#### ORDINANCE NO. C-20-33

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PASSED FIRST READING this 15th day of September, 2020. PASSED SECOND READING this 6th day of October, 2020.

wayor

DEAN J. TRANTALIS

ATTEST:

City Clerk
JEFFREY A. MODARELLI

## 3000 ALHAMBRA

3000 ALHAMBRA STREET FORT LAUDERDALE, FL 33304

PLANNED DEVELOPMENT DISTRICT SUBMISSION - 06/21/2019 UPDATED 05-01-2020



<u>CIVIL ENGINEER</u> FLYNN ENGINEERING SERVICES

> 241 COMMERCIAL BLVD. LAUDERDALE-BY-THE-SEA, FL 33308 T: 954.522,1004

ARCHITECT
KOBI KARP ARCHITECTURE
AND INTERIOR DESIGN, INC.

2915 BISCAYNE BLVD. SUITE 200 MIAMI, FLORIDA 33137 T: 305.573.1818 LANDSCAPE ARCHITECT
ARCHITECTURAL ALLIANCE LANDSCAPE

612 SW 4TH AVENUE FORT LAUDERDALE, FL 33315 T: 954.764.8858 REVISIONS / SUBMISSIONS

DEMONSTRATE WHITTON WE TITTLE APPRECIATION OF THE PROPERTY OF

ORIDA 33304

3000 ALHAMBH 3000 ALHAMBHA STREET ORT LAUDENDALE, FLORIDA 3

KT SEABREEZE
ATLANTIC LP
18. CLIVE AVE. SUITE 104,
ST PALM BEACH, FL 20401

KOBI KARP



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

A0.00

#### 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:

VLDR Serpon	Equipment	Proposed FCO	Arted Requested	Smonethre Design Argents	Compliance with FOO INSTAL and Personal Per U.C.D., Section 63-374, 1	Associated Public Improvement
42-123-122 Sahring Shejin Washings Shejin Washings	Per deur mee en sijnt.  Ten deur beë en ston  200 for helf bermaant.  120 for helf bermaant.  120 for helf bermaant.	331 constants	See	# gamq go to approaching 24 common feet of the comm	The LEP STA LACI I STOCK STATE AND S	Forestable TUTC/Tutels In combands we ship type in to combands we ship type in to combands we ship type in the combands we ship type in the combands we ship type in the comband in the
63-14-3-8-4, Majahawan Jahang Langsik (S-kil)	300	Parkers 155 33" West four 115"4"	***	Albin, St. Phare and the bedge program of the	Sec. 63 333-3413 For the ground the sec. For the sec	Included the Personal Included the Personal The whole to the summaring Line whole to the summaring Line whole to the summaring Line whole the summaring Line was the summaring Line whole the produce and whole the produce and the produce the line was the loss on course or the loss on course whole the loss on course line was the loss on course of loss on line was the loss of line
47-13.58.6 Maximum building Width (0+1)	700	Profeson 155°-165°- Land Bosser 25°-2° Volva Souver 258°-2°		The divine concept his beam dividuod asing the troubins precision of the size bearing the learning the troubins he further further statistics planting the parties the further to ritheral and parties the further the fu	Sec.47-378.3.4(1) 3000 Absorbed arrestrut for subdenied for the subdenied for the reducts a budding form that reducts a form	Lott. See Public Investments (Labd Sheet) Seed Public Inspreaments Associate (Inc. Inspreaments Associate) (Inspreaments
47-123-3-7. Building kepasahan	37 or 30% of Labour building, whichever is grader	u-r	•	The reference building we present whereast prepared with the control of the contr	Ger 83-19 8-102 2000 Albancher phremotes the her spensible huite environment besteld again a sweety of whom vier 4 sweety of whom vi	Science St. Table C Stade Stocked is long represented. Nacreen, a should be refer to harder to extract the shalling into accept provides reportantion to eight space provides to the special space provides to the special space provides to the special space provides to the special space to make a bring resemble! Provides, it shall be remained to provide the special space of the special space from allows for additional batteries the Soveria. Since Jee Paul Suprovides and Sandy Jee Special Special Sandy Jee Special Special Sandy Jee Special Special Special Sandy Jee Special Spec

ULD& Section	Regionals	Programal POO	Report Requested	tonountire Ornigs Aspects	Complaints with PCO Interes and Purpose Per U.D.S. Section 47-37A.3	Associated Public Improvement
erikara. Par	AB (or SS, 10%, or 20% grains person in face 49-12.5 k.3)	Prodrist 63 Naverskead 25	hes	<ul> <li>artisuges a higher trian rate. For a design, garant higher and an until-the prompted hashing form, own-tollars.</li> <li>after the property of the artisus hashing a sign and artisus hashing a rather than but and toront.</li> </ul>	Sec.41-319.L.4E(T)  200 Birk-vies cent land  100 Birk-vies cent land  1	James bend Buderstein Semensche  der merche  der merche  der merche bestehn der jeden der  den der gestehn berd  der der gestehn berd  der der der gestehn berd  bestehn  Der gestehn füll der der  der der gestehn  der der der gestehn  der der der gestehn  der der der gestehn  der der der gestehn  der der der gestehn  der der der gestehn  der der der gestehn  der der der gestehn  der der der gestehn  der der der  der der  der der  der der  der der  der
Manager Let Contrage		Museum	-		Sec.47-17A.1.A(Z)	Revise Send Perdestrian Experience, and browned Policy Providence Commercially
Абамерт Орга Бране	Aus Geschied as ULDA	Ground lanet. 45,433 SF within property foruit of Dente 45,565 SF COS Sate Improvements (Frienceler Parcell). 100° Sate Improvements not trickeler in provid lanet (point spacer size calestingons).	-	a lact remed lampscapes, their professional packet parts and plazes, who places distingly, who places to be stored to be stored to protect the professional responsibility and the protection to provide the the protection of the	eliformelija kitorelija kitoreli Songeni stankovi sitele emanungen sikela, evil evale- mental spenecitiv sig Sec. 63-27A, B. A. (B) 2000 A. Number gerometra en best genesalt busil emergement basely signa si anterio di stankovi signa perecetra sissali signa perecetra sissali signa perecetra signa evaluting generic sing tria public realitis.	his relief town maximum by comings or maximum, open guze, tendence, or enhance, or subject being recurrent distinct that there is visited for market that there is visited on the third official mythodoxia benging processing facilitated by the drugs consideration.  Auto-Ser Radio terprocessor:
47-21. Landscape and Tree Preservation	Not described as USDA	9.187 \$4 (9.47) (Off Life Improprient) seal included to Lenducate cartin anoma)	~			ense
OHLLL MAN				1	1	
freed Yard		30		1	1	
Light Yard Light Yard		21.5	No.	!	1	i
New Yard	20	250		1 .	1	
67-75.2. Purking and Lauring Bargummanns	Palang: 609 samen per laton teading: N/A	Pushing: (22) A series reached and the series reached and series for the series f	Furname to U.D.S. See. An-27A-7-S. seduced parking in being requested.	The residents which are contained and policy and polic	Inc. of P. SRL B 613  DOO ARRISH TO SURVINO ON  The addressing of America  or addressing of America  or addressing of America  control of America  or addressing of America  control of America  control of America  control	Dels Exhibited  In Alice parting countries and in high prevention is pushed in increased as a pushed in Agricultural in Agricultural in Agricultural in increased as a pushed in purvising parting in increased agricultural in



FEYNN
FOR COMPANY TO THE PRINCE
THE COMPANY TO THE TANK THE THE TA

APPLICATION REQUIREMENTS

3000 ALHAMBRA STR ORT LAUDERDALE, FLOR

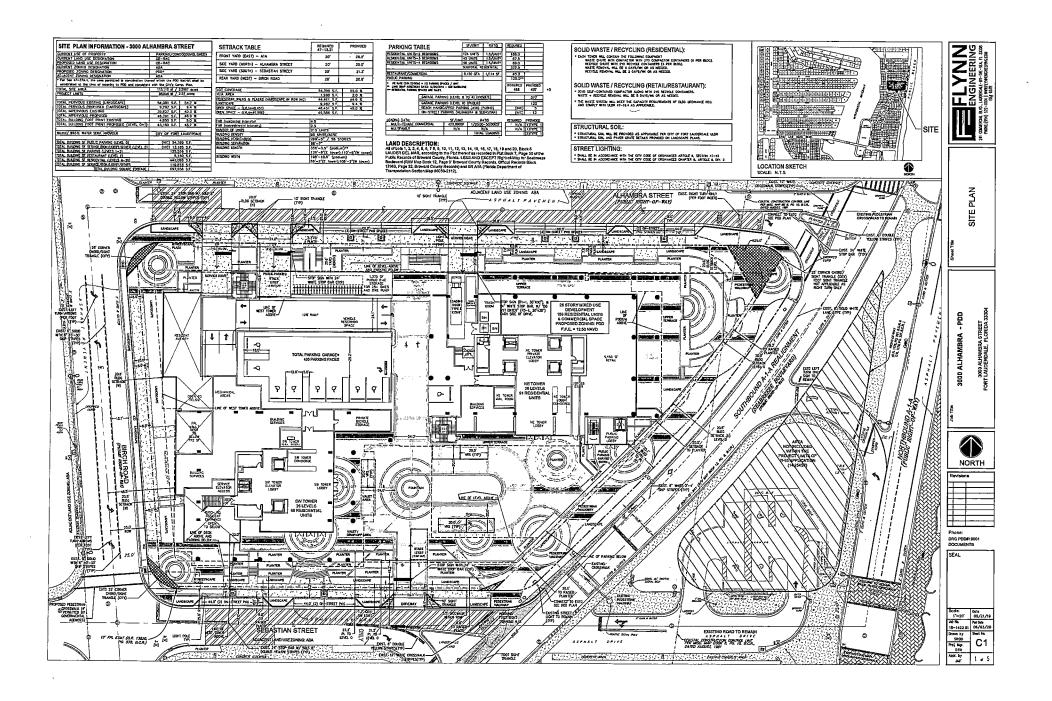
.

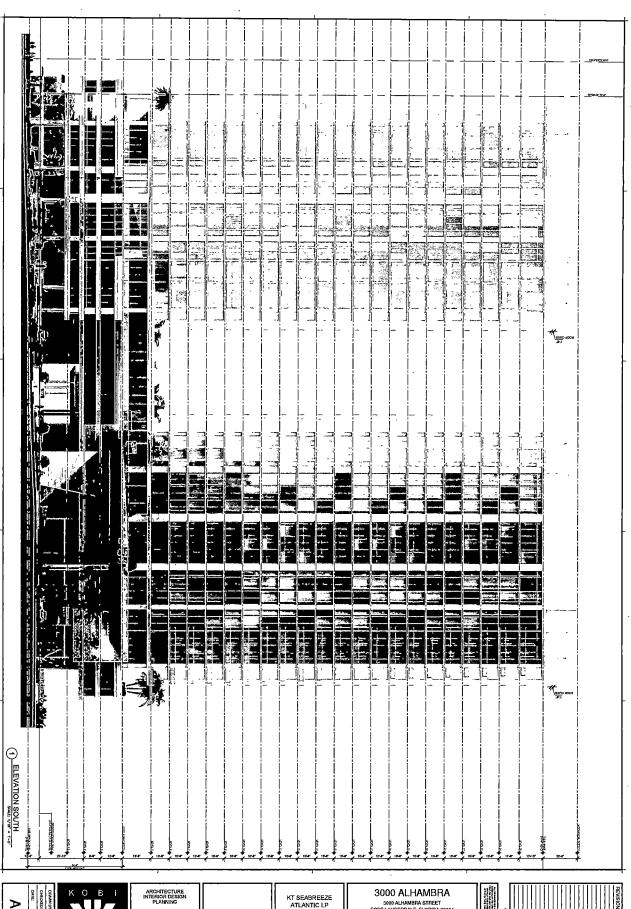


	Revisions				
Li		Į			
ш					
ш		_			
ш					
ш					
l l					
ľ	Phose:				

Phose: DRG PDD#19001 DOCUMENTS

Scale:	
1°=20'	Date 03/24/
AND MO.	That Date
18-1422.01	03/24/
Drawn by	Swel Ha
5R00	~
Prof. May.	
SROO Asor, by	





A4.00

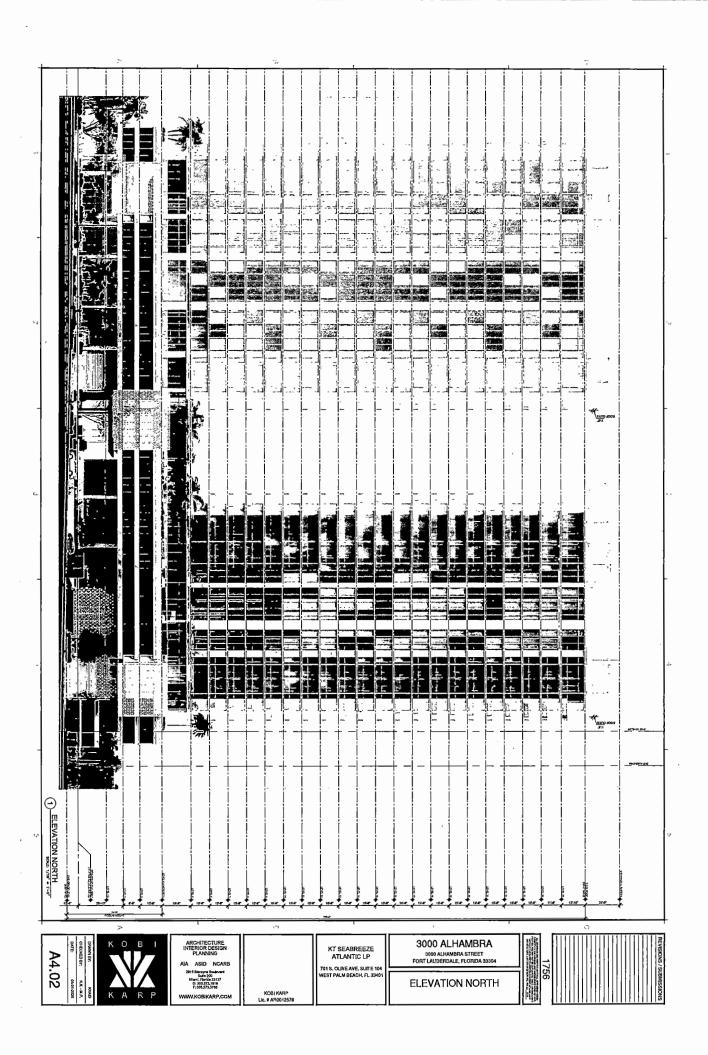
AIA ASID
2015 Blocayne Bodeward
Sude 200
Mami, Florida 33137
0: 305.573.1818
F: 305.573.3708 ASID NCARB WWW.KOBIKARP.COM

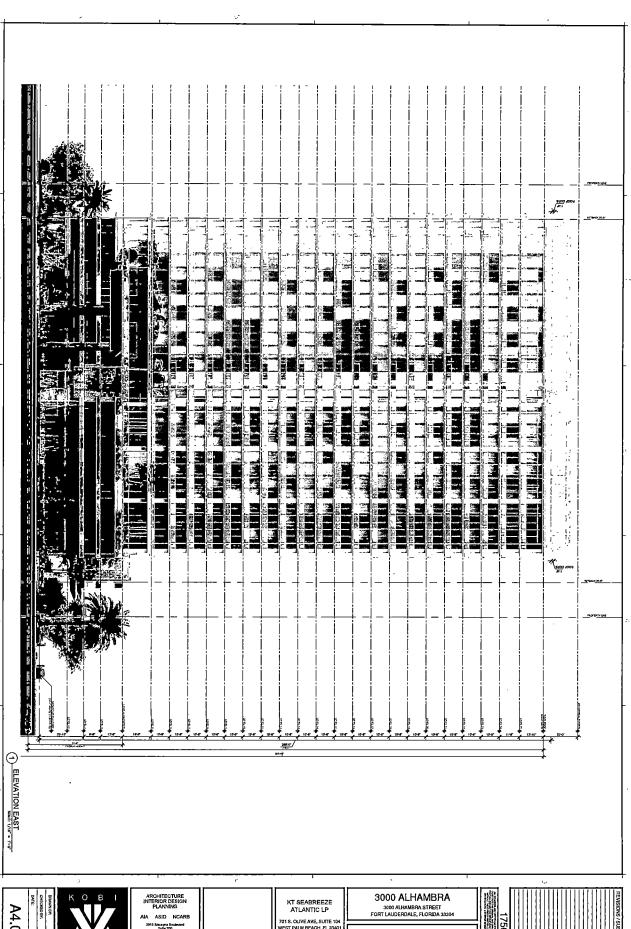
KOBI KARP Lic. # AR001257

701 S. OLIVE AVE, SUITE 104 NEST PALM BEACH, FL 3340

3000 ALHAMBRA STREET FORT LAUDERDALE, FLORIDA 333

**ELEVATION SOUTH** 





A4.04

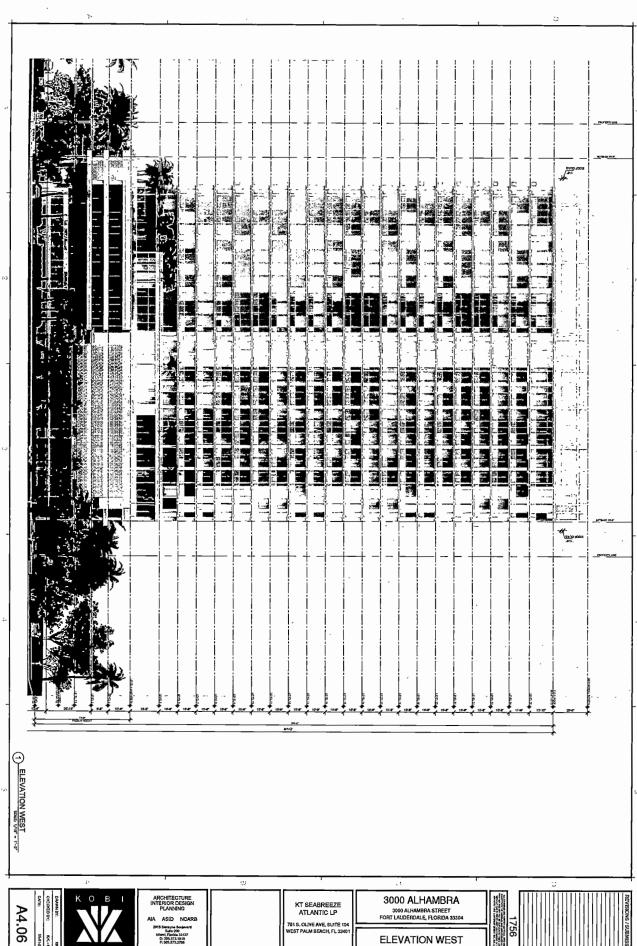


AIA ASID NCARE
2916 Sitrayne Bookward
Suite 200
Mamily Fierick 33137
0: 305.573.1818
F; 305.573.3766 WWW.KOBIKARP.COM

KOBI KARP Lic. # AR001257

**ELEVATION EAST** 

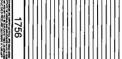


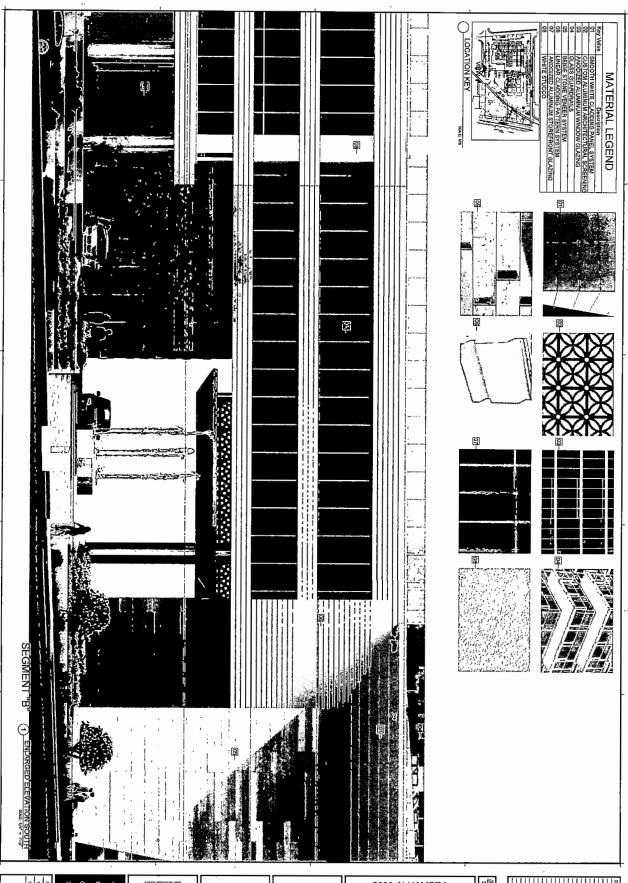




2915 Sistayne Soujeva: Sutte 200 Milenii, Florida 33137 O: 305.573.1818 F: 305.573.2766

**ELEVATION WEST** 





DATE SAFESSE

A4.11



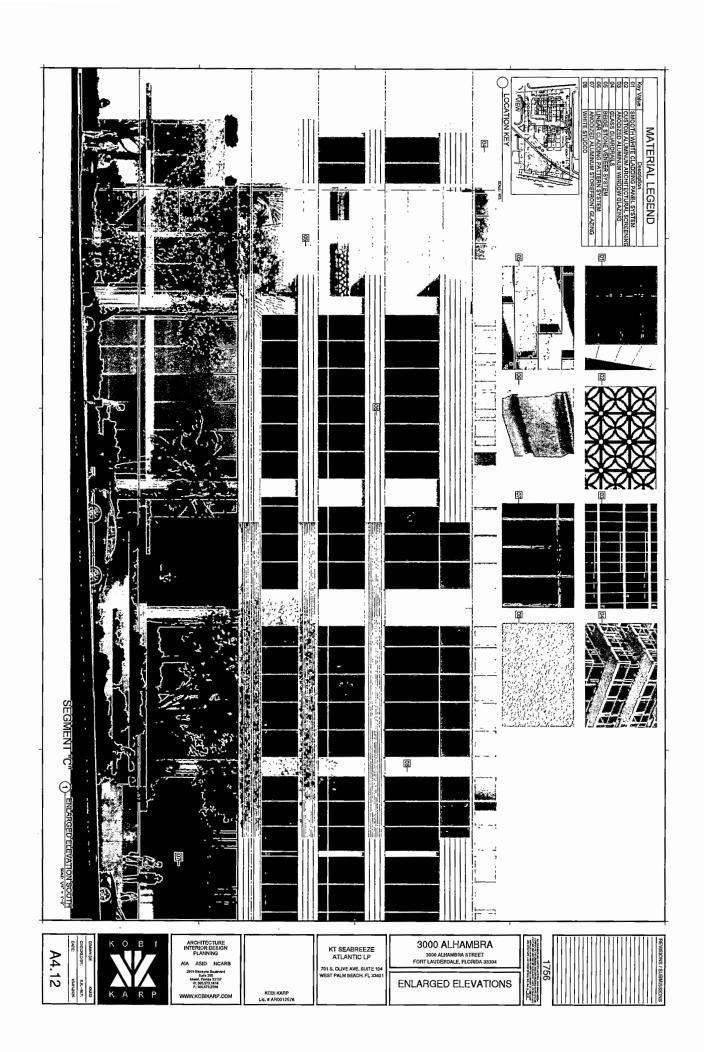
ARCHITECTURE INTERIOR DESIGN PLANNING AIA ASID NCARB 2015 Reserve Boadward Garde 200 Ment, Fibrids 23137 0. 505572,1618 F. 305.573,2768

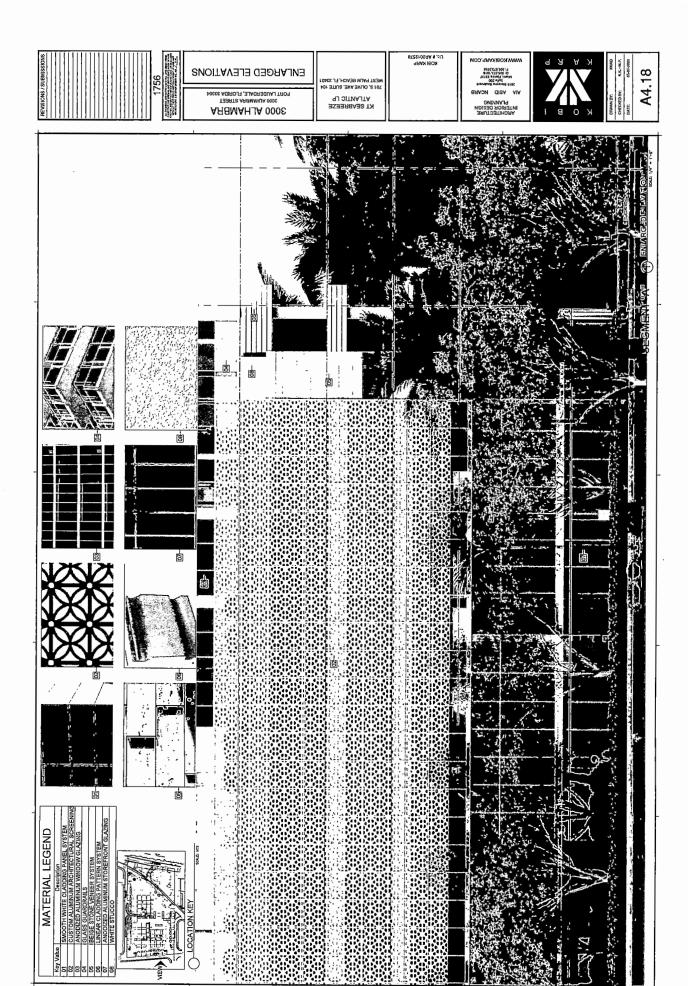
R DESIGN
WINNG
D NCARB
pre Bendrood
suits, 21127
277-1818
RAPLOOM
LKARP.COM
LKARP.COM
LKARP.COM

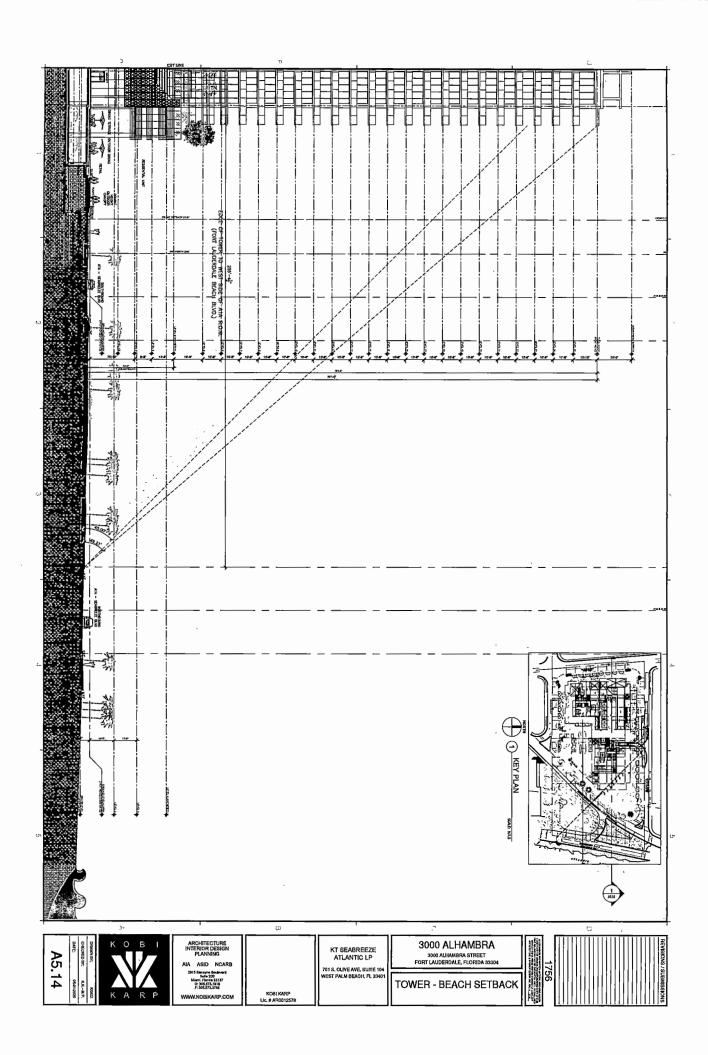
KT SEABREEZE ATLANTIC LP 701 S, CLIVE AVE, SUITE 104 WEST PALM BEACH, FL 33401 3000 ALHAMBRA 3000 ALHAMBRA STREET FORT LAUDERDALE, FLORIDA 33304

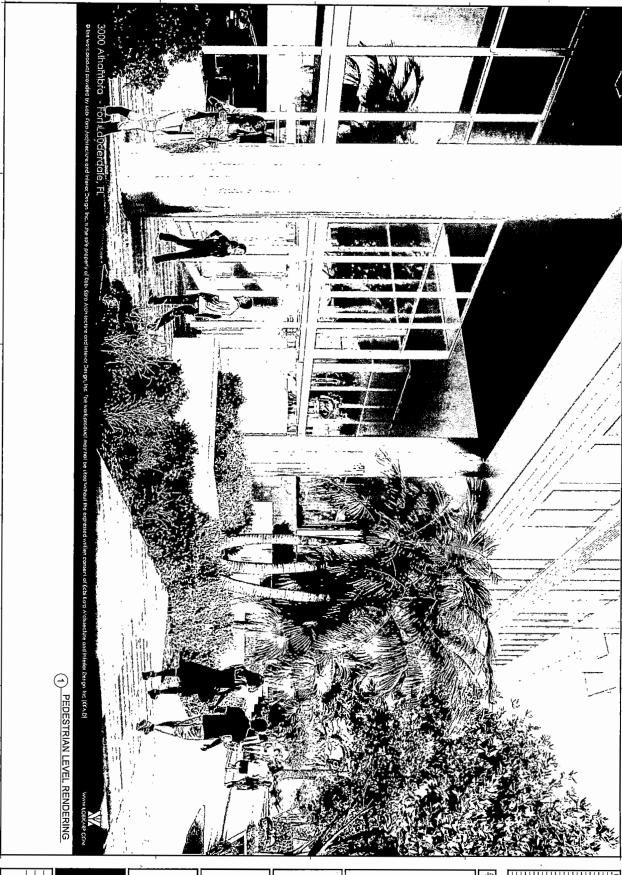
**ENLARGED ELEVATIONS** 











DAMNER: MAD CHICAGO DRY: MATE: MAD-0401-000



ARCHITECTURE INTERIOR DESIGN PLANNING

AIA ASID NCARB
2915 Streeting Boddened
2005 Minel, Photos 33137
0; 506,573,3116
P; 205,573,3766

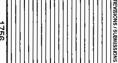
701 S. OLIVE AVE. SLITE 104 WEST PALM BEACH, FL 3340 KOBI KARP Uc. 9 ARO012578

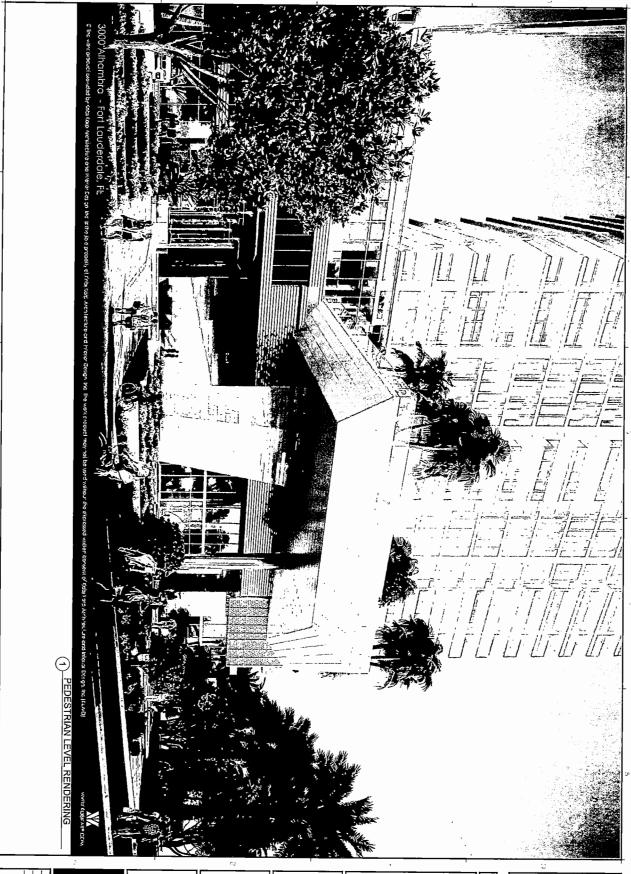
KT SEABREEZE
ATLANTIC LP
SOME FORT LAU

3000 ALHAMBRA 3000 ALHAMBRA STREET FORT LAUDERDALE, FLORIDA 33304

RENDERING 2

/56



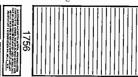


A8.03



AIA ASID NCARB 2015 Biscoyne Bouler Surle 200 Mamil, Florida 22137 O: 305.573,1818 F: 305.573,3766

KT SEABREEZE ATLANTIC LP 701 S, OLIVE AVE, SUITE 104 VEST PALM BEACH, FL 3340 3000 ALHAMBRA 3000 ALHAMBRA STREET FORT LAUDERDALE, FLORIDA 33304



3000 Alhambra - Fort Lauderdale, FL 1 PEDESTRIAN LEVEL RENDERING 3000 ALHAMBRA 3000 ALHAMBRA STREET FORT LAUDERDALE, FLORIDA 33304 KT SEABREEZE ATLANTIC LP

A8.05



ARCHITECTURE INTERIOR DESIGN PLANNING

AIA ASID NCARB
2015 Bitcopine Boddward
Successor

2915 Bitcayne Boxenier Sure 200 Meani, Florida 33137 O; 305.573.1818 F: 205.673.3766

701 S. OLIVE AVE, SUITE 104 WEST PALM BEACH, FL 3340 KOBI KARP Lic. # AR0012578



1) PEDESTRIAN LEVEL RENDERING

A8.09

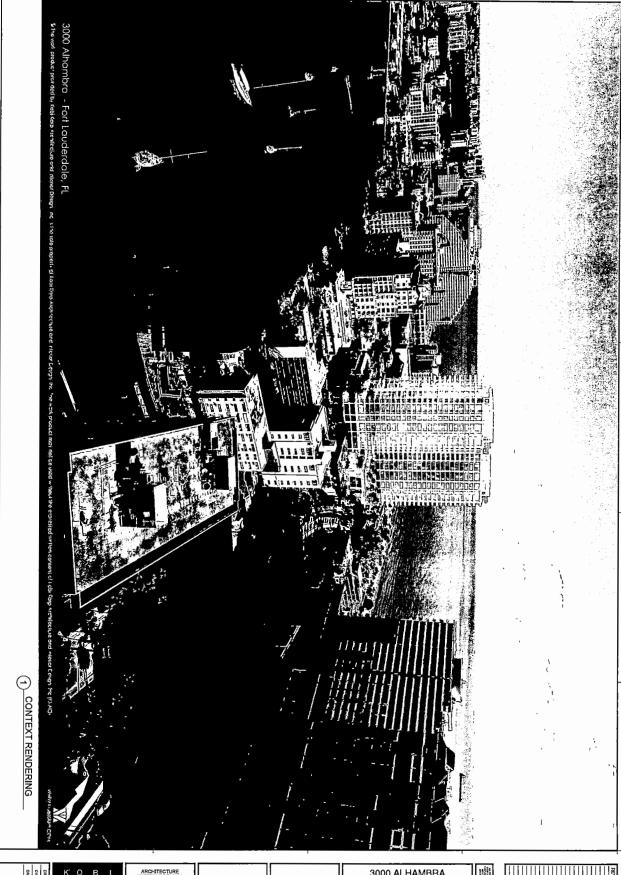


2915 Biscayne Boulers Sure 200 Milami, Florida 33137 O: 305.573,1818 F: 305.573,3766

KT SEABREEZE ATLANTIC LP IT S. OLIVE AVE, SUITE 104 EST PALM BEACH, FL 3340

3000 ALHAMBRA 3000 ALHAMBRA STREET FORT LAUDERDALE, FLORIDA 3330





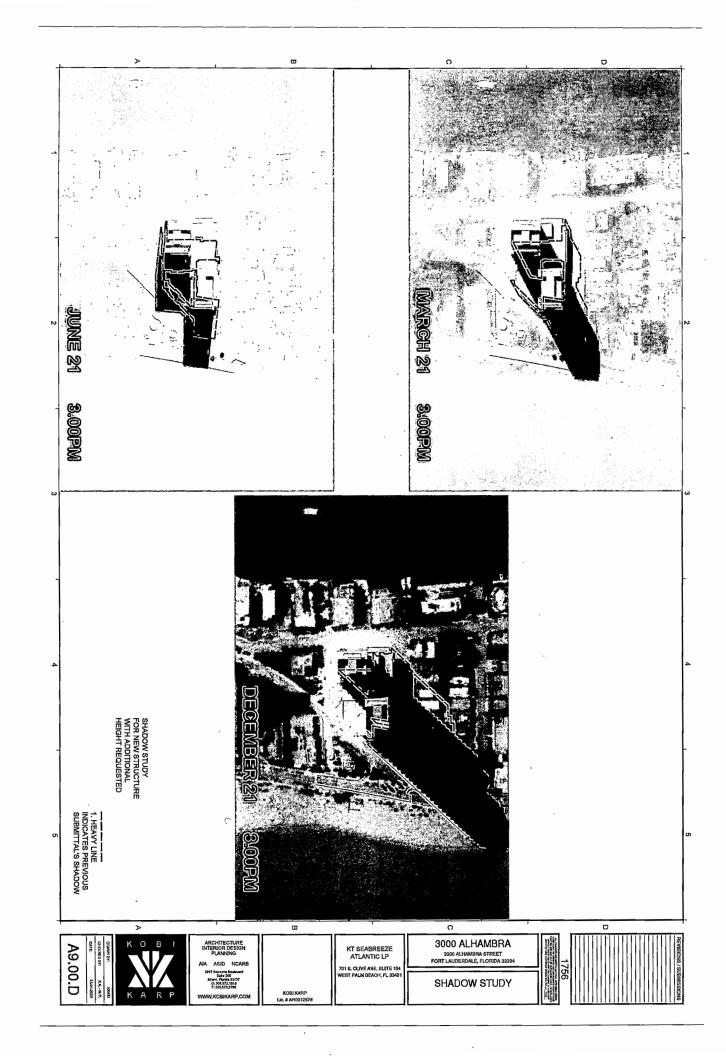
A8.12

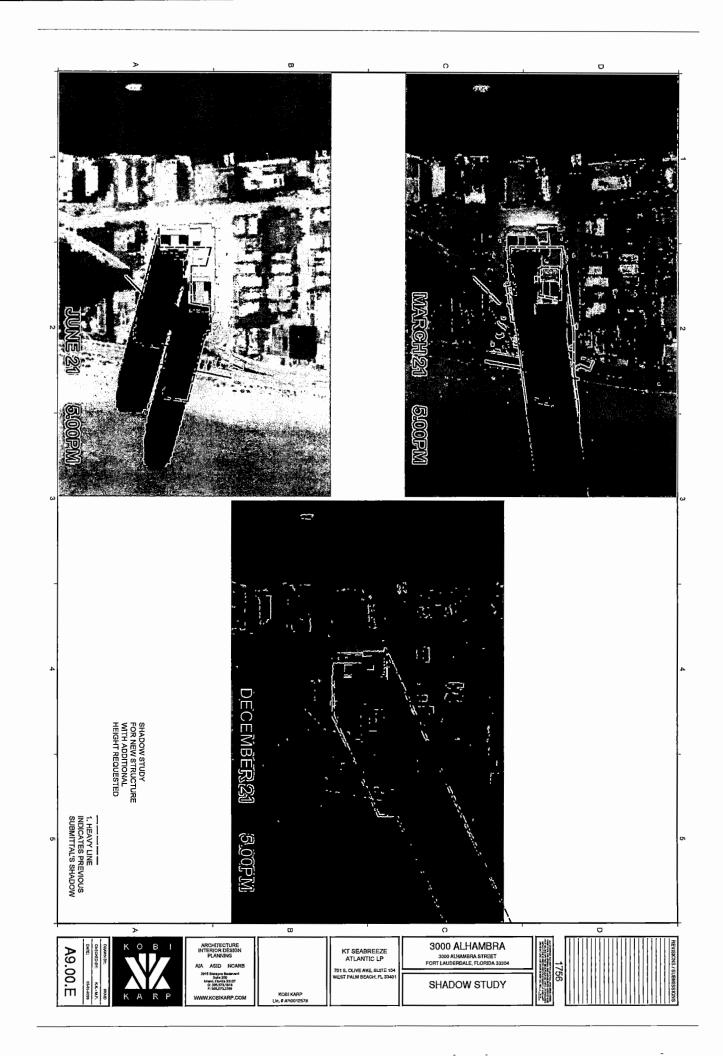


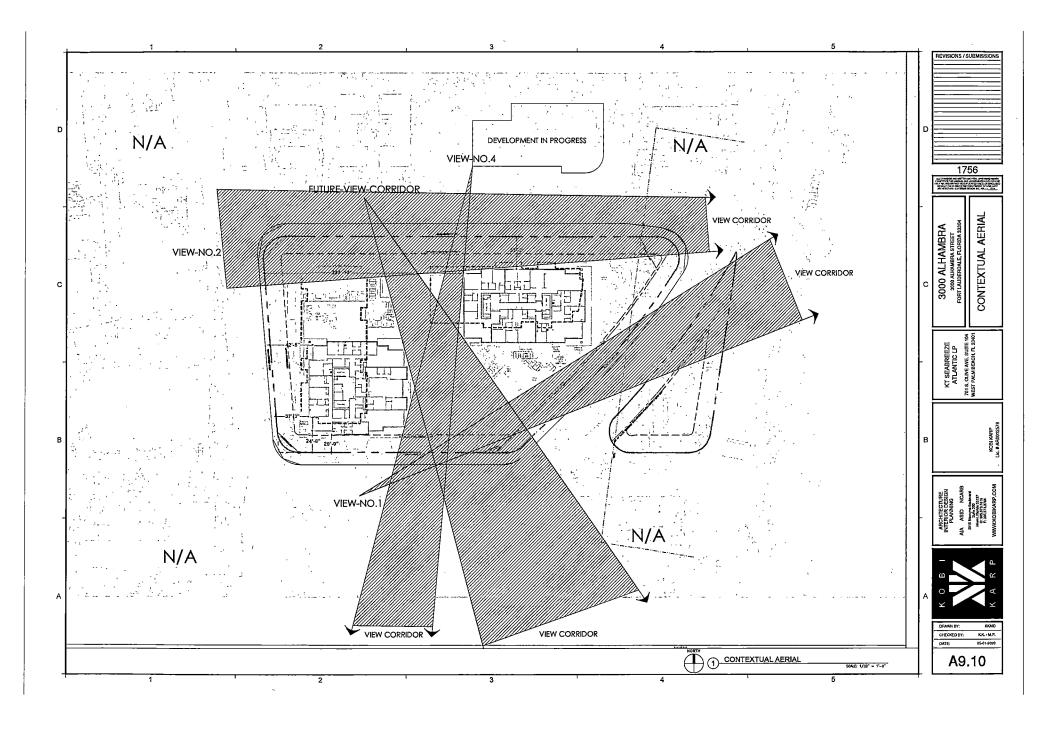
2915 biscayne Bouleva Surte 200 Mismi, Florida 33137 O: 305.573.1918 F: 305.573.3766

KT SEABREEZE ATLANTIC LP 701 S. OLIVE AVE, SUITE 104 WEST PALM BEACH, FL 33401 3000 ALHAMBRA 3000 ALHAMBRA STREET FORT LAUDERDALE, FLORIDA 3330









#### SITE IMPROVEMENTS (ON-SITE):

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

#### SITE DESIGN (ON-SITE):

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

#### LEGEND:

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

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

#### PUBLIC IMPROVEMENTS:

(PER LAND SWAP AGREEMENT):

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

#### PUBLIC IMPROVEMENTS

#### (OFF-SITE):

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

AENT SHE CONDIGORUE (NO. LANGESKALE NO. LANGESKALE

PUBLIC IMPROVEMENT EXHIBIT

3000 ALHAMBRA STREET ORT LAUDERDALE, FLORIDA 33304

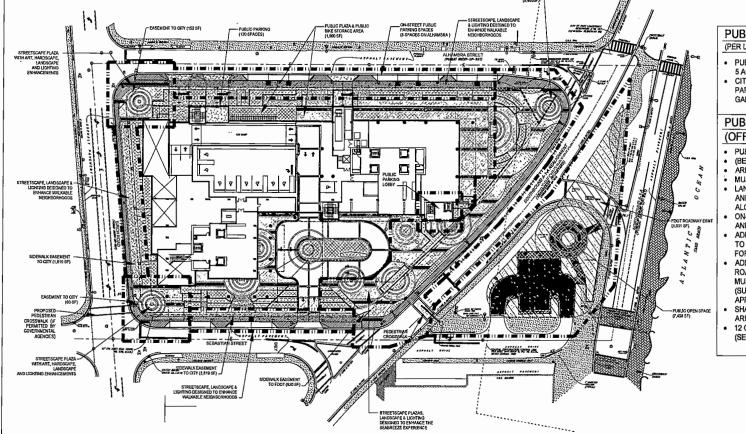
3000 ALHAMBRA - PDD

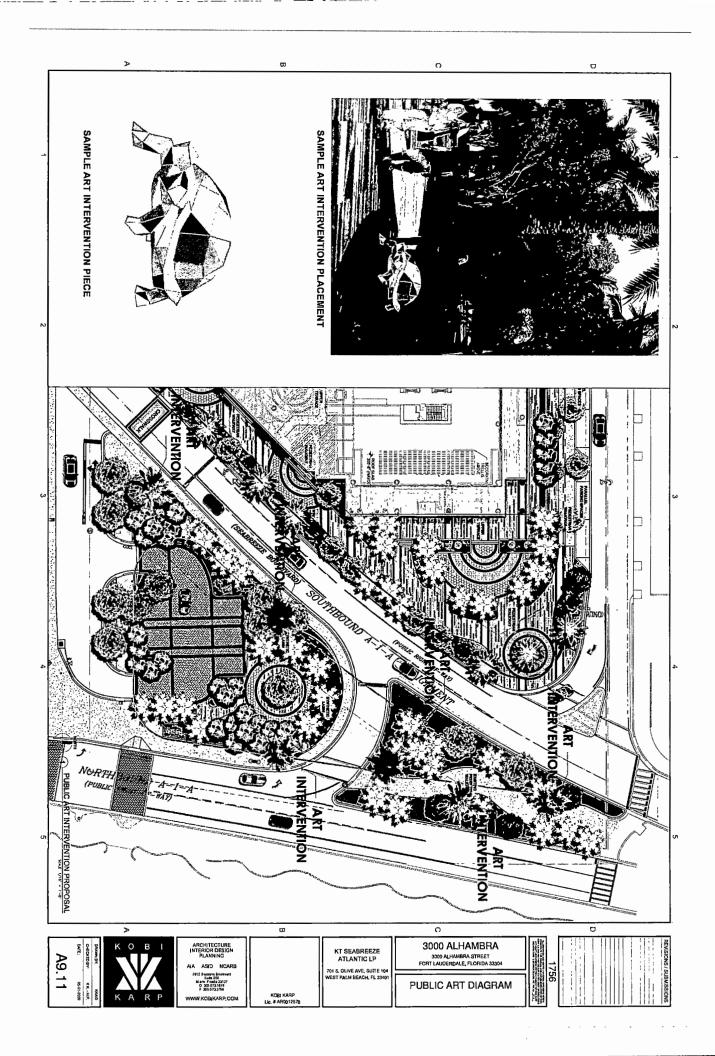
NORTH

Phase: DRC POD#19001 DOCUMENTS

SEAL

Scol 8: Dobs
1"-30" 00/21/11
8b Na. Na Des
18-142Z.01 03/23/2
Nosi Nay
7ES
Nosi Nay
X2







### McLAUGHLIN ENGINEERING COMPANY *LB#285*

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

Michael Digitally signed by Michael Donald

Donaldson Date: 2020.07.30

son

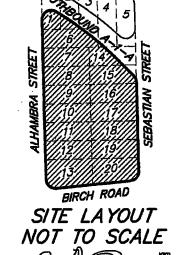
08:41:03 -04'00'

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

LEGAL DESCRIPTION:

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

Beginning at the most East Northwest corner of said Lot 13: thence North 88'57'10" East, on the North line of said Lots 13 to 6 and Lot 1, a distance of 429.52 feet to a point of curve; thence Easterly and Southerly on said curve to the right, with a radius 25.00 feet a central angle of



NORTHBOUND A-1-A

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

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

#### NOTES

- 1) This sketch reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements, road reservations or rights—of—way of record by McLaughlin Engineering Company.

  2) Legal description prepared by McLaughlin Engineering Co.
- 3) This drawing is not valid unless sealed with an appropriate
- 4) THIS IS NOT A BOUNDARY SURVEY.
- Bearings shown assume the West line of Los 20 and 13, as North 05'42'46" west.

#### <u>CERTIFICATION</u>

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

McLA	UGHLIN EN	GINEERIJ	VG CO	MPANY
		<u>_</u>		
	JERALD A.	MCJAU	GHLIN	
"Regis	JERALD A. tered Land State	Surveyo of Floric	or No. Ia.	5269

FIELD	BOOK	NO.		DRAWN E	8Y: .	JMMjr
JOB (	ORDER	NO.	V-5383	CHECKED E	3Y: _	
			REE DWG: 17-3-037			C: \JMM ir /2020 /V5383(REZONE)



# McLAUGHLIN ENGINEERING COMPANY LB#285

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

NOTES:  200.66 NO5'42'46'W  WEST LINE, LOTS 20 & 13  WEST LINE, LOTS 20 & 13  WEST LINE, LOTS 20 & 13  BIRCH ROAD  SCALE 1"=  1) This sketch reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements, road reservations or rights-of-way of record by McLaughlin Engineering Company.  2) Legal description prepared by McLaughlin Engineering Co.  3) This drawing is not valid unless sealed with an appropriate surveyors seal.  4) THIS IS NOT A BOUNDARY SURVEY.	SKETCH AND DESCRIPTION  TO ACCOMPANY  REZONING PETITION  FROM ABA TO PDD  SHEET 2 OF 2 SHEETS  LEGAL DESCRIPTION:  A portion of Block 5,  LAUDERDALEL MAR, according to the plat thereof, as recorded in Plat Book 7, Page 30, of the public records of Broward County, Florida, more fully described on Sheet 1 of 2 Sheets.  CERTIFICATION  Certified Correct. Dated at Fort Lauderdale, Florida this 24th day of July, 2020.  Revised this 29th day of July, 2020.  McLAUGHLIN ENGINEERING COMPANY  JERALD A. McLAUGHLIN
5) Bearings shown assume the West line of Los 20 and 13, as North 05'42'46" west.	Registered Land Surveyor No. 5269 State of Florida.
JOB ORDER NO	DRAWN BY:

#### **EXHIBIT "C"**

# CONDITIONS OF APPROVAL CASE NO. PDD19901

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