

March 18, 2021

VIA LAUDERBUILD
 URBAN DESIGN & PLANNING DIVISION
 DEPARTMENT OF SUSTAINABLE DEVELOPMENT
 CITY OF FORT LAUDERDALE
 700 NW 19TH AVENUE
 FORT LAUDERDALE, FL 33311

**RE: Administrative Amendment to Previously Approved Site Plan Level IV (<5%)
 3000 Alhambra - Case No. PDD19001**

On behalf of KT Seabreeze Atlantic, LP (the “Applicant”), owner of the property located at 3000 Alhambra (the “Property”), we are respectfully submitting this Administrative Amendment to the approved Site Plan Level IV Planned Development District (“PDD”) site plan application referred to as “3000 Alhambra” (Case No. PDD19001) as memorialized in Ordinance No. C-20-33. The original PDD rezoning and site plan application was approved by the City Commission on October 6, 2020 for 215 residential units, 5,150 square feet of ground floor retail and restaurant use, and 497 parking spaces (including 120 public parking spaces).

The Applicant is proposing a reduction of residential units from 215 to 204 units, an increase to the commercial square footage to 5,650 square feet of ground floor retail and restaurant use, and 489 parking spaces (including 120 parking spaces) with associated minor architectural changes (refer to sheet-by-sheet “Narrative of Changes”), minor landscape modifications, and minor civil adjustments as demonstrated in the administrative amendment plans included in this submittal. We believe the proposed modifications comply with the review standards as specified in ULDR Section 47-24.2.A.5.b., *Administrative approval of amendments to site plan level III or IV*, and understand this amendment may be approved administratively, subject to Commission Request for Review, if the following criteria is met:

Sec. 47-24.2. - Site plan development permit.

- A. *Site plan level I, level II, level III and level IV.*
5. *Amendments to site plan.*
- b. *Administrative approval of amendments to site plan level III or IV.*
- i. Amendment to a site plan level III or level IV permit which has been approved by the planning and zoning board or the city commission pursuant to the ULDR may be approved by the director without further review or approval by such body as follows:
- a) Any modification to reduce floor area or height of a proposed or existing building.
RESPONSE: Not applicable.
- b) Any modification to allow the alteration of the interior of an existing building which does not alter the external appearance of the building.
RESPONSE: Not applicable.

Stephanie J. Toothaker, Esq.
 land use development political strategy procurement

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 401 E Las Olas Blvd, Suite 130-154 Fort Lauderdale, FL 33301

- c) Any modification to allow minor cosmetic alteration of the external facade of an existing building, including new or renovated signage, awnings and architectural detailing, provided that the overall architectural character is not changed.

RESPONSE: Not applicable.

- d) Any modification increasing yards, setbacks or both, provided that the zoning district does not have a "build to" requirement. If the removal of any portion of a structure results in an increase in yard or setback, the original architectural and site character must be maintained and the department may impose conditions of approval to ensure this requirement is met.

RESPONSE: Not applicable.

- ii. Amendment to a site plan level III or level IV permit which has been approved by the planning and zoning board or the city commission pursuant to the ULDR may be approved by the director, subject to Commission Request for Review as follows:

- a) Any modification to increase floor area or height to a proposed or existing building, that does not exceed five percent (5%) of the existing or approved floor area or height.

RESPONSE: The proposed amendment complies. The overall approved maximum height of the building will remain unchanged. The proposed decrease in slab-to-slab height in the towers accommodates 1 more level of residential units while maintaining the previously approved building height of 299'-5". The increase in total FAR from 7.0 to 7.4 (i.e. 694,658 square feet to 732,100 square feet) equals 5%.

- b) Any modification to reduce yards or setbacks up to five percent (5%) of the existing or approved yard or setback, that does not violate the required minimum yard or setback; the building has not already received an approved yard modification; and the original architectural style and site character is maintained.

RESPONSE: The proposed amendment complies. Only the south yard is proposed to be *reduced* from the previously approved 21.3' to 20.0'.

- iii. More than one (1) modification of an approved development plan as described in i. or ii. above may be approved by the director without review and approval by the planning and zoning board or city commission, provided that the total modifications do not exceed the maximum permitted as provided therein.

RESPONSE: The proposed amendment complies. The modifications do not exceed the maximum permitted as provided herein.

- iv. Notice of application for modification as provided in subsection ii. shall be provided by the applicant to the presidents of homeowner associations and presidents of condominium associations, or both, representing property within three hundred (300) feet of the applicant's property. Notice shall be in the form provided by the department and mailed on the date the application is accepted by the department. The names and addresses of homeowner associations shall be those on file with the city clerk.

RESPONSE: Not applicable.

- c. *Other amendments.* If the applicant wishes to change the development to an extent which exceeds the authority of the department to approve amendments as provided in subsection A.5.b. i or ii, the proposed amendment to the site plan level III or level IV permit will be required to be reviewed by the department and forwarded to the body which gave final approval to the original development permit. All approvals of amendments to a development permit by the Planning and Zoning Board shall be subject to City Commission Request for Review.

RESPONSE: Not applicable. As further detailed in the sheet-by-sheet Narrative of Changes and demonstrated in the plans included in this submittal, the proposed amendments do not exceed the authority of the Department to approve the application administratively. The overall architectural character of the proposed amendment is in keeping with the approved project with improvements that:

- Enhance pedestrian connectivity between the southwest pedestrian plaza and lobby entry level via an exterior stair;
- Minimize steps in the northeast plaza to reduce circulation and increase a unified open area;
- Rearrange hierarchy of materials and location to emphasize design intent and mitigate glare from parking garage;
- Reduce amenity program to provide more open views to the ocean for immediate neighbors; and
- Decrease the slab-to-slab height in the towers to accommodate an additional level of residential units within the originally approved 299'-5" height.

Thank you for your consideration. If you have any questions, please do not hesitate to contact me.

Respectfully,

/s/ Stephanie J. Toothaker

Stephanie J. Toothaker, Esq.

7-30

STATE OF FLORIDA
COUNTY OF BROWARD
This instrument was filed for record on this day of FEBRUARY 1959 and recorded in the book of the PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, at page 7-30.

[Signature]
Deputy Clerk

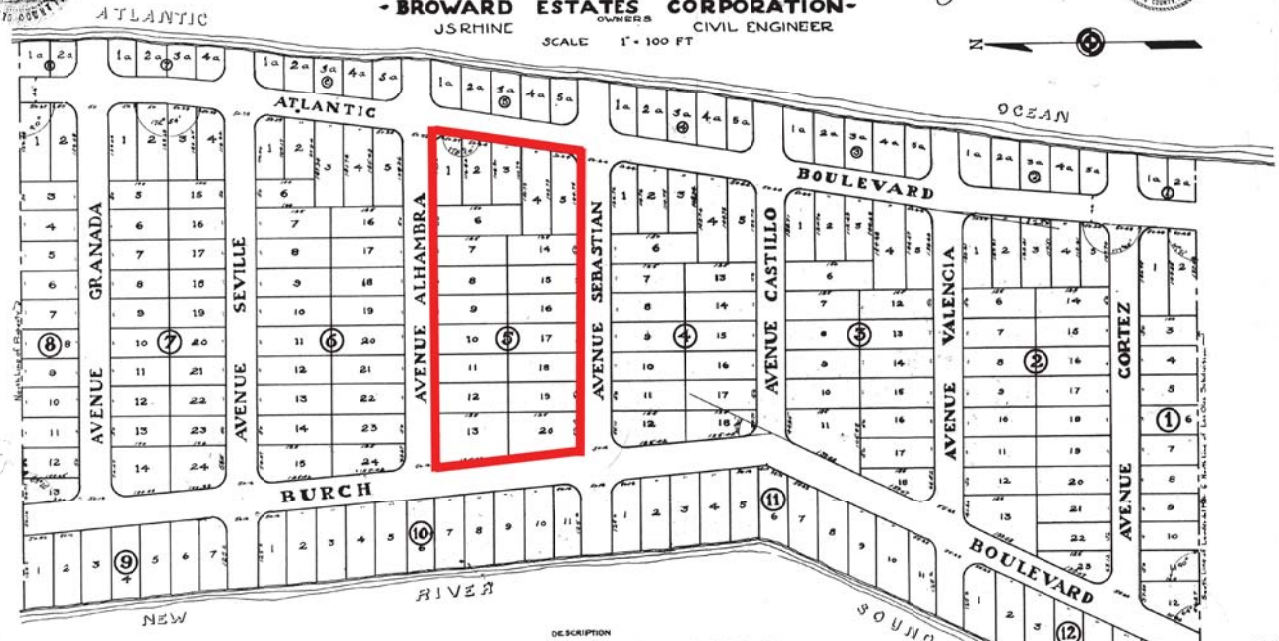
Lauder del Mar

- BROWARD ESTATES CORPORATION -
OWNERS
J.S. RHINE CIVIL ENGINEER
SCALE 1" = 100 FT

STATE OF FLORIDA
COUNTY OF BROWARD
I HEREBY CERTIFY that this is a true and correct copy of a map or plan as the same appears of record in Public Book 7-30 of the public record of Broward County, Florida. WITNESS my hand and official seal in the City of Fort Lauderdale, FL this 23 day of FEBRUARY 1959.
A. A. HESTER, County Administrator
By *[Signature]*



7-30



DEVELOPER
SEAL
RE SEAL

Plan of subdivision as presented, that the Broward Estates Corporation, a Florida Corporation, has been organized under the laws of the State of Florida and is authorized to accept the same for the purpose of subdividing the land herein shown into lots and blocks and for the purpose of erecting thereon buildings, structures, and other improvements, and for the purpose of conveying the same to the public. The subdivision is shown on the attached plan and is subject to the conditions and covenants hereinafter set forth. The City Council of the City of Fort Lauderdale, Florida, has approved this plan of subdivision and has authorized the City Administrator to sign the same on behalf of the City.

[Signature]
City Administrator

DESCRIPTION
That certain piece of Ocean front property, more or less, bounded east by length and depth, by the Atlantic Ocean with East and West frontage on the water, containing in all about 100 acres, more or less, situated in the County of Broward and State of Florida, and more particularly described as follows: ...

KNOW ALL MEN BY THESE PRESENTS, That the City Council of the City of Fort Lauderdale, Florida, has approved this plan of subdivision and has authorized the City Administrator to sign the same on behalf of the City.

[Signature]
James Lawson
City Administrator

Note: This map should be filed with the Clerk of the County of Broward, Florida, for record in the Public Records of that County.

This is to certify that 1, J.S. Rhine, a registered and licensed engineer, have surveyed and plotted the property herein described and that same is true, correct and accurate.

[Signature]
J.S. Rhine
Civil Engineer

7-30
41705

62 - FLA. REG. NO. 140



CONTEXT AERIAL IMAGE

OCCUPANCY CLASSIFICATION

OCCUPANCY CLASSIFICATION - MIXED USE

M - MERCANTILE

INCLUDES AMONG OTHERS, THE USE OF A BUILDING OR STRUCTURE OR PORTION THEREOF, FOR THE DISPLAY AND SALE OF MERCHANDISE AND INVOLVES STOCKS OF GOODS, WARES OR MERCHANDISE INCIDENTAL TO SUCH PURPOSES AND ACCESSIBLE TO THE PUBLIC.

R-2 - RESIDENTIAL

RESIDENTIAL OCCUPANCIES CONTAINING SLEEPING UNITS OR MORE THAN TWO DWELLING UNITS WHERE THE OCCUPANTS ARE PRIMARILY PERMANENT IN NATURE.

S-2 - LOW HAZARD STORAGE

INCLUDES, AMONG OTHERS, BUILDINGS USED FOR THE STORAGE OF NONCOMBUSTIBLE MATERIALS

CONSTRUCTION TYPE

TYPE A1, SPRINKLERED WITH CODE COMPLIANT SPRINKLER SYSTEM.

RISK CATEGORY OF BUILDING: TYPE III (complying with 2017 FCB §1604.5 and §1620.)

PARKING GARAGE

406.6 ENCLOSED PARKING GARAGES
 ENCLOSED PARKING GARAGES SHALL COMPLY WITH SECTIONS 406.6.1 - 406.6.3.

406.6.1 HEIGHTS AND AREAS

ENCLOSED VEHICLE PARKING GARAGES AND PORTIONS THEREOF THAT DO NOT MEET THE DEFINITION OF OPEN PARKING GARAGES SHALL BE LIMITED TO THE ALLOWABLE HEIGHTS AND AREAS SPECIFIED IN SECTIONS 504 AND 506 AS MODIFIED BY SECTION 507. ROOF PARKING IS PERMITTED.

406.6.2 VENTILATION

A MECHANICAL VENTILATION SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE, MECHANICAL.

406.6.3 AUTOMATIC SPRINKLER SYSTEM

AN ENCLOSED PARKING GARAGE SHALL BE EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.2.10.

FAIR HOUSING ACT

PROJECT SHALL COMPLY WITH FAIR HOUSING ACT

Scale: N.T.S.

DRAWING INDEX			
SHEET	SHEET NAME	SHEET	SHEET NAME
A0.00	COVER	A8.08	RENDERING 8 - PEDESTRIAN LEVEL
	SURVEY - SITE	A8.09	RENDERING 9 - AERIAL
	PLAT MAP	A8.10	RENDERING 10 - AERIAL
A0.01	DRAWING INDEX	A8.11	RENDERING 11 - AERIAL
C1	SITE PLAN	A8.12	RENDERING 12 - AERIAL
A1.02	FAR DIAGRAMS	A9.00.A	SHADOW STUDY
A1.03	FAR DIAGRAMS	A9.00.B	SHADOW STUDY
A3.00	LEVEL 0 - GARAGE	A9.00.C	SHADOW STUDY
A3.01	LEVEL 1 - GROUND FLOOR	A9.00.D	SHADOW STUDY
A3.02	LEVEL 1.5 - PARKING PODIUM	A9.00.E	SHADOW STUDY
A3.03	LEVEL 2 - PARKING PODIUM	A9.10	CONTEXTUAL AERIAL
A3.04	LEVEL 3 - AMENITIES DECK	A9.11	PUBLIC ART DIAGRAM
A3.05	LEVEL 4 - AMENITIES DECK	TD-1	TREE DISPOSITION PLAN
A3.06	LEVEL 5-24 - TYPICAL TOWER FLOOR	TD-2	TREE DISPOSITION PLAN
A3.07	LEVEL 25 - PENTHOUSE PLAN	LP-1	GROUND FLOOR LANDSCAPE PLAN
A3.08	LEVEL - ROOF PLAN	LP-2	AMENITY LEVEL LANDSCAPE PLAN
A4.00	RENDERED ELEVATION - SOUTH	LP-3	AMENITY LEVEL LANDSCAPE PLAN
A4.01	ELEVATION - SOUTH	L1	SITE PHOTOMETRIC PLAN
A4.02	RENDERED ELEVATION - NORTH	C2	CONCEPTUAL PAVING, GRADING, & DRAINAGE PLAN
A4.03	ELEVATION - NORTH	C3	CONCEPTUAL WATER AND SEWER PLAN
A4.04	RENDERED ELEVATION - EAST	X1	RIGHT OF WAY EXHIBIT
A4.05	ELEVATION - EAST	X2	PUBLIC IMPROVEMENT EXHIBIT
A4.06	RENDERED ELEVATION - WEST		
A4.07	ELEVATION - WEST		
A4.08	CONTEXT ELEVATIONS		
A4.09	CONTEXT ELEVATIONS		
A4.10	ENLARGED ELEVATIONS		
A4.11	ENLARGED ELEVATIONS		
A4.12	ENLARGED ELEVATIONS		
A4.13	ENLARGED ELEVATIONS		
A4.14	ENLARGED ELEVATIONS		
A4.15	ENLARGED ELEVATIONS		
A4.16	ENLARGED ELEVATIONS		
A4.17	ENLARGED ELEVATIONS		
A4.18	ENLARGED ELEVATIONS		
A4.19	ENLARGED ELEVATIONS		
A4.20	ENLARGED SCREEN ELEVATION		
A5.00	SECTION		
A5.01	SECTION		
A5.10	SITE SECTIONS		
A5.11	SITE SECTIONS		
A5.12	SITE SECTIONS		
A5.13A	STREET ELEVATIONS		
A5.13B	STREET ELEVATIONS		
A5.14	TOWER SETBACK DIAGRAM		
A6.01	DETAILS		
A6.02	PARKING FACADE ANALYSIS		
A7.01	DETAILS - WINDOWS		
A7.02	DETAILS - WINDOWS		
A7.03	DETAILS - WINDOWS		
A8.01	RENDERING 1 - PEDESTRIAN LEVEL		
A8.02	RENDERING 2 - PEDESTRIAN LEVEL		
A8.03	RENDERING 3 - PEDESTRIAN LEVEL		
A8.04	RENDERING 4 - PEDESTRIAN LEVEL		
A8.05	RENDERING 5 - PEDESTRIAN LEVEL		
A8.06	RENDERING 6 - PEDESTRIAN LEVEL		
A8.07	RENDERING 7 - PEDESTRIAN LEVEL		

REVISIONS / SUBMISSIONS

NO.	DATE	DESCRIPTION

1756

3000 ALHAMBRA
 3000 ALHAMBRA STREET
 FORT LAUDERDALE, FL 33304

INDEX

KT SEABREEZE
 ATLANTIC LP
 775 S. OLIVE AVE., SUITE 105
 FORT LAUDERDALE, FL 33304

Date:
 2021.02.03
 12:25:05-05'00"

ARCHITECTURAL
 INTERIOR DESIGN
 PLANNING
 AAA ASID NCARB
 2000 Broward Boulevard
 Fort Lauderdale, FL 33304
 P: 305.579.1017
 F: 305.573.2886
 WWW.KOBKARP.COM



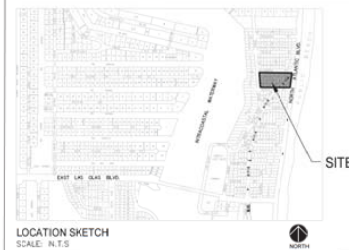
DRAWN BY: KSKG
 CHECKED BY: K.K. M.P.
 DATE: 09-01-2020

A0.01

PREVIOUSLY APPROVED

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	Requirement	Proposed PDD	Relief Requested	Innovative Design Aspects	Compliance with 3000 Alameda (See ULDR Section 47-37A.1)	Associated Public Improvement
47-12.5.8.1 Lot Density	Not described in ULDR	7.77 acres (19,852 SF) with 200 units	No	By going up to approximately 20 stories in height, the development is able to provide a higher density program with a building form that reduces negative impacts on the surrounding neighborhood and provides more access to light, air and views for those most immediately affected.	Sec. 47-37A.1(A1) 3000 Alameda demonstrates substantial, significant, and recognizable improvements to the neighborhood community with a building form that reduces negative impacts on the surrounding neighborhood and provides more access to light, air and views for those most immediately affected.	Reasonable "Tribal" Facade The additional height allows the west tower's facade to be considerably more visible to the south of the site compared to the original five-foot level of submission to preserve air conditions for those most immediately affected to be granted relief.
47-12.5.8.2 Maximum Building Height	200' for DRF pursuant to Sec. 47-12.5.8.2(a)	200' 9" / 26 stories	Yes	The increased eight stories in height building height allows for increased lighting, shading, light and air to flow through the space between the towers and the surrounding properties.	Sec. 47-37A.1(A1) 3000 Alameda sets the precedent for high quality urban development including consideration of the built form with a human scale.	Reasonable "Tribal" Facade The additional height allows the west tower's facade to be considerably more visible to the south of the site compared to the original five-foot level of submission to preserve air conditions for those most immediately affected to be granted relief.
47-12.5.8.6 Maximum Building Length (ft. w/)	200'	Podium: 136' 3.5" East Tower: 138' 4" West Tower: 137' 4"	Yes	Although the west tower podium building length is greater than that permitted in the ABA zoning, the podium is carved with a generous north-south axial space allowing the building to remain a monolithic form.	Sec. 47-37A.1(A1) 3000 Alameda promotes the best possible built environment based upon a variety of urban design principles resulting in high quality urban development including consideration of the built form with a human scale.	Reasonable "Tribal" Facade The additional height allows the west tower's facade to be considerably more visible to the south of the site compared to the original five-foot level of submission to preserve air conditions for those most immediately affected to be granted relief.
47-12.5.8.6 Maximum Building Width (ft. w/)	200'	Podium: 136' 3.5" East Tower: 138' 4" West Tower: 137' 4"	No	The podium is further treated with extensive glazing, stone cladding and architectural screening. The ground level is activated.	Sec. 47-37A.1(A1) 3000 Alameda promotes the best possible built environment based upon a variety of urban design principles resulting in high quality urban development including consideration of the built form with a human scale.	Reasonable "Tribal" Facade The additional height allows the west tower's facade to be considerably more visible to the south of the site compared to the original five-foot level of submission to preserve air conditions for those most immediately affected to be granted relief.
47-12.5.8.7 Building Separation	20' or 20% of tallest building, whichever is greater	6F 2"	No	The intensive building separation increases light and air between buildings and at the street level.	Sec. 47-37A.1(A1) 3000 Alameda promotes the best possible built environment based upon a variety of urban design principles resulting in high quality urban development including consideration of the built form with a human scale.	Reasonable "Tribal" Facade The additional height allows the west tower's facade to be considerably more visible to the south of the site compared to the original five-foot level of submission to preserve air conditions for those most immediately affected to be granted relief.

ULDR Section	Requirements	Proposed PDD	Relief Requested	Innovative Design Aspects	Compliance with 3000 Alameda (See ULDR Section 47-37A.1)	Associated Public Improvement
47-12.5.8.3 A&B	4:0 for 3A, 30% or 20% greater pursuant to Sec. 47-12.5.8.3(b)	Residential: 4:3 Nonresidential: 2.5	Yes	Although a higher total FAR is requested, the increased floor height, design form, air and view with the proposed building form, orientation, and coverage allows for a high and more interesting facade rather than low and bland.	Sec. 47-37A.1(A2) 3000 Alameda sets the precedent for high quality urban development including consideration of the built form with a human scale.	Reasonable "Tribal" Facade The additional height allows the west tower's facade to be considerably more visible to the south of the site compared to the original five-foot level of submission to preserve air conditions for those most immediately affected to be granted relief.
Maximum Lot Coverage	Not described in ULDR	63,763 SF (55%)	No	Increased landscaping, new pedestrian paths and plazas, new green design, outdoor seating, and public realm improvements are requested to enhance the pedestrian experience around the project's site for the surrounding community.	Sec. 47-37A.1(A2) 3000 Alameda promotes the best possible built environment based upon a variety of urban design principles resulting in high quality urban development including consideration of the built form with a human scale.	Reasonable "Tribal" Facade The additional height allows the west tower's facade to be considerably more visible to the south of the site compared to the original five-foot level of submission to preserve air conditions for those most immediately affected to be granted relief.
Minimum Open Space	Not described in ULDR	OR Site Improvement (Disingular Parcel): 6,224 SF [OR] Site Improvement not included in ground based open space site calculations)	No	Increased landscaping, new pedestrian paths and plazas, new green design, outdoor seating, and public realm improvements are requested to enhance the pedestrian experience around the project's site for the surrounding community.	Sec. 47-37A.1(A2) 3000 Alameda promotes the best possible built environment based upon a variety of urban design principles resulting in high quality urban development including consideration of the built form with a human scale.	Reasonable "Tribal" Facade The additional height allows the west tower's facade to be considerably more visible to the south of the site compared to the original five-foot level of submission to preserve air conditions for those most immediately affected to be granted relief.
47-25. Landscaping and Tree Preservation	Not described in ULDR	OR Site Improvement (Disingular Parcel): 6,224 SF [OR] Site Improvement not included in landscape calculations)	No	Increased landscaping, new pedestrian paths and plazas, new green design, outdoor seating, and public realm improvements are requested to enhance the pedestrian experience around the project's site for the surrounding community.	Sec. 47-37A.1(A2) 3000 Alameda promotes the best possible built environment based upon a variety of urban design principles resulting in high quality urban development including consideration of the built form with a human scale.	Reasonable "Tribal" Facade The additional height allows the west tower's facade to be considerably more visible to the south of the site compared to the original five-foot level of submission to preserve air conditions for those most immediately affected to be granted relief.
47-26.2. Parking and Loading Requirements	Parking: 600 spaces per ULDR Loading: N/A	Parking: 617 spaces (1130 public parking spaces pursuant to Land Swap Agreement) Loading: (2) Type 1	Pursuant to ULDR, Sec. 47-37A.7.A, reduced parking is being requested.	Public parking is provided in a covered, secured garage with a public realm access point centrally located along AIA which will allow the height to be increased to meet the south tower's needs to AIA to the beachfront.	Sec. 47-37A.1(B) 3000 Alameda focuses on the appropriate placement of pedestrian and vehicular services, parking and transit to enhance pedestrian and vehicular context.	Reasonable "Tribal" Facade The additional height allows the west tower's facade to be considerably more visible to the south of the site compared to the original five-foot level of submission to preserve air conditions for those most immediately affected to be granted relief.

301 DAMRON, B.L.G. LAKESIDE-PM-04-05A, R. 1339
PH: (904) 322-7400 FAX: (904) 322-7400

APPLICATION REQUIREMENTS

3000 ALHAMBRA - PDD

3000 ALHAMBRA STREET
FORT LAUDERDALE, FLORIDA 33304

Revisions

Photo: DRC F00H19001 DOCUMENTS

SEAL

Scale:	1"=20'
Date:	03/24/20
Job No:	PM 04
Plan No:	03/24/20
Drawn by:	SREO
Scale No:	
Proj. Mgr:	
Appr. by:	

CO

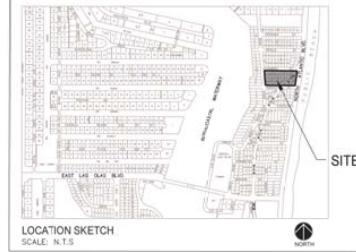
PREVIOUSLY APPROVED

1 of 2

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

UDLR Section	Approved PSD	AMENDMENT	Relief Requested	Innovation Design Aspects	Compliance with PSD Goals and Purpose for ULR, Section 47-37A.1	Associated Public Improvement
47-32.5.S.1. Building Height Maximum	3.27 acres / 14,804 SF / 35 units/acre	3.27 acres / 14,804 SF / 35 units/acre	No	<ul style="list-style-type: none"> To go up to approximately 28 stories in height, the development will be in compliance with the program with design towers and reduced floorplates. The increased height permits the maximum building height to be achieved while maintaining the existing tower's height and air to filter through compact building forms consistent with the program between the towers and the surrounding properties. 	<p>Sec. 47-37A.1.A(1) 3000 Alhambra is a significant, and recognizable landmark building from the surrounding community with a building form that reduces negative impacts on the surrounding neighborhood and provides more access to light, air and views for the surrounding neighborhood.</p> <p>Sec. 47-37A.1.A(2) 3000 Alhambra uses land use intensification through compact building forms consistent with the program to help preserve the tower's height and air to filter through compact building forms consistent with the program.</p>	<p>Responsible "3000" Facade In compliance with the other design considerations, significant, and recognizable landmark building from the surrounding community with a building form that reduces negative impacts on the surrounding neighborhood and provides more access to light, air and views for the surrounding neighborhood.</p> <p>Reserve View Corridor The maximum height of the tower's facade will be consistent with the height of the view to preserve view corridors for the most immediate structures to the program.</p> <p>Note: See Public Improvement Exhibit Sheet A2 and Public Improvements Narrative for detail.</p>
47-32.5.S.2. Maximum Building Width (W)	Podium: 204' 3.0" East Tower: 134' 0" West Tower: 132' 0"	Podium: 204' 3.0" East Tower: 134' 0" West Tower: 132' 0"	Yes	<ul style="list-style-type: none"> Although the east-west podium overall building length is greater than that permitted in the ADA district, the podium is spaced with a south-southwest podium to provide a human scale. This allows the podium to contribute to the view corridor and reduce the building scale and maintain its presence in the podium. The podium is further treated with exterior grating, some shading, and architectural screening and the ground level is significantly enhanced with programming and open space. 	<p>Sec. 47-37A.1.A(1) 3000 Alhambra is a significant, and recognizable landmark building from the surrounding community with a building form that reduces negative impacts on the surrounding neighborhood and provides more access to light, air and views for the surrounding neighborhood.</p> <p>Reserve View Corridor The maximum height of the tower's facade will be consistent with the height of the view to preserve view corridors for the most immediate structures to the program.</p> <p>Note: See Public Improvement Exhibit Sheet A2 and Public Improvements Narrative for detail.</p>	<p>Reserve View Corridor The maximum height of the tower's facade will be consistent with the height of the view to preserve view corridors for the most immediate structures to the program.</p> <p>Note: See Public Improvement Exhibit Sheet A2 and Public Improvements Narrative for detail.</p>
47-32.5.S.3. Maximum Building Width (D)	Podium Width: 204' 3.0" East Tower: 134' 0" West Tower: 132' 0"	Podium Width: 204' 3.0" East Tower: 134' 0" West Tower: 132' 0"	Yes	<ul style="list-style-type: none"> The height, articulation, and elevation, mitigate the north-south podium overall impact. The design has been developed using the most practical design, including the podium's elevation on the facade and the southeast area of the site. 	<p>Sec. 47-37A.1.A(1) 3000 Alhambra is a significant, and recognizable landmark building from the surrounding community with a building form that reduces negative impacts on the surrounding neighborhood and provides more access to light, air and views for the surrounding neighborhood.</p> <p>Reserve View Corridor The maximum height of the tower's facade will be consistent with the height of the view to preserve view corridors for the most immediate structures to the program.</p> <p>Note: See Public Improvement Exhibit Sheet A2 and Public Improvements Narrative for detail.</p>	<p>Reserve View Corridor The maximum height of the tower's facade will be consistent with the height of the view to preserve view corridors for the most immediate structures to the program.</p> <p>Note: See Public Improvement Exhibit Sheet A2 and Public Improvements Narrative for detail.</p>
47-32.5.S.7. Building Separation	60' 0"	60' 0"	No	<ul style="list-style-type: none"> The existing building separation between light and air between buildings and at the street level. 	<p>Sec. 47-37A.1.A(1) 3000 Alhambra is a significant, and recognizable landmark building from the surrounding community with a building form that reduces negative impacts on the surrounding neighborhood and provides more access to light, air and views for the surrounding neighborhood.</p> <p>Reserve View Corridor The maximum height of the tower's facade will be consistent with the height of the view to preserve view corridors for the most immediate structures to the program.</p> <p>Note: See Public Improvement Exhibit Sheet A2 and Public Improvements Narrative for detail.</p>	<p>Reserve View Corridor The maximum height of the tower's facade will be consistent with the height of the view to preserve view corridors for the most immediate structures to the program.</p> <p>Note: See Public Improvement Exhibit Sheet A2 and Public Improvements Narrative for detail.</p>

UDLR Section	Requirements	Proposed PSD	Relief Requested	Innovation Design Aspects	Compliance with PSD Intent and Purpose Per ULR, Section 47-37A.1	Associated Public Improvement
47-32.5.S.3.1. F&E	Residential 43	Residential 43	Yes	<ul style="list-style-type: none"> Although a higher total FAR is required, the design gains in light, air, and views from the proposed building form, orientation, and coverage allowing a high and narrow building within the low and broad. 	<p>Sec. 47-37A.1.A(2) 3000 Alhambra uses land use intensification through compact building forms consistent with the program to help preserve the tower's height and air to filter through compact building forms consistent with the program.</p>	<p>Approved Pedestrian Connectivity By providing the public parking underneath the ground level, as opposed to ground level, the proposed building form, orientation, and coverage allowing a high and narrow building within the low and broad.</p> <p>Reserve View Corridor The maximum height of the tower's facade will be consistent with the height of the view to preserve view corridors for the most immediate structures to the program.</p> <p>Note: See Public Improvement Exhibit Sheet A2 and Public Improvements Narrative for detail.</p>
Maximum Lot Coverage	63,763 SF (30%)	63,763 SF (30%)	No	<ul style="list-style-type: none"> Increased lot coverage, one underground, one above-ground, and one parking structure, which allows for a higher density of parking spaces and public bicycle storage that improves the project's contribution to the surrounding community. 	<p>Sec. 47-37A.1.A(2) 3000 Alhambra promotes land use intensification through compact building forms consistent with the program to help preserve the tower's height and air to filter through compact building forms consistent with the program.</p>	<p>Reserve View Corridor The maximum height of the tower's facade will be consistent with the height of the view to preserve view corridors for the most immediate structures to the program.</p> <p>Note: See Public Improvement Exhibit Sheet A2 and Public Improvements Narrative for detail.</p>
Minimum Open Space	Ground Level: 44,538 SF within property Level 4 Deck: 45,588 SF Level 5 Deck: 46,538 SF	Ground Level: 44,538 SF within property Level 4 Deck: 45,588 SF Level 5 Deck: 46,538 SF	No	<ul style="list-style-type: none"> Off-site parking (E) is included in the ground level open space calculation. Off-site parking (E) is included in the ground level open space calculation. Off-site parking (E) is included in the ground level open space calculation. 	<p>Sec. 47-37A.1.A(2) 3000 Alhambra promotes land use intensification through compact building forms consistent with the program to help preserve the tower's height and air to filter through compact building forms consistent with the program.</p>	<p>Reserve View Corridor The maximum height of the tower's facade will be consistent with the height of the view to preserve view corridors for the most immediate structures to the program.</p> <p>Note: See Public Improvement Exhibit Sheet A2 and Public Improvements Narrative for detail.</p>
47-31. Landscape and Tree Preservation Requirements	3,287 SF (2.4%) 20% of site area	3,287 SF (2.4%) 20% of site area	No	<ul style="list-style-type: none"> Off-site parking (E) is included in the ground level open space calculation. Off-site parking (E) is included in the ground level open space calculation. Off-site parking (E) is included in the ground level open space calculation. 	<p>Sec. 47-37A.1.A(2) 3000 Alhambra promotes land use intensification through compact building forms consistent with the program to help preserve the tower's height and air to filter through compact building forms consistent with the program.</p>	<p>Reserve View Corridor The maximum height of the tower's facade will be consistent with the height of the view to preserve view corridors for the most immediate structures to the program.</p> <p>Note: See Public Improvement Exhibit Sheet A2 and Public Improvements Narrative for detail.</p>
47-32.5.S.3.1. Minimum Setbacks	Front Yard: 20' Side Yard: 10' Rear Yard: 10'	Front Yard: 20' Side Yard: 10' Rear Yard: 10'	No	<ul style="list-style-type: none"> The residential setbacks are provided on the appropriate placement of pedestrian and vehicular entrances, parking, and services to enhance pedestrian and vehicular safety. Public parking is provided in a public, covered, garage with a public elevator access point centrally located along ADA which will allow pedestrian to access the north or south courtyards across ADA to the neighborhood. 	<p>Sec. 47-37A.1.A(2) 3000 Alhambra promotes land use intensification through compact building forms consistent with the program to help preserve the tower's height and air to filter through compact building forms consistent with the program.</p>	<p>Public Parking Public parking spaces are being provided in a public, covered, garage with a public elevator access point centrally located along ADA which will allow pedestrian to access the north or south courtyards across ADA to the neighborhood.</p> <p>Note: See Public Improvement Exhibit Sheet A2 and Public Improvements Narrative for detail.</p>
47-32.5.S.3.2. Parking and Loading Requirements	807 spaces E320 public carshare spaces (maximum for lot) Loading: (2) Type 1	807 spaces E320 public carshare spaces (maximum for lot) Loading: (2) Type 1	No	<ul style="list-style-type: none"> Public parking is provided in a public, covered, garage with a public elevator access point centrally located along ADA which will allow pedestrian to access the north or south courtyards across ADA to the neighborhood. 	<p>Sec. 47-37A.1.A(2) 3000 Alhambra promotes land use intensification through compact building forms consistent with the program to help preserve the tower's height and air to filter through compact building forms consistent with the program.</p>	<p>Public Parking Public parking spaces are being provided in a public, covered, garage with a public elevator access point centrally located along ADA which will allow pedestrian to access the north or south courtyards across ADA to the neighborhood.</p> <p>Note: See Public Improvement Exhibit Sheet A2 and Public Improvements Narrative for detail.</p>



APPLICATION REQUIREMENTS

Sheet Title

3000 ALHAMBRA - PDD

JOB Title



Revisions	DATE	BY	REVISION

PROJECT: 3000 ALHAMBRA STREET, FORT LAUDERDALE, FLORIDA 33304

SCALE: N.T.S.

Scale	Date	Scale	Date
1"=20'	03/18/21	1"=20'	03/18/21
1/8"=1'-0"	03/18/21	1/8"=1'-0"	03/18/21
3/16"=1'-0"	03/18/21	3/16"=1'-0"	03/18/21
1/4"=1'-0"	03/18/21	1/4"=1'-0"	03/18/21
3/8"=1'-0"	03/18/21	3/8"=1'-0"	03/18/21
1/2"=1'-0"	03/18/21	1/2"=1'-0"	03/18/21
5/8"=1'-0"	03/18/21	5/8"=1'-0"	03/18/21
3/4"=1'-0"	03/18/21	3/4"=1'-0"	03/18/21
7/8"=1'-0"	03/18/21	7/8"=1'-0"	03/18/21
1"=1'-0"	03/18/21	1"=1'-0"	03/18/21

	PREV APPROVED	PROPOSED
• UNIT COUNT	215 UNITS	198 UNITS
• LOT DENSITY:	96 UNITS/AC	87 UNITS/AC
• MAX. BLDG LENGTH	356'-3.5"	358'-0"
• EAST TOWER	136'-0"	136'-0"
• WEST TOWER	110'-6"	111'-5"
• MAX. BLDG WIDTH	190'-10.5"	187'-6"
• POOLUM	68'-7"	67'-6"
• BUILDING SEPARATION	4.5'	4.7'
• RESIDENTIAL	2.5'	2.6'
• NON-RESIDENTIAL	63,765 (84.5%)	64,204 (44.7%)
• MAX. LOT COVERAGE	45,539 (47.1%)	45,297 (45.8%)
• MIN. OPEN SPACE	9,287 SF (9.4%)	9,573 SF (9.7%)
• LANDSCAPE		
• SETBACKS:		
• SIDE	21'-3"	20'-0"
• REAR	20'-0"	20'-2"
• PARKING:		
• REQUIRED (ULDR)	609	544
• PROVIDED	497	480

SITE PLAN INFORMATION - 3300 ALHAMBRA STREET

CURRENT USE OF PROPERTY	FZ (ZONING)	PROPOSED
CORNER LAND USE DESIGNATION	SB-TRAC	SB-TRAC
PROPOSED LAND USE DESIGNATION	SB-TRAC	SB-TRAC
CURRENT ZONING DESIGNATION	SB-TRAC	SB-TRAC
PROPOSED ZONING DESIGNATION	SB-TRAC	SB-TRAC
ADJACENT ZONING DESIGNATION	SB-TRAC	SB-TRAC
REAR YARD (WEST) - BIRCH ROAD	20'	20.1'
REAR YARD (EAST) - ALHAMBRA STREET	20'	20.6'
REAR YARD (SOUTH) - SEBASTIAN STREET	20'	21.7'
REAR YARD (NORTH) - ALHAMBRA STREET	20'	20.6'

SETBACK TABLE

REQUIRED	PROVIDED
FRONT YARD (EAST) - A1A	20'
FRONT YARD (WEST) - BIRCH ROAD	20'
FRONT YARD (SOUTH) - SEBASTIAN STREET	20'
FRONT YARD (NORTH) - ALHAMBRA STREET	20'
REAR YARD (WEST) - BIRCH ROAD	20'
REAR YARD (EAST) - ALHAMBRA STREET	20'
REAR YARD (SOUTH) - SEBASTIAN STREET	20'
REAR YARD (NORTH) - ALHAMBRA STREET	20'

PARKING TABLE

REQUIRED	PROVIDED
RESIDENTIAL UNITS (1-2 BEDROOM)	124 UNITS / 124 SPACES
RESIDENTIAL UNITS (3-4 BEDROOM)	43 UNITS / 43 SPACES
RESIDENTIAL UNITS (5+ BEDROOM)	48 UNITS / 48 SPACES
TOTAL RESIDENTIAL UNITS	215 UNITS
RESTAURANT/COMMERCIAL PUBLIC PARKING	5,120 SPA / 5,124 SPA
TOTAL PARKING	5,335 SPA
REQUIRED	497
PROVIDED	497

LAND DESCRIPTION:
 All of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 and 20 (Block 3)
 LADEER DEL MAR, according to the Plat thereof as recorded in Plat Book 7, Page 20 of the
 Public Records of Broward County, Florida, LESS AND EXCEPT Right-of-Way for Seabreeze
 Boulevard (SRM Map Book 12, Page 6 of Broward County Records, Official Records Book
 17989, Page 22, Broward County Records) and SR A1A (Florida Department of
 Transportation Section Map 86550-1112).

SOLID WASTE / RECYCLING (RESIDENTIAL):

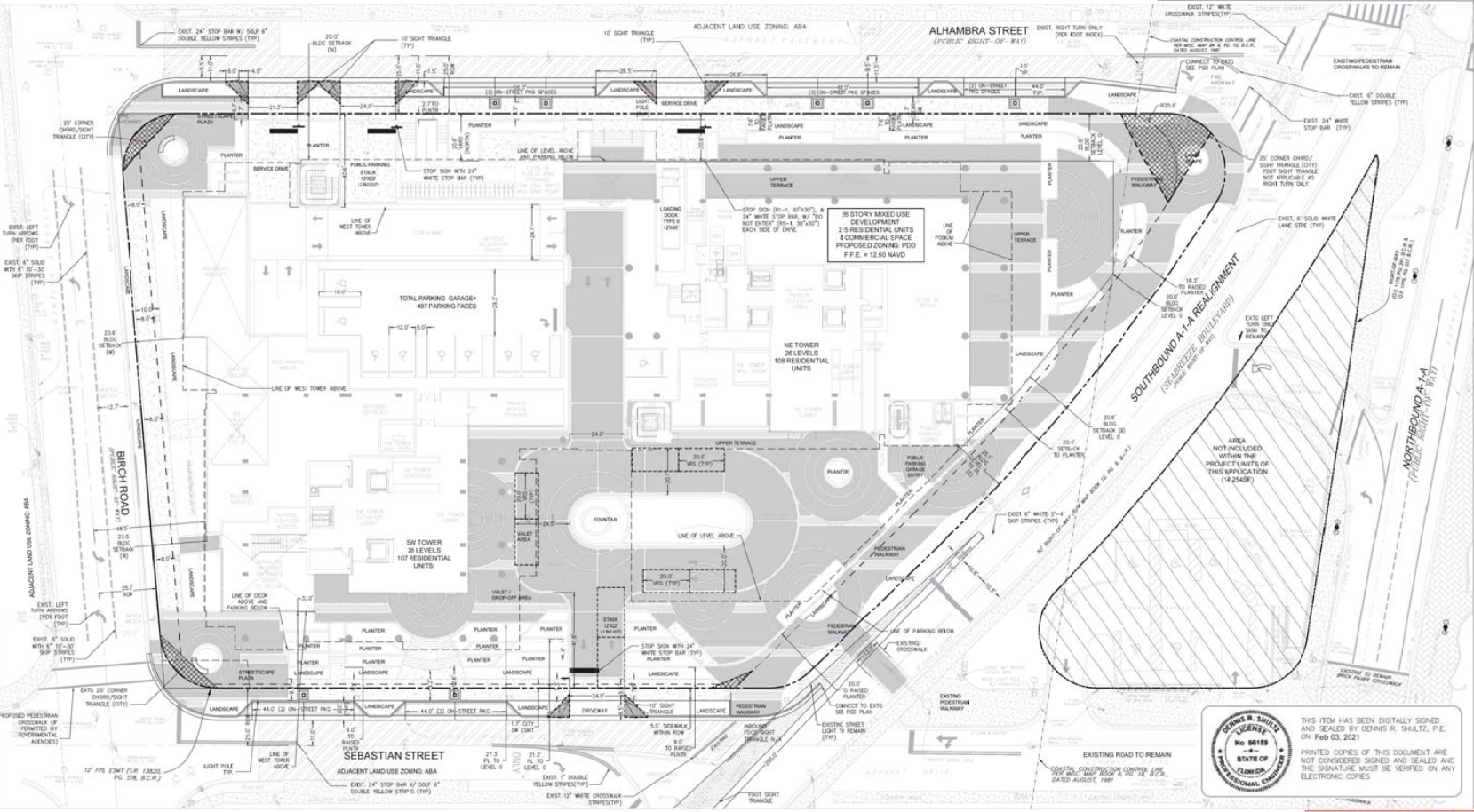
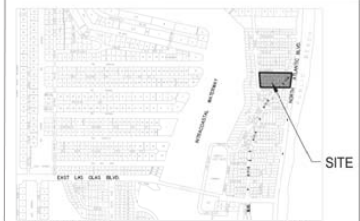
- EACH TOWER WILL CONTAIN THE FOLLOWING EQUIPMENT:
 - WASTE CHUTE WITH COMPARTER WITH TWO COMPACTOR CONTAINERS (5 PER BUILDING)
 - RECYCLE CHUTE WITH TWO COMPACTOR CONTAINERS (4 PER BUILDING)
 - WASTE REMOVAL WILL BE 5 DAYS/WK OR AS NEEDED
 - RECYCLE REMOVAL WILL BE 2 DAYS/WK OR AS NEEDED

STRUCTURAL SOIL:

- STRUCTURAL SOIL WILL BE PROVIDED AS APPLICABLE PER CITY OF FORT LAUDERDALE ULRP
- STRUCTURAL SOIL AND PAVED GRATE DETAILS PROVIDED BY LANDSCAPE PLANS

STREET LIGHTING:

- ALL SHALL BE IN ACCORDANCE WITH THE CITY CODE OF ORDINANCES ARTICLE 6, SECTION 41-12
- ALL SHALL BE IN ACCORDANCE WITH THE CITY CODE OF ORDINANCES CHAPTER 6, ARTICLE 6, SEC. 2



FLYNN ENGINEERING
 3400 COMBODIA BLVD., LAUDERDALE-FL-33409, FL, U.S.A.
 PHONE (954) 332-1000
 FAX (954) 332-0000

SITE PLAN

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



Revisions

No.	Description

Project: DRG PDD#19001
 DOCUMENTS

SEAL
Dennis R Shultz
 State of Florida
 Professional Engineer
 No. 06189
 Exp. 06/30/2024

Scale: 1" = 30'
 Date: 06/27/21

Drawn by: SRSD
 Checked by: SRSD

Proj. No.: 078
 App. 1: 1
 of 5



PREVIOUSLY APPROVED

SITE PLAN INFORMATION - 3300 ALHAMBRA STREET

CURRENT LAND USE OF PROPERTY	PARKING (ZONED/COM/UNIMPL)
CURRENT LAND USE DESIGNATION	SR-14C
PROPOSED LAND USE DESIGNATION	SR-14C
CURRENT ZONING DESIGNATION	SR-14C
PROPOSED ZONING DESIGNATION	SR-14C
ADJACENT ZONING DESIGNATION	SR-14C
ADJACENT ZONING DISTRICT	SR-14C
<p>* Per Sec. 17-213.4, the uses permitted & conditioned thereof within the PDD (SR-14C) shall be as identified on the date of recording for PDD and consistent with the SR-14C Land Use Zoning Ordinance.</p>	
TOTAL SITE AREA	131,113.47 / 3,067,000 sqm
PROJECT LIMITS	88,668.47 / 2,227,000 sqm
TOTAL PREVIOUS EXISTING (LANDSCAPE)	54,881.57 / 1,412.7 sqm
TOTAL PREVIOUS PROPOSED (LANDSCAPE)	9,515.57 / 250.0 sqm
TOTAL PREVIOUS EXISTING	39,827.57 / 1,062.7 sqm
TOTAL PREVIOUS PROPOSED	45,293.57 / 1,212.7 sqm
TOTAL BUILDING FOOTPRINT EXISTING	4,400.57 / 118.0 sqm
TOTAL BUILDING FOOTPRINT PROPOSED (LEVEL 1)	14,504.57 / 394.3 sqm
WATER/WASTE WATER SEWER PROVISION	
TOTAL BUILDING OF PUBLIC PARKING (LEVEL 0)	2,963.57 / 78.0 sqm
TOTAL BUILDING OF PARKING/COMMERCIAL/LEVEL 0)	1,063.57 / 28.0 sqm
TOTAL BUILDING OF PARKING (LEVEL 1-4)	122,843.57 / 3,247,000 sqm
TOTAL BUILDING OF COMMERCIAL (AREA 1)	5,413.57 / 145.0 sqm
TOTAL BUILDING OF RESIDENTIAL (LEVEL 1-20)	411,813.57 / 11,000,000 sqm
TOTAL BUILDING OF MISC./RECREATION/OTHER	138,837.57 / 3,780,000 sqm
TOTAL BUILDING SQUARE FOOTAGE	558,908.57

SETBACK TABLE

FRONT YARD (EAST) - A1A	20'	20.0'	20.0'
SIDE YARD (NORTH) - ALHAMBRA STREET	20'	A	20.0'
SIDE YARD (SOUTH) - SEBASTIAN STREET	20'	A	21.5'
REAR YARD (WEST) - BIRCH ROAD	20'	20.6'	20.2'
LOT COVERAGES*	44,204.57	44.2%	
AREA ABOVE	1,900.57	2.0%	
PLANTING WALKS & PLAZAS IMMEDIATE IN ROW AREAS	54,515.57	55.5%	
LANDSCAPE	9,515.57	9.7%	
OPEN SPACE - (LVA=45.25%)	49,293.57	49.8%	
OPEN SPACE - (LVA=49.08%)	49,298.57	49.8%	
FAIR (residential intensity) (LVA=72.75%)	14.9	1.5%	
FAIR (commercial intensity) (LVA=10.75%)	2.8	0.3%	
NUMBER OF UNITS	195 UNITS		
BUILDING DENSITY	2.2 UNITS/ACRE		
BUILDING HEIGHT-BUILD	129'-0" / 20 STORIES		
BUILDING SELECTION			
BUILDING LENGTH	174'-0" (LIMITED)		
BUILDING WIDTH	187'-0" (LIMITED)		
	195 UNITS		
	2.2 UNITS/ACRE		

PARKING TABLE

RESIDENTIAL UNITS - 2 BEDROOM	100 UNITS	1.5/UNIT	150.0	100%	150.0	100%
RESIDENTIAL UNITS - 3 BEDROOM	85 UNITS	1.5/UNIT	127.5	100%	127.5	100%
RESIDENTIAL UNITS - 4 BEDROOM	10 UNITS	1.5/UNIT	15.0	100%	15.0	100%
COMMERCIAL	100 UNITS	1.5/UNIT	150.0	100%	150.0	100%
PUBLIC PARKING	100 UNITS	1.5/UNIT	150.0	100%	150.0	100%
1.5 PARKING SPACES = 1.5 PARKING SPACES / UNIT = 284			284.0		284.0	
1.5 PARKING SPACES / UNIT = 1.5 PARKING SPACES / UNIT = 284			284.0		284.0	
PREVIOUSLY APPROVED			480		480	
PROVIDED			480		480	

LAND DESCRIPTION:

ALL OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 and 20, Block 3, ALHAMBRA DEL MAR, according to the Plat thereof as recorded in Plat Book 7, Page 20 of the Public Records of Broward County, Florida, LESS AND EXCEPT Right of Way for Southeast Boulevard (SR 904) Map Book 12, Page 6 of Broward County Records, Official Records Book 17989, Page 22, Broward County Records) and SR A1A (Florida Department of Transportation Section Map 9050-2112).

SOLID WASTE / RECYCLING (RESIDENTIAL):

- Each owner will contain the following equipment:
- WASTE CHUTE WITH COMPACTOR WITH 210 RECYCLE CONTAINERS (14 PER BUILDING)
- RECYCLE CONTAINERS WITH 210 RECYCLE CONTAINERS (14 PER BUILDING)
- WASTE CHUTE WILL BE A DURATION OF AS NEEDED.
- RECYCLE REMOVAL WILL BE 2 DURATION OF AS NEEDED.

SOLID WASTE / RECYCLING (RETAIL/RESTAURANT):

- 3000 SELF-CONTAINED COMPACTOR ALONG WITH 210 RECYCLE CONTAINERS.
- WASTE CHUTE WITH 210 RECYCLE CONTAINERS (14 PER BUILDING)
- RECYCLE REMOVAL WILL BE 2 DURATION OF AS NEEDED.
- THE WASTE SYSTEM WILL MEET THE CAPACITY REQUIREMENTS OF ALSO ORDINANCE 982 AND COMPLY WITH LDR 61-14.4 AS APPLICABLE.

STRUCTURAL SOIL:

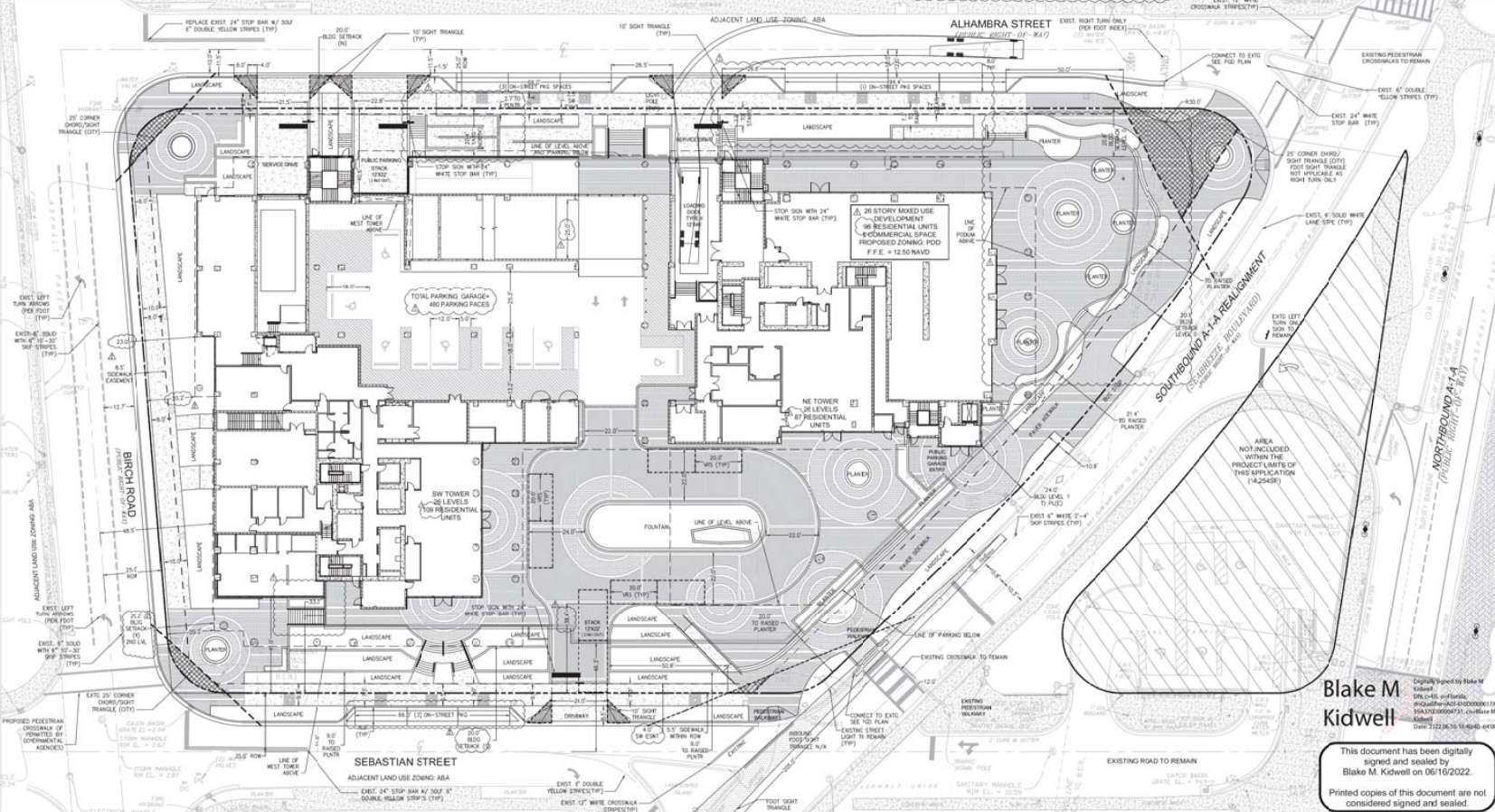
- STRUCTURAL SOIL SHALL BE PROVIDED AS APPLICABLE PER CITY OF FORT LAUDERDALE LDR 9
- STRUCTURAL SOIL AND PAVED DRIVE DETAILS PROVIDED ON LANDSCAPE PLANS.

STREET LIGHTING:

- SHALL BE IN ACCORDANCE WITH THE CITY CODE OF ORDINANCES ARTICLE 4, SECTION 4-10
- SHALL BE IN ACCORDANCE WITH THE CITY CODE OF ORDINANCES CHAPTER 6, ARTICLE 6-10

AMENDMENT 1 PROPOSED CHANGES:

- SEE SITE PLAN SHEET 02 FOR DIMENSIONAL CHANGES
- SEE AREA 1A & SHEETS FOR DESIGN CHANGES
- DETAILED NARRATIVE PROVIDED



FLYNN ENGINEERING
 241 COMMERCE BLVD., LAUDERHILL, FL 33404
 PHONE (561) 322-2222
 FAX (561) 322-2222

SITE PLAN

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

NORTH

Revisions

NO.	DATE	BY	REVISION

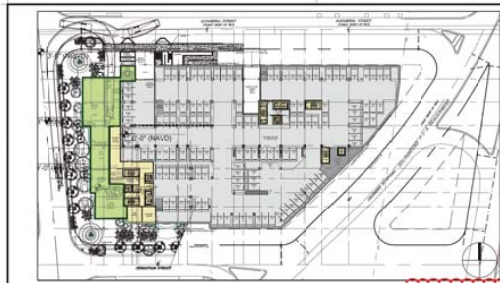
Project: DRC PDD#19001
 DOCUMENTS

SEAL

Blake M. Kidwell
 No. 9488
 State of Florida
 Professional Engineer

Scale: 1" = 30'
 Date: 03/18/21
 Drawn by: SKD
 Checked by: SKD
 Title: C1
 App. to: JEF
 1 of 5

Blake M Kidwell
 This document has been digitally signed and sealed by Blake M. Kidwell on 06/16/2022.
 Printed copies of this document are not considered signed and sealed.



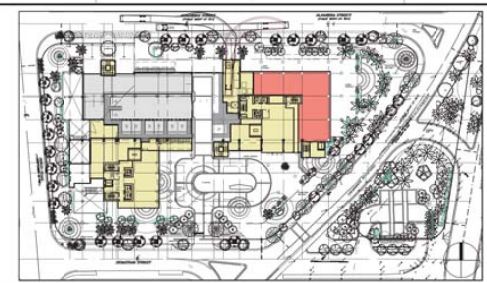
0 LEVEL 0 (PUBLIC PARKING / AMENITY) 8,562 SF
 = 8,562 SF
 = 12,644 SF
 = 54,876 SF
 TOTAL BELOW GRADE SF NOT INCLUDED = 67,520 SF



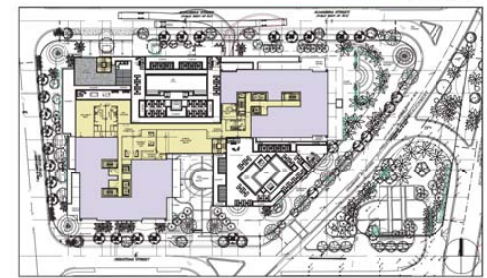
3 LEVEL 2 & 3 (PARKING) 53,335 SF
 = 2,777 SF
 = 50,558 SF

= BASEMENT AREA THAT COUNTS TOWARDS FAR

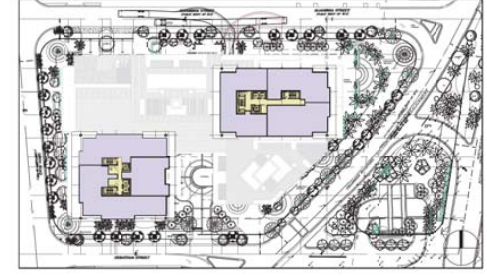
LEGEND
 RETAIL 5,295 SF
 LOBBY/ AMENITIES/ BOH/ CIRCULATION 123,983 SF
 PARKING 132,104 SF
 RESIDENTIAL UNITS 444,858 SF
 706,220 SF



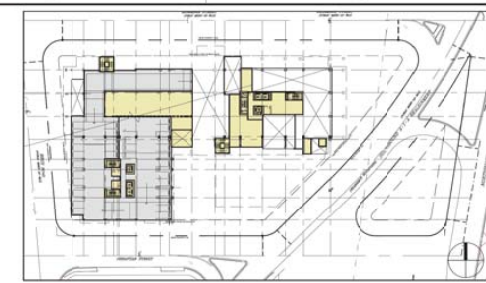
1 LEVEL 1 (RETAIL / PARKING) 33,011 SF
 = 17,149 SF
 = 10,567 SF
 = 5,295 SF



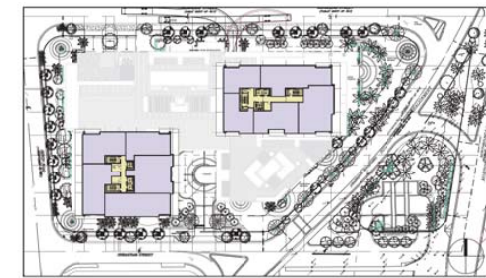
4 LEVEL 4 (RESIDENTIAL / AMENITY) 31,272 SF
 = 13,815 SF
 = 17,457 SF



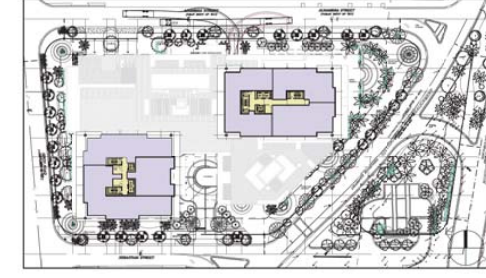
6 LEVEL PH 25 (RESIDENTIAL) 22,825 SF
 = 3,144 SF
 = 19,681 SF



2 LEVEL 1.5 (B.O.H. / PARKING) 32,180 SF
 = 11,759 SF
 = 20,421 SF



5 LEVEL TYP. 5-24 (RESIDENTIAL) 23,490 SF
 = 3,104 SF
 = 20,386 SF



7 LEVEL ROOF (SERVICE) 1,900 SF
 = 1,900 SF

REVISIONS / SUBMISSIONS

--	--

1756

3000 ALHAMBRA
 3000 ALHAMBRA STREET
 FORT LAUDERDALE, FL 33004

KT SEABREEZE
 ATLANTIC LP
 705 N. CALDWELL BLVD. SUITE 105
 WEST PALM BEACH, FL 33409

KOBINKARP
 LIC. # AB0012579

REGISTERED
 INTERIOR DESIGN
 PLANNING
 AIA ASID NCARB
 2015 Broward Boulevard
 Fort Lauderdale, FL 33301
 P: 754.573.3700
 WWW.KOBINKARP.COM



DRAWN BY: KSKD
 CHECKED BY: K.K. M.P.
 DATE: 09-01-2020

A1.02

WEST TOWER			PODIUM		EAST TOWER				
LEVEL	F. TO F. HEIGHT	FAR				LEVEL	F. TO F. HEIGHT	FAR	
ROOF		936 SF				ROOF		964 SF	
25	13'-10"	11,346 SF	3 RESIDENTIAL UNITS			25	13'-10"	11,479 SF	
24	12'-2"	11,914 SF	5 RESIDENTIAL UNITS			24	12'-2"	11,576 SF	
23	10'-10"	11,914 SF	5 RESIDENTIAL UNITS			23	10'-10"	11,576 SF	
22	10'-10"	11,914 SF	5 RESIDENTIAL UNITS			22	10'-10"	11,576 SF	
21	10'-10"	11,914 SF	5 RESIDENTIAL UNITS			21	10'-10"	11,576 SF	
20	10'-10"	11,914 SF	5 RESIDENTIAL UNITS			20	10'-10"	11,576 SF	
19	10'-10"	11,914 SF	5 RESIDENTIAL UNITS			19	10'-10"	11,576 SF	
18	10'-10"	11,914 SF	5 RESIDENTIAL UNITS			18	10'-10"	11,576 SF	
17	10'-10"	11,914 SF	5 RESIDENTIAL UNITS			17	10'-10"	11,576 SF	
16	10'-10"	11,914 SF	5 RESIDENTIAL UNITS			16	10'-10"	11,576 SF	
15	10'-10"	11,914 SF	5 RESIDENTIAL UNITS			15	10'-10"	11,576 SF	
14	10'-10"	11,914 SF	5 RESIDENTIAL UNITS			14	10'-10"	11,576 SF	
13	10'-10"	11,914 SF	5 RESIDENTIAL UNITS			13	10'-10"	11,576 SF	
12	10'-10"	11,914 SF	5 RESIDENTIAL UNITS			12	10'-10"	11,576 SF	
11	10'-10"	11,914 SF	5 RESIDENTIAL UNITS			11	10'-10"	11,576 SF	
10	10'-10"	11,914 SF	5 RESIDENTIAL UNITS			10	10'-10"	11,576 SF	
9	10'-10"	11,914 SF	5 RESIDENTIAL UNITS			9	10'-10"	11,576 SF	
8	10'-10"	11,914 SF	5 RESIDENTIAL UNITS			8	10'-10"	11,576 SF	
7	10'-10"	11,914 SF	5 RESIDENTIAL UNITS			7	10'-10"	11,576 SF	
6	10'-10"	11,914 SF	5 RESIDENTIAL UNITS			6	10'-10"	11,576 SF	
5	10'-10"	11,914 SF	5 RESIDENTIAL UNITS			5	10'-10"	11,576 SF	
4	13'-0"		4 RESIDENTIAL UNITS	AMENITY	5 RESIDENTIAL UNITS	4	13'-0"	31,272 SF	
3	12'-8"		224 PS (STACKERS-PRIVATE)			3	12'-8"	53,335 SF	
2	9'-8"		113 PS (PRIVATE)			2	9'-8"	53,335 SF	
1.5	9'-8"		25 PS (STACKERS)	PASEO	LOBBY	1.5	9'-8"	32,180 SF	
1	16'-2"		AMENITY	9 PS (STACKERS)	RETAIL	1	15'-2"	33,011 SF	
	6'-6" (12'-6")		126 PS (1120 PUBLIC / 6 PRV/ATE)				6'-6" (12'-6")		
TOTAL		250,562 SF	107 RESIDENTIAL UNITS		108 RESIDENTIAL UNITS		TOTAL	299'-6"	447,096 SF
GRAND TOTALS			215 RESIDENTIAL UNITS			697,658 SF. FAR			

PARKING PROVIDED

	PUBLIC	PRIVATE	NIC
LEVEL 3		224 PS	
LEVEL 2		113 PS	
LEVEL 1.5		25 PS	
LEVEL 1		9 PS	17 PS
LEVEL 0	120 PS	6 PS	
	120 PS	377 PS	17 PS

NOTE:
REVISED TO INCLUDE PROPER
CALCULATIONS AS REVIEWED WITH
CITY. DATA WAS CORRECTED.
PLANS WERE NOT CHANGED.

LEGEND

RETAIL	RETAIL
LOBBY/ AMENITIES/ BOH/ CIRCULATION	
PARKING	PARKING
RESIDENTIAL UNITS	RESIDENTIAL UNITS

REVISIONS / SUBMISSIONS

1756

3000 ALHAMBRA
3000 ALHAMBRA STREET
FORT LAUDERDALE, FLORIDA 33304

FAR CALCULATIONS

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

Date: 2021.02.08
15:23:55-05'00'

KORB KARP
LIC # AB202578

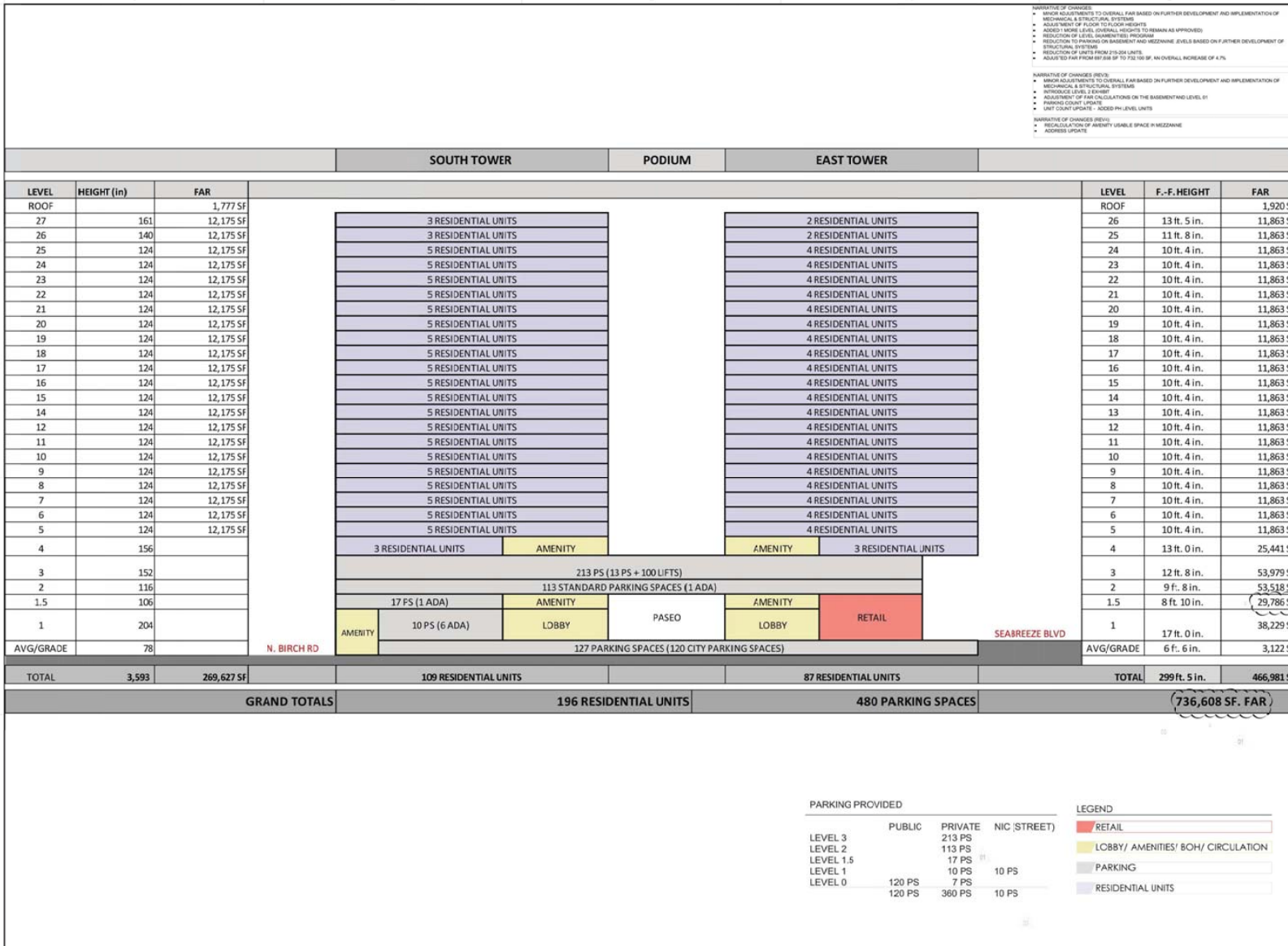
ARCHITECTURE
INTERIOR DESIGN
PLANNING
AAA AIA ASID NCARB
2020 License 2037
P.O. Box 15719
Fort Lauderdale, FL 33315
WWW.ALBORKARP.COM



DRAWN BY: KKAD
CHECKED BY: K.K. M.J.
DATE: 09-01-2020

A1.03

PREVIOUSLY APPROVED



NARRATIVE OF CHANGES:

- MINOR ADJUSTMENTS TO OVERALL FAR BASED ON FURTHER DEVELOPMENT AND IMPLEMENTATION OF MECHANICAL & STRUCTURAL SYSTEMS
- ADJUSTMENT OF FLOOR TO FLOOR HEIGHTS
- ADDED 100 LEVEL. ORIGINAL HEIGHTS TO REMAIN AS APPROVED
- REDUCTION IN PARKING ON BASEMENT AND MEZZANINE LEVELS BASED ON FURTHER DEVELOPMENT OF STRUCTURAL SYSTEMS
- REDUCTION OF UNITS FROM 210 TO 196 UNITS
- ADJUSTED FAR FROM 85.4% TO 72.1% BY AN OVERALL INCREASE OF 4.1%

NARRATIVE OF CHANGES (REV):

- MINOR ADJUSTMENTS TO OVERALL FAR BASED ON FURTHER DEVELOPMENT AND IMPLEMENTATION OF MECHANICAL & STRUCTURAL SYSTEMS
- INTRODUCE LEVEL 3 EXHIBIT
- ADJUSTMENT OF FAR CALCULATIONS ON THE BASEMENT AND LEVEL 01
- PARKING COUNT UPDATE
- UNIT COUNT UPDATE - ADDED PH LEVEL UNITS

NARRATIVE OF CHANGES (REV2):

- REGULATION OF AMENITY USABLE SPACE + MEZZANINE
- ADDRESS UPDATE

REVISIONS / SUBMISSIONS

NO.	DESCRIPTION	DATE
3	ADMINISTRATIVE REVIEW	07/01/2021
1	SPEC. AMENDMENT	02/01/2021

1756

3000 ALHAMBRA
100 S. US 1, SEABREEZE FL 33404
PORT LAUDERDALE, FLORIDA 33304

FAR CALCULATIONS

KT SEABREEZE
ATLANTIC LP
100 NE 1ST STREET
DELAWARE BEACH, FL 33444

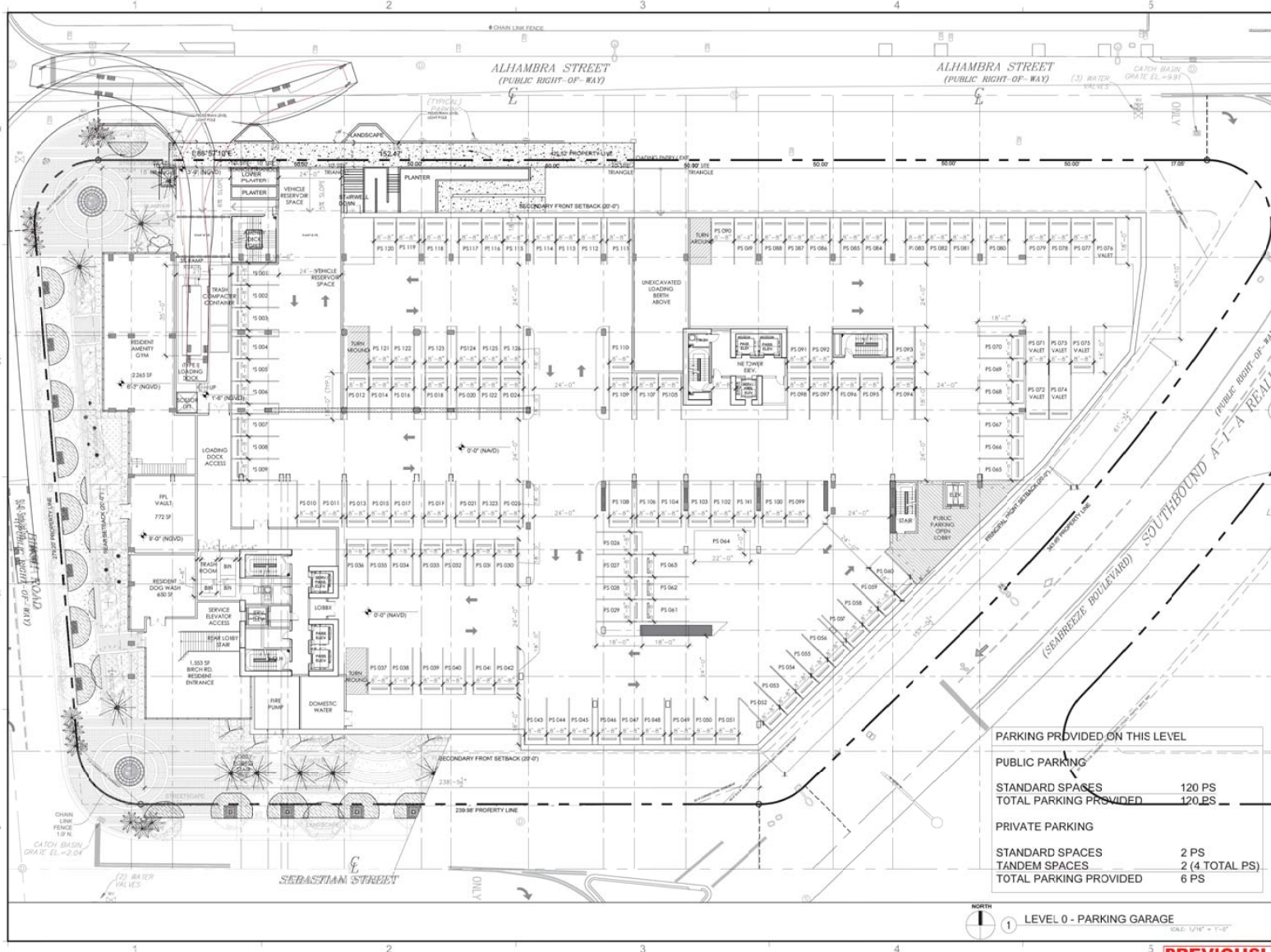
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ARCHITECTURE
INTERIOR DESIGN
PLANNING
AIA ASID NCARB
KOBIPART
100 NE 1ST STREET
DELAWARE BEACH, FL 33444
P 305.577.3788
WWW.KOBIPART.COM

KOBIPART

DRAWN BY: KKAD
CHECKED BY: K.K. M.P.
DATE: 05-01-2020

A1.03



PARKING PROVIDED ON THIS LEVEL

PUBLIC PARKING	
STANDARD SPACES	120 PS
TOTAL PARKING PROVIDED	120 PS
PRIVATE PARKING	
STANDARD SPACES	2 PS
TANDEM SPACES	2 (4 TOTAL PS)
TOTAL PARKING PROVIDED	6 PS

NORTH
 1 LEVEL 0 - PARKING GARAGE
 SCALE: 1/8" = 1'-0"

REVISIONS / SUBMISSIONS

1756

3000 ALHAMBRA
 3000 ALHAMBRA STREET
 FORT LAUDERDALE, FL 33304

LEVEL 0 PLAN

KT SEABREEZE
 ATLANTIC LP
 7515 CALDWELL BLVD. SUITE 105
 WEST PALM BEACH, FL 33411

Date:
 2021.02.03
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ARCHITECTURE
 INTERIOR DESIGN
 PLANNING

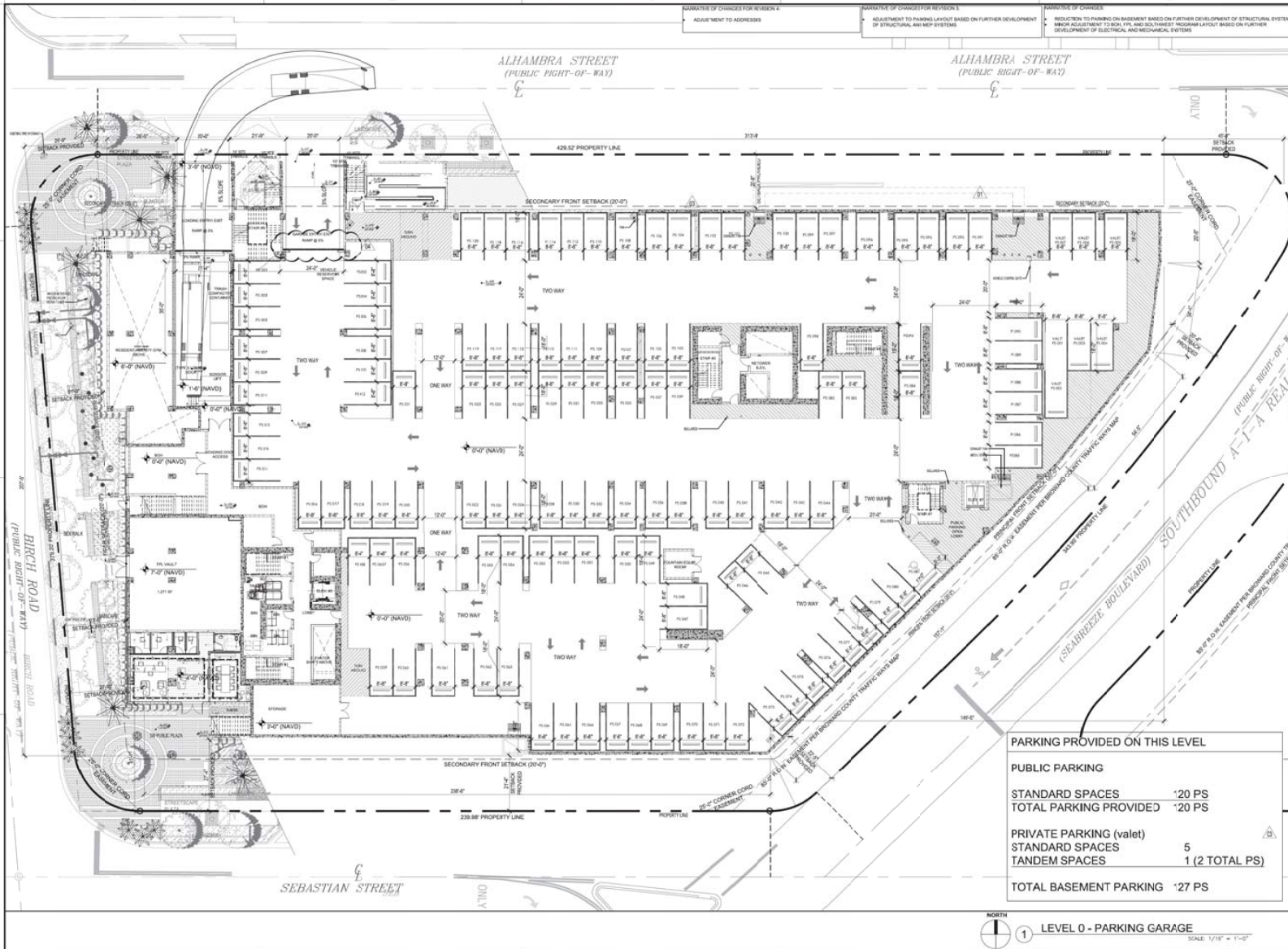
AAA ASD NCARB
 2915 Broward Boulevard
 Fort Lauderdale, FL 33304
 P: 305.573.3366
 WWW.ASDBKARP.COM



DRAWN BY: KSKAD
 CHECKED BY: K.K. M.P.
 DATE: 05-01-2020

A3.00

PREVIOUSLY APPROVED



PARKING PROVIDED ON THIS LEVEL

PUBLIC PARKING	
STANDARD SPACES	120 PS
TOTAL PARKING PROVIDED	120 PS
PRIVATE PARKING (valet)	
STANDARD SPACES	5
TANDEM SPACES	1 (2 TOTAL PS)
TOTAL BASEMENT PARKING	127 PS

LEVEL 0 - PARKING GARAGE
SCALE: 1/16" = 1'-0"

REVISIONS / SUBMISSIONS

NO.	DATE	DESCRIPTION
1.	05/27/2022	PLANNING COMMENTS
2.	07/01/2022	ADMINISTRATIVE REVIEW
3.	05/27/2021	THE AMENDMENT

1756

3000 ALHAMBRA
PORT LAUDERDALE FLORIDA 33054

LEVEL 0 PLAN

KT SEABREEZE ATLANTIC LP
100 NE 1ST STREET
DELLAWARE BEACH, FL 33444

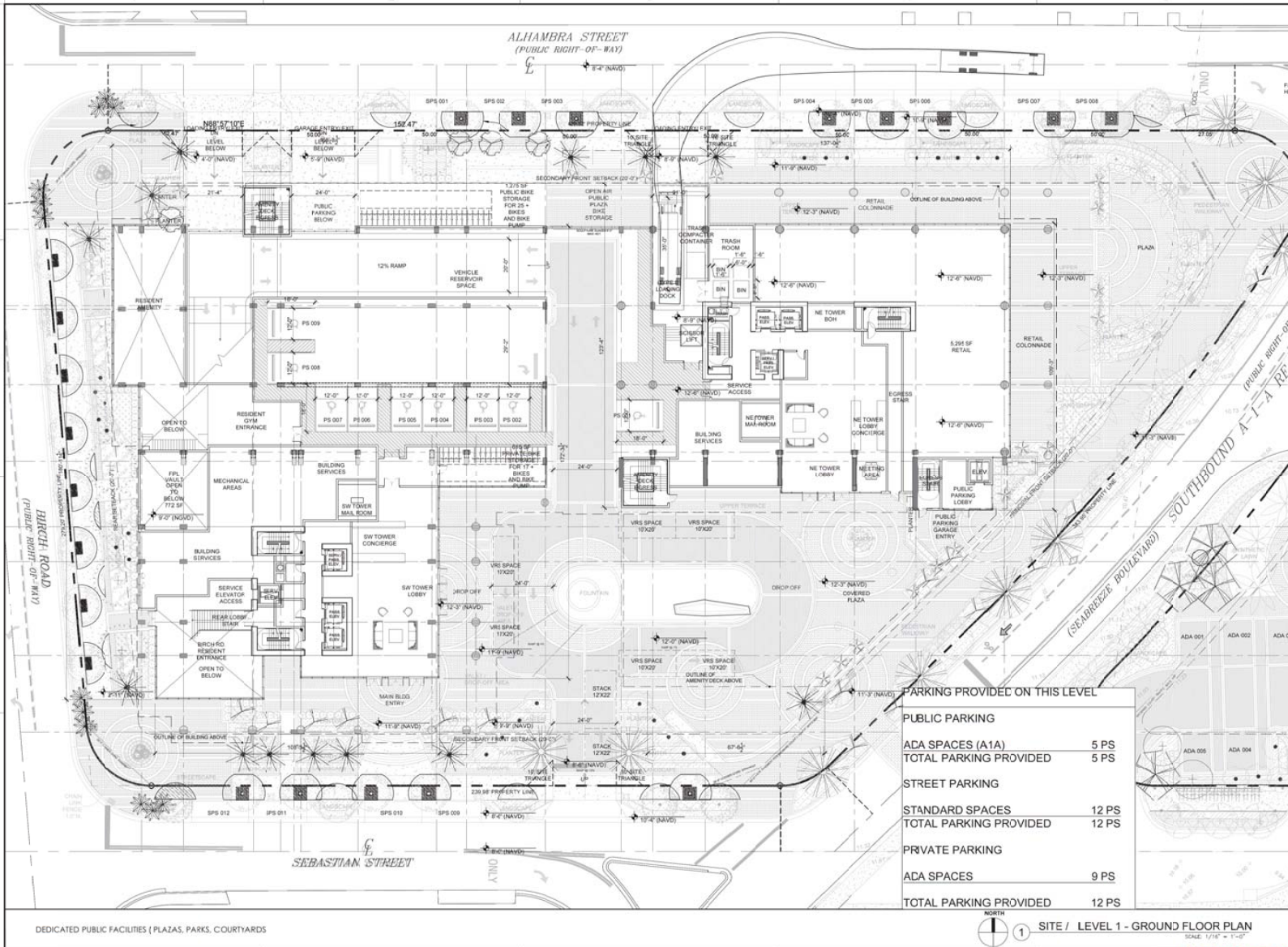
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ARCHITECTURE INTERIOR DESIGN PLANNING
AIA AIA NCARB
Kobi Karp
100 NE 1ST STREET
DELLAWARE BEACH, FL 33444
WWW.KOBIKARP.COM

K O B I K A R P

DRAWN BY: KKAD
CHECKED BY: K.K.-ML
DATE: 05-01-2020

A3.00



PARKING PROVIDED ON THIS LEVEL

PUBLIC PARKING	
ADA SPACES (A1A)	5 PS
TOTAL PARKING PROVIDED	5 PS
STREET PARKING	
STANDARD SPACES	12 PS
TOTAL PARKING PROVIDED	12 PS
PRIVATE PARKING	
ADA SPACES	9 PS
TOTAL PARKING PROVIDED	12 PS

REVISIONS / SUBMISSIONS

1756

3000 ALHAMBRA
3000 ALHAMBRA STREET
FORT LAUDERDALE, FLORIDA 33304

LEVEL 1 PLAN

KT SEABREEZE
ATLANTIC LP
701 S. OLIVE AVE. SUITE 104
WEST PALM BEACH, FL 33411

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KOBI MARP
LIC # AB052578

ARCHITECTURE
INTERIOR DESIGN
PLANNING

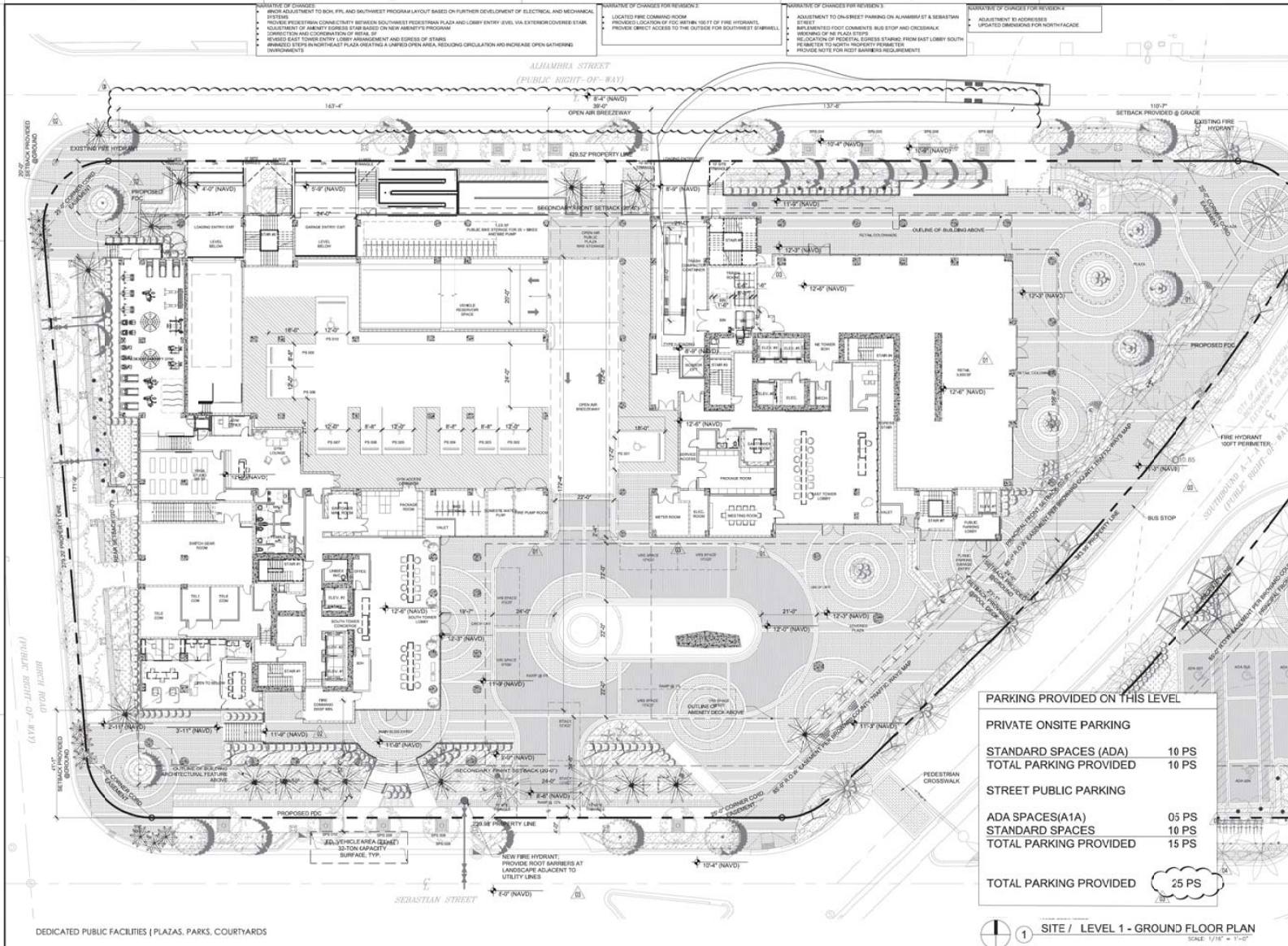
AIA AIAID NCARB
KARP
KOB
LUMI
WWW.ALBHAMBRA.COM

K O B I K A R P

DRAWN BY: KKAD
CHECKED BY: K.K. M.J.
DATE: 05-01-2020

A3.01

PREVIOUSLY APPROVED



DEDICATED PUBLIC FACILITIES | PLAZAS, PARKS, COURTYARDS

1 SITE / LEVEL 1 - GROUND FLOOR PLAN
SCALE: 1/16" = 1'-0"

REVISIONS / SUBMISSIONS	
1.	PLANNING COMMENTS
2.	SUBMITTIVE REVIEW
3.	PER REVIEW
4.	PER PLAN UPDATE

1756

3000 ALHAMBRA
 3000 ALHAMBRA STREET
 PORT LAUDERDALE, FLORIDA 33054
LEVEL 1 PLAN

KT SEABREEZE
 ATLANTIC LP
 100 NE 1ST STREET
 DELRAY BEACH, FL 33444

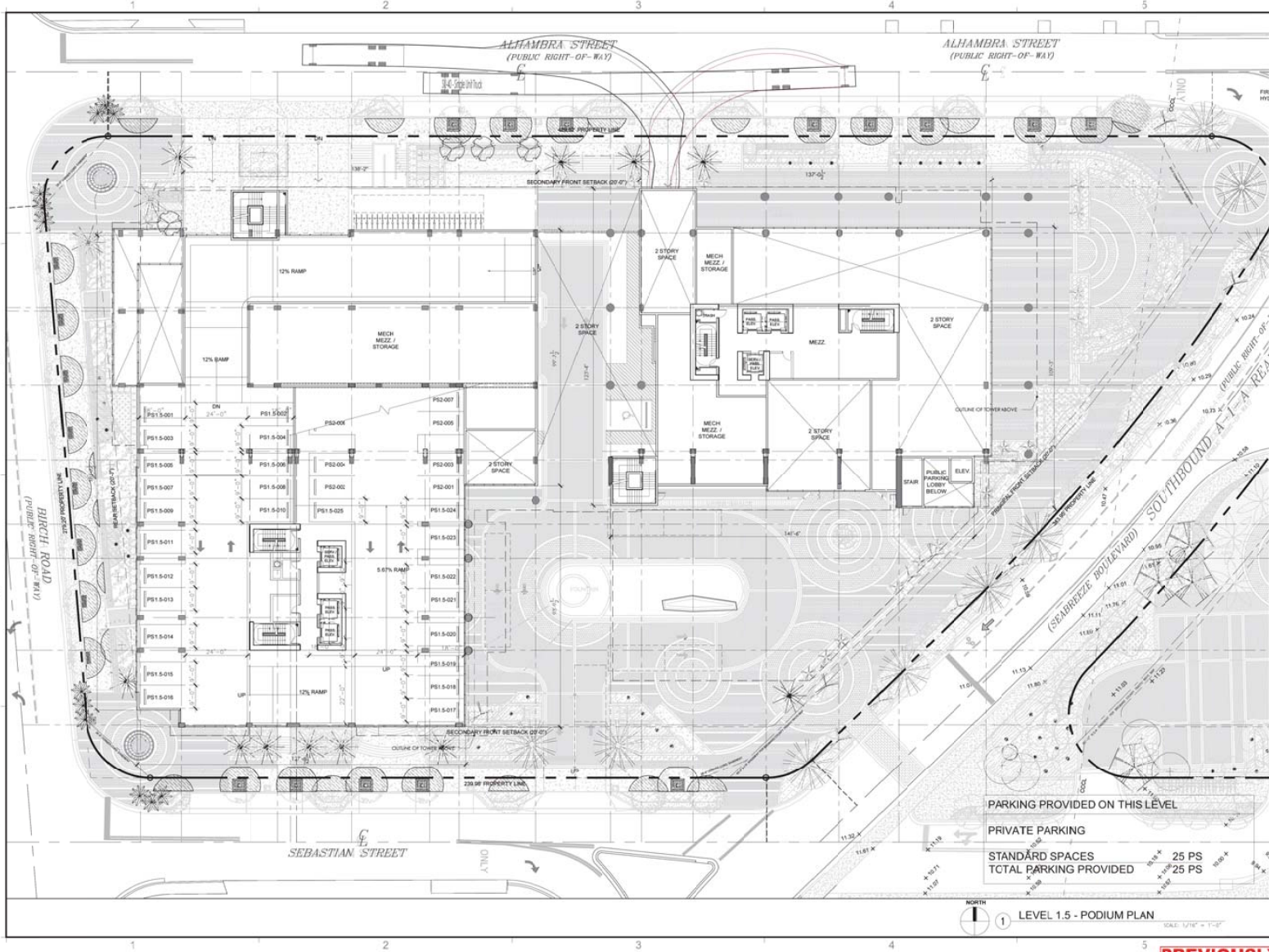
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ARCHITECTURE
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 AIA AIA NCARB
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 100 NE 1ST STREET
 DELRAY BEACH, FL 33444
 WWW.KOBIKARP.COM



DRAWN BY: KKAD
 CHECKED BY: K.K.-M.L.
 DATE: 05-01-2020

A3.01



REVISIONS / SUBMISSIONS

1756

3000 ALHAMBRA
 3000 ALHAMBRA STREET
 FORT LAUDERDALE, FL GORDA 33004

LEVEL 1.5 PLAN

KT SEABREEZE
 ATLANTIC LP
 725 S. CALDWELL SUITE 105
 WEST PALM BEACH, FL 33409

Date:
 2021.02.03
 12:25:28-05'00"

INTERIORS DESIGN
 INTERIOR PLANNING
 AIA ASID NCARB
 2915 Granada Boulevard
 Fort Lauderdale, FL 33308
 F: 754.373.3388
 WWW.KOBIKARP.COM
 LIC # AR0012579



DRAWN BY: KSKD
 CHECKED BY: K.K. M.P.
 DATE: 05-01-2020

A3.02

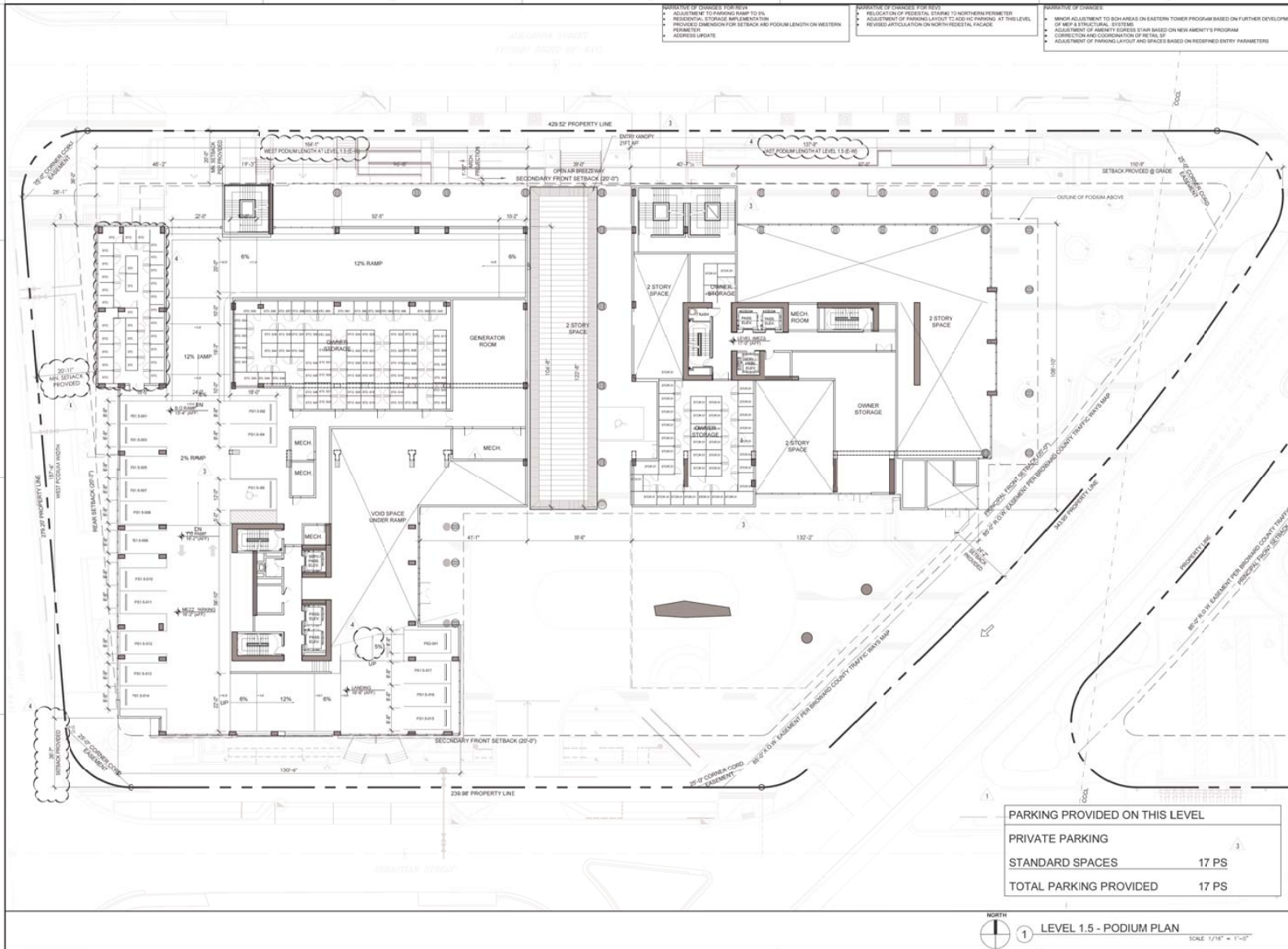
PARKING PROVIDED ON THIS LEVEL

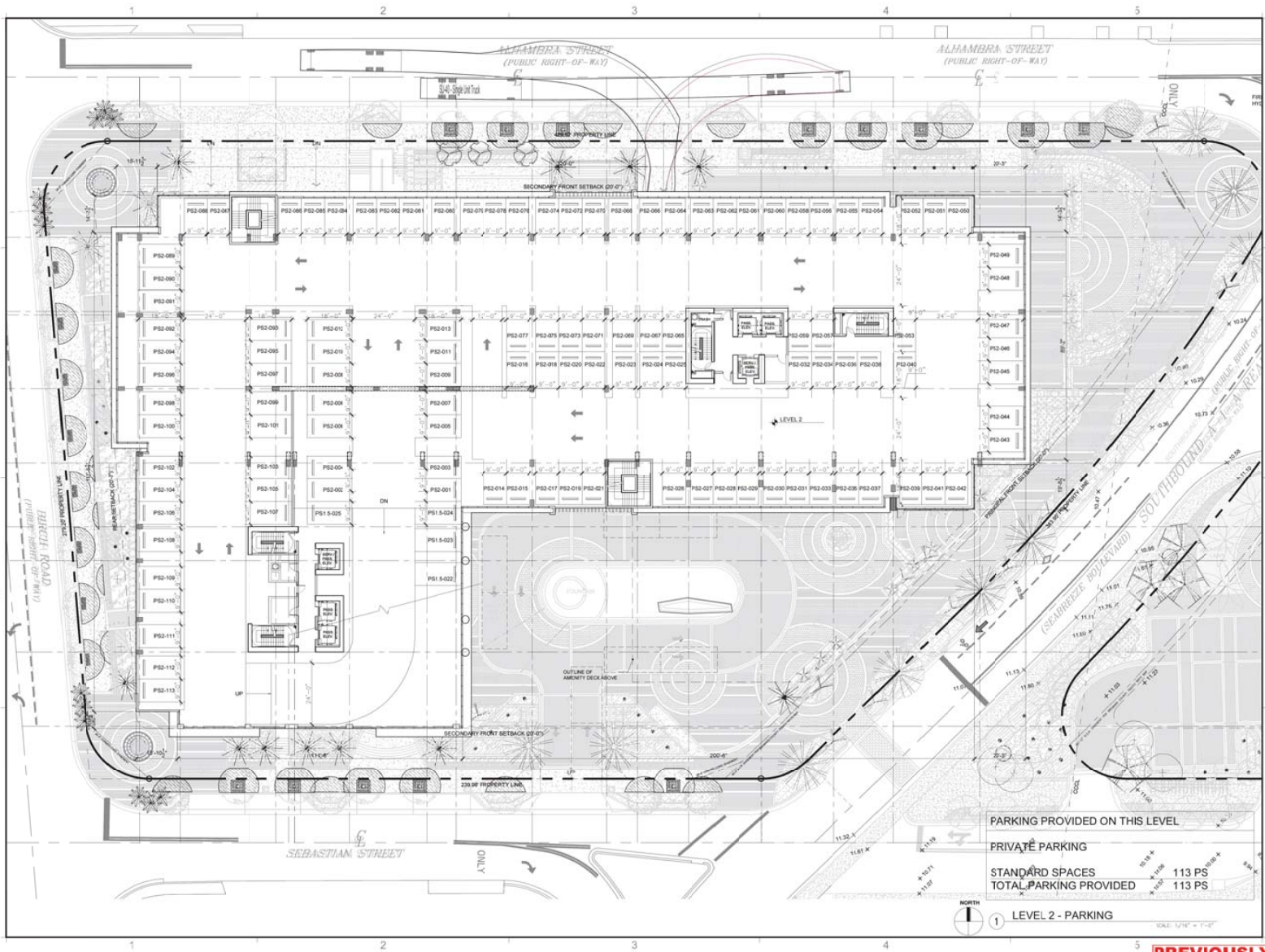
PRIVATE PARKING

STANDARD SPACES 25 PS
 TOTAL PARKING PROVIDED 25 PS

LEVEL 1.5 - PODIUM PLAN
 SCALE: 1/8" = 1'-0"

PREVIOUSLY APPROVED





PARKING PROVIDED ON THIS LEVEL

PRIVATE PARKING

STANDARD SPACES	113 PS
TOTAL PARKING PROVIDED	113 PS

LEVEL 2 - PARKING

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

REVISIONS / SUBMISSIONS

1756

3000 ALHAMBRA
 3000 ALHAMBRA STREET
 FORT LAUDERDALE, FL GORDA 33004

LEVEL 2 PLAN

KT SEABREEZE
 ATLANTIC LP
 725 S. CALHOUN AVE. SUITE 100
 WEST PALM BEACH, FL 33409

Date:
 2021.02.03
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ARCHITECTURE
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 PLANNING

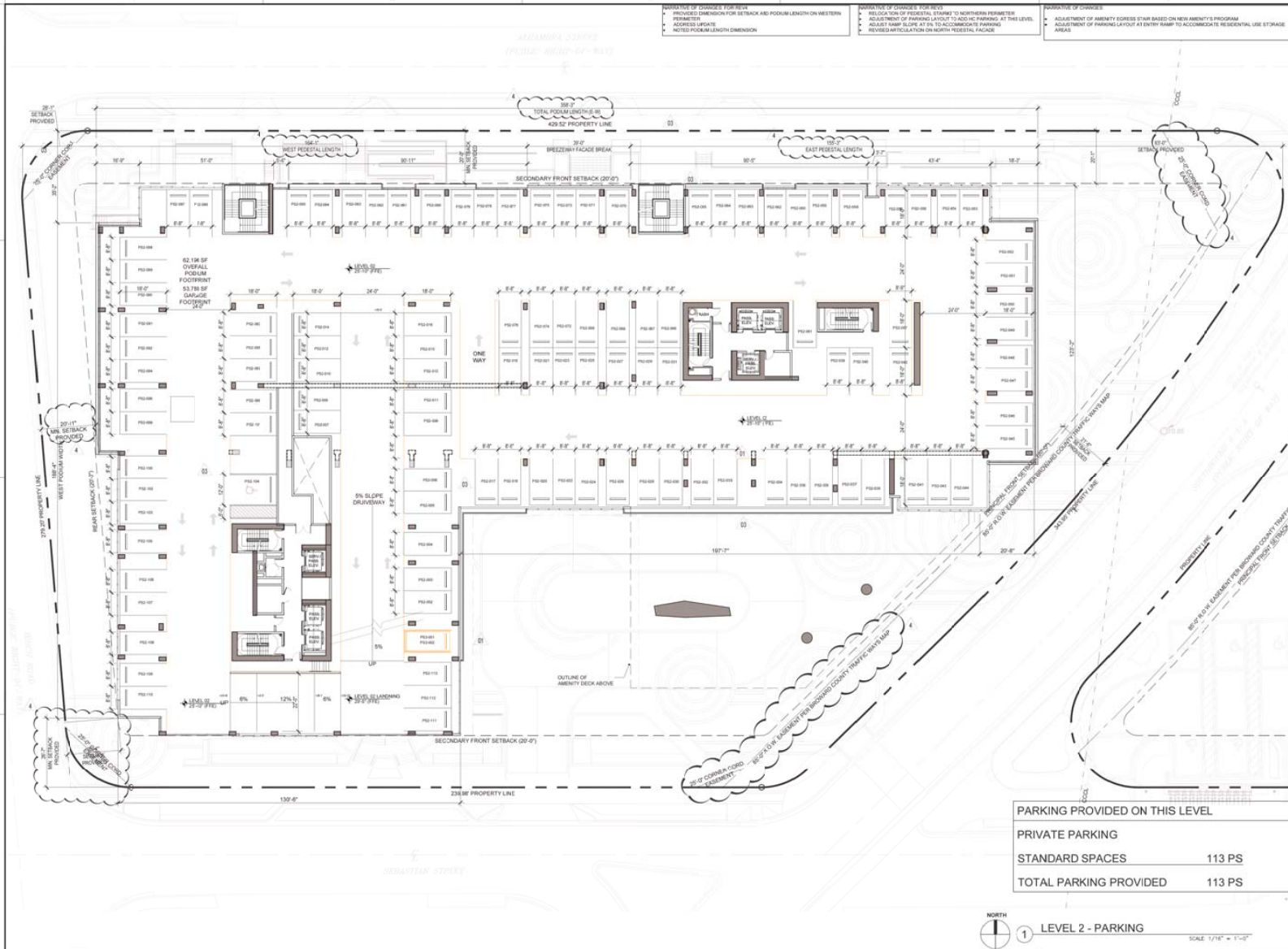
AAA ASD NCARB
 2015 Thomas Boulevard
 Fort Lauderdale, FL 33304
 P: 754.373.3366
 WWW.KOBKARP.COM



DRAWN BY: NSAD
 CHECKED BY: K.K. M.P.
 DATE: 05-01-2020

A3.03

PREVIOUSLY APPROVED



- REVISIONS / SUBMISSIONS**
- 1. PLANNING COMMENTS 05/27/2020
- 2. ADMINISTRATIVE REVIEW 07/01/2020
- 3. SDC AMENDMENT 08/05/2020

REVISIONS / SUBMISSIONS

1. PLANNING COMMENTS	05/27/2020
2. ADMINISTRATIVE REVIEW	07/01/2020
3. SDC AMENDMENT	08/05/2020

1756

3000 ALHAMBRA
101 W. 10th Street, Suite 100
FORT LAUDERDALE, FLORIDA 33304

LEVEL 2 PLAN

KT SEABREEZE
ATLANTIC LP
100 NE 15th Street
Ft. Lauderdale, FL 33444

KOB KARP
Lic. # AB002578

ARCHITECTURE
INTERIOR DESIGN
PLANNING
AIA ASID NCARB
KOB KARP
100 NE 15th Street
Fort Lauderdale, FL 33444
www.kobkarp.com

K O B I K A R P

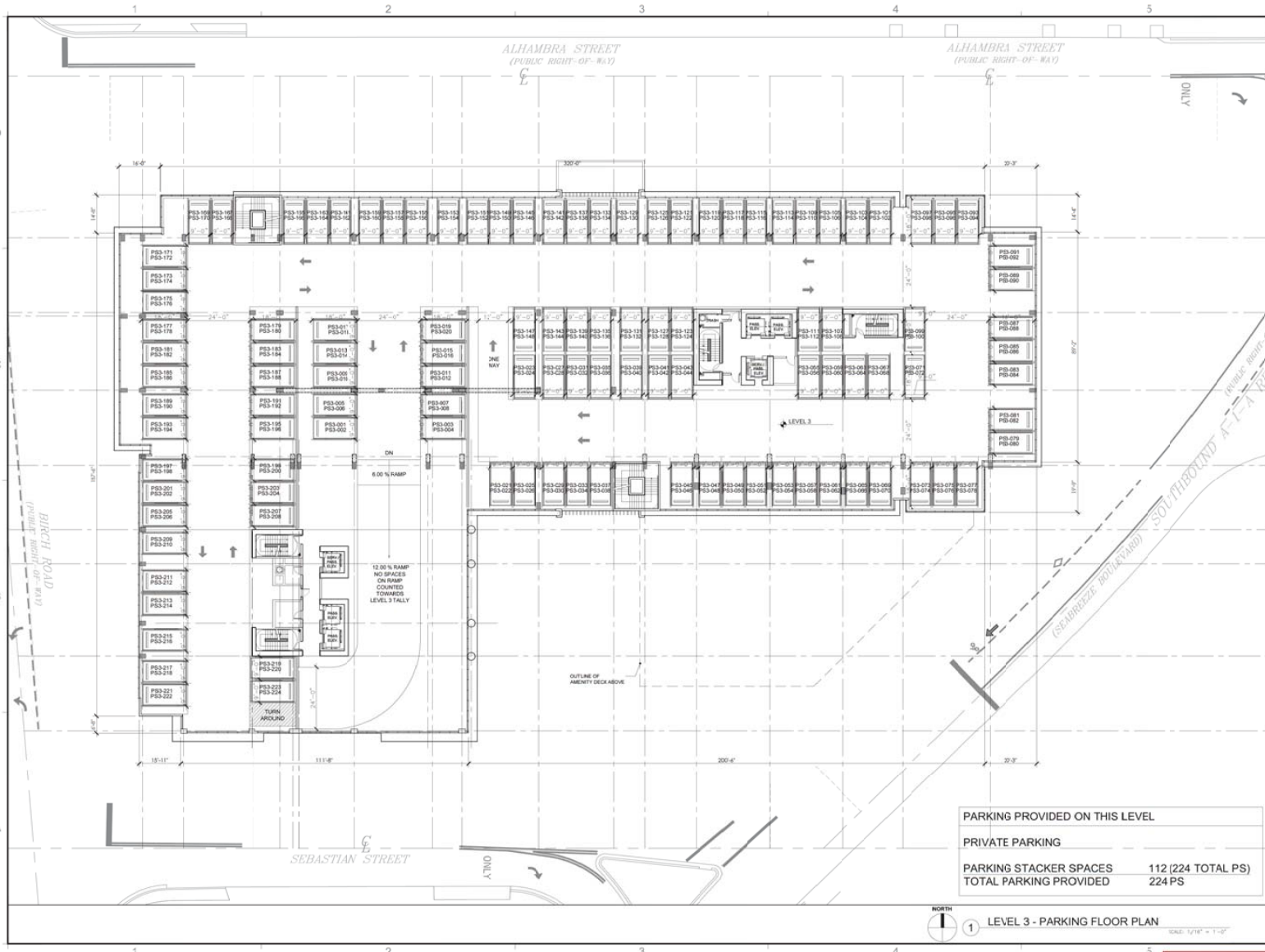
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CHECKED BY: K. K. M.P.
DATE: 05-01-2020

A3.03

PARKING PROVIDED ON THIS LEVEL

PRIVATE PARKING	
STANDARD SPACES	113 PS
TOTAL PARKING PROVIDED	113 PS

NORTH
1 LEVEL 2 - PARKING SCALE 1/16" = 1'-0"



PARKING PROVIDED ON THIS LEVEL	
PRIVATE PARKING	
PARKING STACKER SPACES	112 (224 TOTAL PS)
TOTAL PARKING PROVIDED	224 PS

NORTH
 1 LEVEL 3 - PARKING FLOOR PLAN
 SCALE: 1/8" = 1'-0"

REVISIONS / SUBMISSIONS

1756
 PROJECT NO. 1756
 PROJECT NAME: 3000 ALHAMBRA STREET
 PROJECT LOCATION: FORT LAUDERDALE, FLORIDA 33004
 PROJECT DATE: 2021.02.03

3000 ALHAMBRA
 3000 ALHAMBRA STREET
 FORT LAUDERDALE, FLORIDA 33004
LEVEL 3

KT SEABREEZE
 ATLANTIC LP
 7015 S. CALLE ADELANTE BLVD
 WEST PALM BEACH, FL 33409

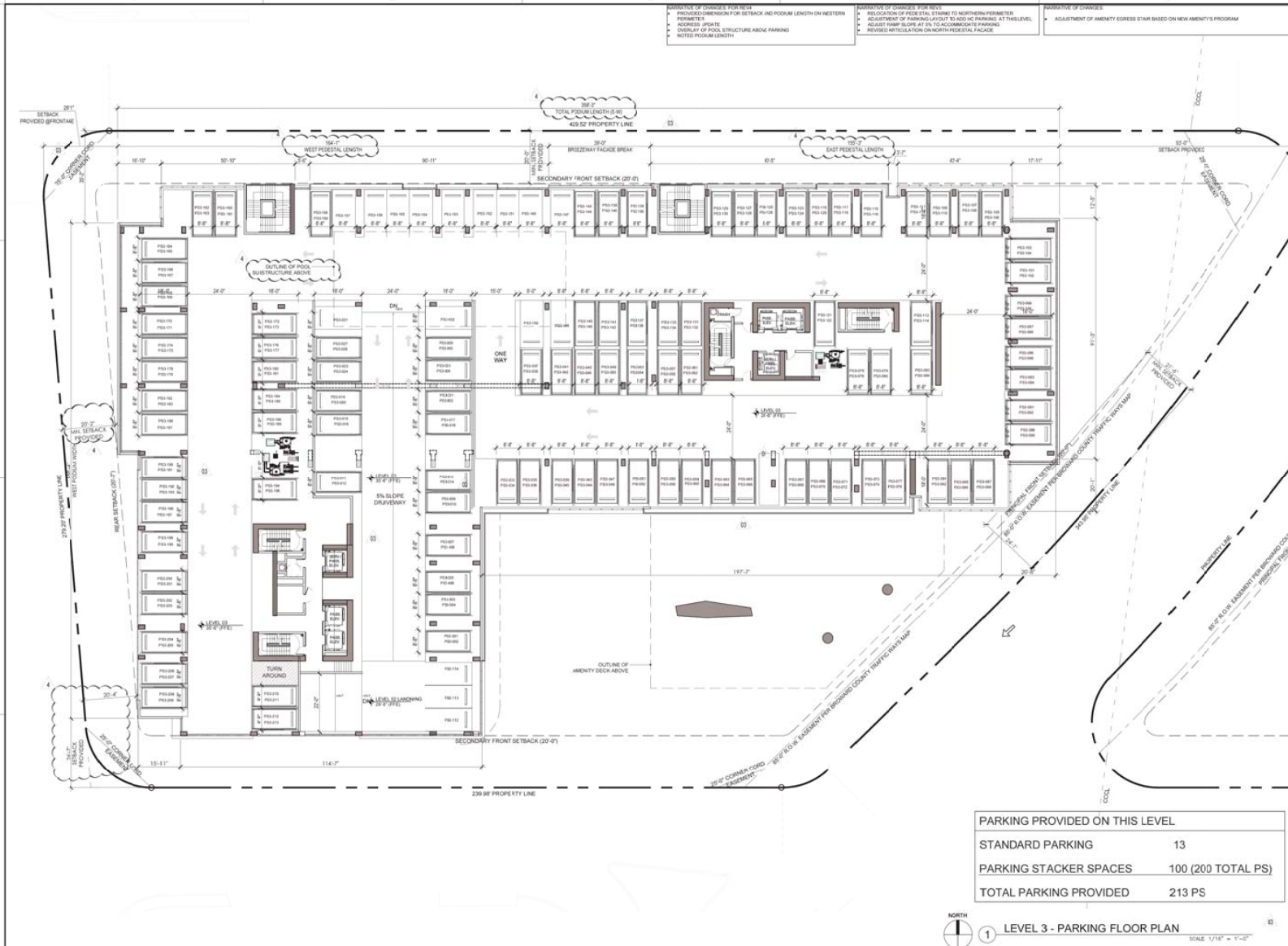
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INSISTENT DESIGN
 INTERIOR DESIGN
 PLANNING
 AIA ASD NCARB
 2015 Thomas Boulevard
 Fort Lauderdale, FL 33304
 P: 754.327.3330
 WWW.IDBKARP.COM



DRAWN BY:	MSAD
CHECKED BY:	K.K. M.P.
DATE:	05-01-2020
A3.04	

PREVIOUSLY APPROVED



- REVISIONS OF CHANGES FOR REV'S
- PROVIDED DIMENSION FOR SETBACK AND FOOTING LENGTH ON WESTERN PERIMETER
- ADDRESS #304 BE ADJUSTED TO ACCOMMODATE PARKING
- QUALITY OF POOL STRUCTURE ABOVE PARKING
- NOTED FOOTING LENGTH
- REVISIONS OF CHANGES FOR REV'S
- RELOCATION OF FEEDER STAIRS TO NORTHERN PERIMETER
- ADJUSTMENT OF PARKING LAYOUT TO ADD IN-PARKING AT THIS LEVEL
- ADJUST RAMP SLOPE AT 3% TO ACCOMMODATE PARKING
- PROVIDED VEHICLE POOL ON NORTH FEEDER FACADE
- REVISIONS OF CHANGES
- ADJUSTMENT OF AMENITY EXPRESS STAIR BASE ON NEW AMENITY'S PROGRAM

REVISIONS / SUBMISSIONS	
1. PLANNING COMMENTS	05/27/2020
2. ADMINISTRATIVE REVIEW	05/29/2020
3. SDC WORKSHEET	05/29/2020

1756

3000 ALHAMBRA
151 N. 151ST STREET, FORT
FORT LAUDERDALE, FLORIDA 33304

LEVEL 3

KT SEABREEZE
ATLANTIC LP
100 NE 151ST STREET
Ft. Lauderdale, FL 33444

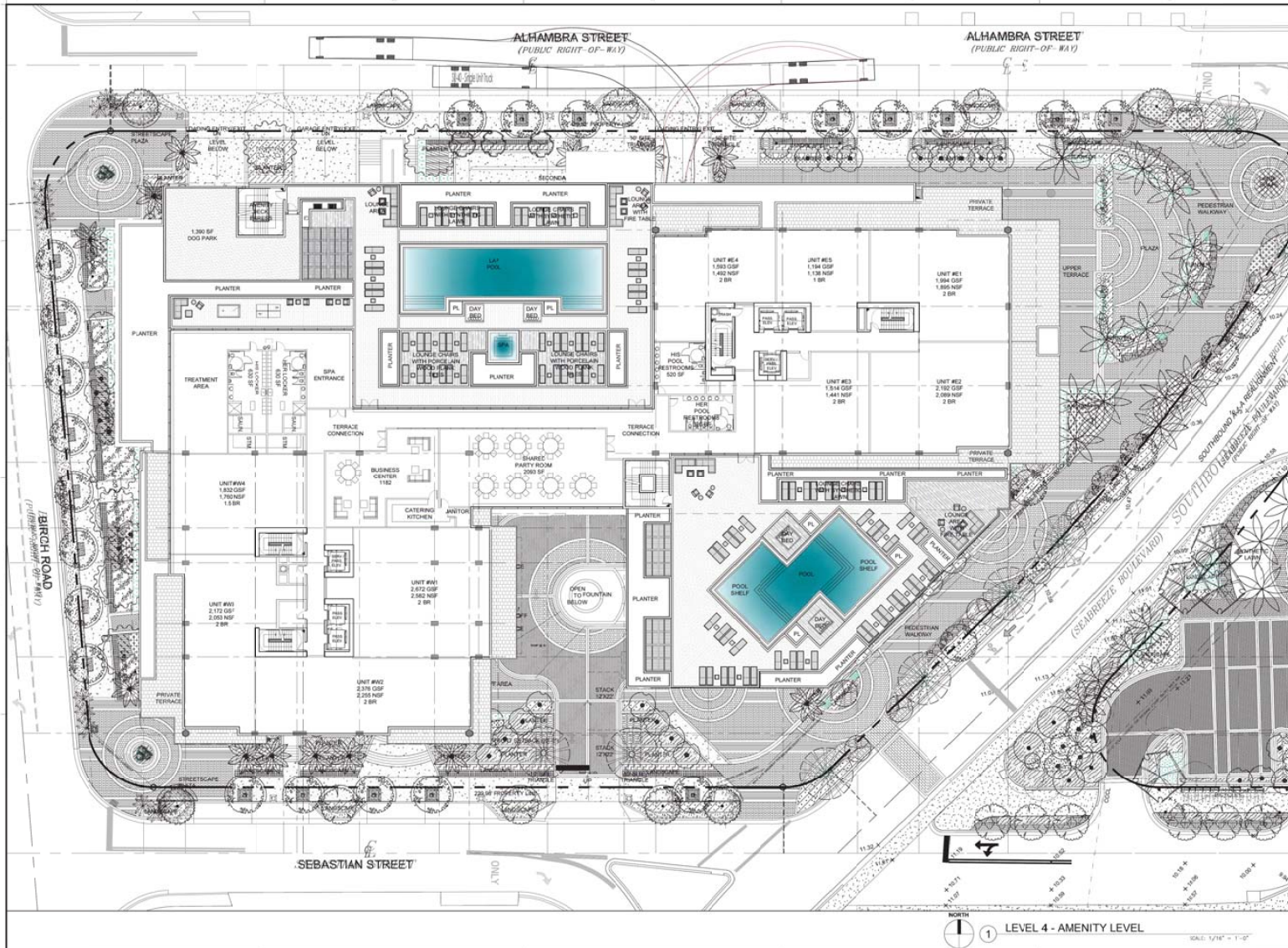
KOB KARP
Lic. # AB005278

ARCHITECTURE
INTERIOR DESIGN
PLANNING
AIA ASID NCARB
KOB KARP
100 NE 151ST STREET
FORT LAUDERDALE, FL 33444
WWW.KOBKARP.COM

K O B I K A R P

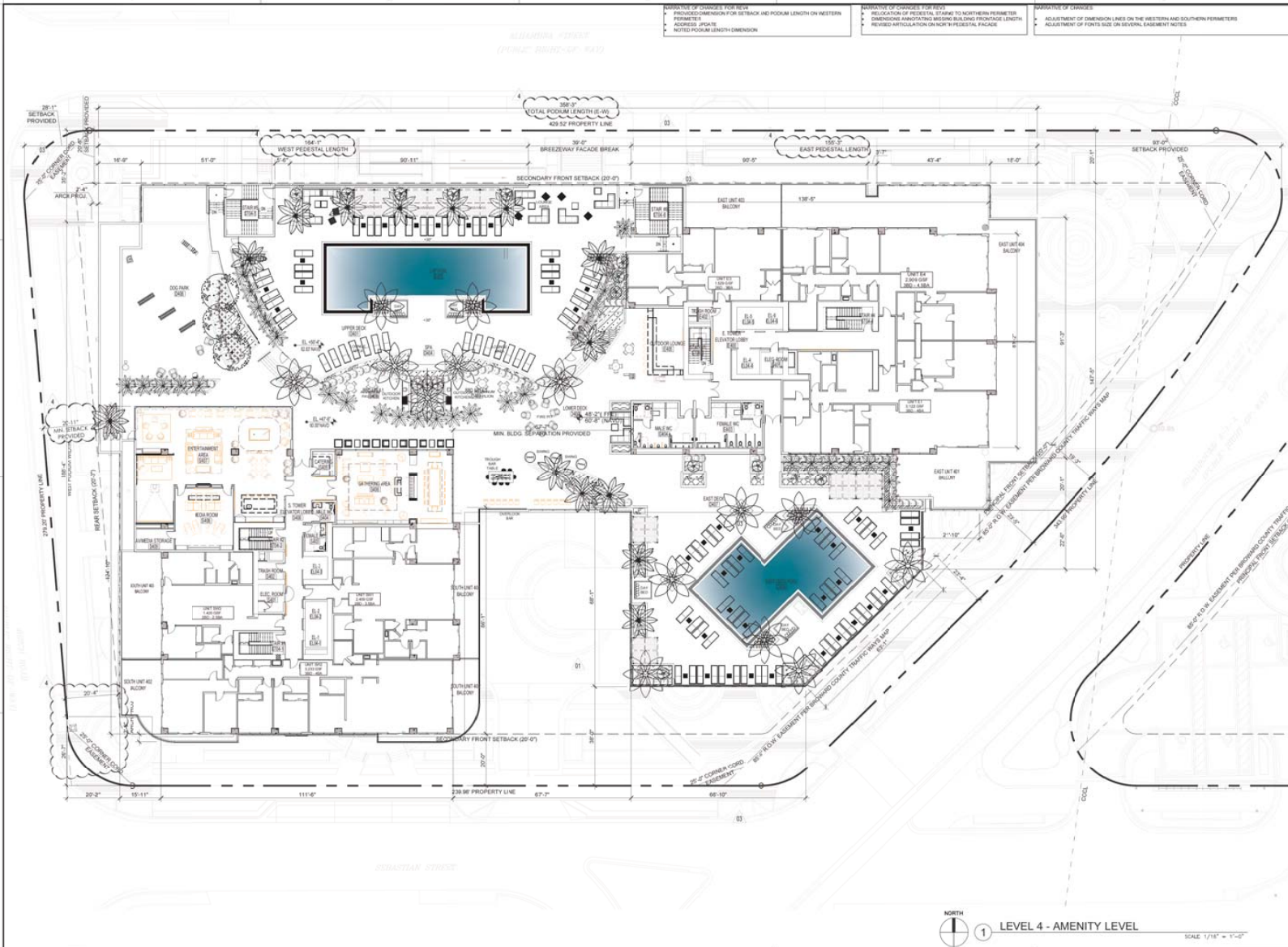
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CHECKED BY: K. K. M.P.
DATE: 05-01-2020

A3.04



REVISIONS / SUBMISSIONS	
1756	
3000 ALHAMBRA 3000 ALHAMBRA STREET FORT LAUDERDALE, FL 33044	LEVEL 4
KT SEABREEZE ATLANTIC LP 700 S. CALHOUN BLVD. SUITE 100 WEST PALM BEACH, FL 33411	
Date: 2021.02.03 12:25:44-05'00"	
KOB KARP ARCHITECTURE INTERIOR DESIGN PLANNING AIA ASID NCARB 2015 Broward Boulevard Fort Lauderdale, FL 33301 P: 754.573.3388 WWW.KOBKARP.COM	
DESIGNED BY: KSKD	CHECKED BY: KK, M.P.
DATE: 09-01-2020	
A3.05	

PREVIOUSLY APPROVED



NARRATIVE OF CHANGES FOR REV A
 PROVIDED DIMENSION FOR SETBACK AND FOOTING LENGTH ON WESTERN PERIMETER
 ADDRESS UPDATE
 NOTED FOOTING LENGTH DIMENSION

NARRATIVE OF CHANGES FOR REV B
 RELOCATION OF PEDESTAL STAIRS TO NORTHERN PERIMETER
 DIMENSION ADJUSTING THE WESTERN BUILDING FOOTING LENGTH
 REVISED ARTICULATION ON NORTH PEDESTAL FACADE

NARRATIVE OF CHANGES
 ADJUSTMENT OF DIMENSION LINES ON THE WESTERN AND SOUTHERN PERIMETERS
 ADJUSTMENT OF FOOTING SIZE ON SEVERAL EASEMENT NOTES

REVISIONS / SUBMISSIONS	
1. PLANNING COMMENTS	01.27.2022
2. ADMINISTRATIVE REVIEW	01.31.2022
3. MEC MEETING	01.31.2022

1756

THE ARCHITECT HAS REVIEWED THE CONSTRUCTION DOCUMENTS FOR THIS PROJECT AND HAS FOUND THEM TO BE COMPLETE AND ACCURATE. THE ARCHITECT'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE DRAWINGS AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED.

3000 ALHAMBRA
 145 N. 15TH STREET, SUITE 100
 FORT LAUDERDALE, FLORIDA 33304

LEVEL 4

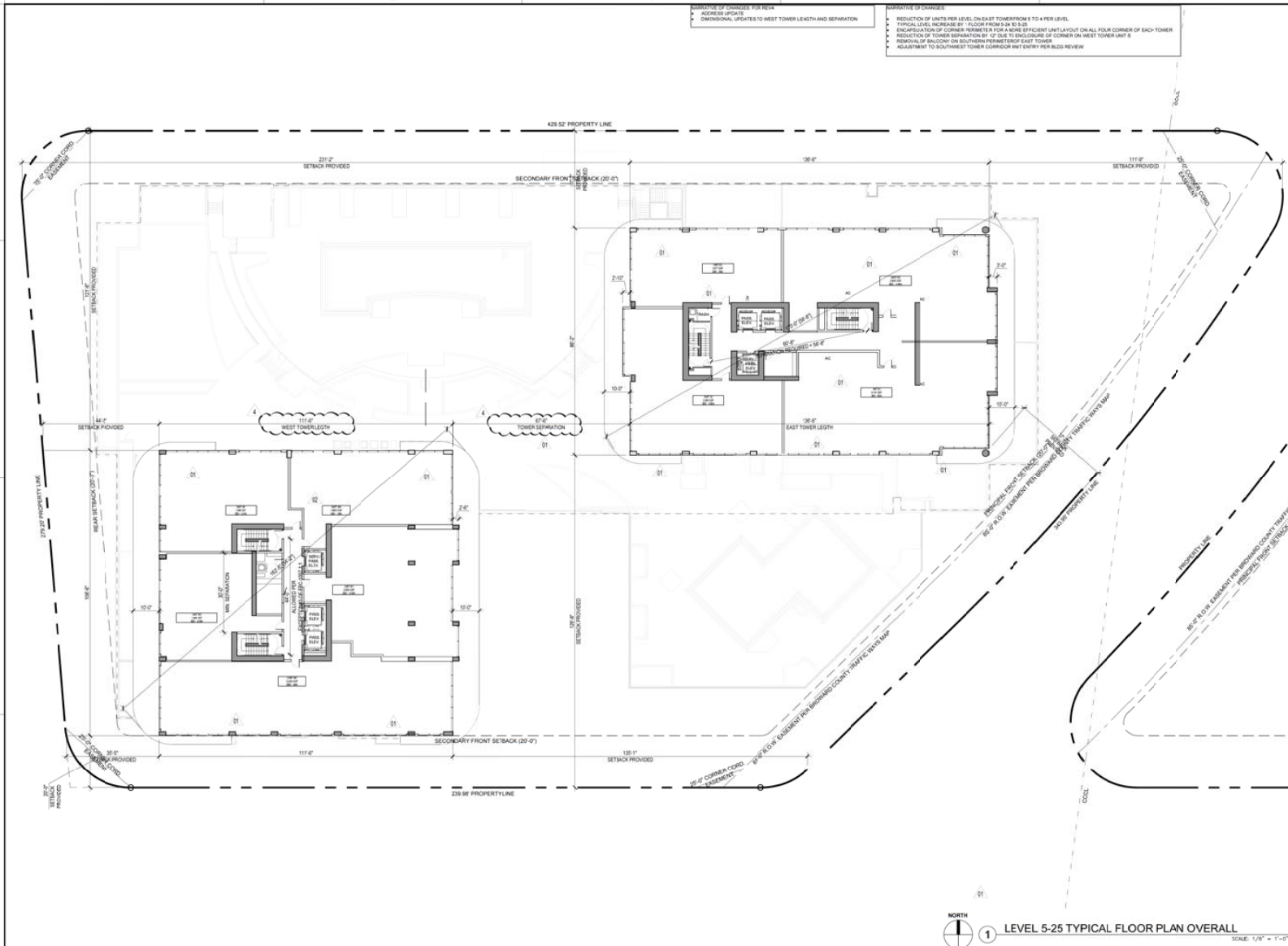
KT SEABREEZE
 ATLANTIC LP
 100 NE 1ST STREET
 FORT LAUDERDALE, FL 33444

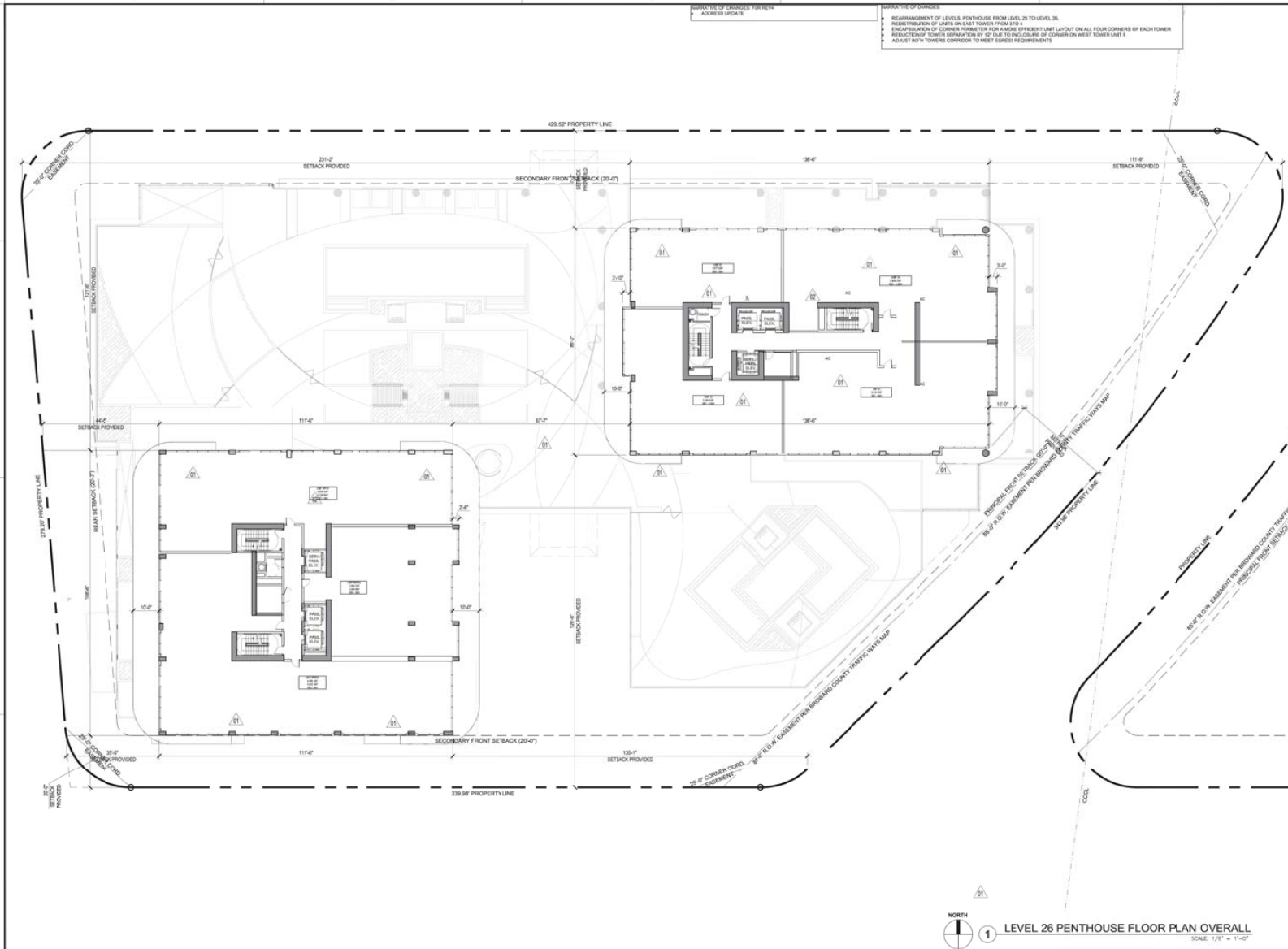
KOB KARP
 Lic. # AB005278

ARCHITECTURE
 INTERIOR DESIGN
 PLANNING
 AIA ASID NCAARB
 100 NE 1ST STREET
 FORT LAUDERDALE, FL 33444
 WWW.KOBKARP.COM

DRAWN BY: KWAD
 CHECKED BY: K. K. M.P.
 DATE: 05-01-2020

A3.05





REVISIONS / SUBMISSIONS

NO.	DATE	DESCRIPTION
1.	05-01-2020	ISSUE FOR PERMIT
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3.	05-01-2020	ISSUE FOR PERMIT
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50.	05-01-2020	ISSUE FOR PERMIT

1756

3000 ALHAMBRA
100 NE 1ST STREET
FORT LAUDERDALE, FLORIDA 33304

LEVEL 26 FLOOR PLAN
PENTHOUSE OVERALL

KT SEABREEZE
ATLANTIC LP
100 NE 1ST STREET
DELLAWARE BEACH, FL 33444

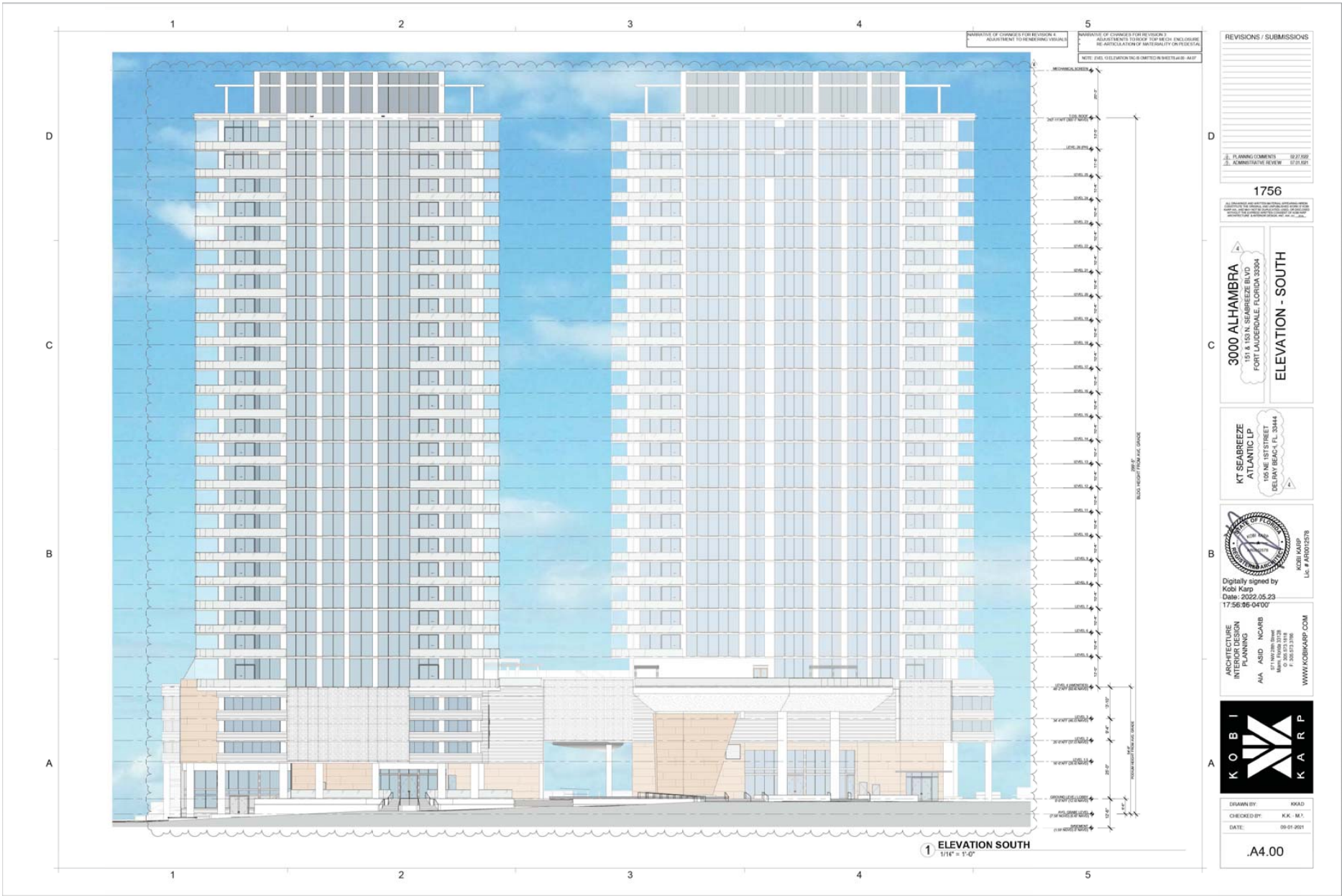
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INTERIOR DESIGN
PLANNING
AIA ACID NCARB
Kobi Karp
100 NE 1ST STREET
FORT LAUDERDALE, FL 33304
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A3.07

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CHECKED BY: K.K.-M.K.
DATE: 05-01-2020



REVISIONS / SUBMISSIONS

1.	PLANNING COMMENTS	02/27/2021
2.	ADMINISTRATIVE REVIEW	07/29/2021

1756

3000 ALHAMBRA
150 N. US 1 N. SEABREEZE BLVD
FORT LAUDERDALE, FLORIDA 33304

ELEVATION - SOUTH

KT SEABREEZE
ATLANTIC LP
105 NE 1ST STREET
DELAIR BEACH, FL 33444

STATE OF FLORIDA
KOB I KARP
Lic # FAS0012578

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Kobi Karp
Date: 2022.05.23
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CHECKED BY: K.K. M.I.
DATE: 09-01-2021

.A4.00



REVISIONS / SUBMISSIONS	
1.	PLANNING COMMENTS 09/27/2021
2.	ADMINISTRATIVE REVIEW 07/20/2021

1756

3000 ALHAMBRA
 150 N. US 1, SEABREEZE, FL 33404
 FORT LAUDERDALE, FLORIDA 33304

ELEVATION - SOUTH

KT SEABREEZE
 ATLANTIC LP
 105 NE 1ST STREET
 DELRAY BEACH, FL 33444



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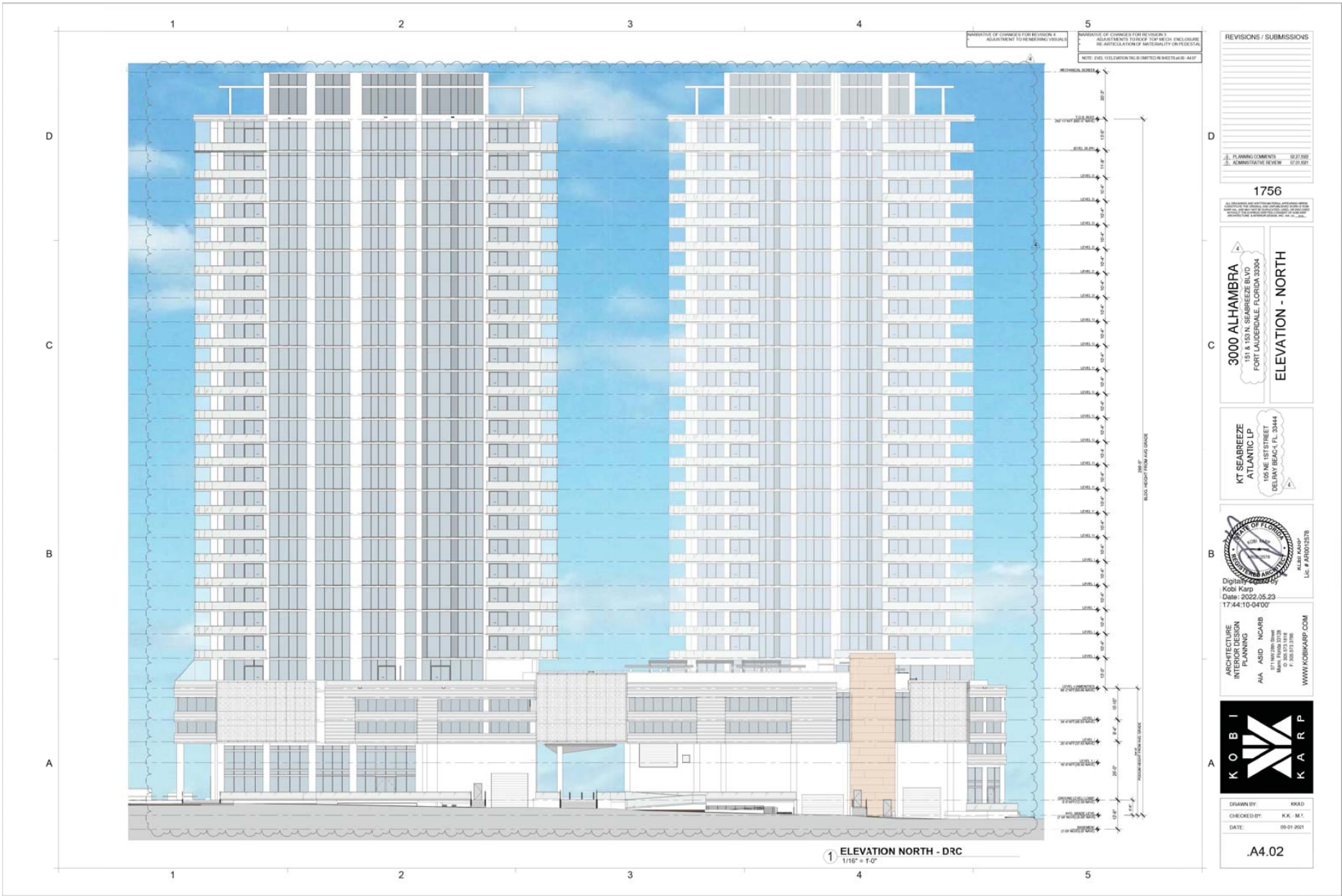
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 DATE: 09-01-2021

.A4.01



REVISIONS / SUBMISSIONS

1.	PLANNING COMMENTS	02.27.2021
2.	ADMINISTRATIVE REVIEW	07.29.2021

1756

3000 ALHAMBRA
151 N. 155th AVE, SEABREEZE, FL 33404
FORT LAUDERDALE, FLORIDA 33304

ELEVATION - NORTH

KT SEABREEZE
ATLANTIC LP
105 NE 1ST STREET
DELAIR BEACH, FL 33444

STATE OF FLORIDA
KOBBI KARP
Lic # FAS001578

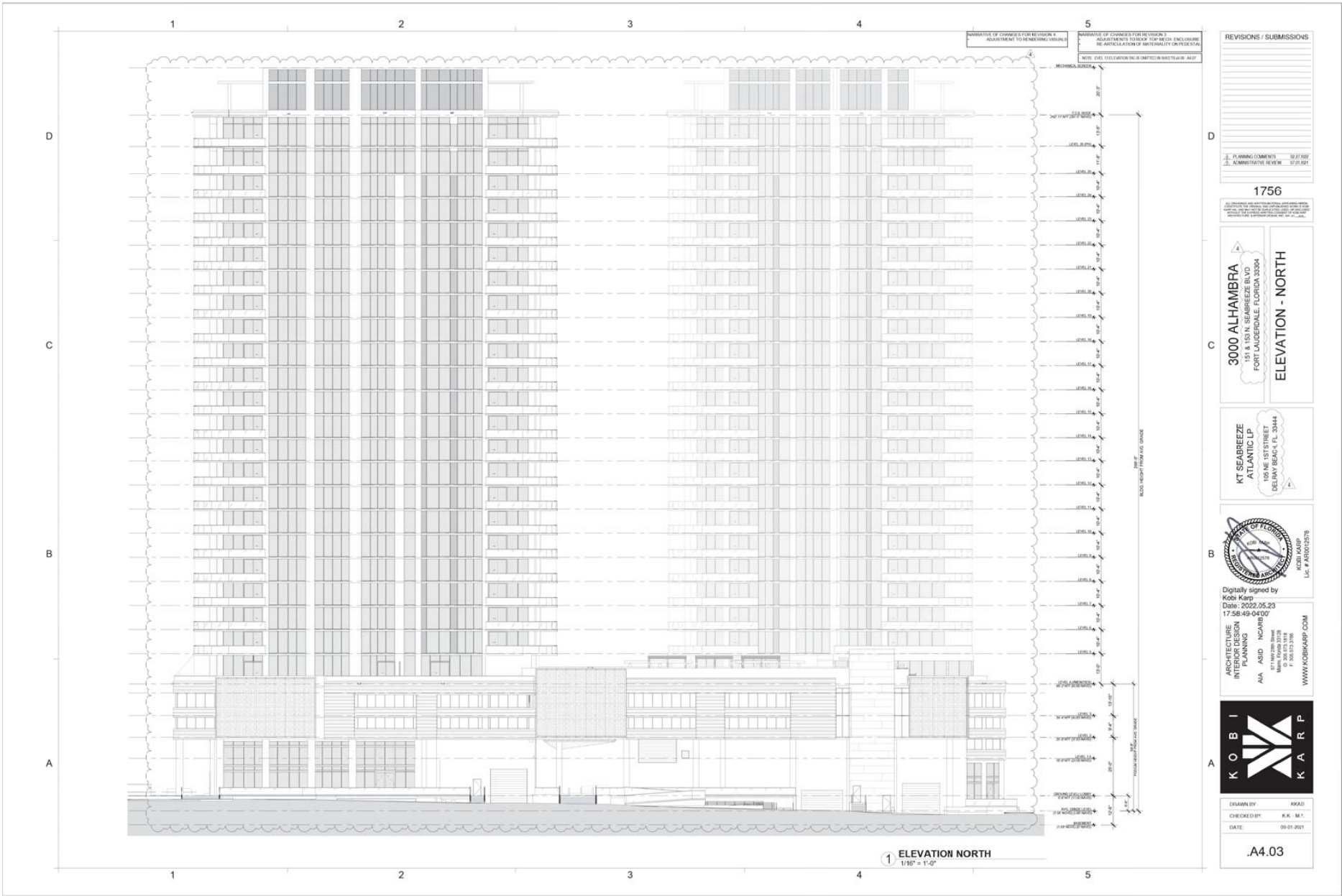
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K A R P

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DATE: 09-01-2021

.A4.02





1 ELEVATION EAST
SCALE: 1/16" = 1'-0"

REVISIONS / SUBMISSIONS

1756

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

KTSEABREEZE
ATLANTIC LP
 701 S. OLIVE AVE. SUITE 104
 WEST PALM BEACH, FL 33411

Date: 2021.02.08
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 LIC # AB076278

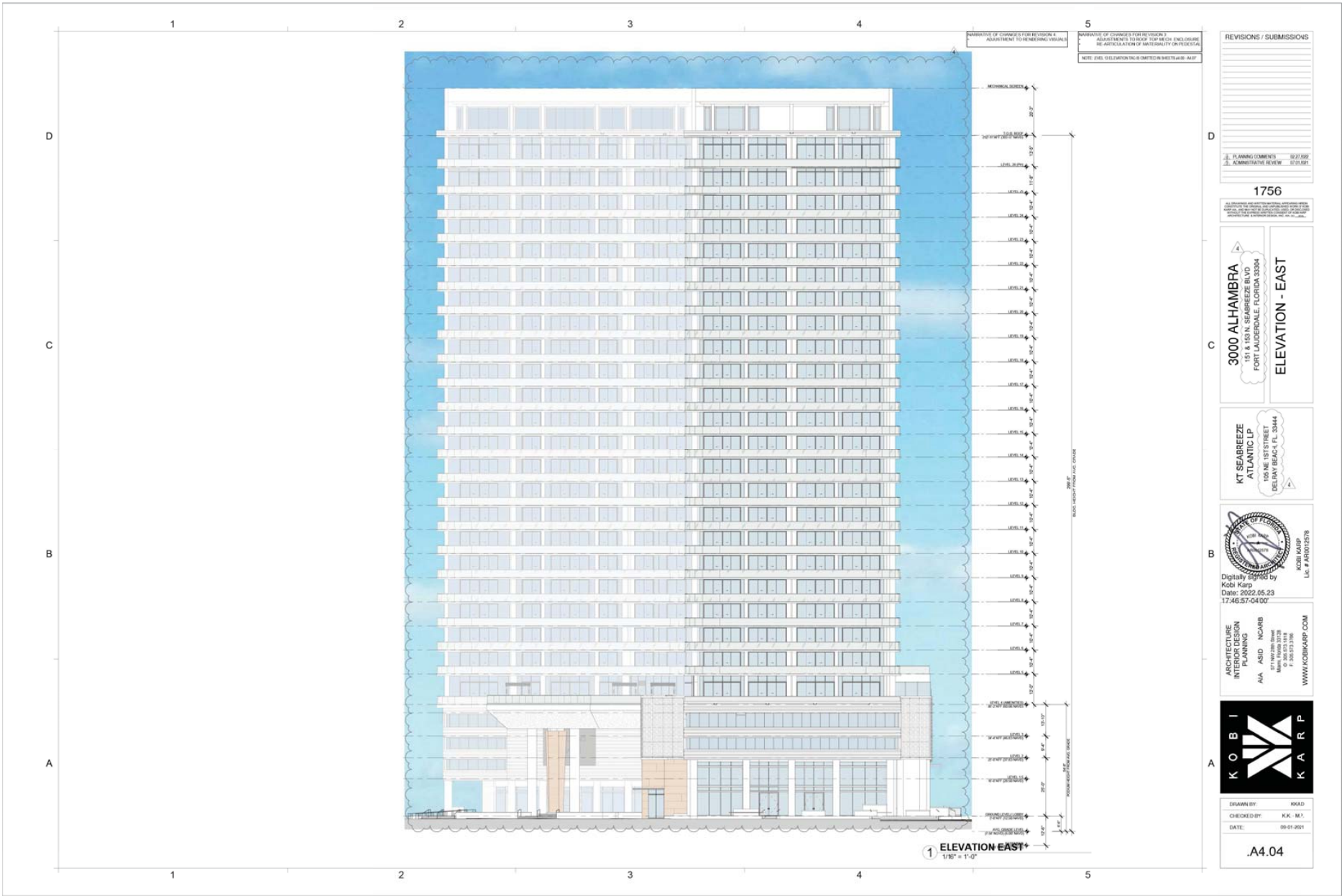
ARCHITECTURE
 INTERIOR DESIGN
 PLANNING
 AIA AIA ID NCARB
 CONTACT: 202.233.4577
 2000 17th Street, NW
 Washington DC 20036
 WWW.ALSBKAMP.COM



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 CHECKED BY: K.K. MJ
 DATE: 05-01-2020

A4.04

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PARALLEL TO CHANGES FOR REVISIONS & ADJUSTMENT TO RENDERING VISUALS

PARALLEL TO CHANGES FOR REVISIONS & ADJUSTMENTS TO SHOP FOR MECH. ENCLOSEURE RE ARTICULATION OF MATERIALITY ON FLOOR SLAB

NOTE: SEE SCHEDULE FOR DIMENSIONS AND MATERIALS

REVISIONS / SUBMISSIONS	
1.	PLANNING COMMENTS 02/27/2022
2.	ADMINISTRATIVE REVIEW 07/20/2021

1756

3000 ALHAMBRA
105 NE 1ST ST., SEABREEZE BLVD
FORT LAUDERDALE, FLORIDA 33304

ELEVATION - EAST

KT SEABREEZE
ATLANTIC LP
105 NE 1ST STREET
DELAWARE BEACH, FL 33444



Digitally signed by
Kobi Karp
Date: 2022.05.23
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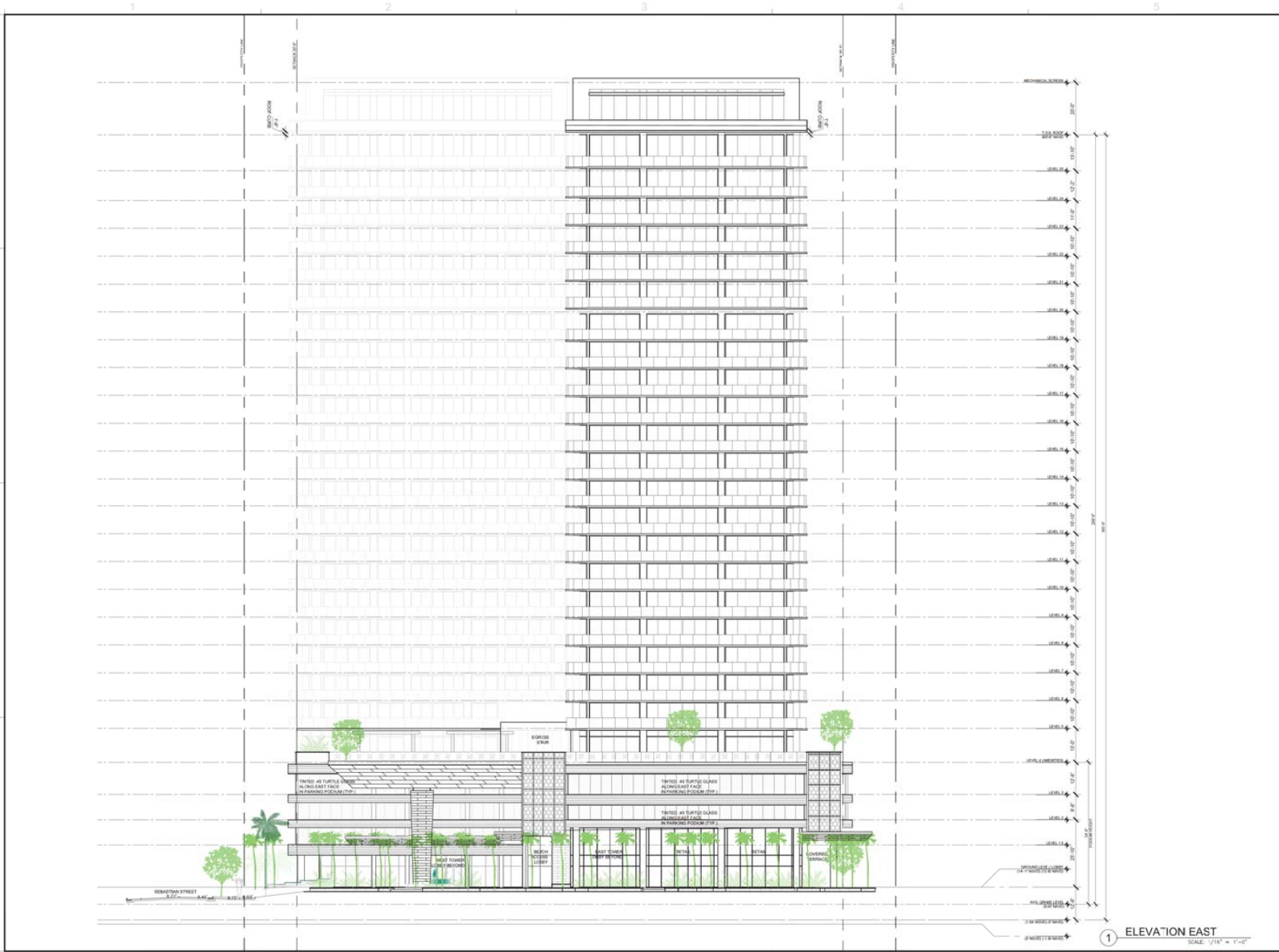
ARCHITECTURE
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REVISIONS / SUBMISSIONS

1756

3000 ALHAMBRA
 3000 ALHAMBRA STREET
 FORT LAUDERDALE, FLORIDA 33304

ELEVATION EAST

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

ARCHITECTURE
INTERIOR DESIGN
PLANNING
 AIA, AIA, NCARB, NCARB
 1200 OLIVE STREET
 WEST PALM BEACH, FL 33401
 WWW.ALBKANDY.COM

DATE: 2021.02.08
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KOBI MARP
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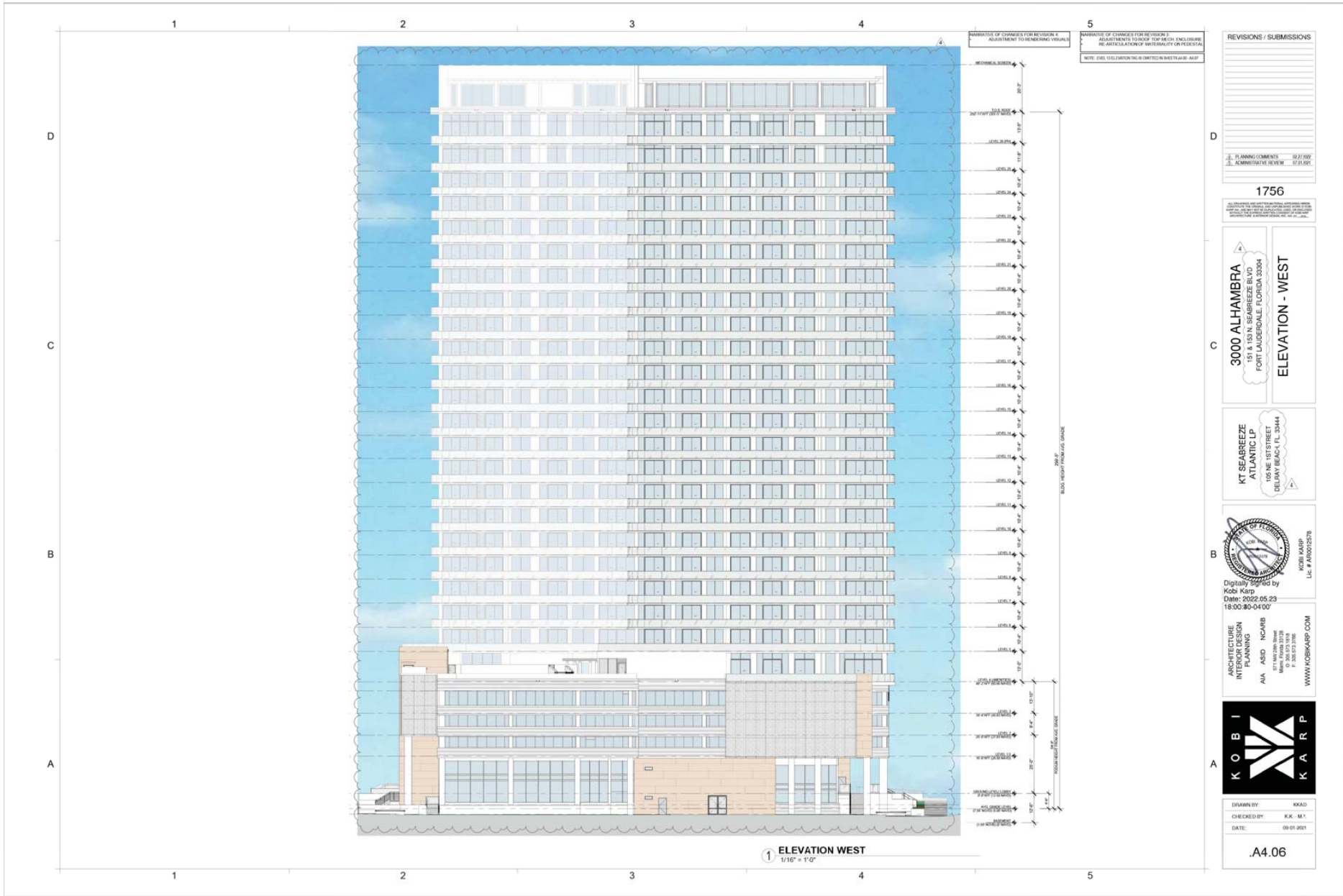
ARCHITECTURE
INTERIOR DESIGN
PLANNING
 AIA, AIA, NCARB, NCARB
 1200 OLIVE STREET
 WEST PALM BEACH, FL 33401
 WWW.ALBKANDY.COM



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 DATE: 05-01-2020

A4.05

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PARALLEL TO CHANGES FOR REVISIONS & ADJUSTMENT TO RENDERING VISUALS

PARALLEL TO CHANGES FOR REVISIONS & ADJUSTMENT TO RENDERING VISUALS

NOTE: SEE ELEVATION IN SHEETS A4.01-A4.07

REVISIONS / SUBMISSIONS	
1.	PLANNING COMMENTS 09/27/2021
2.	ADMINISTRATIVE REVIEW 07/20/2021

1756

3000 ALHAMBRA
150 N. US 1, SEABREEZE, FL 3344
FORT LAUDERDALE, FL 33304

ELEVATION - WEST

KT SEABREEZE
ATLANTIC LP
105 NE 1ST STREET
DELAWARE BEACH, FL 33444

Digitally signed by
Kobi Karp
Date: 2022.05.23
17:52:09-04'00

ARCHITECTURE
INTERIOR
PLANNING

AAA AASD NCARB
10000 WOODBRIDGE
MIAMI, FLORIDA 33156
P 305.571.9188
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CHECKED BY: K.K. M.I.
DATE: 09-01-2021

.A4.07

MATERIAL LEGEND

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

LOCATION KEY

SCALE: N/A

SEGMENT "B" (1) ENLARGED ELEVATION SOUTH
SCALE: 1/4" = 1'-0"

REVISIONS / SUBMISSIONS

1756

3000 ALHAMBRA
3000 ALHAMBRA STREET
FORT LAUDERDALE, FL 33304

ENLARGED ELEVATIONS

KT SEABREEZE
ATLANTIC LP
701 S. COLLE AVENUE, SUITE 101
WEST PALM BEACH, FL 33409

Date:
2021.02.03
12:26:06-05'00

INSITUATIVE
INTERIOR DESIGN
PLANNING
AIA ASID NCARB
2915 Prudential Boulevard
Fort Lauderdale, FL 33309
P: 754.573.3247
WWW.AOBKARP.COM



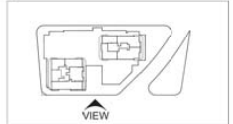
DRAWN BY: NSAD
CHECKED BY: K.K. M.P.
DATE: 09-01-2020

A4.11

PREVIOUSLY APPROVED

MATERIAL LEGEND

Key Value	Description
01	NOT USED
02	CUSTOM ALUMINUM ARCHITECTURAL SCREENING
03	ANODIZED ALUMINUM WINDOW GLAZING
04	GLASS G-JARDRAILS
05	BEIGE PRECAST STONE VENEER SYSTEM
06	HORIZONTAL LINEAR PATTERN VENEER SYSTEM
07	ANODIZED ALUMINUM STOREFRONT GLAZING
08	WHITE STUCCO
09	THERMOCROMEX - LIMESTONE PLASTER CLADDING



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



IMPACTS OF CHANGES

- REARRANGE HIERARCHY OF MATERIALS AND ITS LOCATION TO EMPHASIZE DESIGN INTENT AND MITIGATE VISUAL CLASH FROM GARAGE
- REDUCTION OF ANODIZED ALUMINUM WINDOW GLAZING TO PROVIDE MORE OPEN VIEWS TO OCEAN FOR USERS AND RESIDENTS

NARRATIVE OF CHANGES FOR REVISION 3

- REARTICULATE FACADE MATERIAL TO ENHANCE BREEZEWAY PROGRAM SPACE
- INVEST HEIGHT OF BRIDGE CEILING TO ORIGINAL PROPOSED HEIGHT OF ROOF ARE
- ADJUSTED EAST LOBBY PROGRAM TO PROVIDE A CONTINUOUS UNINTERRUPTED WORTH THROUGH BREEZEWAY
- UPDATE SAMPLE IMAGE OF MATERIAL #1 & 6

NARRATIVE OF CHANGES FOR REVISION 4

- ADJUSTMENT TO ADDRESSSES
- REARTICULATE FACADE MATERIAL ON GROUND LEVEL SOUTH TOWER WALL.

REVISIONS / SUBMISSIONS

1. PLANNING COMMENTS	05/27/2022
2. ADMINISTRATIVE REVIEW	07/01/2022
3. SPECIMENT	08/07/2022

1756

3000 ALHAMBRA
100 NE 1ST STREET
FORT LAUDERDALE, FLORIDA 33304

ENLARGED ELEVATIONS

KT SEABREEZE
ATLANTIC LP
100 NE 1ST STREET
Ft. Lauderdale, FL 33444

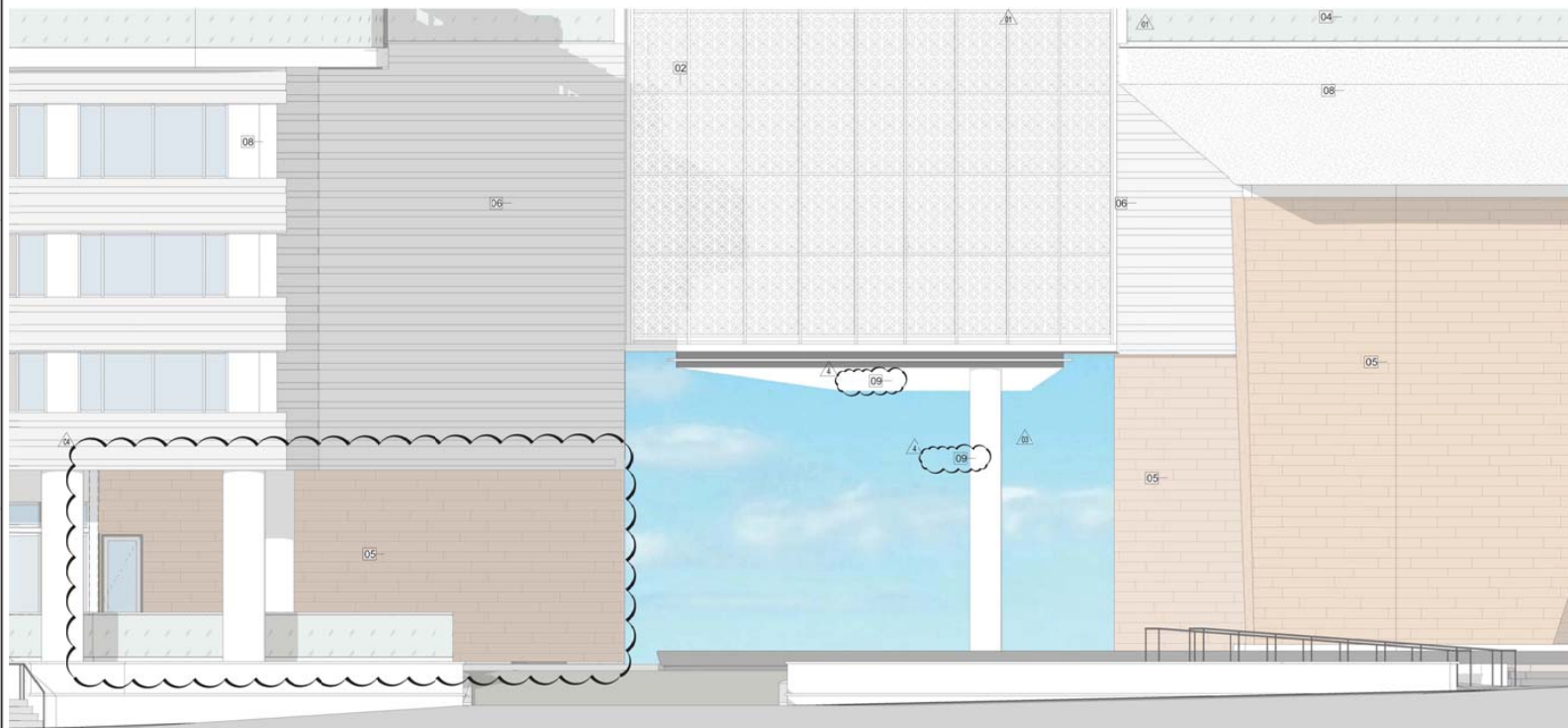


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INTERIOR DESIGN
PLANNING
AIA ASID NCARB
KOB/KARP
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FORT LAUDERDALE, FL 33304
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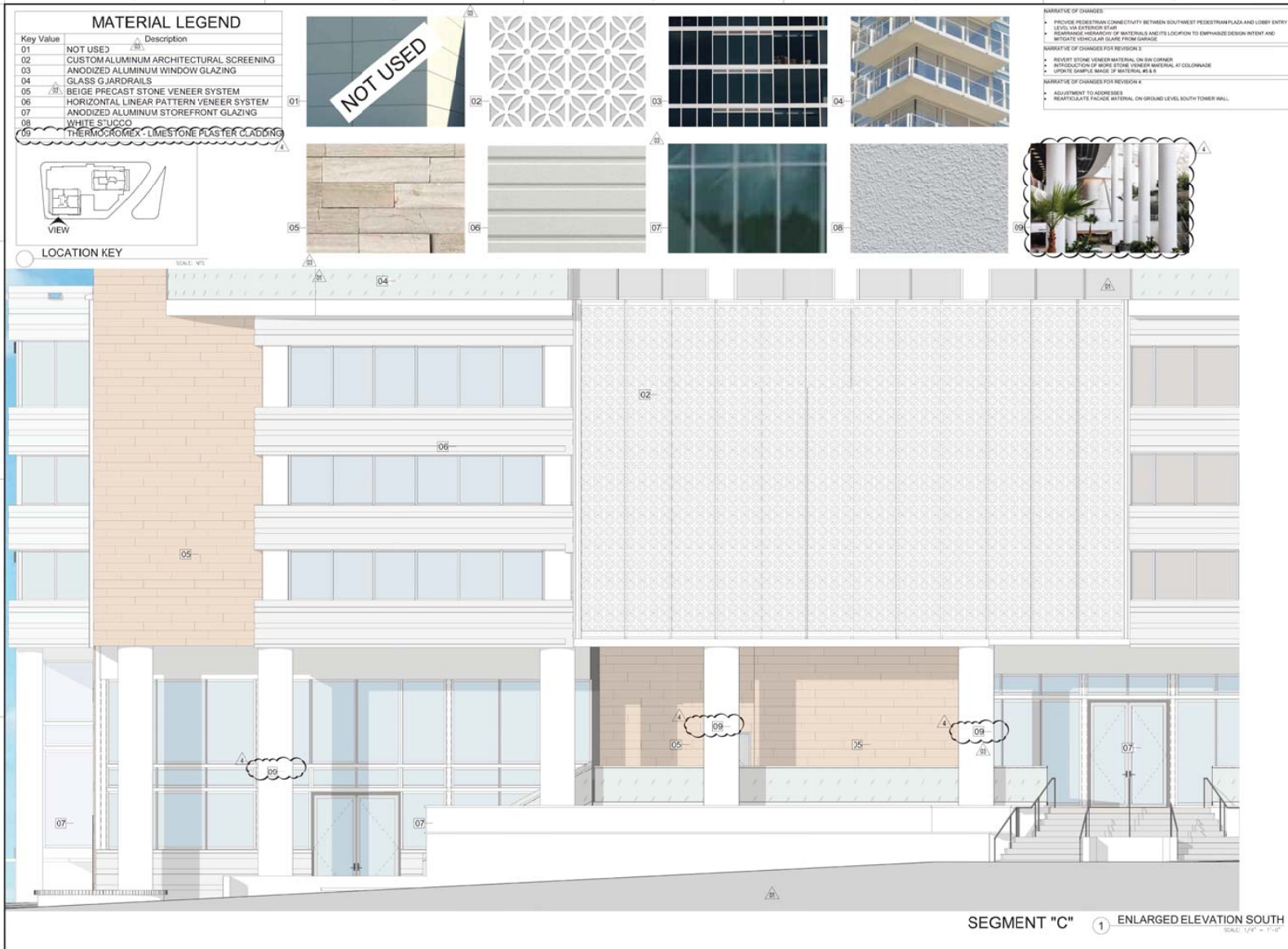


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CHECKED BY: K.K. M.J.
DATE: 05-01-2020

A4.11



SEGMENT "B" 1 ENLARGED ELEVATION SOUTH SCALE: 1/4" = 1'-0"



NARRATIVE OF CHANGES

- REVISION #1: PROVIDE VISUAL CONNECTION BETWEEN SOUTHWEST PEDESTRIAN PLAZA AND LOBBY ENTRY LEVEL VIA EXTERIOR STAIR
- REVISION #2: REARRANGE MATERIALS AND ITS LOCATION TO EMPHASIZE DESIGN INTENT AND MITIGATE VEHICULAR GLARE FROM GARAGE

NARRATIVE OF CHANGES FOR REVISION #1

- REVERT STONE VENEER MATERIAL ON SW CORNER
- INTRODUCTION OF MORE STONE VENEER MATERIAL AT CORNER
- UPDATE SAMPLE IMAGE OF MATERIAL A4.8

NARRATIVE OF CHANGES FOR REVISION #2

- ADJUSTMENT TO ADDRESS
- REARTICULATE FINISH MATERIAL ON GROUND LEVEL SOUTH TOWER WALL

REVISIONS / SUBMISSIONS

NO.	DATE	DESCRIPTION
1	05-01-2025	ISSUE FOR PERMIT
2	05-01-2025	ISSUE FOR PERMIT
3	05-01-2025	ISSUE FOR PERMIT
4	05-01-2025	ISSUE FOR PERMIT
5	05-01-2025	ISSUE FOR PERMIT
6	05-01-2025	ISSUE FOR PERMIT
7	05-01-2025	ISSUE FOR PERMIT
8	05-01-2025	ISSUE FOR PERMIT
9	05-01-2025	ISSUE FOR PERMIT
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15	05-01-2025	ISSUE FOR PERMIT
16	05-01-2025	ISSUE FOR PERMIT
17	05-01-2025	ISSUE FOR PERMIT
18	05-01-2025	ISSUE FOR PERMIT
19	05-01-2025	ISSUE FOR PERMIT
20	05-01-2025	ISSUE FOR PERMIT

1756

3000 ALHAMBRA
100 NE 1ST STREET
FORT LAUDERDALE, FLORIDA 33304

ENLARGED ELEVATIONS

KT SEABREEZE
ATLANTIC LP
100 NE 1ST STREET
Ft. Lauderdale, FL 33304

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Date: 2022.05.29 15:26:04 -04'00'

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AIA ASID NCARB
KOB I KARP
100 NE 1ST STREET
FORT LAUDERDALE, FL 33304
WWW.KOBIKARP.COM

KOB I KARP

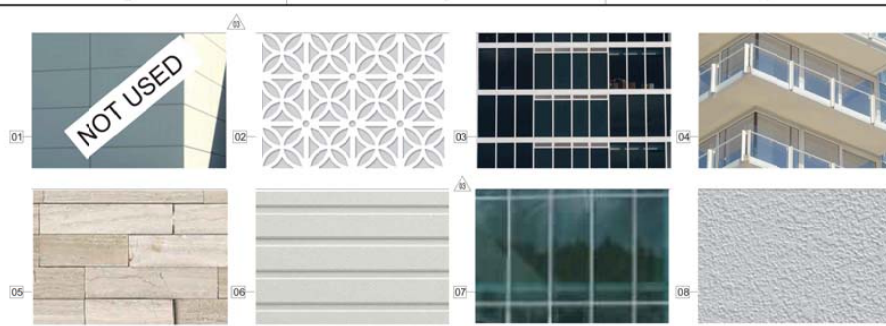
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CHECKED BY: K.K. M.J.
DATE: 05-01-2025

A4.12

MATERIAL LEGEND	
Key Value	Description
01	NOT USED
02	CUSTOM ALUMINUM ARCHITECTURAL SCREENING
03	ANODIZED ALUMINUM WINDOW GLAZING
04	GLASS GUARDRAILS
05	BEIGE PRECAST STONE VENEER SYSTEM
06	HORIZONTAL LINEAR PATTERN VENEER SYSTEM
07	ANODIZED ALUMINUM STOREFRONT GLAZING
08	WHITE STUCCO
09	THERMOFORMEX LIMESTONE PLASTER CLADDING



LOCATION KEY
SCALE: N/A



NARRATIVE OF CHANGES

- REARRANGE HIERARCHY OF MATERIALS AND ITS LOCATION TO EMPHASIZE DESIGN INTENT AND MITIGATE VISUAL CLASH FROM GARAGE

NARRATIVE OF CHANGES FOR REVISION 3:

- REPRODUCTION OF GLAZING ARTICULATION ON NORTH FRONTAGE AND REPLICATE ORIGINAL APPROVED VERSION
- ADJUSTMENT TO GLASS LIVERY PROGRAM TO PROVIDE CONSISTENT WEST THROUGH BREEZEWAY
- HEIGHT HEIGHT OF BRIDGEWAY CEILING TO 10'-0" AT MINIMUM
- IMPLEMENT STUCCO WALLS TO PROVIDE AN EQUAL HIERARCHY OF MATERIAL BASED ON BUILDING PROGRAM
- UPDATE SAMPLE IMAGE OF MATERIAL #8

NARRATIVE OF CHANGES FOR REVISION 4:

- ADJUSTMENT TO ADDRESS
- REVISED MATERIAL APPLICATION TO COLUMNS



REVISIONS / SUBMISSIONS		
1.	PLANNING COMMENTS	03/27/2022
2.	ADMINISTRATIVE REVIEW	07/01/2022
3.	SPEC AMENDMENT	03/27/2023

1756
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3000 ALHAMBRA
 100 NE 1ST STREET
 FORT LAUDERDALE, FLORIDA 33304
ENLARGED ELEVATIONS

KT SEABREEZE
 ATLANTIC LP
 100 NE 1ST STREET
 FORT LAUDERDALE, FL 33444



ARCHITECTURE
 INTERIOR DESIGN
 PLANNING
 AIA AIA NCARB
 100 NE 1ST STREET
 FORT LAUDERDALE, FL 33444
 P: 352.571.3700
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 CHECKED BY: K.K. M.J.
 DATE: 05-01-2020

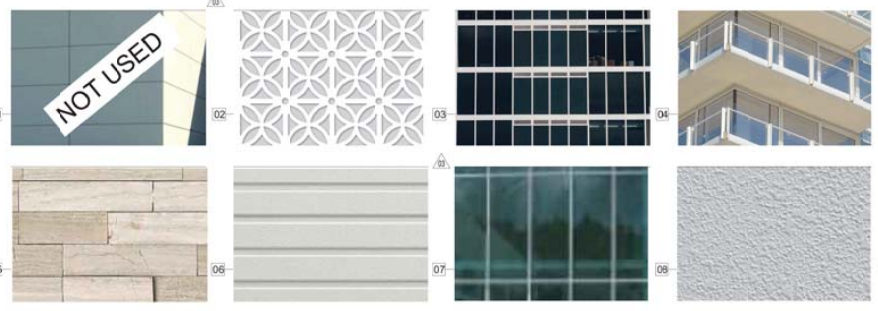
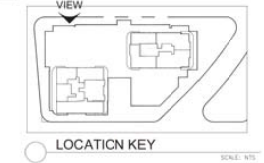
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SEGMENT "B" 1 ENLARGED ELEVATION NORTH
 SCALE: 1/4" = 1'-0"

MATERIAL LEGEND

Key Value	Description
01	NOT USED
02	CUSTOM ALUMINUM ARCHITECTURAL SCREENING
03	ANODIZED ALUMINUM WINDOW GLAZING
04	GLASS GUARDRAILS
05	BEIGE PRECAST STONE VENEER SYSTEM
06	HORIZONTAL LINEAR PATTERN VENEER SYSTEM
07	ANODIZED ALUMINUM STOREFRONT GLAZING
08	WHITE STUCCO
09	THERMOCROMEX - LIMESTONE PASTER GLAZING



NARRATIVE OF CHANGES

- EXTEND STAIR TO AMBIENTY DECK TO SUPPORT INCREASE OF OPEN SPACE
- REARRANGE HIERARCHY OF MATERIALS AND ITS LOCATION TO EMPHASIZE DESIGN INTENT AND REFLECT VERTICAL GLAZE FROM GARAGE
- REVISION OF AMBIENTY PROGRAM TO PROVIDE MORE OPEN VIEWS TO OCEAN FOR USERS AND NEIGHBORS

NARRATIVE OF CHANGES FOR REVISION 3

- REPRODUCTION OF GLAZING ARTICULATION ON NORTH FRONTAGE AND REPLICATE ORIGINAL IMPROVED VERSION
- BROADENING OF FACADE WITH STONE ACCENT IN VERTICAL CIRCULATION TO BETTER REFLECT ORIGINAL APPROVAL
- UPDATE SAMPLE RANGE OF MATERIAL #1 & 8

NARRATIVE OF CHANGES FOR REVISION 4

- ADJUSTMENT TO ADDRESS
- REVISED MATERIAL APPLICATION TO COLUMNS

REVISIONS / SUBMISSIONS

1. PLANNING COMMENTS	05/27/2022
2. ADMINISTRATIVE REVIEW	07/01/2022
3. SPEC REVISION	09/27/2022

1756

3000 ALHAMBRA
 100 NE 1ST STREET
 FORT LAUDERDALE, FLORIDA 33304

ENLARGED ELEVATIONS

KT SEABREEZE
 ATLANTIC LP
 100 NE 1ST STREET
 FORT LAUDERDALE, FL 33304

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 Date: 2022.09.29 17:00:04 -04'00'

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 AIA ASID NCARB
 Kobi Karp
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 FORT LAUDERDALE, FL 33304
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A4.15



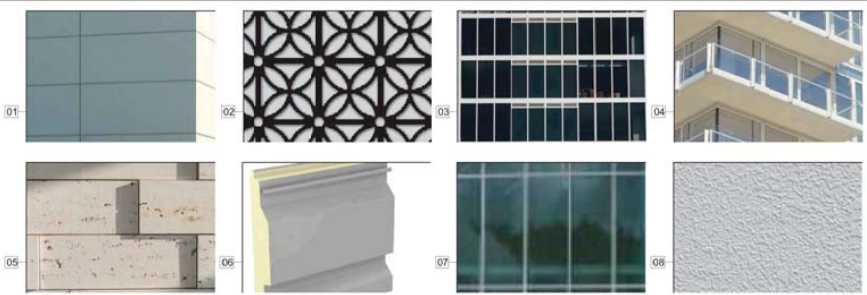
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 SCALE: 1/4" = 1'-0"

MATERIAL LEGEND

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



LOCATION KEY
SCALE: N/S



SEGMENT "A" ① ENLARGED ELEVATION EAST
SCALE: 1/4" = 1'-0"

REVISIONS / SUBMISSIONS

1756

3000 ALHAMBRA
3000 ALHAMBRA STREET
FORT LAUDERDALE, FL FLORIDA 33004
ENLARGED ELEVATIONS

KT SEABREEZE
ATLANTIC LP
705 S. COLLE AVE. SUITE 104
WEST PALM BEACH, FL 33409

Date:
2021.02.03
12:26:33-05'00

INSIDE DESIGN
INTERIOR DESIGN
PLANNING
AAA AASD NCARB
2015 Member, NCARB
1525 N.W. 10TH STREET
SUITE 100
FORT LAUDERDALE, FL 33311
P. 305.573.2300
WWW.KOBIKARP.COM



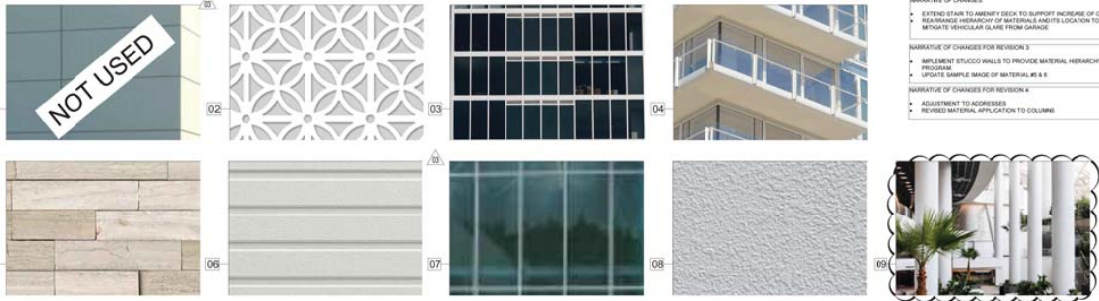
DESIGN BY: NSAD
CHECKED BY: K.K. M.P.
DATE: 08-01-2020

A4.16

PREVIOUSLY APPROVED

MATERIAL LEGEND

Key Value	Description
01	NOT USED
02	CUSTOM ALUMINUM ARCHITECTURAL SCREENING
03	ANODIZED ALUMINUM WINDOW GLAZING
04	GLASS GARDRAILS
05	BEIGE PRECAST STONE VENEER SYSTEM
06	HORIZONTAL LINEAR PATTERN VENEER SYSTEM
07	ANODIZED ALUMINUM STOREFRONT GLAZING
08	WHITE STUCCO
09	THERMOCROMEX - LIMESTONE PLASTER CLADDING



NARRATIVE OF CHANGES

- EXTEND STAIR TO AMENITY DECK TO SUPPORT INCREASE OF OPEN SPACE
- REARRANGE HIERARCHY OF MATERIALS AND ITS LOCATION TO EMPHASIS DESIGN INTENT AND REDUCE VERTICAL GLAZE FROM GARAGE

NARRATIVE OF CHANGES FOR REVISION 3:

- IMPLEMENT STUCCO WALLS TO PROVIDE MATERIAL HIERARCHY OF MATERIAL BASED ON BUILDING PROGRAM
- APPLY SAMPLE IMAGE OF MATERIAL # 8 &

NARRATIVE OF CHANGES FOR REVISION 4:

- ADJUSTMENT TO ADDRESS
- REVISED MATERIAL APPLICATION TO COLUMNS



SEGMENT "A" 1 ENLARGED ELEVATION EAST
SCALE: 1/4" = 1'-0"

REVISIONS / SUBMISSIONS

No.	Description	Date
1	PLANNING COMMENTS	05/27/2022
2	ADMINISTRATIVE REVIEW	07/01/2022
3	SPE AMENDMENT	05/07/2023

1756

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

KT SEABREEZE
 ATLANTIC LP
 100 NE 1ST STREET
 DELRAY BEACH, FL 33444

Digitally signed by Kobi Karp
 Date: 2022.05.25 17:11:04 -04'00'

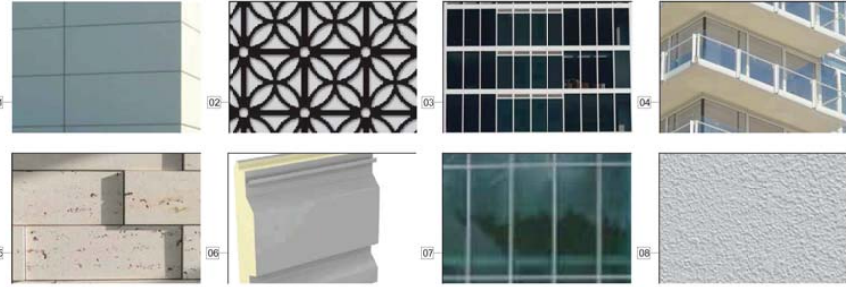
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 INTERIOR DESIGN
 PLANNING**
 AIA ACID NCARB
 Kobi Karp
 2025 NORTH ST
 FORT LAUDERDALE, FL 33304
 P: 352.517.3786
 WWW.KOBIKARP.COM

DRAWN BY: KKAD
 CHECKED BY: K.K. M.Y.
 DATE: 05-01-2020

A4.16

MATERIAL LEGEND

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



SEGMENT "B" 1 ENLARGED ELEVATION EAST
SCALE: 1/4" = 1'-0"

REVISIONS / SUBMISSIONS

1756

3000 ALHAMBRA
3000 ALHAMBRA STREET
FORT LAUDERDALE, FL 33304

ENLARGED ELEVATIONS

KT SEABREEZE
ATLANTIC LP
725 S. COLLE AVE., SUITE 105
WEST PALM BEACH, FL 33409

Date:
2021.02.03
12:26:39-05'00

INSIDE LINE
INTERIOR DESIGN
PLANNING

AAA ASID NCARB
2515 Granada Boulevard
Fort Lauderdale, FL 33307
P: 305.573.3366
WWW.KOBKARP.COM

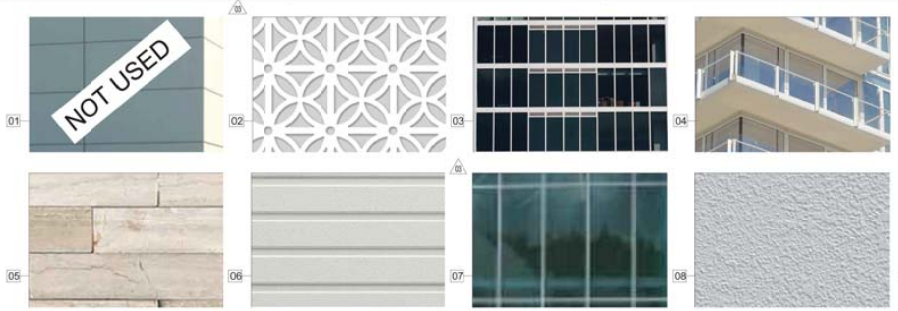


DRAWN BY: NSAD
CHECKED BY: K.K. M.P.
DATE: 05-01-2020

A4.17

PREVIOUSLY APPROVED

Key Value	Description
01	NOT USED
02	CUSTOM ALUMINUM ARCHITECTURAL SCREENING
03	ANODIZED ALUMINUM WINDOW GLAZING
04	GLASS GARDRAILS
05	BEIGE PRECAST STONE VENEER SYSTEM
06	HORIZONTAL LINEAR PATTERN VENEER SYSTEM
07	ANODIZED ALUMINUM STOREFRONT GLAZING
08	WHITE STUCCO
09	THERMOCOMEX - LIMESTONE PLASTER CLADDING



NARRATIVE OF CHANGES

- REARRANGE HIERARCHY OF MATERIALS AND ITS LOCATION TO EMPHASIZE DESIGN INTENT AND MITIGATE VEHICULAR GLARE FROM GARAGE

NARRATIVE OF CHANGES FOR REVISION 3

- IMPLEMENT STUCCO WALLS TO PROVIDE MATERIAL HIERARCHY OF MATERIAL BASED ON BUILDING PROGRAM
- ADD MORE STONE VENEER AT PUBLIC GARAGE ENTRY AND PROVIDE HIERARCHY OF MATERIALS BASED OFF PROGRAM
- UPDATE SAMPLE MAKE OF MATERIAL #1 & 5

NARRATIVE OF CHANGES FOR REVISION 4

- ADJUSTMENT TO ADDRESSES
- REVISD MATERIAL APPLICATION TO COLUMNS



SEGMENT "B" ① ENLARGED ELEVATION EAST

REVISIONS / SUBMISSIONS	
1.	PLANNING COMMENTS 05.27.2022
2.	ADMINISTRATIVE REVIEW 07.01.2022
3.	SPEC REVISION 09.27.2022

1756

3000 ALHAMBRA
 100 NE 1ST STREET
 FORT LAUDERDALE, FLORIDA 33304

ENLARGED ELEVATIONS

KT SEABREEZE
 ATLANTIC LP
 100 NE 1ST STREET
 FORT LAUDERDALE, FLORIDA 33304

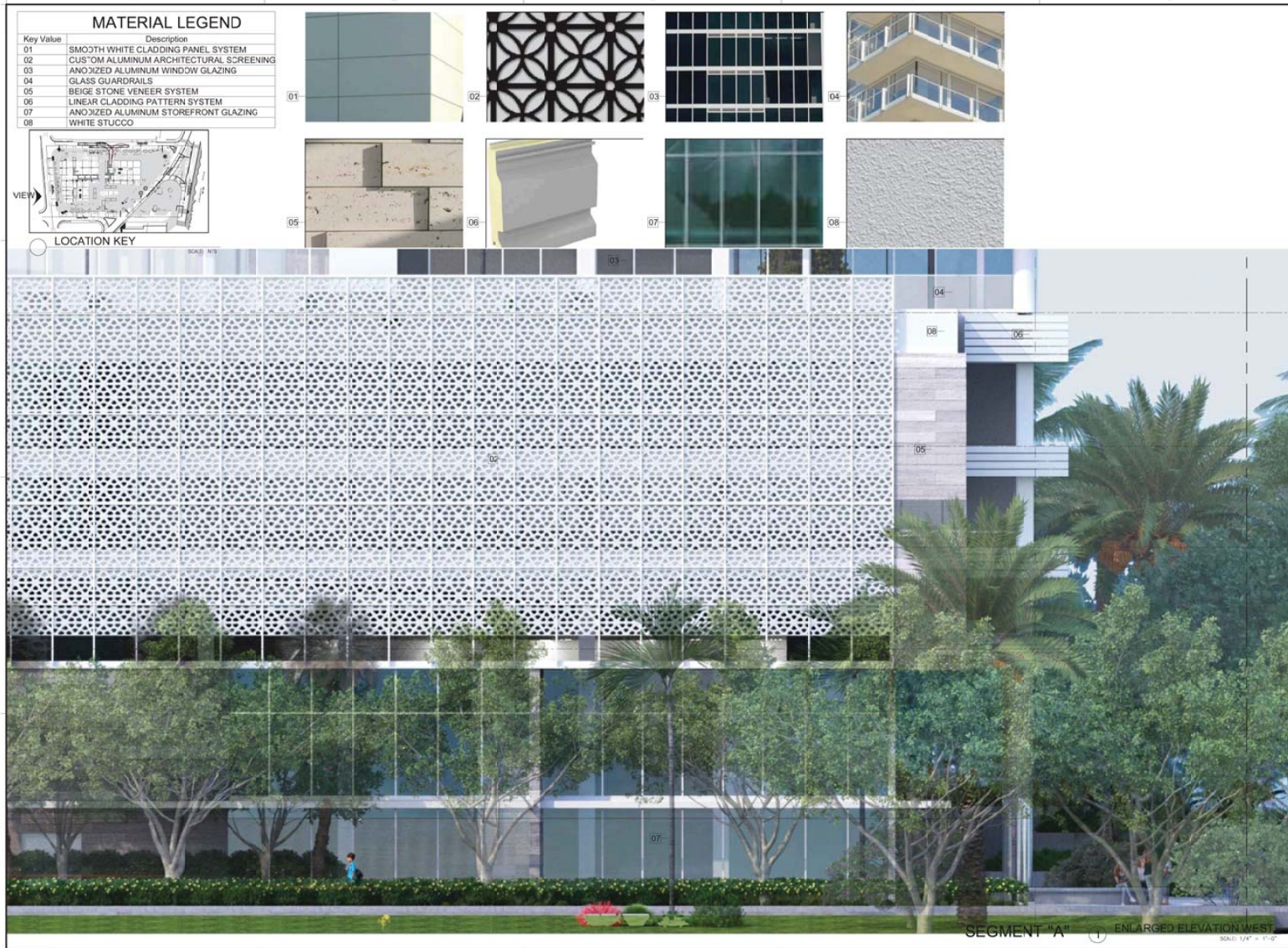
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ARCHITECTURE
 INTERIOR DESIGN
 PLANNING
 AIA ASID NCARB
 100 NE 1ST STREET
 FORT LAUDERDALE, FLORIDA 33304
 WWW.KOBIKARP.COM

K O B I
 K A R P

DRAWN BY: SKAD
 CHECKED BY: K.K. M.J.
 DATE: 05-01-2022

A4.17



MATERIAL LEGEND

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



LOCATION KEY
SCALE: NTS

REVISIONS / SUBMISSIONS

NO.	DESCRIPTION

1756

3000 ALHAMBRA
3000 ALHAMBRA STREET
FORT LAUDERDALE, FL 33304

ENLARGED ELEVATIONS

KT SEABREEZE
ATLANTIC LP
750 E. CALDWELL BL. SUITE 105
WEST PALM BEACH, FL 33411

Date:
2021.02.03
12:26:44-05'00

LIC. # A80012579

ADVANCED INTERIOR DESIGN
PLANNING
AAA ASD NCARB
2915 Prudential Boulevard
Fort Lauderdale, FL 33309
Tel: 754.927.1217
Fax: 754.927.3288
WWW.AOBKARP.COM



DRAWN BY: MSAD
CHECKED BY: K.K. M.P.
DATE: 09-01-2020

A4.18

PREVIOUSLY APPROVED



MATERIAL LEGEND

Key Value	Description
01	NOT USED
02	CUSTOM ALUMINUM ARCHITECTURAL SCREENING
03	ANODIZED ALUMINUM WINDOW GLAZING
04	GLASS G/JARDRAILS
05	BEIGE PRECAST STONE VENEER SYSTEM
06	HORIZONTAL LINEAR PATTERN VENEER SYSTEM
07	ANODIZED ALUMINUM STOREFRONT GLAZING
08	WHITE STUCCO
09	THERMOCROMEX - LIMESTONE PLASTER CLADDING

VIEW →
 LOCATION KEY
 SCALE: NTS

NARRATIVE OF CHANGES

- PROVIDE PEDESTRIAN CONNECTIVITY BETWEEN SOUTHWEST PEDESTRIAN PLAZA AND LOBBY ENTRY LEVEL VIA COVERED EXTERIOR STAIR.
- REARRANGE HIERARCHY OF MATERIALS AND ITS LOCATION TO EMPHASIZE DESIGN INTENT AND MITIGATE VEHICULAR GLARE FROM GARAGE.
- REVISION OF AMENITY PROGRAM TO PROVIDE MORE OPEN VIEWS TO OCEAN FOR USERS AND RESIDENTS.

NARRATIVE OF CHANGES FOR REVISION 3

- REINTRODUCE STONE VENEER ON SW CORNER ELEMENT.
- LIMIT THE AMOUNT OF MATERIAL #9 ON WEST FRONTAGE DECREASE ANY TRANSLUCENCY.
- UPDATE SAMPLE IMAGE OF MATERIAL #8.

NARRATIVE OF CHANGES FOR REVISION 4

- ADJUSTMENT TO ADDRESSIES.
- REVISED MATERIAL APPLICATION TO COLUMNS.

REVISIONS / SUBMISSIONS

NO.	DATE	DESCRIPTION
1	05/27/2022	PLANNING COMMENTS
2	07/01/2022	ADMINISTRATIVE REVIEW
3	09/27/2022	SPEC AMENDMENT

1756

3000 ALHAMBRA
 3000 ALHAMBRA DRIVE
 FORT LAUDERDALE, FLORIDA 33304

ENLARGED ELEVATIONS

KT SEABREEZE
 ATLANTIC LP
 100 NE 1ST STREET
 DELRAY BEACH, FL 33444

Digital Signage
 KOB/KARP
 Date: 2022-03-29 17:35:04
 DE: # 24802578


ARCHITECTURE
INTERIOR DESIGN
PLANNING
 AIA ASID NCARB
 KOB/KARP
 100 NE 1ST STREET
 DELRAY BEACH, FL 33444
 WWW.KOBKARP.COM

K O B I
K A R P

DRAWN BY: SKAD
 CHECKED BY: K.K. M.J.
 DATE: 05-01-2020

A4.18

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



LOCATION KEY

01

02

03

04


05

06

07

08

SCALE: 1/4" = 1'-0"



SEGMENT "B" 1 ENLARGED ELEVATION WEST
SCALE: 1/4" = 1'-0"

REVISIONS / SUBMISSIONS

1756

3000 ALHAMBRA
3000 ALHAMBRA STREET
FORT LAUDERDALE, FL 33304

ENLARGED ELEVATIONS

KT SEABREEZE
ATLANTIC LP
705 S. COLLE AVE. SUITE 100
WEST PALM BEACH, FL 33409

Date:
2021.02.03
12:26:49-05'00

INSIDE DESIGN
INTERIOR
PLANNING
AAA ASID NCARB
2915 Highway 66, Suite 207
Boca Raton, FL 33497
P: 561.997.1217
WWW.AOBKARP.COM



DESIGN BY:	MSAD
CHECKED BY:	K.K. M.P.
DATE:	09-01-2020

A4.19

PREVIOUSLY APPROVED

MATERIAL LEGEND

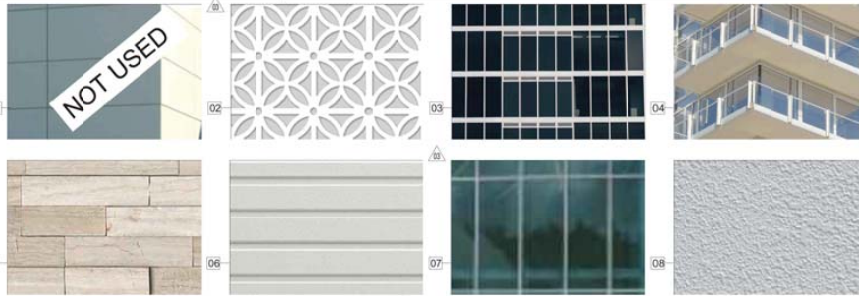
Key Value	Description
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02	CUSTOM ALUMINUM ARCHITECTURAL SCREENING
03	ANODIZED ALUMINUM WINDOW GLAZING
04	GLASS GJARDRAILS
05	BEIGE PRECAST STONE VENEER SYSTEM
06	HORIZONTAL LINEAR PATTERN VENEER SYSTEM
07	ANODIZED ALUMINUM STOREFRONT GLAZING
08	WHITE STUCCO
09	THERMOCROMEX - LIMESTONE PLASTER CLADDING

VIEW



LOCATION KEY

SCALE: NTS



NARRATIVE OF CHANGES

- EXTEND GROUND STAIR TO AMENITY DECK TO SUPPORT INCREASE OF OPEN SPACE.
- REARRANGE HIERARCHY OF MATERIALS AND ITS LOCATION TO EMPHASIZE DESIGN INTENT AND MITIGATE VISUAL CLASH FROM GLAZING.
- REVISION OF AMENITY PROGRAM TO PROVIDE MORE OPEN VIEWS TO OCCUPY USERS AND NEIGHBORS.

NARRATIVE OF CHANGES FOR REVISION 3

- LIMIT THE AMOUNT OF MATERIAL #6 ON WEST FRONTAGE DECREASE ANY TRANSLUCENCY.
- KEEP STONE VENEER MATERIAL AT PREVIOUS LEVEL FOR BETTER SCALE CONNECTION.
- UPDATE SAMPLE IMAGE OF MATERIAL #8.

NARRATIVE OF CHANGES FOR REVISION 4

- ADJUSTMENT TO ADDRESS.
- REVISED MATERIAL APPLICATION TO COLUMNS.

REVISIONS / SUBMISSIONS

NO.	DESCRIPTION	DATE
1	PLANNING COMMENTS	05/27/2022
2	ADMINISTRATIVE REVIEW	07/01/2022
3	SPEC AMENDMENT	09/27/2022

1756

3000 ALHAMBRA
100 NE 1ST STREET
FORT LAUDERDALE, FLORIDA 33304

ENLARGED ELEVATIONS

KT SEABREEZE
ATLANTIC LP
100 NE 1ST STREET
Ft. Lauderdale, FL 33444

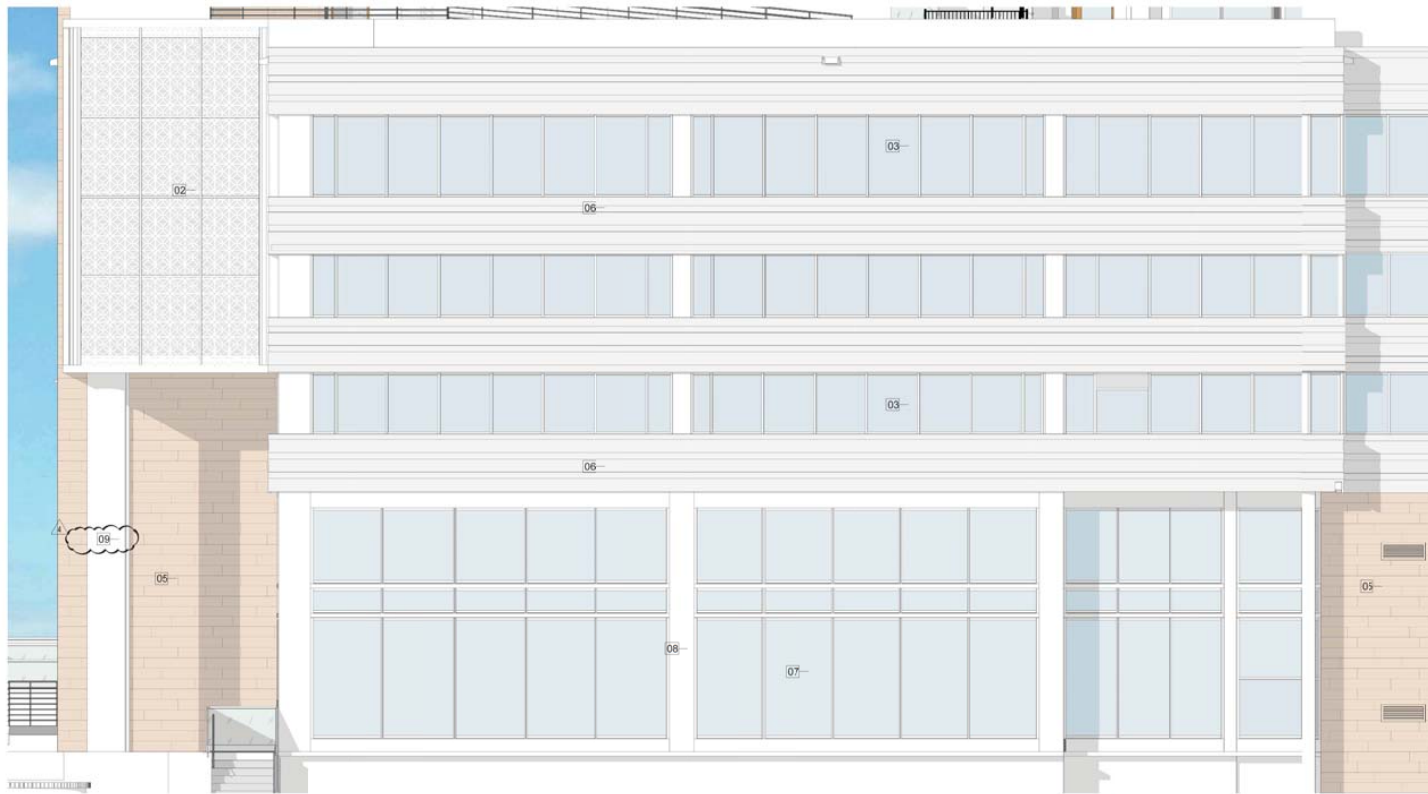
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Date: 2022.05.25 17:46:04 -04'00'

ARCHITECTURE
INTERIOR DESIGN
PLANNING
AIA ASID NCARB
Kobi Karp
100 NE 1st Street
Fort Lauderdale, FL 33304
P: 954.571.3786
WWW.KOBIKARP.COM



DRAWN BY: KKAD
CHECKED BY: K.K. M.J.
DATE: 05-01-2020

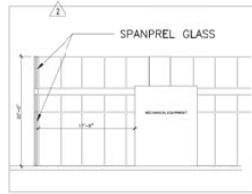
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SEGMENT "B" 1 ENLARGED ELEVATION WEST SCALE: 1/4" = 1'-0"

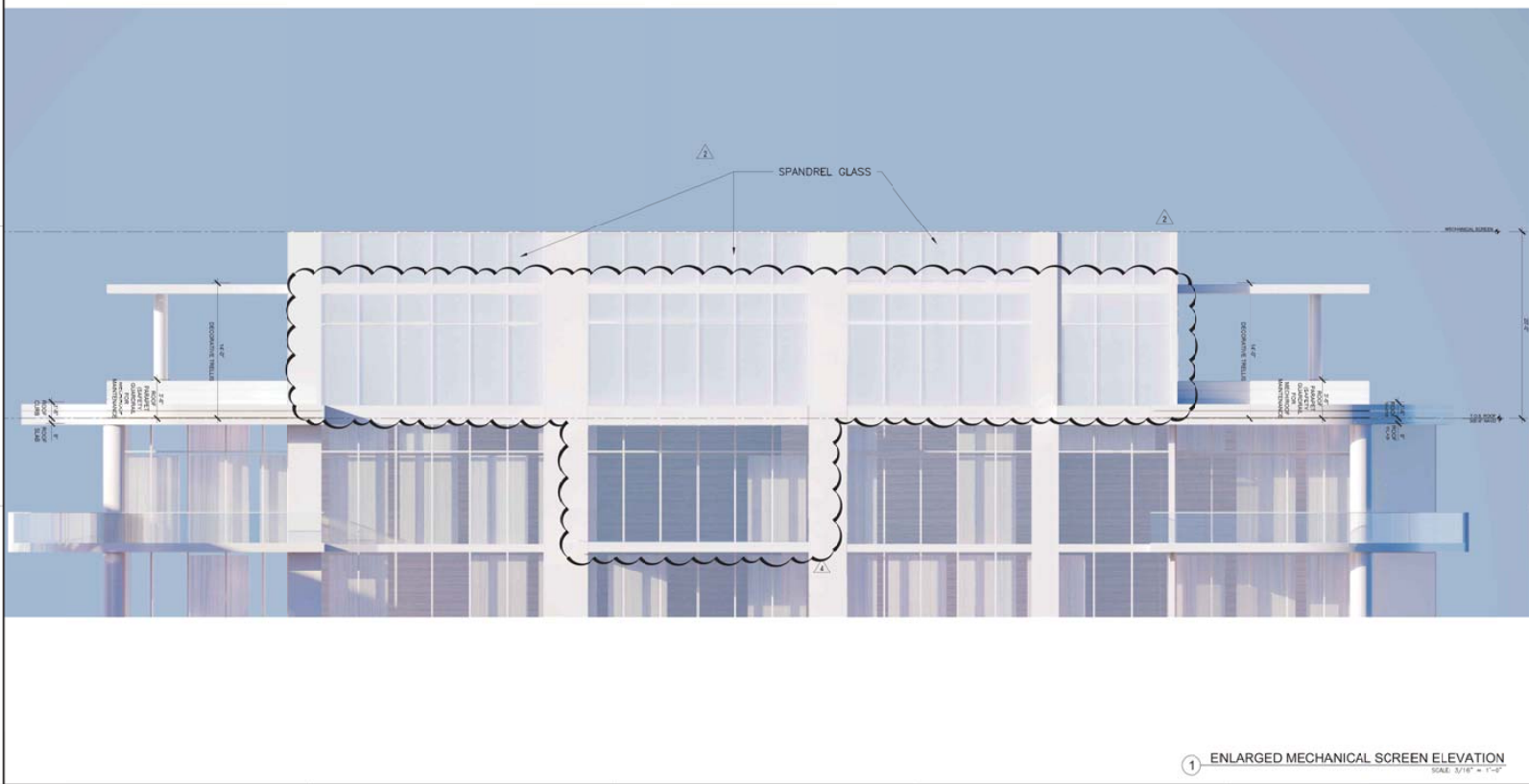


EXAMPLE OF SPANDEL GLASS TO BE USED (100% OPAQUENESS)



2 ENLARGED MECHANICAL SCREEN SECTION
SCALE: N/A

- 1. NARRATIVE OF CHANGES:**
- UPDATED HOODTOP SCREENING MATERIAL TO PROVIDE LESS TRANSLUCENCY PROPERTIES BY SPECIFYING A SPANDEL NON TRANSPARENT MATERIAL.
- EXTEND OF PARAPET GLAZING TO PROVIDE FULL ENCLOSURE OF MECHANICAL SYSTEMS
- 2. NARRATIVE OF CHANGES FOR REVISIONS:**
- UPDATE TO RENDERING REPRESENTATION OF MATERIALS AND ARTICULATION OF INDICATED FACADE SECTION.



1 ENLARGED MECHANICAL SCREEN ELEVATION
SCALE: 5/16" = 1'-0"

REVISIONS / SUBMISSIONS

No.	Description	Date

1756
All drawings are made for the building, please refer to the applicable codes and regulations for the project.

3000 ALHAMBRA
301 S. COLLETTA BLVD
FORT LAUDERDALE, FLORIDA 33304
ENLARGED ELEVATIONS

KT SEABREEZE
ATLANTIC LP
100 NE 1ST STREET
MELBAY BEACH, FL 33444

Digital Seal
Date: 2022-05-23 17:56:04
DR: #AB02578

ARCHITECTURE
INTERIOR DESIGN
PLANNING
AIA ASD NCARB
3000 N.W. 12TH ST
MIAMI BEACH, FL 33136
P. 305.571.3788
WWW.KOBIKARP.COM

K O B I

K A R P

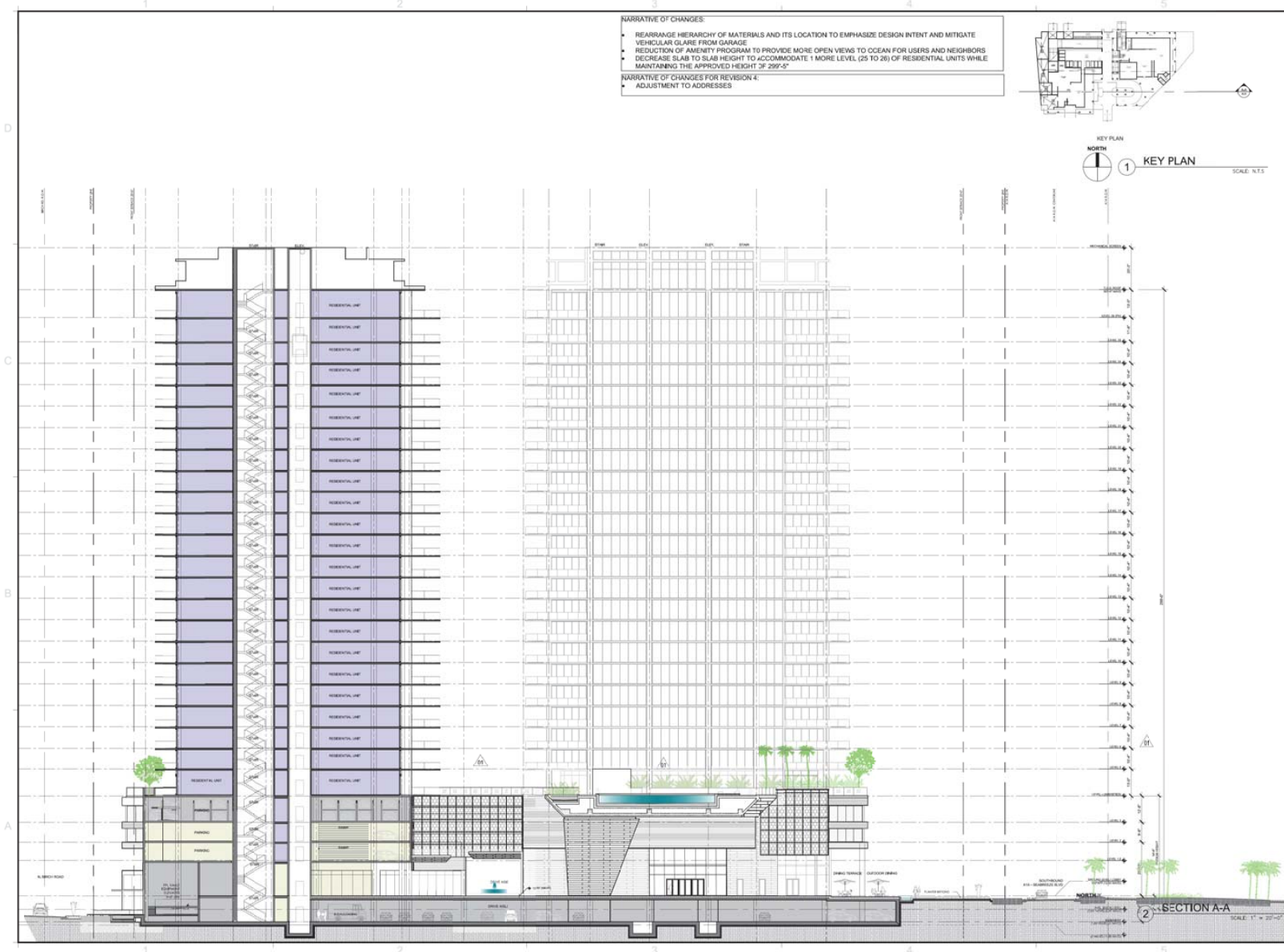
DRAWN BY: SKAD
CHECKED BY: K.K. M.J.
DATE: 05-01-2020

A4.20



REVISIONS / SUBMISSIONS	
1756	
3000 ALHAMBRA 3000 ALHAMBRA STREET FORT LAUDERDALE, FLORIDA 33304 SECTION A-A	
KT SEABREEZE ATLANTIC LP 701 S. OLIVE AVE. SUITE 104 WEST PALM BEACH, FL 33411	
Date: 2021-02-08 17:19-41-05'00"	
ARCHITECTURE INTERIOR DESIGN PLANNING AIA A202 NCARB K O B I K A R P 1110 N. UNIVERSITY BLVD. SUITE 100 WEST PALM BEACH, FL 33411 WWW.KOBIKARP.COM	
K O B I K A R P	
DRAWN BY: KKAD CHECKED BY: K.K. MJ DATE: 05-01-2020	
A5.00	

PREVIOUSLY APPROVED

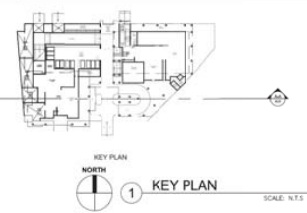


NARRATIVE OF CHANGES:

- REARRANGE HIERARCHY OF MATERIALS AND ITS LOCATION TO EMPHASIZE DESIGN INTENT AND MITIGATE VEHICULAR GLARE FROM GARAGE
- REDUCTION OF AMENITY PROGRAM TO PROVIDE MORE OPEN VIEWS TO OCEAN FOR USERS AND NEIGHBORS
- DECREASE SLAB TO SLAB HEIGHT TO ACCOMMODATE 1 MORE LEVEL (25 TO 26) OF RESIDENTIAL UNITS WHILE MAINTAINING THE APPROVED HEIGHT OF 299'-5"

NARRATIVE OF CHANGES FOR REVISION 4:

- ADJUSTMENT TO ADDRESSES



REVISIONS / SUBMISSIONS

1756

3000 ALHAMBRA
AT OCEANFRONT
FORT LAUDERDALE, FLORIDA 33304

SECTION A-A

KT SEABREEZE
ATLANTIC LP
100 NE 1ST STREET
DELMAR BEACH, FL 33444

Digitally signed by Kobi Karp
Date: 2022.03.25 15:18:10-04'00'
DN: # F80E578

ARCHITECTURE
INTERIOR DESIGN
PLANNING
AIA AIA NCARB
Kobi Karp
100 NE 1st Street
Ft. Lauderdale, FL
WWW.KOBIKARP.COM

DRAWN BY: KKAD
CHECKED BY: K.K., M.K.
DATE: 05-01-2020
A5.00



REVISIONS / SUBMISSIONS

1756

3000 ALHAMBRA
3000 ALHAMBRA STREET
FORT LAUDERDALE, FLORIDA 33304

SECTION B-B

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

Date: 2021.02.08
17:30:48-05'00'

KOBI MARIP
LIC # F8002578

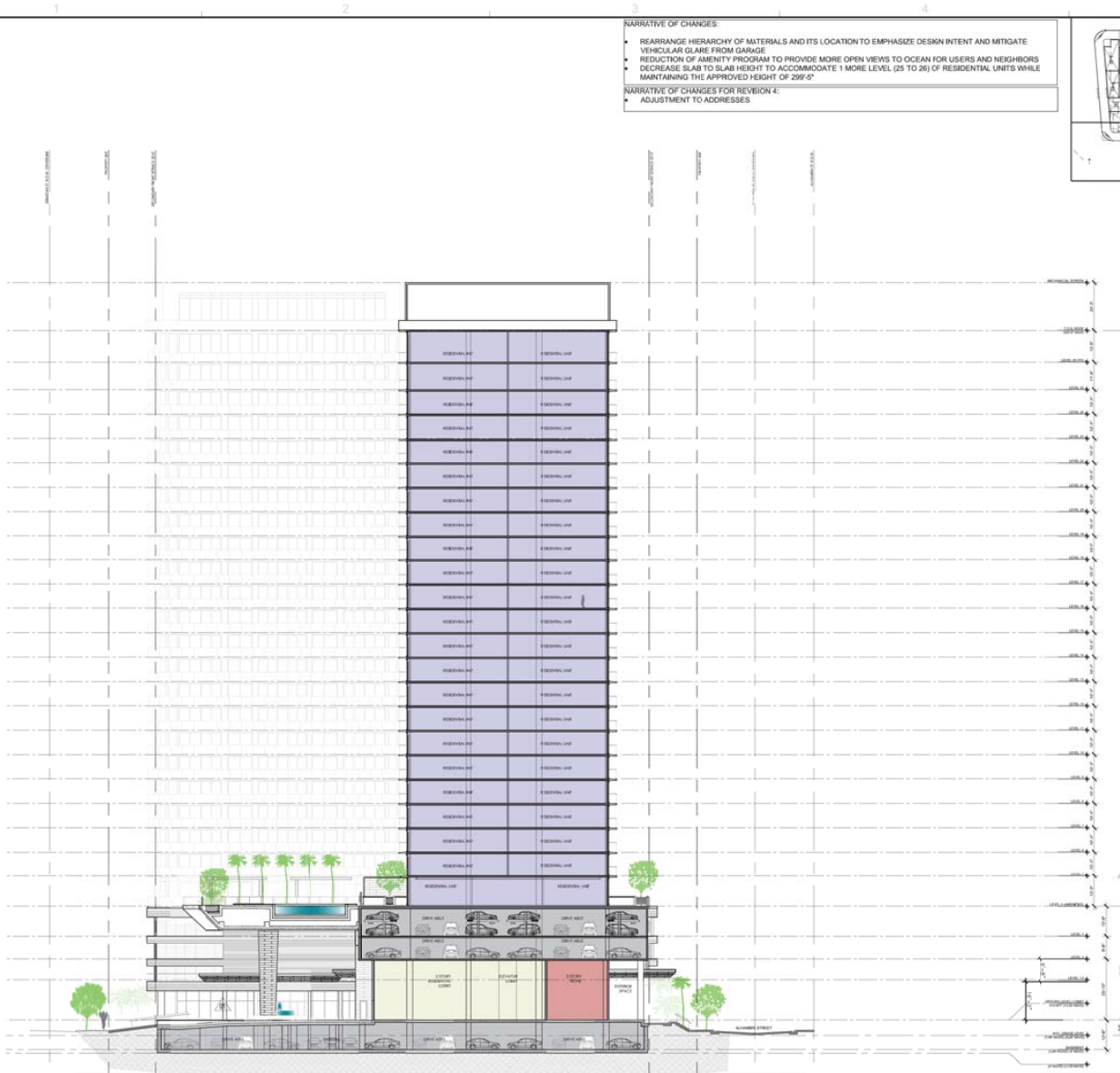
ARCHITECTURE
INTERIOR DESIGN
PLANNING
AAA AIA ASID NCARB
KARLA RIVERA
ARCHITECT
3000 ALHAMBRA STREET
FORT LAUDERDALE, FL 33304
WWW.ALBHAKANDY.COM



DRAWN BY: KKAD
CHECKED BY: K.K. MJ
DATE: 05-01-2020

A5.01

PREVIOUSLY APPROVED

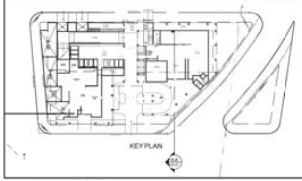


NARRATIVE OF CHANGES

- REARRANGE HIERARCHY OF MATERIALS AND ITS LOCATION TO EMPHASIZE DESIGN INTENT AND MITIGATE VEHICULAR GLARE FROM GARAGE
- REDUCTION OF AMENITY PROGRAM TO PROVIDE MORE OPEN VIEWS TO OCEAN FOR USERS AND NEIGHBORS
- DECREASE SLAB TO SLAB HEIGHT TO ACCOMMODATE 1 MORE LEVEL (25 TO 26) OF RESIDENTIAL UNITS WHILE MAINTAINING THE APPROVED HEIGHT OF 200'-0"

NARRATIVE OF CHANGES FOR REVISION 4:

- ADJUSTMENT TO ADDRESSES



1 KEY PLAN
SCALE: N.T.S.

2 SECTION B-B
SCALE: 1" = 20'-0"

REVISIONS / SUBMISSIONS

NO.	DESCRIPTION	DATE

P.L. PLANNING COMMENTS 06.27.2025
 I.D. SPECIMENTMENT 06.27.2025

1756

3000 ALHAMBRA
 AT 1000 SEAMORE BLVD
 FORT LAUDERDALE, FLORIDA 33304

SECTION B-B

KT SEABREEZE
 ATLANTIC LP
 100 NE 1ST STREET
 DELRAY BEACH, FL 33444

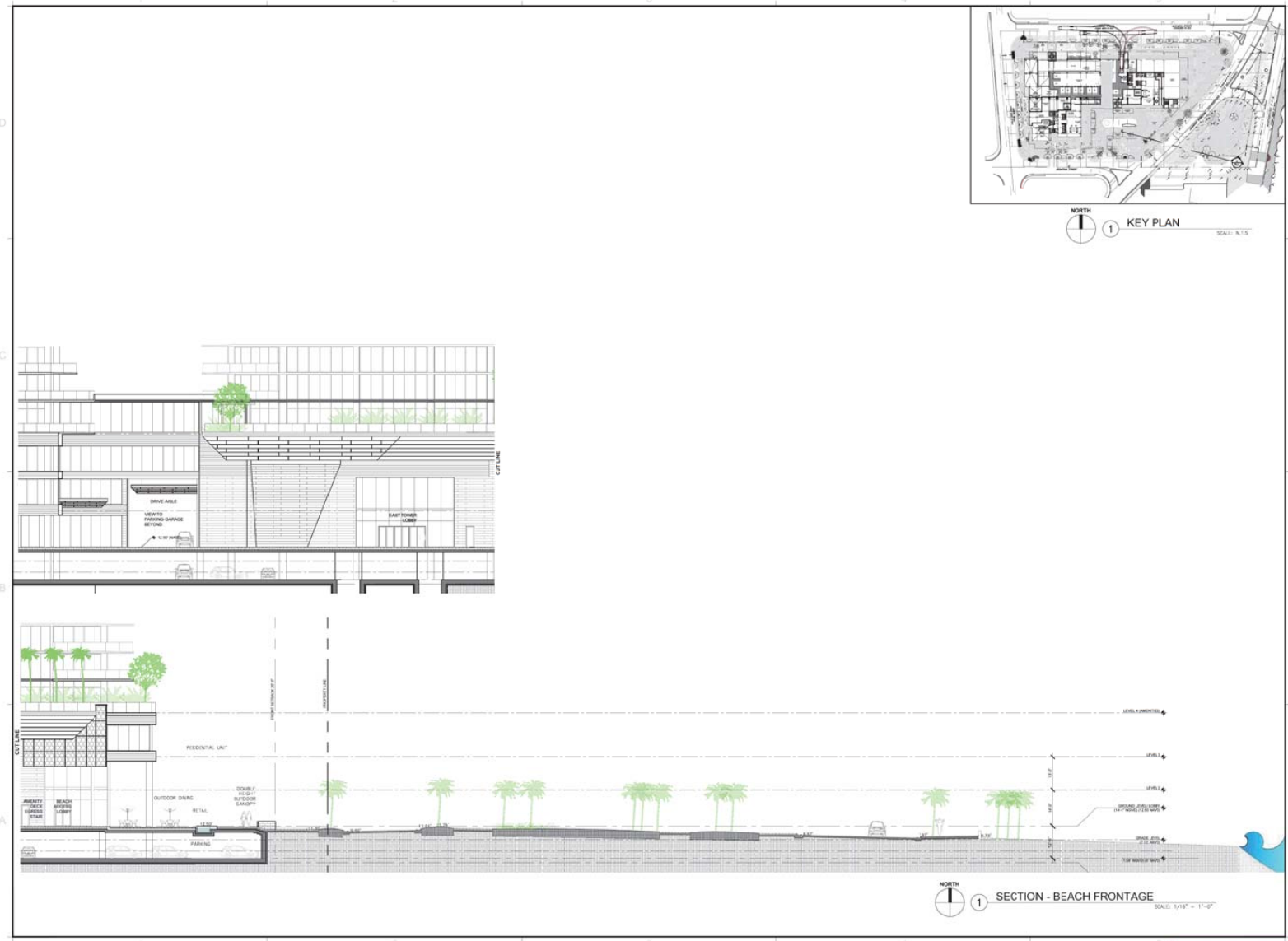
Digitally signed by Kobi Karp
 Date: 2022.03.29 15:18:22-0400
 DR: # AR005278

ARCHITECTURE
 INTERIOR DESIGN
 PLANNING
 AIA AIA NCARB
 Kobi Karp
 100 NE 1ST STREET
 DE 33484-5131
 WWW.KOBIKARP.COM

K O B I K A R P

DRAWN BY: KKAD
 CHECKED BY: K.K.-M.K.
 DATE: 05-01-2025

A5.01



REVISIONS / SUBMISSIONS

1756

3000 ALHAMBRA
 3000 ALHAMBRA STREET
 FORT LAUDERDALE, FL 33404

SITE SECTIONS

KT SEABREEZE
 ATLANTIC LP
 705 S. COLLE AVENUE, SUITE 104
 WEST PALM BEACH, FL 33409

Date:
 2021.02.03
 12:27:00-05'00

ARCHITECTURE
 INTERIOR DESIGN
 PLANNING
 AIA ASID NCARB
 2915 Williams Boulevard
 Fort Lauderdale, FL 33307
 P: 305.573.2336
 WWW.KOBIKARP.COM

K O B I K A R P

DRAWN BY: NSAD
 CHECKED BY: K.K. M.P.
 DATE: 09-01-2020

A5.10

PREVIOUSLY APPROVED

