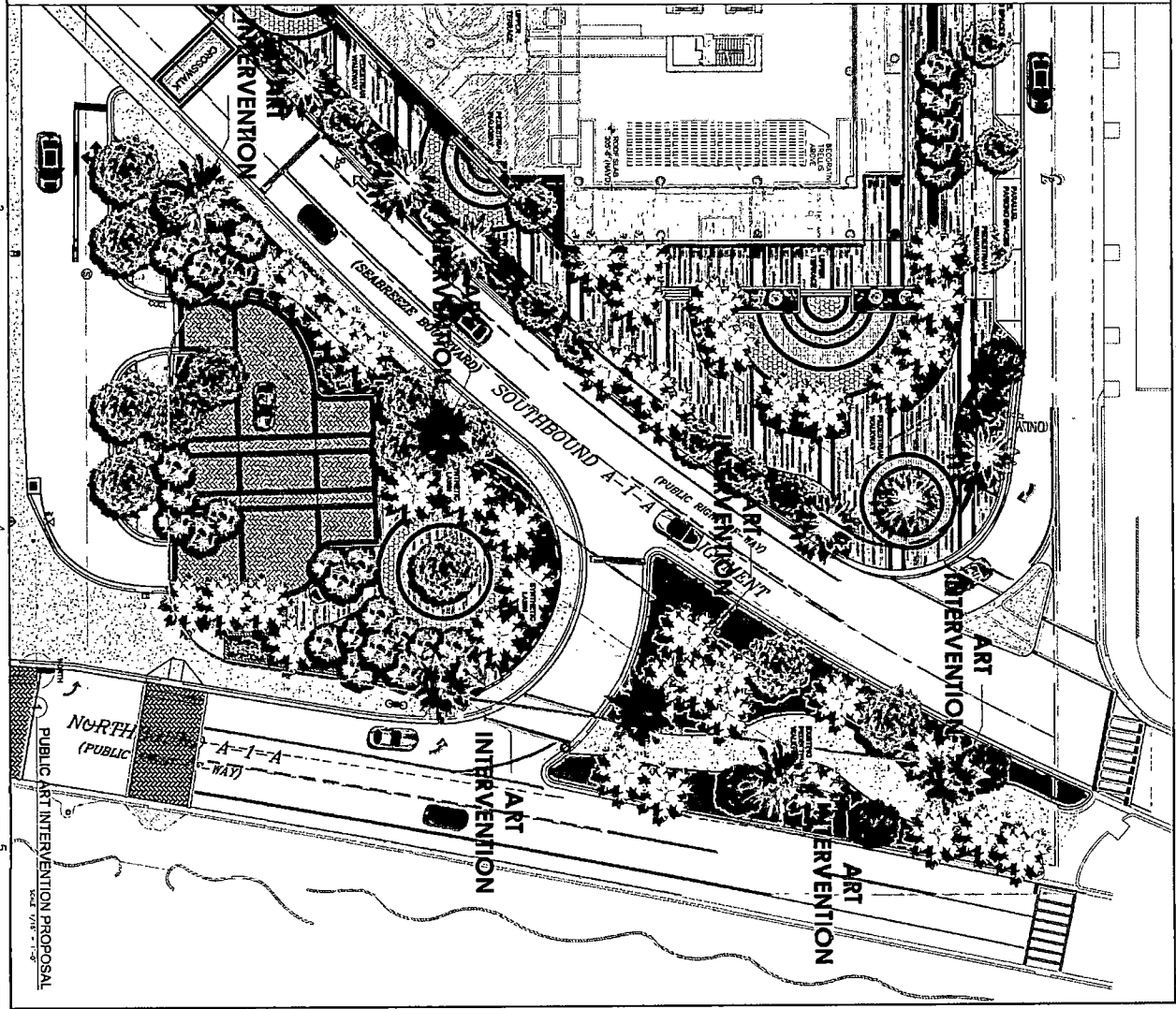
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Drawn by:	FEJ	Scale:	X2
Proj. Mgr.:	STOD		
App'd by:	AF		





SAMPLE ART INTERVENTION PLACEMENT

SAMPLE ART INTERVENTION PIECE



<p>DATE: 06-21-2009          DRAWN BY: KOB          CHECKED BY: K-K, LAR  <b>A9.11</b></p>	<p><b>K O B I</b>    <b>K A R P</b></p>	<p>ARCHITECTURE          INTERIOR DESIGN          PLANNING          AIA ASD NCARB          2915 Poggio Boulevard          Suite 210          Miami, Florida 33137          P 305.572.1818          F 305.572.1756          WWW.KOBKARP.COM</p>	<p>KOB I KARP          Lic. # AR001257B</p>	<p>KT SEABREEZE          ATLANTIC LP          701 S. OLIVE AVE, SUITE 104          WEST PALM BEACH, FL 33401</p>	<p>3000 ALHAMBRA          3000 ALHAMBRA STREET          FORT LAUDERDALE, FLORIDA 33304          PUBLIC ART DIAGRAM</p>	<p>REVISIONS / SUBMISSIONS          1756</p>
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**McLAUGHLIN ENGINEERING COMPANY**  
**LB#285**

ENGINEERING \* SURVEYING \* PLATTING \* LAND PLANNING  
1700 N.W. 64th STREET #400, FORT LAUDERDALE, FLORIDA 33309  
PHONE (954) 763-7611 \* FAX (954) 763-7615

**Michael Donaldson** Digitally signed by Michael Donaldson  
Date: 2020.07.30 08:41:03 -04'00'

**SKETCH AND DESCRIPTION  
TO ACCOMPANY REZONING PETITION  
FROM ABA TO PDD  
SHEET 1 OF 2 SHEETS**

**LEGAL DESCRIPTION:**

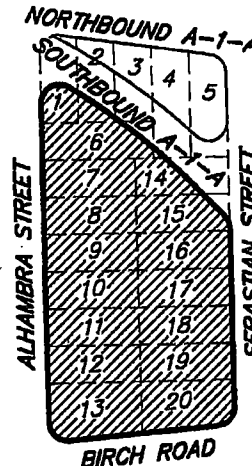
All of Lots 7, 8, 9, 10, 11, 12, 13, 16, 17, 18, 19, 20 and a portion of Lots 1, 2, 3, 4, 6, 14 and 15, Block 5, LAUDERDALE MAR, according to the plat thereof, as recorded in Plat Book 7, Page 30, of the public records of Broward County, Florida, more fully described as follows:

Beginning at the most East Northwest corner of said Lot 13; thence North 88°57'10" East, on the North line of said Lots 13 to 6 and Lot 1, a distance of 429.52 feet to a point of curve; thence Easterly and Southerly on said curve to the right, with a radius 25.00 feet a central angle of 122°00'11", an arc distance of 53.23 feet to a point of compound curve; thence Southwesterly on the West right-of-way line of Southbound A-1-A Alignment (50 foot right-of-way, per Right-of-Way Map Book 12, Page 9, of the public records of Broward County, Florida and on said curve to the right, with a radius of 800.00 feet, a central angle of 13°36'38", an arc distance of 190.04 feet to a point of compound curve; thence Southwesterly and Westerly on said curve to the right, with a radius of 25.00 feet, a central angle of 44°23'11", an arc distance of 19.37 feet to a point of tangency; thence South 88°57'10" West, on the South line of said Lots 15 to 20, a distance of 239.98 feet to a point of curve; thence Westerly and Northerly on said curve to the right, with a radius of 25.00 feet, a central angle of 85°20'04", an arc distance of 37.23 feet to a point of tangency; thence North 05°42'46" West, on the West line of said Lots 20 and 13, a distance of 200.66 feet to a point of curve; thence Northerly and Easterly on said curve to the right, with a radius of 25.00 feet, a central angle of 94°39'56", an arc distance of 41.31 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 98,858 square feet or 2.2695 acres more or less.

**NOTES:**

- 1) This sketch reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements, road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Legal description prepared by McLaughlin Engineering Co.
- 3) This drawing is not valid unless sealed with an appropriate surveyors seal.
- 4) THIS IS NOT A BOUNDARY SURVEY.
- 5) Bearings shown assume the West line of Los 20 and 13, as North 05°42'46" west.



**SITE LAYOUT  
NOT TO SCALE**

**CERTIFICATION**

Certified Correct. Dated at Fort Lauderdale, Florida this 24th day of July, 2020.  
Revised this 29th day of July, 2020.

McLAUGHLIN ENGINEERING COMPANY

*Jerald A. McLaughlin*  
JERALD A. McLAUGHLIN  
Registered Land Surveyor No. 5269  
State of Florida.

FIELD BOOK NO. \_\_\_\_\_

DRAWN BY: JMMjr

JOB ORDER NO. V-5383

CHECKED BY: \_\_\_\_\_

REF. DWG.: 17-3-037

C: \JMMjr\2020\V5383(REZONE)

Exhibit "B"



**EXHIBIT "C"**

**CONDITIONS OF APPROVAL  
CASE NO. PDD19901**

1. Prior to Final DRC, the applicant shall update the architectural elevation drawings with detailed drawings of the rooftop screening material and if necessary, provide additional sheets in the plan set to ensure rooftop screening material is adequate.
2. Prior to Final DRC, the applicant shall execute a parking reduction order and a valet parking agreement and record such in public records.
3. Prior to Final DRC, the applicant shall execute a development agreement consistent with ULDR, Section 47-37A.13, Agreements, which shall be recorded in public records and provided to the City post recordation.
4. Prior to final DRC, applicant shall provide the final School Capacity Availability Determination (SCADS) letter that confirms that school capacity is available, or if capacity is not available, that mitigation requirements have been satisfied.
5. Pursuant to ULDR Section 47-38A, Park Impact Fees, applicant will be required to pay Park Impact Fee for the proposed residential units prior to issuance of building permit.