

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

**RE: Amendment to Previously Approved Site Plan Level IV
 3000 Alhambra – Case No. UDP-A21031 (original approval PDD19001)**

On behalf of KT Seabreeze Atlantic, LLC (the “Applicant”), owner of the property located at 3000 Alhambra (the “Property”), we are respectfully submitting this Site Plan Amendment to the approved Site Plan Level IV Planned Development District (“PDD”) site plan application referred to as “Selene”, f/k/a/ “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.

The Applicant is proposing programmatic amendments including a reduction of residential units from 215 to 196 units, an increase from 5,150 to 5,615 square feet of ground floor retail and restaurant use, and reduction from 497 to 480 parking spaces (with no impact to the 120 public parking spaces). Additionally, the Applicant is proposing associated minor architectural changes with landscape and civil adjustments as demonstrated in the site plan amendment plan set included in this submittal.

We believe the proposed modifications comply with the review standards as specified in ULDR Section 47-24.2.A.5.c. per the following criteria:

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.*

- 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: With the development of construction drawings, certain programmatic and architectural, landscape, and civil amendments were made to the approved PDD. There are proposed amendments to certain PDD standards, only including the side and rear setbacks, building length, and building tower separation, that exceed administrative approval only in that the original PDD standards were site plan specific and these elements are now either are a few feet below or over the applicable minimum/maximum PDD standards that were previously approved by the City Commission, thereby

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

Stephanie J. Toothaker, Esq., PA 954.648.9376 stephanie@toothaker.org  @stoothaker  @toothakerdevelopment
 401 E Las Olas Blvd, Suite 130-154 Fort Lauderdale, FL 33301

triggering a review by the final approving body. However, as demonstrated in the plans included in this submittal, the overall architectural character of the proposed amendment is in keeping with the approved project with improvements that they:

- 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 in the slab-to-slab height in the towers to accommodate an additional level of residential units within the originally approved 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.

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Lauder Mar

BROADWAY ESTATES CORPORATION
CIVIL ENGINEER

SCALE 1" = 100 FT



THIS IS TO CERTIFY THAT I, J. S. RUTLEDGE, a duly licensed Professional Engineer in the State of Florida, have prepared the accompanying plat of subdivision of land for the purpose of subdividing the same into lots, blocks, streets, and boulevards, and that the same conform to the provisions of the laws of the State of Florida relating to the subdivision of land.



DESCRIPTION
This is to certify that the above described land is the property of the Broadway Estates Corporation, a corporation organized under the laws of the State of Florida, and that the same is being subdivided into lots, blocks, streets, and boulevards, and that the same conform to the provisions of the laws of the State of Florida relating to the subdivision of land.

WITNESSED my hand and the seal of my office this 23rd day of February, A.D. 1930.
J. S. RUTLEDGE
Professional Engineer
No. 12345
State of Florida

7-30
41905



- SOLID WASTE (RECYCLING (RESIDENTIAL))**
 1. THIS SPACE WILL BE USED FOR THE COLLECTION AND STORAGE OF SOLID WASTE (RECYCLING) FROM RESIDENTIAL UNITS.
 2. THIS SPACE WILL BE USED FOR THE COLLECTION AND STORAGE OF SOLID WASTE (RECYCLING) FROM RESIDENTIAL UNITS.
 3. THIS SPACE WILL BE USED FOR THE COLLECTION AND STORAGE OF SOLID WASTE (RECYCLING) FROM RESIDENTIAL UNITS.
- SOLID WASTE (RECYCLING (RETAIL RESTAURANT))**
 1. THIS SPACE WILL BE USED FOR THE COLLECTION AND STORAGE OF SOLID WASTE (RECYCLING) FROM A RETAIL RESTAURANT.
 2. THIS SPACE WILL BE USED FOR THE COLLECTION AND STORAGE OF SOLID WASTE (RECYCLING) FROM A RETAIL RESTAURANT.
 3. THIS SPACE WILL BE USED FOR THE COLLECTION AND STORAGE OF SOLID WASTE (RECYCLING) FROM A RETAIL RESTAURANT.
- STRUCTURAL SOIL**
 1. STRUCTURAL SOIL SHALL BE INSTALLED TO SUPPORT THE LOADS OF THE LANDSCAPE AND OTHER STRUCTURES.
 2. STRUCTURAL SOIL SHALL BE INSTALLED TO SUPPORT THE LOADS OF THE LANDSCAPE AND OTHER STRUCTURES.
- STREET LIGHTING**
 1. STREET LIGHTING SHALL BE INSTALLED TO PROVIDE ILLUMINATION FOR THE SITE AND SURROUNDING AREAS.
 2. STREET LIGHTING SHALL BE INSTALLED TO PROVIDE ILLUMINATION FOR THE SITE AND SURROUNDING AREAS.

PARKING TABLE

TYPE	NUMBER	REMARKS
RESIDENTIAL	100	FOR RESIDENTIAL UNITS
RETAIL	50	FOR RETAIL RESTAURANT
TOTAL	150	

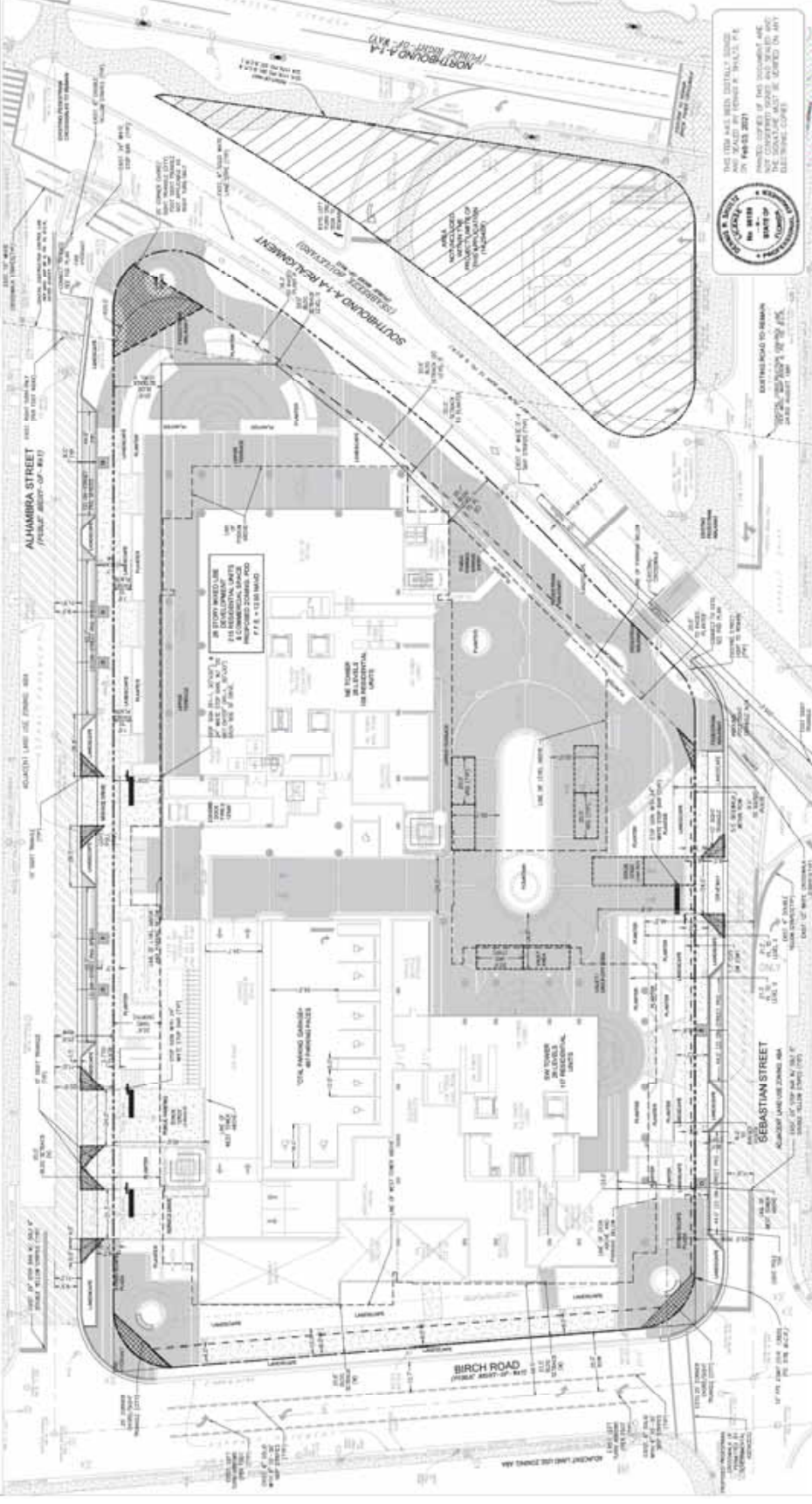
LAND DESCRIPTION
 ALHAMBRA, ZONING DISTRICT 10, LOT 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

SETBACK TABLE

SETBACK	MINIMUM	REMARKS
FRONT	10'-0"	AS PER CITY CODE
REAR	10'-0"	AS PER CITY CODE
SIDE	10'-0"	AS PER CITY CODE

SITE PLAN INFORMATION - 3000 ALHAMBRA STREET

PROPERTY	OWNER	ADDRESS
3000 ALHAMBRA STREET	FLYNN ENGINEERING	3000 ALHAMBRA STREET
3000 ALHAMBRA STREET	FLYNN ENGINEERING	3000 ALHAMBRA STREET
3000 ALHAMBRA STREET	FLYNN ENGINEERING	3000 ALHAMBRA STREET



FLYNN ENGINEERING
 10000 W. BAYVIEW AVENUE, SUITE 1000
 MIAMI, FL 33147
 PHONE: (305) 555-1111
 FAX: (305) 555-1112
 WWW.FLYNNENGINEERING.COM

Dennis R. Schultz
 PROFESSIONAL ENGINEER
 LICENSE NO. 12572
 EXPIRES 12/31/2022

SEAL

THIS SEAL HAS BEEN INTERNALLY REVIEWED AND SEALED BY DENNIS R. SCHULTZ, P.E. ON 08/20/2021.

PRINTED COPIES OF THIS DOCUMENT ARE UNLAWFUL UNLESS THEY BE COMPILED IN ACCORDANCE WITH THE FLORIDA PROFESSIONAL ENGINEERING CODE.

REVISIONS / SUBMISSIONS

1	1756
2	1756
3	1756
4	1756
5	1756

ELEVATION - SOUTH
 3000 ALHAMBRA
 151 & 153 N SEABREEZE BLVD
 PORT LAUDENDALE, FLORIDA 33054

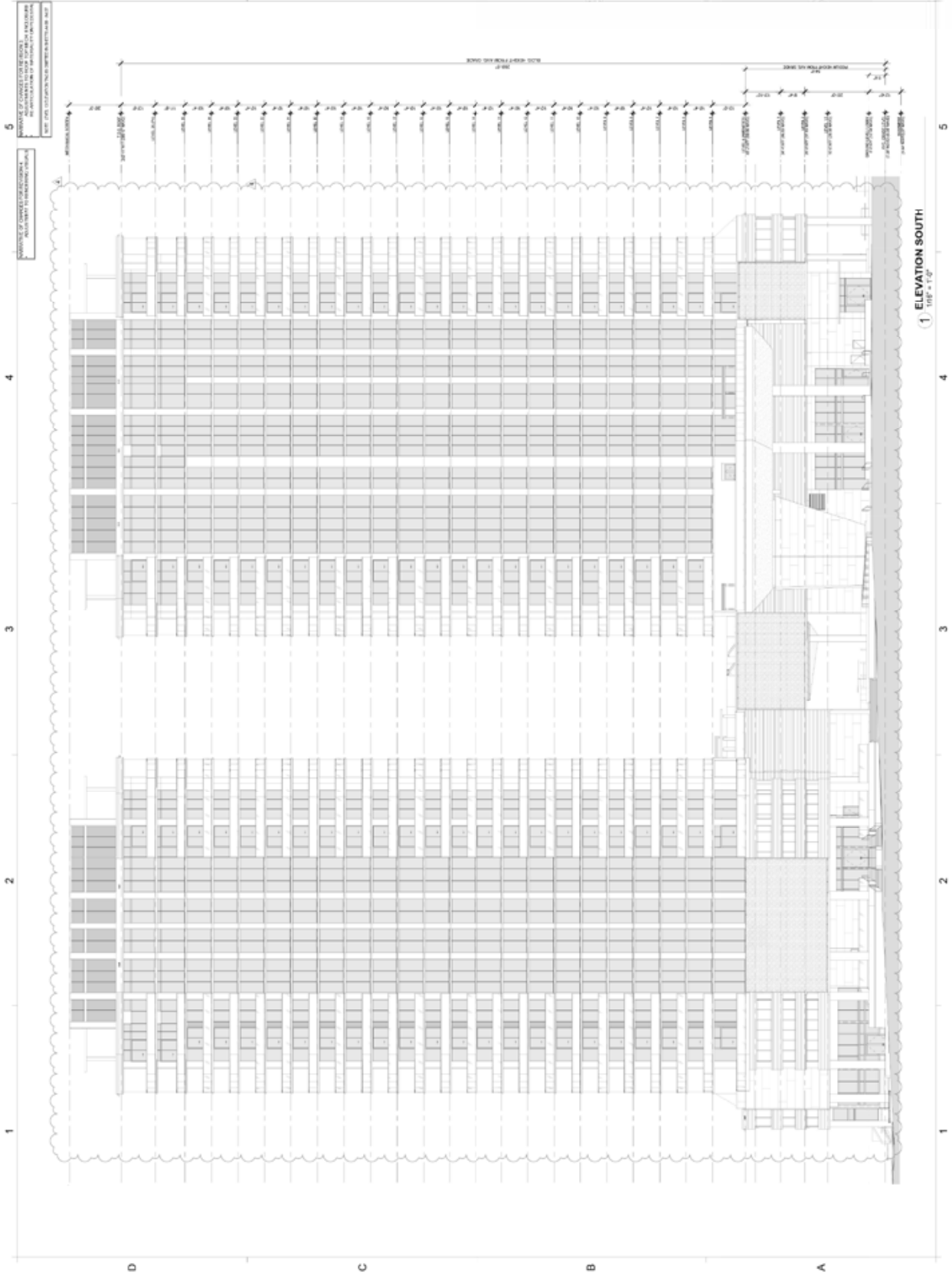
KT SEABREEZE
 ATLANTIC LP
 102 N. STREET
 DELRAY BEACH, FL 33444

ARCHITECTS
 INTERIOR DESIGN
 PLANNING
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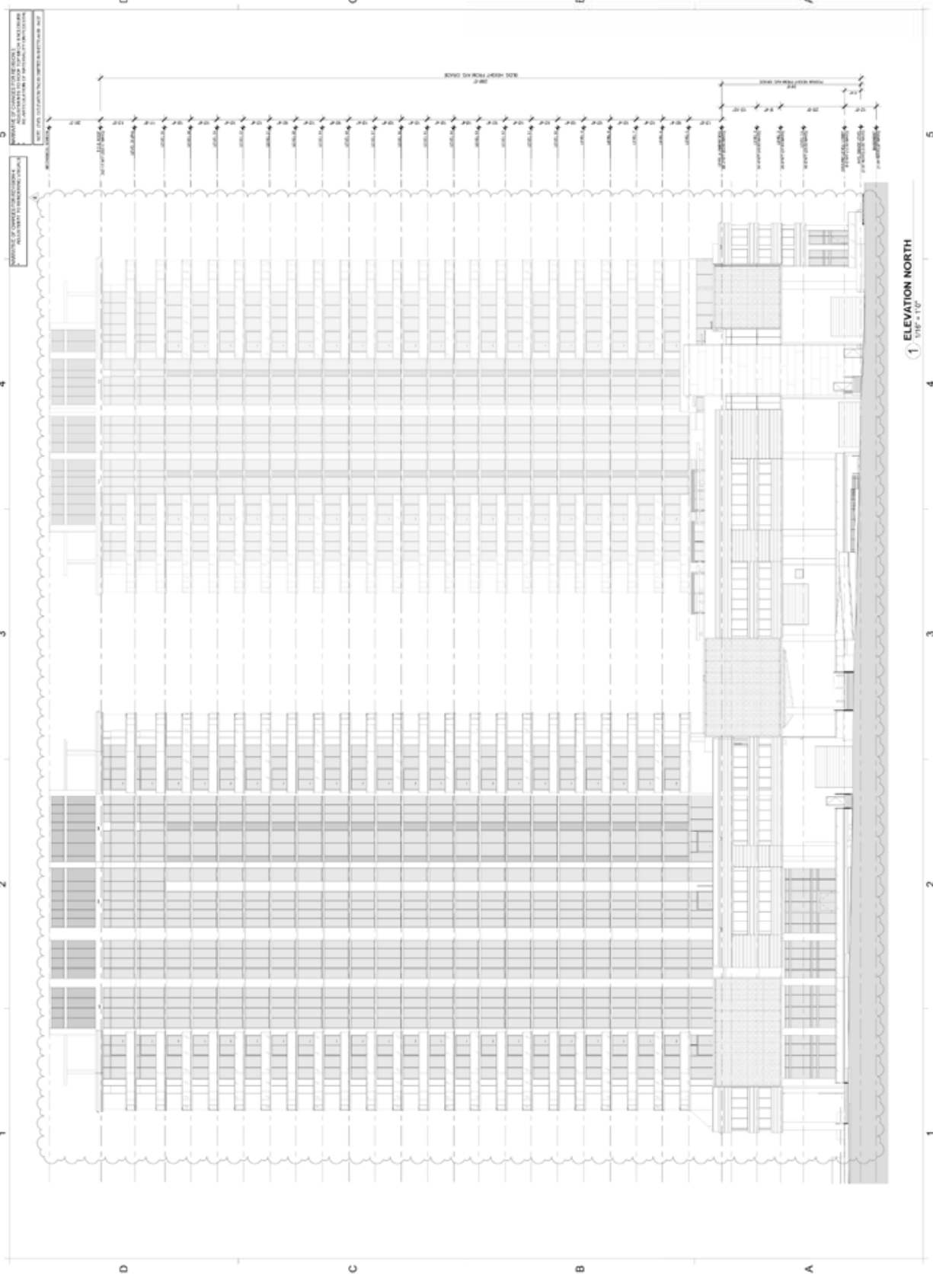
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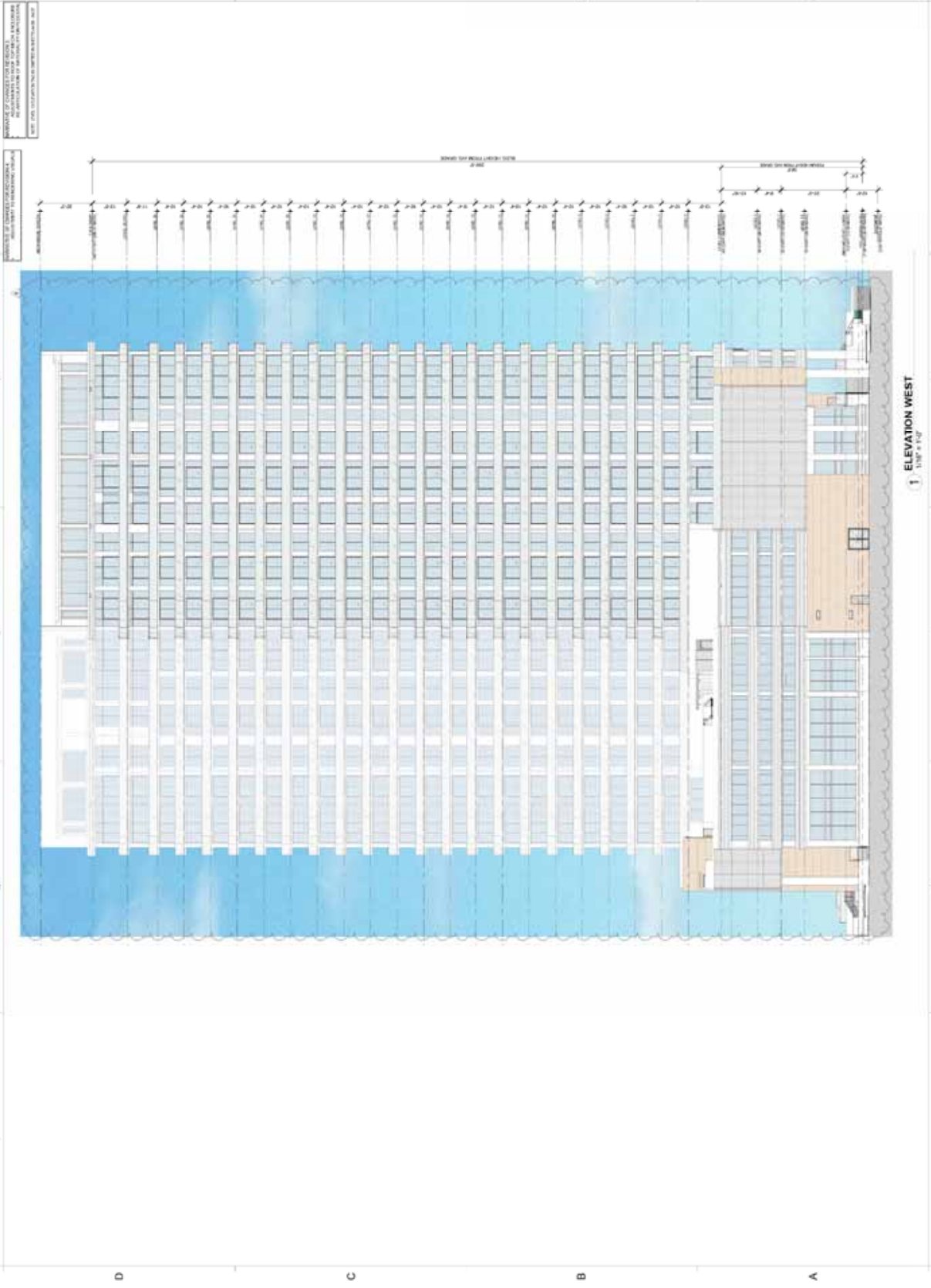
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1 ELEVATION SOUTH
 1/16" = 1'-0"



REVISIONS / SUBMISSIONS 1. 11/15/2022 2. 11/15/2022 3. 11/15/2022	1756 ARCHITECTURAL 1756 1756	ELEVATION - NORTH 3000 ALHAMBRA 151 & 153 N SEABREEZE BLVD FORT LAUDERDALE, FLORIDA 33304	152 N STREET ATLANTIC LP BELLEVILLE BEACH, FL 33444	Digitally signed by Kobi Karpi DN: cn=Kobi Karpi, o=KOB I 17.06.49.0107	ARCHITECTS INTERIOR DESIGN PLANNING 1756 1756 1756 1756 1756 1756 1756 1756	K O B I K A R P I	PROJECT NO. 22-0608 DATE 11/15/2022 SHEET NO. 01 OF 01	A4.03
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REVISIONS / SUBMISSIONS 1. PLANNING PERMITS - 12/17/2021 2. ARCHITECTURAL ELEVATIONS - 01/14/2022	1756 ARCHITECTURAL ELEVATIONS 3000 ALHAMBRA PORT LAUDERDALE, FLORIDA 33054	ELEVATION - WEST 105 NE STREET ATLANTIC LP DELRAY BEACH, FL 33444	 KOB ARCHITECTURE, INC. 1500 BOCA RATON BLVD BOCA RATON, FL 33433 DATE: 2022.06.23 DRAWN BY: KOB/KARP CHECKED BY: KOB/KARP	 K O B I K A R P A R C H I T E C T S INTERIOR DESIGN PLANNING 1500 BOCA RATON BLVD BOCA RATON, FL 33433 WWW.KOBKARP.COM	A4.06
					PROJECT NO.: DATE:



1 PEDESTRIAN LEVEL RENDERING

NARRATIVE OF CHANGE
 PROVIDE PEDESTRIAN CONNECTIVITY BETWEEN EXISTING PEDESTRIAN PLAZAS AND LOBBY ENTRY LEVEL VIA COVERED EXTERIOR STAIR.
 NARRATIVE OF CHANGE FOR REVISION K
 ADJUSTMENT TO ADDRESS

REVISIONS / SUBMISSIONS

NO.	DATE	DESCRIPTION
1	08/11/2022	ISSUED FOR PERMIT
2	08/11/2022	ISSUED FOR PERMIT
3	08/11/2022	ISSUED FOR PERMIT
4	08/11/2022	ISSUED FOR PERMIT
5	08/11/2022	ISSUED FOR PERMIT
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19	08/11/2022	ISSUED FOR PERMIT
20	08/11/2022	ISSUED FOR PERMIT

1756

3000 ALHAMBRA
 151 & 153 N. SEABREEZE BLVD.
 FORT LAUDERDALE, FLORIDA 33304

RENDERING 2

ATLANC LP
 100 N. 1ST STREET
 CORAL GABLES, FL 33134

ARCHITECTS
 INTERIOR DESIGN
 PLANNING
 400 N. W. 10TH ST.
 MIAMI, FLORIDA 33136
 WWW.KOBKAMP.COM

DATE: 08/11/2022
 DRAWN BY: [Name]
 CHECKED BY: [Name]



A8.02



1 PEDESTRIAN LEVEL RENDERING

NUMBER OF CHANGES FOR PROVISIONAL ADJUSTMENT TO ADDRESS:

REVISIONS / SUBMITTIONS J. JAMES COMPANY, INC. 1756	3000 ALHAMBRA 151 & 153 N. SEABREEZE BLVD. FORT LAUDERDALE, FLORIDA 33304	RENDERING 8	MT SEABREEZE ATLANTIC LP 100 N. 1ST STREET CORAL BEACH, FL 33444	ARCHITECTS INTERIOR DESIGN PLANNING 100 N. 1ST STREET CORAL BEACH, FL 33444 WWW.KOBKARP.COM	K O B I K A R P	PROJECT NO.: DATE: 08/01/2024 A8.08
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LEGEND:

PROJECT LIMITS	96,858 SF
OPEN SPACE - PUBLIC WITHIN PROPERTY	46,539 SF 47.1%
OFF-SITE PUBLIC SPACE IMPROVEMENT	14,254 SF
OPEN SPACE IMPROVEMENTS AREA WITHIN R-O-W	15,680 SF
SIDEWALK IMPROVEMENTS WITHIN R-O-W	1,293 LF

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

SITE DESIGN (ON-SITE):

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

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 - \$653,728
- FORT LAUDERDALE PARK IMPACT FEES - \$526,155



PUBLIC IMPROVEMENTS:
 (PER LAND SWAP AGREEMENT):

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

PUBLIC IMPROVEMENTS
 (OFF-SITE):

- PUBLIC OFF-SITE OPEN SPACE (BEACH PLAZA/SPECIAL EVENT AREA)
- AREAS FOR PUBLIC ART ALONG A1A
- MULTI-MODAL CONNECTIONS
- LANDSCAPING TO MAXIMIZE SHADE AND IMPROVE AESTHETIC APPEARANCE ALONG THE (SEBASTIAN) AND ALHAMBRA STREET
- ON-STREET DRAINAGE FOR SEBASTIAN 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. (SEBASTIAN AND ALHAMBRA)

Dennis R Shultz
 PROFESSIONAL ENGINEER
 No. 12547
 State of Florida

THIS ITEM HAS BEEN DIGITALLY SIGNED BY DENNIS R SHULTZ, PE
 DATE: 08/20/2024
 ANY DUPLICATION OR REPRODUCTION OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF THE ORIGINAL AUTHOR IS STRICTLY PROHIBITED.

PREVIOUSLY APPROVED

LEGEND:

PROJECT LIMITS	96,858 SF
OPEN SPACE - PUBLIC WITHIN PROPERTY	45,297 SF 45.8 %
OFF-SITE PUBLIC SPACE IMPROVEMENT	14,254 SF
OPEN SPACE IMPROVEMENT AREA WITHIN R-O-W	15,680 SF
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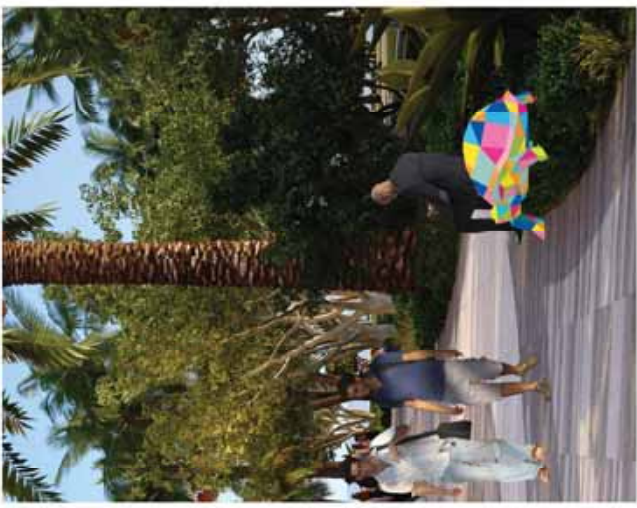
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- EASEMENTS (CORNER CHORD/TRAFFIC WAYS) TO FDOT
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- 15,500SF OF ROW IMPROVEMENTS
- MULTI-MODAL CONNECTIONS
- PUBLIC BIKE STORAGE & MAINTENANCE PLAZA
- LANDSCAPING TO MAXIMIZE SHADE AND IMPROVE AESTHETIC APPEARANCE
- IMPROVED LIGHTING ALONG THE (ALHAMBRA, BIRCH AND SEBASTIAN)
- ADDING ON-STREET DRAINAGE FOR SEBASTIAN AND ALHAMBRA STREET
- WASTEWATER CAPITAL EXPANSION FEES - \$604,293
- FORT LAUDERDALE PARK IMPACT FEES - \$508,500

- PUBLIC IMPROVEMENTS:**
(PER LAND SWAP AGREEMENT):
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 - 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) AND ALHAMBRA STREET
 - ON-STREET DRAINAGE FOR SEBASTIAN AND ALHAMBRA STREET
 - ADDING OFF-SITE SEWER IMPROVEMENTS TO BIRCH ROAD (NOT REQUIRED BY CITY FOR DRG 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. (SEBASTIAN AND ALHAMBRA)



REVISIONS NO. DATE 1. 10/10/2022 2. 10/10/2022 3. 10/10/2022	1756 <small>PROPOSED PUBLIC ART INTERVENTION</small>	PUBLIC ART DIAGRAM <small>3000 ALHAMBRA FORT LAUDERDALE, FLORIDA 33304</small>	RT SEABREEZE ATLANTIC LP <small>105 N.W. 1ST STREET DELRAY BEACH, FL 33444</small>	 <small>SCALE: 1" = 20' (AS SHOWN) DATE: 10/10/2022</small>	WWW.KOKKAMP.COM 200 N. W. 1ST ST. SUITE 200 FT. LAUDERDALE, FL 33304 TEL: 352.433.1111 FAX: 352.433.1112	 KOB ARCHITECTS INTERIOR DESIGN PLANNING 400 N. W. 1ST ST. SUITE 200 FT. LAUDERDALE, FL 33304 TEL: 352.433.1111 FAX: 352.433.1112	SHEET NO. A9.11 DATE: 10/10/2022
		3000 ALHAMBRA FORT LAUDERDALE, FLORIDA 33304	RT SEABREEZE ATLANTIC LP <small>105 N.W. 1ST STREET DELRAY BEACH, FL 33444</small>	 <small>SCALE: 1" = 20' (AS SHOWN) DATE: 10/10/2022</small>	WWW.KOKKAMP.COM 200 N. W. 1ST ST. SUITE 200 FT. LAUDERDALE, FL 33304 TEL: 352.433.1111 FAX: 352.433.1112	 KOB ARCHITECTS INTERIOR DESIGN PLANNING 400 N. W. 1ST ST. SUITE 200 FT. LAUDERDALE, FL 33304 TEL: 352.433.1111 FAX: 352.433.1112	SHEET NO. A9.11 DATE: 10/10/2022



SAMPLE ART INTERVENTION PLACEMENT



SAMPLE ART INTERVENTION PIECE