



**REQUEST:** Site Plan Level IV Review: 75-Room Hotel with 984 Square Feet of Ancillary Bar with Request for Dimensional Modifications to Tower Stepback, Tower Separation, Increase in Floor Area Ratio and Request to Pay the Central Beach Parking Facility Fee in the Central Beach Regional Activity Center.

<b>CASE</b>	UDP-S23035	
<b>PROJECT NAME</b>	42 Hotel	
<b>APPLICATION TYPE</b>	Site Plan Level IV	
<b>APPROVAL LEVEL</b>	Planning and Zoning Board Review, City Commission Approval	
<b>REQUEST</b>	75-Room Hotel with 984 Square Feet of Ancillary Bar with Request for Dimensional Modifications to Tower Stepback, Tower Separation, Increase in Floor Area Ratio and Request to Pay the Central Beach Parking Facility Fee in the Central Beach Regional Activity Center.	
<b>APPLICANT</b>	Hariohm Realty, LLC	
<b>AGENT</b>	Stephanie J. Toothaker, Esq	
<b>PROPERTY ADDRESS</b>	3001 Alhambra Street	
<b>ABBREVIATED LEGAL DESCRIPTION</b>	LAUDER DEL MAR 7-30 B LOT 23,24 BLK 6	
<b>ZONING DISTRICT</b>	A-1-A Beachfront Area (ABA) District	
<b>LAND USE</b>	Central Beach Regional Activity Center	
<b>COMMISSION DISTRICT</b>	2 – Steven Glassman	
<b>NEIGHBORHOOD ASSOCIATION</b>	Central Beach Alliance HOA	
<b>DIMENSIONAL STANDARDS</b>	<b>REQUIRED</b>	<b>PROPOSED</b>
<b>DENSITY (Hotel room/net acre)</b>	None	75 Rooms
<b>LOT SIZE</b>	N/A	11,100 Square Feet (0.25 Acres)
<b>BUILDING HEIGHT</b>	200 Feet	200 Feet
<b>BUILDING LENGTH AND WIDTH</b>	200 Feet	85 Feet (West), 45 Feet, 3 Inches (South)
<b>FLOOR AREA RATIO (FAR)</b>	4	4.8
<b>OPEN SPACE</b>	20% of the gross lot area (20% of 11,100 = 2,200 square feet)	6,081 Square Feet
<b>PARKING</b>	50 Parking Spaces	47 Parking Spaces*
<b>SETBACKS - FRONT (N)</b>	20 Feet	20 Feet
<b>SIDE (E)</b>	20 Feet	20 Feet
<b>SIDE (W)</b>	20 Feet	20 Feet
<b>REAR (W)</b>	20 Feet	20 Feet
<b>PODIUM HEIGHT</b>	65 Feet	N/A
<b>TOWER STEPBACK</b>	15 Feet	0 Feet*
<b>TOWER SEPARATION</b>	30 Feet Between Tower and Property Line	20 feet from tower to property line (3 to 5 feet balcony encroachment) *
<b>FLOORPLATE SIZE</b>	Under 65 Feet (No Maximum) Above 65 Feet (16,000 Square Feet)	3,843 Square Feet
<b>APPLICABLE ULDR SECTIONS</b>	ULDR Section, 47-24.3, Central Beach Districts ULDR Section, 47-25.2, Adequacy Requirements	
<b>NOTIFICATION REQUIREMENTS</b>	ULDR, Section 47-27.6, Sign Notice 15 days prior to meeting ULDR, Section 47-27.4, Public Participation	
<b>STATE STATUTE 166.033 EXPIRATION DATE</b>	<b>180-DAY EXPIRATION DATE</b>	<b>EXTENSION DATE</b>
	December 27, 2023	Waived
<b>ACTION REQUIRED</b>	Recommend Approval, Approval with Conditions, or Denial to the City Commission	
<b>CASE PLANNER</b>	Karlanne Devonish, Acting Urban Design and Planning Manager	KD

\*Per ULDR Section 47-12 Central Beach Districts, Modification Requests

**PROJECT DESCRIPTION:**

The applicant, Hariohm Realty LLC, is proposing to develop a 15-story boutique hotel with 75 key rooms at the property located at 3001 Alhambra Street. The property is located at the northeast corner of North Birch Road and Alhambra Street. The subject site has an underlying land use designation of Central Beach Regional Activity Center (Beach RAC) and is zoned A-1-A Beachfront Area (ABA) District. The property is currently occupied with a multifamily residential development. A location map is attached as Exhibit 1. The applicant's narrative responses to applicable criteria are provided as Exhibit 2. The Plan Set is provided as Exhibit 3.

**PRIOR REVIEWS:**

The proposed project was reviewed by the Development Review Committee (DRC) on July 25, 2023. All comments have been addressed. The DRC comments with applicant's responses are provided as Exhibit 4.

**REVIEW CRITERIA:**

The following Unified Land Development Regulations (ULDR) criteria apply to the proposed request:

- ULDR Section 47-12, Central Beach Districts
- ULDR Section 47-25.2, Adequacy Requirements

**CENTRAL BEACH DISTRICTS:**

Pursuant to ULDR Section 47-12.2, Intent and Purpose of Each District, the ABA district is established for the purpose of promoting high quality destination resort uses that reflect the desired character and quality of the Fort Lauderdale beach and improvements along A-1-A. The district is intended as a means of providing incentives for quality development and redevelopment along a segment of A-1-A. ULDR Subsection 47-12.5, Central Beach Districts Requirements and Limitations and Section 47-12.6, Central Beach Development Permitting and Approval Standards are established to ensure that proposed development is consistent with the development standards under the provisions of the zoning district in which the development is located.

The overall project is designed on an 11,100 square-foot lot and complies with the 20-foot setback requirements. The parking facility is located underground, creating a pedestrian realm that is visually appealing with landscaping, a double-height ground floor and an outdoor garden seating area that creates an urban respite at the ground level. The overall building has a combination of nautically and tropically inspired elements with round edges and exposed round columns that traverse all the floors at the building's corner. Glass balusters and extensive glazing are provided throughout. Circular openings are provided in the slabs from level five to 14 along the west façade at the balconies to provide additional natural lighting and ventilation.

Properties to the north and east are all located within the same zoning district as the proposed hotel, to the west is the Intracoastal Overlook Area (IOA) District and to the south is a Planned Development District (PDD) District.

The proposed project will be compatible with the surrounding properties which consist primarily of existing hotel and multifamily residential uses with structures of varying architectural themes, densities, mass, and height and nearby. The proposed project consists of 15 stories in height. With the exception of the two-story building to the east, the proposed building is consistent with the scale of the surrounding structures with high-rise buildings ranging in height from 11 to 16 stories to the west, and 26 stories to the south.

ULDR Section 47-12.5, Central Beach Districts Requirements and Limitations, contains the regulations for the ABA zoning district which includes open space, streetscape design, street design, design features, height, and yard setbacks. Projects in the Central Beach districts are subject to dimensional and design standards outlined in 47-12.5 and must specifically request any site-specific deviation. The applicant has demonstrated compliance with the following design standards:

- Open Space

Twenty percent (20%) of the gross lot area of any development that does not include residential uses shall be open space. With 11,100 square feet, the project is required to provide 2,200 square feet of open space. The proposed project provides 6,081 square feet of open space which consist of a surplus of 3,881 square feet.

- Streetscape Design

The streetscape design for North Birch Road and Alhambra Street includes street trees placed between the public realm and a new seven-foot-wide clear pedestrian sidewalks. The travel lane is proposed at 15 feet on-center.

### **Design Compatibility and Community Character Scale**

Pursuant to ULDR Section 47-12.5.B, an application seeking deviations from the maximum requirements of the floor area ratio (FAR) in the ABA zoning district shall be reviewed in accordance with specific criteria of the design and compatibility point system. The design compatibility of the proposed development shall be rated in accordance with the following design compatibility and community scale criteria. The applicant's responses to the modifications criteria are provided below.

- a. Line parking facility above first floor with habitable space (two (2) points)

*Parking is proposed in the basement, eliminating the view of a parking garage above the first floor and replacing it with habitable space. +2 points*

- b. Provide parking that serves a valid municipal purpose (two (2) points);

*Not applicable*

- c. Implement sustainable practices that include, but are not limited to flood resiliency, additional stormwater storage capacity in flood prone areas, solar access to reduce demands for cooling and lighting, cool roofs, and green roofs (two (2) points);

*The Project incorporates sustainable practices not required by the ULDR, including an engineered high-performance bioretention system "Filterra". While it operates similar to traditional bioretention, its high flow media allows for a reduction in footprint of up to 95% versus traditional bioretention practices. Its small footprint also reduces installation and life cycle costs versus traditional bioretention. Filterra can be configured in many different ways to enhance site aesthetics, integrate with other Low Impact Development (LID) practices, or increase runoff reduction through infiltration below or downstream of the system. See ground floor plan (Sheet A-1.3.01) and revised Civil Drawings. +2 points*

- d. Internalize loading zone (two (2) points);

*Not applicable*

- e. Provide twenty (20) percent more open space above the minimum standard outlined in Section 47-12.5.C (two (2) points);

*The Project provides 6,081 square feet of at-grade open space, which is more than 20% more open space above the minimum standard of 2,220 square feet required by Section 47-12.5.C. Refer to Sheet A-1.0.03. +2 points*

- f. Seventy-five (75) percent of the front facade at ground level along a right-of-way is dedicated to active uses (two (2) points);

Seventy-five (75) percent of the front façade at ground level along the right-of-way is dedicated to active uses and an accessible garden area. The total frontage active use is 1,200 square feet (more than 75% of the front façade at ground level). The south face of the ground floor has an area of 715 square feet in which 426 square feet is glazing or 60% of active use, the southeast corner (288 square feet) and southwest corner (486 square feet). This treatment better engages the public realm and creates a visual connection to the East, South and West views. Refer to Active Use Diagram on Sheet A-1.0.03. **+2 points**

- g. Provide durable exterior materials such as but not limited to stone, masonry, metal paneling, and glass or a combination of, for a minimum of eighty (80) percent of the building facades (two (2) points);

*The Project incorporates more than 80% exterior durable material at each facade of the building such as concrete, stucco, engineered exterior faux wood, glass, durable artificial green walls (covered by an outdoor ceiling and not exposed to direct rain or UV light), and aluminum. Refer to new sheet A-2.0.07 Durable Material Percentage sheet. **+2 points***

- h. Providing a minimum of four (4) expressive building tower top articulation elements such as, but not limited to: sculpted roof forms, terraced upper levels, integrated vertical architectural elements, viewing decks at upper levels, and expressive tower top design (two (2) points).

*The Project provides a minimum of four expressive building tower articulation elements on the roof, including sculptured roof forms, terraced upper levels, integrated vertical architectural elements, viewing decks at upper levels, and expressive tower top design. **+2 points***

Floor area ratio - ABA District. Notwithstanding the floor area ratio limitations of the dimensional requirements, a beach development permit may be issued for development that exceeds the floor area ratios set out according to the following provisions:

- a. An increase in the floor area ratio on any parcel of land proposed for development of twenty (20) percent if the proposed development has a rating of at least twelve (12) points on the design compatibility and community character scale.

*Per the analysis above, the Project satisfies the design compatibility criteria for a 20% increase in FAR from 4.0 to 4.8.*

### **Modifications to Central Beach Zoning Districts Dimensional Requirements**

Pursuant to ULDR Section 47-12.6.C, an application seeking modifications to building length and width, tower setback, floorplate size, tower separation, and yards, shall be reviewed in accordance with specific criteria. The applicant is requesting deviation for tower setbacks, tower separation and yard as follows:

- Modification Tower Setback

The applicant is requesting a modification to the tower setback requirement which applies to the portion of the building above 65 feet to be stepped-back 15 feet. In this case the applicant is proposing a setback of zero feet for the tower.

- Modification of Tower Separation

The applicant is requesting tower separation modification from the tower to the north and east property lines. A 30-foot tower separation from the building property line is required. The applicant proposes a 20-foot tower separation with the balconies extending three to five feet from the tower.

The applicant's responses to the modifications criteria are provided below.

### Modification to Tower Stepback

The stepback requirement may be modified if the applicant demonstrates that compliance with the stepback requirement of Section 47-12 is not feasible due to site constraints, such as a small or irregularly shaped lot, and that the proposed development plan demonstrates the following criteria of Section 47-12.6.C.1.b:

- i. Vertical articulation is used to moderate the scale and bulk of buildings; and,

*Given the limitation posed by the 11,100 square-foot lot size, incorporating a traditional tower stepback becomes unfeasible. However, in response to this constraint, the Project employs innovative design strategies to mitigate the scale and bulk of the tower. Vertical articulation techniques are utilized, including variations in floor-to-floor heights and the implementation of non-uniform horizontal and vertical screening systems. These design elements effectively create a visual modulation, offering an alternative solution to the traditional tower stepback. By implementing these strategies, the Project maintains a balanced and visually appealing composition while working within the constraints imposed by the lot size.*

- ii. The design considers the overall height of the building in respect to the width of the street and does not negatively impact light and air passing through to the street; and,

*Given the limitation posed by the 11,100 square-foot lot size, incorporating a traditional tower stepback becomes unfeasible. However, in response to this constraint, the Project considers the overall height of the building in relation to the width of the street by limiting the building height to 200'-0". This consideration ensures that the building's height does not negatively impact the passage of light and air to the street, maintaining a desirable urban environment for pedestrian and adjacent properties.*

- iii. The design of the building shall emphasize corner features and ground-level elements and include a double-story height along primary streets to offset the stepback modification; and,

*Given the limitation imposed by the 11,100 square-foot lot size, incorporating a traditional tower stepback becomes unfeasible. However, in response to this constraint, the design of the building not only emphasizes the corner features and ground level elements with a double-story height along North Birch Road and Alhambra Street for visual appeal and proportion but also prioritizes a pedestrian level scale. The ground level elements are thoughtfully designed to engage pedestrians, with inviting entrances, pedestrian-friendly amenities, and vibrant streetscape elements. This approach ensures that despite the lot area constraints, the building creates an accessible and welcoming environment at street level, enhancing the pedestrian experience and contributing to the overall vitality and liveliness of the ABA District.*

- iv. Proposed development is harmonized with buildings on neighboring properties by maintaining compatibility of scale with neighboring properties.

*The proposed building, standing at a height of 200'-0", takes into careful consideration the scale and compatibility of the surrounding structures. By referencing the adjacent buildings, which range in height from 11-stories (+/- 98') and 16-stories (+/- 194') to the west, 26-stories (+/- 320') to the south, and 2-stories (+/- 24') to the east (refer to Sheets A-0.0.06 and A-0.0.07 for details), the design ensures that the proposed height is harmonious within its existing context. This approach not only respects the character and visual balance of the surrounding area but also contributes to a cohesive skyline that blends seamlessly with the neighboring structures.*



### Modification of Tower Separation

The applicant is requesting a modification to the tower separation requirement for the northeast façade of the residential building. The ULDR requires a 30-foot tower separation from property line and between towers. The applicant has justified the modification request in accordance with ULDR Section 4712.6.C.1.d., Modification of Tower Separation. The tower separation requirement may be reduced to a minimum of twenty (20) feet subject to the following:

- i. The tower portion of the building is designed to maximize the distance and architectural differentiation from any nearby tower; and,

*The tower is thoughtfully designed to achieve both maximum distance and architectural differentiation from nearby towers. While the limitation of the 11,100 square-foot lot size makes it unfeasible to incorporate a 30' tower separation from the tower to the north and east property lines, a 20' separation, with a maximum 3' balcony projection, is still achieved. The tower design manages to create a visually appealing tower through all its spatially and materially diverse levels.*

- ii. Towers shall be located to ensure the reduced tower separation does not negatively impact light and air between the subject towers and maximizes access to views while maintaining privacy for the users of each building.

*Acknowledging the lot size constraints, the design makes the most of the available area to achieve a 20' tower separation to the north and east property lines while ensuring it does not negatively impact surrounding buildings. The narrow 3,843 gross square-foot maximum floorplate of the tower optimizes the access to natural light, ventilation, and sightlines.*

### Adequacy Requirements

The adequacy criteria of ULDR Section 47-25.2 are used to evaluate the demand created on public services and facilities by a proposed development. Water and wastewater is serviced by the City of Fort Lauderdale. A capacity letter dated March 17, 2025, was issued by the City's Public Works Department which identified the plant facilities, pump station and associated infrastructure servicing this project and the project's impact on capacity. The letter indicates that the existing water and sewer infrastructure have the capacity to support the proposed development. The water/sewer capacity letter is attached as Exhibit 5.

### PARKING AND TRANSPORTATION:

There is no new access openings proposed along North Birch Road and Alhambra Street. Vehicular ingress and egress for arrival, drop off, parking garage access, and the loading service access is provided off Alhambra Street. According to the applicant, deliveries will be scheduled early in the morning or late at night and all loading and trash pickup will be conducted inside the property and not in the City right-of-way. Additionally, the parking spaces in the garage will utilize parking lifts and will be operated by valet operations. A valet parking agreement with the City and property owner will be executed as required by the ULDR.

Pursuant to ULDR Section 47-12.7, Central Beach Parking facility fee, an applicant seeking a beach development permit which includes a requirement for the provision of parking may, as an alternative to providing all or a portion of the required parking, pay a parking facility fee and may provide up to one hundred (100) percent of the total required parking by payment of a fee when: (1) the number of parking spaces required in connection with the beach development permit does not exceed fifty (50); or (2) the number of parking spaces required in connection with the beach development permit added to the number of required parking spaces existing on the parcel(s) at the time the application for a beach development permit is submitted does not exceed fifty (50). The applicant seeks to pay in lieu of three parking spaces in the amount of \$137,034 which has been included as a condition of approval.

Pursuant to ULDR Section 47-20, Parking and Loading Requirements, the project is required to have 50 parking spaces and a total of 47 parking spaces are provided; however, the application of the pay in lieu of the three parking spaces satisfies the parking requirements required by the ULDR.

Table 1 provides a breakdown of the required and provided parking for the project.

**Table 1 – Parking Data**

Use	Rooms	Parking Ratio	Required
Hotel	75	0.67/room	50
<b>Total Required</b>			<b>50 spaces</b>
<b>Total Provided</b>			<b>47 spaces*</b>
<b>*Parking Spaces Paid in Lieu Pursuant to ULDR Section 47-12.7</b>			<b>3</b>

In addition, the applicant has submitted a Trip Generation Analysis dated June 8, 2023, prepared by the applicant's consultant, DC Engineers, Inc., conducted in accordance with the procedures and data included in the Institute of Transportation Engineers (ITE) Parking Generation Manual (11th Edition). This publication contains parking data, rates, and equations for various land uses based upon research and analysis conducted by transportation professionals. The analysis identified the development will produce 389 vehicle trips per day with 30 vehicle trips occurring during the AM peak hour (17 entering and 13 exiting) and 28 vehicle trips occurring during the PM peak hour (14 entering and 14 exiting), which, compared to the existing trip generation will result in approximately 29 net new AM peak hour trips and approximately 26 net new PM peak hour trips, respectively. Based on the trip generation being less than 1,000 trips, the project does not need to complete a comprehensive traffic impact study. The Trip Generation Analysis is provided as Exhibit 6.

**COMPREHENSIVE PLAN CONSISTENCY:**

The proposed use aligns with the City's Comprehensive Plan Goals, Objectives and Policies, including:

- The Future Land Use Element
  - Goal 2: Uses and densities permitted in the future land use categories are established within the City of Fort Lauderdale Land Use Plan. Development Regulations as to permitted uses and densities must be in compliance with the permitted uses of the City Land Use Plan as shown on the Future Land Map.
- Urban Design Element
  - Goal 1: The City of Fort Lauderdale shall promote high-quality and sustainable building design elements which complement the public realm.

In addition, the Comprehensive Plan requires that the City track development in the Central Beach RAC and monitor the number of residential units and vehicular trips allocated to individual projects. As proposed, the project will result in 26 net new PM peak-hour trips. If the proposed project is approved, 199 trips will remain in the Central Beach RAC. Table 2 provides a summary of the vehicular trips allocated in the Central Beach RAC to date.

**Table 2 – Beach RAC Development Tracking Summary**

<b>Vehicle Trip Summary</b>	
<b>Total Peak Hour Trips Permitted</b>	<b>3,220</b>
<b>Built and Approved Trips <sup>(1)</sup></b>	<b>3,071</b>
<b>Demolition Credits <sup>(2)</sup></b>	<b>50</b>
<b>Allocation for 42 Hotel</b>	<b>26</b>
<b>Number of Trips Available if Proposed 42 Hotel is Approved</b>	<b>199</b>

*(1) Includes existing 3,050 units as of July 1998, built, approved not yet built, and any pending litigation.*

*(2) Demolition credits for properties that demolition structures after 1989 and did not receive new approvals.*

**PUBLIC PARTICIPATION:**

The application is subject to the public participation requirements established in ULDR Section 47-27.4, which applies to projects within three-hundred feet of City-recognized civic associations. To meet the public participation meeting requirement, the applicant attended the Central Beach Alliance (CBA) neighborhood association General Membership meeting on April 17, 2025, to provide an opportunity for comments from the public. The public participation meeting summary and affidavit are provided as Exhibit 7. A letter of support from CBA is attached as Exhibit 8.

This request is also subject to sign notification requirements established in ULDR Section 47-27.4. The applicant has installed a total of two signs on the property and has submitted a sign affidavit indicating proper sign notification was provided. The affidavit and photographs of the posted signs, reflecting the meeting date of May 21, 2025, are provided as Exhibit 9.

**PLANNING & ZONING BOARD REVIEW OPTIONS:**

The Planning and Zoning Board shall consider the application and make a determination based on the following criteria:

- ULDR Section 47-12, Central Beach District
- ULDR Section 47-25.2, Adequacy Requirements

If the Planning and Zoning Board determines that the proposed development or use meets the standards and requirements of the ULDR and criteria for Site Plan Level IV, the Planning and Zoning Board shall forward its recommendation to the City Commission along with the following conditions:

**CONDITIONS:**

1. Prior to issuance of building permit the applicant shall pay the parking in lieu fee of \$137,034 for three (3) parking spaces (\$45,678 per parking space) to the City of Fort Lauderdale's Transportation and Mobility Department.
2. A condition of approval will be included to provide the Phase I archaeological survey/monitoring plan; however, the applicant is encouraged to submit the survey as soon as possible to avoid delays at the time of building permitting.
3. Provide permanent Sidewalk Easement as appropriate along east side of N. Birch Road to accommodate portion of pedestrian clear path that may be located beyond public Right-of-Way; show / label delineation in the plans.
4. Provide permanent Sidewalk Easement as appropriate along north side of Alhambra to accommodate portion of pedestrian clear path that may be located beyond public Right-of-Way; show / label delineation in the plans.
5. Prior to issuance of Certificate of Occupancy, applicant shall coordinate and provide a Maintenance Agreement with the City (for property frontage along N Birch Road and Alhambra Street). Proposed improvements within adjacent City right-of-way include concrete driveway, concrete curb & gutter, drainage pipes and landscaping including structural soil and irrigation. Please be advised that applicant will be responsible for maintenance of proposed storm drain infrastructure improvements located within adjacent City Right-of-Way during a one (1)-year warranty period, until accepted by the City's Public Works Department.

If the Planning and Zoning Board determines that the proposed development or use does not meet the standards and requirements of the ULDR and criteria for Site Plan Level IV, then the Planning and Zoning Board shall recommend denial to the City Commission.



The applicant has submitted narratives outlining how the project complies with the applicable sections of the ULDR as described herein and attached as Exhibit 1, to assist the Board in determining if the proposal meets these criteria.

**EXHIBITS:**

1. Location Map
2. Application and Narrative Responses to Code Criteria
3. Plan Set
4. July 25, 2023, DRC Comment Report with Applicant's Responses
5. March 17, 2025, Water/Sewer Capacity Letter Issued by the City's Public Works Department
6. June 8, 2023, Trip Generation Analysis, DC Engineering, Inc.
7. Public Participation Meeting Summary and Affidavit
8. May 8, 2025, Letter of Support by Central Beach Alliance Neighborhood Association
9. Public Sign Notice and Affidavit





## DEVELOPMENT APPLICATION FORM

Application Form: All Applications | Rev. 06/14/2024

**INSTRUCTIONS:** The following information is required pursuant to the City's Unified Land Development Regulations (ULDR), Section 47-24, Development Permits and Procedures, and must be filled out accurately with all applicable sections completed. Only complete the sections indicated for application type with N/A for those items not applicable. Refer to "Specifications for Plan Submittal" by application type for submittal requirements, which can be found on the City's website.

Select the application type and approval level in **SECTION A** and complete the sections specified under each type.

<b>A APPLICATION TYPE AND APPROVAL LEVEL</b> <small>Select the application type from the list below and check the applicable type.</small>			
<b>LEVEL I</b> <b>ADMINISTRATIVE REVIEW COMMITTEE (ADMIN)</b> <input type="checkbox"/> New nonresidential less than 5,000 square feet <input type="checkbox"/> Change of use (if same impact or less than existing use) <input type="checkbox"/> Plat note or Nonvehicular access line (NVAL) amendment <input type="checkbox"/> Administrative site plan <input type="checkbox"/> Amendment to site plan* <input type="checkbox"/> Affordable Housing per \$166.04151(7) Fla. Stat. (Live Local Act) <input type="checkbox"/> Property and right-of-way applications (MOIs, construction staging) <input type="checkbox"/> Parking Agreements (separate from site plans) <b>COMPLETE SECTIONS B, C, D, G</b>	<b>LEVEL II</b> <b>DEVELOPMENT REVIEW COMMITTEE (DRC)</b> <input type="checkbox"/> New Nonresidential 5,000 square feet or greater <input type="checkbox"/> Residential 5 units or more <input type="checkbox"/> Nonresidential use within 100 feet of residential property <input type="checkbox"/> Redevelopment proposals <input type="checkbox"/> Change in use (if greater impact than existing use) <input type="checkbox"/> Development in Regional Activity Centers (RAC)* <input type="checkbox"/> Development in Uptown Project Area* <input type="checkbox"/> Regional Activity Center Signage <input type="checkbox"/> Affordable Housing (≥10%) <b>COMPLETE SECTIONS B, C, D, E, F</b>	<b>LEVEL III</b> <b>PLANNING AND ZONING BOARD (PZB)</b> <input type="checkbox"/> Conditional Use <input type="checkbox"/> Parking Reduction <input type="checkbox"/> Flex Allocation <input type="checkbox"/> Cluster / Zero Lot Line <input type="checkbox"/> Modification of Yards* <input type="checkbox"/> Waterway Use <input type="checkbox"/> Mixed Use Development <input type="checkbox"/> Community Residences* <input type="checkbox"/> Social Service Residential Facility (SSRF) <input type="checkbox"/> Medical Cannabis Dispensing Facility* <input type="checkbox"/> Community Business District for uses greater than 10,000 square feet <b>COMPLETE SECTIONS B, C, D, E, F</b>	<b>LEVEL IV</b> <b>CITY COMMISSION (CC)</b> <input type="checkbox"/> Land Use Amendment <input type="checkbox"/> Rezoning <input type="checkbox"/> Plat <input type="checkbox"/> Public Purpose Use <input type="checkbox"/> Central Beach Development of Significant Impact* <input type="checkbox"/> Vacation of Right-of-Way  City Commission Review No PZB Review <input type="checkbox"/> Vacation of Easement* <b>COMPLETE SECTIONS B, C, D, E, F</b>
<b>MISCELLANEOUS</b> <input type="checkbox"/> Affordable Workforce Housing Tax Reimbursement <input type="checkbox"/> Community Residence <input type="checkbox"/> Construction Noise Waiver <input type="checkbox"/> Design Review Team (DRT) <b>COMPLETE SECTIONS B, C, D, I</b>	<b>EXTENSION OR DEFERRAL</b> <input type="checkbox"/> Request to defer after an application is scheduled for public hearing <input type="checkbox"/> Request extension to previously approved application (request must be within original approval date timeframe) <b>COMPLETE SECTIONS B, C, H</b>	<b>APPEAL</b> <input type="checkbox"/> Appeal decision by approving body and De Novo hearing items <b>COMPLETE SECTIONS B, C, H</b>	<b>PROPERTY AND RIGHT-OF-WAY</b> <input type="checkbox"/> Road Closures <input type="checkbox"/> Construction Staging Plan <input type="checkbox"/> Revocable licenses <b>COMPLETE SECTIONS B, C, H</b>

\*Application is subject to specific review and approval process. Levels III and IV are reviewed by Development Review Committee unless otherwise noted.

<b>B APPLICANT INFORMATION</b> <small>If applicant is the business operator, complete the agent column and provide property owner authorization.</small>	
<b>Applicant/Property Owner</b>	HARIOHM REALTY LLC
<b>Address</b>	Agent: 501 SW 2nd Avenue, Suite 1
<b>City, State, Zip</b>	Fort Lauderdale, FL 33301
<b>Phone</b>	Agent: stephanie@toothaker.org
<b>Email</b>	Agent: 954.648.9376
<b>Proof of Ownership</b>	Tax Record
<b>Applicant Signature:</b>	<b>Signature</b> Digitally signed by Stephanie J. Toothaker, Esq. Date: 2025.04.28 21:44:24 -04'00'
<b>Authorized Agent</b>	Stephanie J. Toothaker, Esq., P.A.
<b>Address</b>	501 SW 2nd Avenue, Suite 1
<b>City, State, Zip</b>	Fort Lauderdale, FL 33301
<b>Phone</b>	954.648.9376
<b>Email</b>	cc: estefania@toothaker.org
<b>Authorization Letter</b>	Provided
<b>Agent Signature:</b>	<b>Signature</b> Digitally signed by Stephanie J. Toothaker, Esq. Date: 2025.04.28 21:44:34 -04'00'

<b>C PARCEL INFORMATION</b>	
<b>Address/General Location</b>	3001 Alhambra Street
<b>Folio Number(s)</b>	504212100770
<b>Legal Description (Brief)</b>	See survey
<b>City Commission District</b>	2 - Steven Glassman
<b>Civic Association</b>	Central Beach Alliance

<b>D LAND USE INFORMATION</b>	
<b>Existing Use</b>	Mixed Use - Residential, Office
<b>Land Use</b>	Central Beach RAC
<b>Zoning District</b>	ABA
<b>Proposed</b>	Applications requesting land use amendments and rezonings.
<b>Proposed Land Use</b>	N/A
<b>Proposed Zoning District</b>	N/A





<b>H EXTENSION, DEFERRAL, APPEAL INFORMATION</b> <small>Provide information for specific request. Circle approving body and yes or no.</small>		
Project Name		
Request Description		
<b>EXTENSION REQUEST</b>	<b>DEFERRAL REQUEST</b>	<b>APPEAL REQUEST / DE NOVO HEARING</b>
Approving Body	Approving Body	Approving Body
Original Approval Date	Scheduled Meeting Date	30 Days from Meeting <small>(Provide Date)</small>
Expiration Date <small>(Permit Submittal Deadline)</small>	Requested Deferral Date	60 Days from Meeting <small>(Provide Date)</small>
Expiration Date <small>(Permit Issuance Deadline)</small>	Previous Deferrals Granted	Appeal Request
Requested Extension <small>(No more than 24 months)</small>	Justification Letter Provided	Indicate Approving Body Appealing
Code Enforcement <small>(Applicant Obtain by Code Compliance Division)</small>	De Novo Hearing Due to City Commission Call-Up	
<small>*Note: Deferral requests are subject to a fee per deferral. See Fee Schedule for amount.</small>		

<b>I MISCELLANEOUS</b> <small>Provide information on the specific request.</small>		
Project Name		
Request Description		
<b>AFFORDABLE HOUSING TAX REIMBURSEMENT*</b>	<b>COMMUNITY RESIDENCE</b>	<b>NOISE WAIVER*</b>
As Is Value \$	Residence Type	DRC Case Number
<small>Date</small>	Certification	Request Start Date
Completion Value \$	Length of Stay	Request End Date
<small>Date</small>	Number of Residents	Construction Start Time
Stabilized Value \$	Number of Live-in Staff	Construction End Time
<small>Date</small>	Habitable Rooms	Sunday Construction Times
Acquisition Value \$	Gross Floor Area	Noise Mitigation Plan Date of Plan
<small>Date</small>		Previous Extension Resolution No. <small>(If applicable)</small>
<b>DEVELOPMENT REVIEW TEAM (DRT)*</b> <small>Complete Section F</small>		

\*Application is subject to specific fees based on hourly rate with minimum amount of: DRT \$477, Affordable Housing Tax Reimbursement \$2,500, Noise Waiver \$954

**CHECKLIST FOR SUBMITTAL AND COMPLETENESS:** The following outlines the necessary items for submittal to ensure the application is deemed complete. Failure to provide this information will result in your application being deemed **incomplete**.

- ☒ **Preliminary Development Meeting** completed on the following date: April 3, 2023
- ☒ **Development Application Form** completed with the applicable information including signatures.
- ☒ **Proof of Ownership** warranty deed or tax record including corporation documents and SunBiz verification name.
- ☒ **Address Verification Form** that includes all parcels within the proposed development.
- ☒ **Project and Unified Land Development Code Narratives** project narrative and the applicable ULDR sections and criteria as described in the specifications for submittal by application type.
- ☒ **Electronic Files, File Naming, and Documents** consistent with the applicable specifications for application type, consistent with the online submittal requirements including file naming convention, plan sets uploaded as single pdf.
- ☒ **Traffic Study or Statement** submittal of a traffic study or traffic statement.
- ☒ **Stormwater Calculations** signed and sealed by a Florida registered professional engineer consistent with calculations as described in the specifications for plan submittal for site plan applications.
- ☒ **Water and Wastewater Capacity Request** copy of email to Public Works requesting the capacity letter.

**OVERVIEW FOR ONLINE SUBMITTAL REQUIREMENTS:** Submittals must be conducted through [LauderBuild](#). No hardcopy application submittals are accepted. Below only highlights the important submittal requirements that applicants must follow to submit online and be deemed complete. View all the requirements at [LauderBuild Plan Room](#).

- **Uploading Entire Submittal** upload all documents at time the application is submitted to prevent delay in processing.
- **File Naming Convention** file names must adhere to the City's [File Naming Convention](#).
- **Reduce File Size** plan sets and other large files must be merged or flattened to reduce file size.
- **Plan Sets** plan sets like site plans, plats, etc. must be submitted as a single pdf file. Staff will instruct when otherwise.
- **Document Categories** choose the correct document category when uploading.



April 28, 2025

**VIA LAUDERBUILD**

DEVELOPMENT REVIEW COMMITTEE  
URBAN DESIGN & PLANNING DIVISION  
DEVELOPMENT SERVICES DEPARTMENT  
CITY OF FORT LAUDERDALE  
700 NW 19TH AVE  
FORT LAUDERDALE, FL 33311

**Re: 42 HOTEL - Case No. UDP-S23035**

**Project and ULDR Narrative for Site Plan Level IV: 15-Story, 75-Room Hotel with Request for Dimensional Modifications for Tower Stepbacks and Tower Separation, Request for FAR Increase per the Design Compatibility and Community Character Scale Point System, and Payment of the Central Beach Parking Facility Fee in Lieu of Three Parking Spaces**

This firm represents HARIOHM REALTY LLC ("Applicant"), as owner of the real property located at 3001 Alhambra Street, Fort Lauderdale, FL 33304 (the "Property"). Applicant is requesting Site Plan Level IV approval for a 15-story, 75-key hotel with request for dimensional modifications for tower stepbacks and tower separation, request for floor area ratio ("FAR") increase per the Design Compatibility and Community Character Scale Point System, and payment of the Central Beach Parking Facility fee in lieu of three required parking spaces ("Project" or "42 Hotel"). We hereby provide the following responses demonstrating the Project's compliance with the Unified Land Development Regulations ("ULDR").

**1. PROJECT DESCRIPTION**

42 Hotel is a 15-story, 75-key boutique hotel located at the corner of North Birch Road and Alhambra Street in the A-1-A Beachfront Area ("ABA") District. The Project provides 984 square feet of ancillary retail café/coffee and 3,771 square feet of amenities only open to guests and 47 parking spaces.

The building is situated on an approximately 11,100-square-foot lot and complies with the 20'-0" minimum setback requirements. New 7'-0" wide clear sidewalks are proposed along both Alhambra Street and North Birch Road to enhance pedestrian connectivity. The Project provides 6,081 square feet of at-grade open space, exceeding the minimum 2,220-square-foot requirement established under Section 47-12.5.C, including 1,960 square feet of landscaped area. The open space features outdoor seating areas adjacent to the public sidewalks and a ramped pedestrian walkway leading to an outdoor garden surrounding an entry water feature. A glass railing separates the garden from the adjacent sidewalk while maintaining a strong visual connection between the public realm and the outdoor garden area, contributing to a more inviting and active pedestrian experience. With the parking garage located underground, the building establishes an active, pedestrian-scaled street frontage, enhancing compatibility with the surrounding neighborhood. Passersby are visually connected to the lushly landscaped, double-height ground floor and experience a continuous architectural expression through the articulated upper stories without the interruption of a visible parking podium.

The tower offers an engaging combination of nautically and tropically inspired elements. The gently rounded edges of all floorplates are complemented by the exposed round columns that traverse all the floors at the building's corners. Glass balusters and extensive glazing are provided throughout. As shown on Sheet

**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

A.2.0.07, between 31% and 56% of each elevation is comprised of glass, contributing to a lighter, more transparent appearance that reduces the building's perceived mass and promotes integration with the surrounding environment. To provide additional natural lighting, circular openings reminiscent of portholes are provided in the slabs from level 2 to 14 on the west façade. To further protect the building's glazing from excessive heat gain, portions of the façade are treated with vertical and horizontal louver systems in a warm, wood-like finish and are complemented by soffits of the same material on floors dedicated to communal uses.

The hotel rooms are on level 2-5 and 6 to 14 and feature balconies that animate the tower. At level 5, a “sky lobby” visually breaks up the façade with two levels of glazing wrapping around the southwest corner, capturing views of the ocean and Intracoastal Waterway. The building mass is bisected by a fin-like element that terminates at the 15<sup>th</sup> level amenity deck rooftop, giving the Project a distinctive character and place in Fort Lauderdale Beach's skyline.

As further described below, Applicant is requesting an increase in FAR per the Design Compatibility and Community Character Scale Point System, dimensional modifications for tower stepbacks and tower separation, and payment of the Central Beach Parking Facility fee in lieu of three parking spaces (47 parking spaces provided where 50 parking spaces are required).

	Required	Proposed	Request
<b>Max. Density (Hotel Rooms/Net Acre)</b>	None	75 rooms / 0.25 net acres = 300 rooms/net acre	<b>Complies</b>
<b>Max. Floor Area Ratio</b>	4 or 4.8 per ULDR Section 47-12.5.B., Design Compatibility and Community Character Scale	4.8	<b>Design Compatibility and Community Character + 12 Points for FAR Bonus. See analysis below.</b>
<b>Max. Structure Height</b>	200' or 240' per ULDR Section 47-12.5.B., Design Compatibility and Community Character Scale	200'	<b>Complies</b>
<b>Max. Building Streetwall Length and Width</b>	200' or modification pursuant to Section 47-12.6.C.	85'-0" (west), 45'-3" (south)	<b>Complies</b>
<b>Min. Front Yard (West/N. Birch Road)</b>	20' or modification pursuant to Section 47-12.6.C.	20' from face of Tower to PL 5' max. balcony encroachment as permitted by ULDR Section 47-12.5.E	<b>Complies</b>
<b>Min. Side Yard (South/Alhambra Street)</b>		20' from face of Tower to PL 3' max. balcony encroachment as permitted by ULDR Section 47-12.5.E	<b>Complies</b>
<b>Min. Side Yard (North/Adj. Property)</b>			<b>Complies</b>
<b>Min. Rear Yard (East/Adj. Property)</b>			<b>Complies</b>
<b>Min. Distance Between Building on Same Development Site</b>	20' or 20% of tallest building, whichever is greater	N/A	N/A
<b>Building Podium Height</b>	65'	N/A (basement parking provided)	N/A
<b>Tower Stepback (N. Birch Road and Alhambra Street)</b>	15' or modification pursuant to Section 47-12.6.C.	N. Birch Road/Alhambra Street: 0'	<b>Modification requested. See Section 47-12.6.c analysis below.</b>
<b>Tower Separation (Between Tower to North/East Property Lines)</b>	30' or modification pursuant to Section 47-12.6.C.	North: 20' from tower face to PL, 3' max. balcony encroachment  East: 20' from tower face to PL 3' max. balcony encroachment	<b>Modification requested. See Section 47-12.6.c analysis below.</b>
<b>Building Floorplate</b>			
<b>Floorplate Size Under 65'</b>	No max	N/A	N/A
<b>Floorplate Size Above 65'</b>	16,000 SF or modification pursuant to Section 47-12.6.C.	3,843 GSF max	<b>Complies</b>

## 2. UNIFIED LAND DEVELOPMENT REGULATIONS ANALYSIS

Provided below is a point-by-point analysis the ULDR criteria applicable to the Project:

**ULDR Section 47-12.5.B, Design Compatibility and Community Character Scale;  
ULDR Section 47-12.6.C, Modifications to Central Beach Zoning Districts Dimensional Requirements;  
ULDR Section 47-12.7, Central Beach Parking Facility Fee;  
ULDR Section 47-25.2, Adequacy Requirements; and  
ULDR Section 47-25.3, Neighborhood Compatibility Requirements**

### Sec. 47-12.5.B – Design Compatibility and Community Character Scale — ABA District.

1. The design of the development may deviate from the maximum requirements of the FAR in the ABA zoning district and height in the PRD and ABA zoning districts when approval is sought through the use of the Design Compatibility Point System. The design compatibility of the proposed development shall be rated in accordance with the following design compatibility and community scale criteria:

- a. Line parking facility above first floor with habitable space (two (2) points);

**RESPONSE: Parking is proposed in the basement, eliminating the view of a parking garage above the first floor ensures that all levels above the first floor are activated with habitable space. This approach not only enhances the overall aesthetics and compatibility of the development but also promotes a pedestrian-friendly environment.  
+2 points**

- b. Provide parking that serves a valid municipal purpose (two (2) points);

**RESPONSE: Not applicable.**

- c. Implement sustainable practices that include, but are not limited to flood resiliency, additional stormwater storage capacity in flood prone areas, solar access to reduce demands for cooling and lighting, cool roofs, and green roofs (two (2) points);

**RESPONSE: The Project incorporates sustainable practices not required by the ULDR, including an engineered high-performance bioretention system “Filterra”. While it operates similar to traditional bioretention, its high flow media allows for a reduction in footprint of up to 95% versus traditional bioretention practices. Its small footprint also reduces installation and life cycle costs versus traditional bioretention. Filterra can be configured in many different ways to enhance site aesthetics, integrate with other Low Impact Development (LID) practices, or increase runoff reduction through infiltration below or downstream of the system. See ground floor plan (Sheet A-1.3.01) and revised Civil Drawings  
+2 points**

- d. Internalize loading zone (two (2) points);

**RESPONSE: Not applicable.**

- e. Provide twenty (20) percent more open space above the minimum standard outlined in Section 47-12.5.C (2 points);

**RESPONSE: The Project provides 6,081 square feet of at-grade open space, which is more than 20% more open space above the minimum standard of 2,220 square feet required by Section 47-12.5.C. Refer to Sheet A-1.0.03. +2 points**

- f. Seventy-five (75) percent of the front facade at ground level along a right-of-way is dedicated to active uses (two (2) points);

**RESPONSE: The total frontage active use is 1,200 SF (more than 75% of the front façade at ground level). The south face of the ground floor has an area of 715 S.F. in which 426 S.F. is glazing or 60% of active use, the southeast corner (288 S.F.) and southwest corner (486 S.F.). This treatment better engages the public realm and creates a visual connection to the East, South and West views. Refer to Active Use Diagram on Sheet A-1.0.03. +2 points**

- g. Provide durable exterior materials such as but not limited to stone, masonry, metal paneling, and glass or a combination of, for a minimum of eighty (80) percent of the building facades (two (2) points);

**RESPONSE: The Project incorporates more than 80% exterior durable material at each facade of the building such as concrete, stucco, engineered exterior faux wood, glass, durable artificial green walls (covered by an outdoor ceiling and not exposed to direct rain or UV light), and aluminum. Refer to new sheet A-2.0.07 Durable Material Percentage sheet. +2 points**

- h. Providing a minimum of four (4) expressive building tower top articulation elements such as, but not limited to: sculpted roof forms, terraced upper levels, integrated vertical architectural elements, viewing decks at upper levels, and expressive tower top design (two (2) points).

**RESPONSE: The Project provides a minimum of four expressive building tower articulation elements on the roof, including sculptured roof forms, terraced upper levels, integrated vertical architectural elements, viewing decks at upper levels, and expressive tower top design. +2 points**

- 2. *Floor area ratio - ABA District.* Notwithstanding the floor area ratio limitations of Section 47-12.4.2., a beach development permit may be issued for development that exceeds the floor area ratios set out therein according to the following provisions:

- a. An increase in the floor area ratio on any parcel of land proposed for development of five (5) percent if the proposed development has a rating of at least eight (8) points on the design compatibility and community character scale in subsection B.

**RESPONSE: Per the analysis above, the Project satisfies the design compatibility criteria for a 20% increase in FAR from 4.0 to 4.8.**

- b. An increase in the floor area ratio on any parcel of land proposed for development of ten (10) percent if the proposed development has a rating of at least ten (10) points on the design compatibility and community character scale in subsection B.

**RESPONSE:** Per the analysis above, the Project satisfies the design compatibility criteria for a 20% increase in FAR from 4.0 to 4.8.

- c. An increase in the floor area ratio on any parcel of land proposed for development of twenty (20) percent if the proposed development has a rating of at least twelve (12) points on the design compatibility and community character scale in subsection B.

**RESPONSE:** Per the analysis above, the Project satisfies the design compatibility criteria for a 20% increase in FAR from 4.0 to 4.8.

**Sec. 47-12.6.C – Modifications to Central Beach Zoning Districts Dimensional Requirements**

1. Criteria for Modification of Dimensional Requirements. The planning and zoning board shall upon written application for site plan level III approval, as provided in Section 47-12.6, Central Beach Development Permitting and Approval, consider a request to approve a development plan with modifications to the following dimensional requirements: building length and width, tower setback, floorplate size, tower separation, and yards as specified in the Table of Dimensional Regulations within the Central Beach zoning districts. An application for modification of dimensional requirements shall be reviewed in accordance with the following criteria:

- a. Modification of Building Length or Width. *Not applicable. As such, this section has been omitted.*
- b. Modification of Tower Setback. The setback requirement may be modified if the applicant demonstrates that compliance with the setback requirement of Section 47-12 is not feasible due to site constraints, such as a small or irregularly shaped lot, and that the proposed development plan demonstrates the following:
  - i. Vertical articulation is used to moderate the scale and bulk of buildings; and,

**RESPONSE:** Given the limitation posed by the 11,100 square foot lot size, incorporating a traditional tower setback becomes unfeasible. However, in response to this constraint, the Project employs innovative design strategies to mitigate the scale and bulk of the tower. Vertical articulation techniques are utilized, including variations in floor-to-floor heights and the implementation of non-uniform horizontal and vertical screening systems. These design elements effectively create a visual modulation, offering an alternative solution to the traditional tower setback. By implementing these strategies, the Project maintains a balanced and visually appealing composition while working within the constraints imposed by the lot size.

- ii. The design considers the overall height of the building in respect to the width of the street and does not negatively impact light and air passing through to the street; and,

**RESPONSE:** Given the limitation posed by the 11,100 square foot lot size, incorporating a traditional tower setback becomes unfeasible. However, in response to this constraint, the Project considers the overall height of the building in relation to the width of the street by limiting the building height to 200'-0". This consideration ensures that the building's height does not negatively impact the passage of light and



air to the street, maintaining a desirable urban environment for pedestrian and adjacent properties.

- iii. The design of the building shall emphasize corner features and ground-level elements and include a double-story height along primary streets to offset the stepback modification; and,

**RESPONSE:** Given the limitation imposed by the 11,100 square foot lot size, incorporating a traditional tower stepback becomes unfeasible. However, in response to this constraint, the design of the building not only emphasizes the corner features and ground level elements with a double-story height along North Birch Road and Alhambra Street for visual appeal and proportion but also prioritizes a pedestrian level scale. The ground level elements are thoughtfully designed to engage pedestrians, with inviting entrances, pedestrian-friendly amenities, and vibrant streetscape elements. This approach ensures that despite the lot area constraints, the building creates an accessible and welcoming environment at street level, enhancing the pedestrian experience and contributing to the overall vitality and liveliness of the ABA District.

- iv. Proposed development is harmonized with buildings on neighboring properties by maintaining compatibility of scale with neighboring properties.

**RESPONSE:** The proposed 200'-0" building takes into careful consideration the scale and compatibility of the surrounding structures. By referencing the adjacent buildings, which range in height from 11-stories (+/- 98') and 16-stories (+/- 194') to the west, 26-stories (+/- 320') to the south, and 2-stories (+/- 24') to the east (refer to Sheets A-0.0.06 and A-0.0.07 for details), the design ensures that the proposed height is harmonious within its existing context. This approach not only respects the character and visual balance of the surrounding area but also contributes to a cohesive skyline that blends seamlessly with the neighboring structures.

- c. Modification of Floorplate Size. *Not applicable. As such, this section has been omitted.*
- d. Modification of Tower Separation. The tower separation requirement may be reduced to a minimum of twenty (20) feet subject to the following:
  - i. The tower portion of the building is designed to maximize the distance and architectural differentiation from any nearby tower; and,

**RESPONSE:** The tower is thoughtfully designed to achieve both maximum distance and architectural differentiation from nearby towers. While the limitation of the 11,100 square foot lot size makes it unfeasible to incorporate a 30' tower separation from the tower to the north and east property lines, a 20' separation with a maximum 3' balcony projection on the north and east sides is still achieved. The tower design manages to create a visually appealing tower through all its spatially and materially diverse levels.

- ii. Towers shall be located to ensure the reduced tower separation does not negatively impact light and air between the subject towers and maximizes access to views while maintaining privacy for the users of each building.

**RESPONSE: Acknowledging the lot size constraints, the design makes the most of the available area to achieve a 20' tower separation to the north and east property lines while ensuring it does not negatively impact surrounding buildings. The narrow 3,843 gross square foot maximum floorplate of the tower optimizes the access to natural light, ventilation, and sightlines.**

- e. Modification of Yards. *Not applicable. As such, this section has been omitted.*

**Sec. 47-12.7. Central Beach Parking Facility Fee.**

- A. A person who applies for and receives a beach development permit which includes a requirement for the provision of parking may, as an alternative to providing all or a portion of the required parking, pay a parking facility fee as follows:

1. The applicant may provide up to one hundred (100) percent of the total required parking by payment of the fee provided in this subsection A.1 when:
  - a. The number of parking spaces required in connection with the beach development permit does not exceed fifty (50); or
  - b. The number of parking spaces required in connection with the beach development permit added to the number of required parking spaces existing on the parcel(s) at the time the application for a beach development permit is submitted does not exceed fifty (50).

**RESPONSE: Subsection A.1 allows applicants with a requirement of 50 or fewer parking spaces to provide up to 100% of the required parking through payment of the in-lieu fee. The Project requires 50 parking spaces ( $75 \text{ rooms} \times 0.67 = 50.25$  parking spaces required) and 47 parking spaces are provided. Therefore, Applicant is requesting to use the in-lieu fee option for the remaining 3 spaces.**

2. The applicant may provide up to fifty (50) parking spaces and up to fifty (50) percent of the required parking spaces over 50 spaces by payment of the fee provided in this subsection A.2 when:
  - a. The number of parking spaces required as a result of the beach development permit exceeds fifty (50); or
  - b. The number of parking spaces required as a result of the beach development permit added to the number of required parking spaces existing on the parcel(s) at the time the application for a beach development permit is submitted exceeds fifty (50).

**RESPONSE: Applicant complies with subsection A.1. above.**

2. This subsection shall not be applicable to beach development permits for residential development.

**RESPONSE: Request complies as this is a Hotel development.**

3. The amount of the fee that may be paid as an alternative to providing required parking shall be established by resolution. The amount of this fee shall be reviewed on a yearly basis by the planning, zoning and building department and may be adjusted by the city commission based on estimates of the actual cost of providing parking spaces in the Central Beach area.

**RESPONSE: Acknowledged. Applicant will pay the parking fee as a condition of CO issuance for the development.**

4. The fee shall be paid at the time of issuance of the certificate of occupancy for the development.

**RESPONSE: Acknowledged. Applicant will pay the parking fee as a condition of CO issuance for the development.**

5. All fees collected shall be deposited into an account designated for the provision of parking spaces in the Central Beach area and such funds shall only be used for such purposes. These purposes may include, but not be limited to, the cost of all labor and materials; the cost of land, leases, rights, easements and franchises; financing charges; interest prior to and during construction; discount on the sale of municipal bonds; cost of plans and specifications; cost of engineering and legal services and all other expenses necessary or incidental to determining the feasibility or practicability of such construction, reconstruction or use, administrative expenses and such other expense as may be necessary or incidental to the provision of public parking spaces.

**RESPONSE: Acknowledged.**

6. The city may, within its sole discretion, accept an interest in land in lieu of accepting all or a portion of the parking facility fee provided in this section. In making a determination whether to accept land as an alternative to the fee the city may consider the size of the land and the feasibility of constructing a parking facility on the land; the location of the land and its proximity to the parking needs on the Central Beach area; and the value of the land which shall be at least equal to the parking facility fee that would be assessed. The land may only be accepted if utilized in connection with the provision of parking in the Central Beach area. Acceptance of an interest in land in lieu of payment of the parking facility fee shall be by resolution adopted by the city commission.

**RESPONSE: Not applicable. Applicant is requesting to pay the parking facility fee.**

#### **Sec. 47-25.2. Adequacy Requirements**

- A. ***Applicability.*** The adequacy requirements set forth herein shall be used by the city to evaluate the demand created on public services and facilities created by a proposed development permit.

**RESPONSE: The adequacy requirements are applicable to the Project.**

- B. ***Communications network.*** Buildings and structures shall not interfere with the city's communication network. Developments shall be modified to accommodate the needs of the city's communication network, to eliminate any interference a development would create or otherwise accommodate the needs of the city's communication network within the development proposal.

**RESPONSE: The Project is not expected to interfere with the City's communication network.**

- C. ***Drainage facilities.*** Adequacy of stormwater management facilities shall be evaluated based upon the adopted level of service requiring the retention of the first inch of runoff from the entire site or two and one-half (2 1/2) inches of runoff from the impervious surface whichever is greater.

**RESPONSE: The Project will comply.**

- D. ***Environmentally sensitive lands.***

1. In addition to a finding of adequacy, a development shall be reviewed pursuant to applicable federal, state, regional and local environmental regulations. Specifically, a application for development shall be reviewed in accordance with the following Broward County Ordinances which address environmentally sensitive lands and wellfield protection which ordinances are incorporated herein by reference:
  - Broward County Ordinance No. 89-6.
  - Section 5-198(I), Chapter 5, Article IX of the Broward County Code of Ordinances.
  - Broward County Ordinance No. 84-60.
2. The applicant must demonstrate that impacts of the proposed development to environmentally sensitive lands will be mitigated.

**RESPONSE: There are no environmentally sensitive lands located on the Property to Applicant's knowledge.**

- E. ***Fire protection.*** Fire protection service shall be adequate to protect people and property in the proposed development. Adequate water supply, fire hydrants, fire apparatus and facilities shall be provided in accordance with the Florida Building Code, South Florida Fire Code and other accepted applicable fire and safety standards.

**RESPONSE: Fire protection service will be adequate to protect people and property in the proposed development. Adequate water supply, fire hydrants, fire apparatus and facilities will be provided in accordance with the Florida Building Code, South Florida Fire Code and other accepted applicable fire and safety standards.**

- F. ***Parks and open space.***

1. The manner and amount of providing park and open space is as provided in Section 47-38A, Park Impact Fees, of the ULDR.
2. No building permit shall be issued until the park impact fee required by Section 47-38A of the ULDR has been paid in full by the applicant.

**RESPONSE: Not applicable for hotel.**

- G. ***Police protection.*** Police protection service shall be adequate to protect people and property in the proposed development. The development shall provide improvements which are consistent with Crime Prevention Through Environmental Design (CPTED) to minimize the risk to public safety and assure adequate police protection.

**RESPONSE: Controlled access doors, security cameras and lobby personal will be provided. The Project will provide improvements which are consistent with Crime Prevention Through Environmental Design principles to minimize the risk to public safety and assure adequate police protection.**

H. *Potable water.*

1. Adequate potable water service shall be provided for the needs of the proposed development. The proposed development shall be designed to provide adequate areas and easements which may be needed for the installation and maintenance of potable water systems in accordance with city engineering standards, the Florida Building Code, and applicable health and environmental regulations. The existing water treatment facilities and systems shall have sufficient capacity to provide for the needs of the proposed development and for other developments in the service area which are occupied, available for occupancy, for which building permits are in effect or for which potable water treatment capacity has been reserved. Capital expansion charges for water and sewer facilities shall be paid by the developer in accordance with Resolution 85-265, as it is amended from time to time. Improvements to the potable water service and system shall be made in accordance with city engineering standards and other accepted applicable engineering standards.
2. Potable water facilities.
  - a. If the system is tied into the city treatment facility, the available capacity shall be determined by subtracting committed capacity and present flow from design capacity. If there is available capacity, the city shall determine the impact of the proposed development utilizing Table 3, Water and Wastewater, on file with the department.
  - b. If there is adequate capacity available in the city treatment plant to serve the proposed development, the city shall reserve the necessary capacity to serve the development.
  - c. Where the county is the projected service provider, a similar written assurance will be required.

**RESPONSE: Project complies. Refer to Water and Wastewater Capacity Availability letter dated March 17, 2025.**

I. *Sanitary sewer.*

1. If the system is tied into the city treatment facility, the available capacity shall be determined by subtracting committed capacity and present flow from the design capacity. If there is available capacity, the city shall determine the impact of the proposed development utilizing Table 3, Water and Wastewater, on file with the department.

**RESPONSE: Project complies. Refer to Water and Wastewater Capacity Availability letter dated March 17, 2025.**

- J. *Schools.* For all development including residential units, the applicant shall be required to mitigate the impact of such development on public school facilities in accordance with the Broward County Land Development Code or section 47-38C. Educational Mitigation, as applicable and shall provide documentation to the city that such education mitigation requirement has been satisfied.

**RESPONSE: Not applicable for hotel.**

K. *Solid waste.*

1. Adequate solid waste collection facilities and service shall be obtained by the applicant in connection with the proposed development and evidence shall be provided to the city demonstrating that all solid waste will be disposed of in a manner that complies with all governmental requirements.



2. Where the city provides solid waste collection service and adequate service can be provided, an adequacy finding shall be issued. Where there is another service provider, a written assurance will be required. The impacts of the proposed development will be determined based on Table 4, Solid Waste, on file with the department.

**RESPONSE: Solid waste and recycling collection will be provided by a private contractor licensed with the City of Fort Lauderdale.**

- L. **Stormwater.** Adequate stormwater facilities and systems shall be provided so that the removal of stormwater will not adversely affect adjacent streets and properties or the public stormwater facilities and systems in accordance with the Florida Building Code city engineering standards and other accepted applicable engineering standards.

**RESPONSE: Applicant will submit an application to Broward County, satisfy all current criteria for surface water requirements, and obtain all local and state licenses.**

M. **Transportation facilities.**

1. The capacity for transportation facilities shall be evaluated based on Table 1, Generalized Daily Level of Service Maximum Volumes, on file with the department. If a development is within a compact deferral area, the available traffic capacity shall be determined in accordance with Table 2, Flowchart, on file with the department.
2. **Regional transportation network.** The regional transportation network shall have the adequate capacity, and safe and efficient traffic circulation to serve the proposed development. Adequate capacity and safe and efficient traffic circulation shall be determined by using existing and site-specific traffic studies, the adopted traffic elements of the city and the county comprehensive plans, and accepted applicable traffic engineering standards. Site-specific traffic studies may be required to be made and paid for by the applicant when the city determines such a study is needed in order to evaluate the impacts of the proposed development on proposed or existing roadways as provided for in subsection M.4. An applicant may submit such a study to the city which will be considered by the DRC in its review. Roadway improvements needed to upgrade the regional transportation network shall be made in accordance with the city, the county, and Florida Department of Transportation traffic engineering standards and plans as applicable.
3. **Local streets.** Local streets shall have adequate capacity, safe and efficient traffic circulation, and appropriate functional classification to serve the proposed development. Adequate capacity and safe and efficient traffic circulation shall be determined by using existing and site-specific traffic studies, the city's comprehensive plan and accepted applicable traffic engineering standards. Site-specific traffic studies may be required to be made and paid for by the applicant when the city determines such a study is required in order to evaluate the impact of the proposed development on proposed or existing roadways as provided for in subsection M.4. An applicant may submit to the city such a study to be considered as part of the DRC review. Street improvements needed to upgrade the capacity or comply with the functional classification of local streets shall be made in accordance with the city engineering standards and acceptable applicable traffic engineering standards. Local streets are those streets that are not classified as federal, state or county roadways on the functional classification map adopted by the State of Florida.
4. **Traffic impact studies.**
  - a. When the proposed development may generate over one thousand (1,000) daily trips;
  - b. When the daily trip generation is less than one thousand (1,000) trips; and (1) when more than twenty percent (20%) of the total daily trips are anticipated to arrive or

depart, or both, within one-half ( 1/2) hour; or (2) when the proposed use creates varying trip generation each day, but has the potential to place more than twenty percent (20%) of its maximum twenty-four (24) hour trip generation onto the adjacent transportation system within a one-half ( 1/2) hour period; the applicant shall submit to the city a traffic impact analysis prepared by the county or a registered Florida engineer experienced in trafficways impact analysis which shall:

- i. Provide an estimate of the number of average and peak hour trips per day generated and directions or routes of travel for all trips with an external end.
- ii. Estimate how traffic from the proposed development will change traffic volumes, levels of service, and circulation on the existing and programmed trafficways.
- iii. If traffic generated by the proposed development requires any modification of existing or programmed components of the regional or local trafficways, define what city, county or state agencies have programmed the necessary construction and how this programming relates to the proposed development.
- iv. A further detailed analysis and any other information that the review committee considers relevant.
- v. The traffic impact study may be reviewed by an independent licensed professional engineer contracted by the city to determine whether it adequately addresses the impact and the study supports its conclusions. The cost of review by city's consultant shall be reimbursed to the city by the applicant.
- vi. When this subsection M.4.b. applies, the traffic study shall include an analysis of how the peak loading will affect the transportation system including, if necessary, an operational plan showing how the peak trips will be controlled and managed.

**RESPONSE: Pursuant to the Trip Generation Statement prepared by DC Engineering, Inc. dated June 8, 2023, no additional traffic-impact analysis is required based on the ULDR.**

5. ***Dedication of rights-of-way.*** Property shall be conveyed to the public by plat, deed or grant of easement as needed in accordance with the Broward County Trafficways Plan, the city's comprehensive plan, subdivision regulations and accepted applicable traffic engineering standards.

**RESPONSE: Not applicable.**

6. ***Pedestrian facilities.*** Sidewalks, pedestrian crossing and other pedestrian facilities shall be provided to encourage safe and adequate pedestrian movement on-site and along roadways to adjacent properties. Transit service facilities shall be provided for as required by the city and Broward County Transit. Pedestrian facilities shall be designed and installed in accordance with city engineering standards and accepted applicable engineering standards.

**RESPONSE: Project complies by providing a minimum of 7' wide sidewalk on North Birch Road and Alhambra Street. Refer to street sections on Sheets A-1.0.04,**

7. ***Primary arterial street frontage.*** Where a proposed development abuts a primary arterial street either existing or proposed in the trafficways plan, the development review committee (DRC) may require marginal access street, reverse frontage with screen planting contained in a nonaccess reservation along the rear property line, deep lots with or without

rear service alleys, or such other treatment as may be necessary for adequate protection of residential properties and to assure separation of through and level traffic.

**RESPONSE: Not applicable. The Project abuts North Birch Road and Alhambra Street, secondary local streets.**

8. ***Other roadway improvements.*** Roadways adjustments, traffic control devices, mechanisms, and access restrictions may be required to control traffic flow or divert traffic, as needed to reduce or eliminate development generated traffic.

**RESPONSE: Not applicable.**

9. ***Street trees.*** In order to provide for adequate landscaping along streets within the city, street trees shall be required along the length of the property abutting a street. A minimum of fifty percent (50%) of the required street trees shall be shade trees, and the remaining street trees may be provided as flowering or palm trees. These percentages may be varied based on existing or proposed physical conditions which may prevent the ability to comply with the street tree requirements of this subsection. The street trees shall be planted at a minimum height and size in accordance with the requirements of Section 47-21, Landscape and Tree Preservation Requirements, except in the downtown RAC districts the requirements of Sec. 47-13.20.H.8 shall apply. The location and number of street trees shall be determined by the department based on the height, bulk, mass and design of the structures on the site and the proposed development's compatibility to surrounding properties. The requirements for street trees, as provided herein, may be located within the public right-of-way as approved by the entity with jurisdiction over the abutting right-of-way.

**RESPONSE: Project complies per Sheet L-302.**

N. ***Wastewater.***

1. ***Wastewater.*** Adequate wastewater services shall be provided for the needs of the proposed development. The proposed development shall be designed to provide adequate areas and easements which may be needed for the installation and maintenance of a wastewater and disposal system in accordance with applicable health, environmental and engineering regulations and standards. The existing wastewater treatment facilities and systems shall have adequate capacity to provide for the needs of the proposed development and for other developments in the service area which are occupied, available for occupancy, for which building permits are in effect or for which wastewater treatment or disposal capacity has been reserved. Capital expansion charges for water and sewer facilities shall be paid by the developer in accordance with Resolution 85-265, as it is amended for time to time. Improvements to the wastewater facilities and system shall be made in accordance with the city engineering and accepted applicable engineering standards.

**RESPONSE: Project complies. Refer to Water and Wastewater Capacity Availability letter dated March 17, 2025.**

- O. ***Trash management requirements.*** A trash management plan shall be required in connection with non-residential uses that provide prepackaged food or beverages for offsite consumption. Existing non-residential uses of this type shall adopt a trash management plan within six (6) months of the effective date of this provision.

**RESPONSE: Project will comply as applicable.**

**P. *Historic and archaeological resources.***

1. If a structure or site has been identified as having archaeological or historical significance by any entity within the State of Florida authorized by law to do same, the applicant shall be responsible for requesting this information from the state, county, local governmental or other entity with jurisdiction over historic or archaeological matters and submitting this information to the city at the time of, and together with, a development permit application. The reviewing entity shall include this information in its comments.

**RESPONSE: The Property is identified as a “non-contributing” pursuant the 2022 Fort Lauderdale Architectural Resource Survey. A non-contributing property is a building, site, structure, or object that does not add to the historical architectural qualities, historic associations, or archaeological values for which a landmark, landmark site, or district and is not significant for any of the following reasons: it was not present during the period of significance of the district; or through alterations and/or additions has lost its physical integrity; or it is not capable of yielding important information about the period.**

**Q. *Hurricane Evacuation.*** If a structure or site is located east of the Intracoastal Waterway, the applicant shall submit documentation from Broward County or such agency with jurisdiction over hurricane evacuation analysis either indicating that acceptable level of service of hurricane evacuation routes and hurricane emergency shelter capacity shall be maintained without impairment resulting from a proposed development or describing actions or development modifications necessary to be implemented in order to maintain level of service and capacity.

**RESPONSE: Please refer to the correspondence from Director of the Broward County Office of Regional Emergency Services and Communications Office.**

**Sec. 47-25.3. Neighborhood Compatibility**

**A. The neighborhood compatibility requirements are as follows:**

1. *Adequacy requirements.* See Sec. 47-25.2.

**RESPONSE: Refer to analysis above.**

2. *Smoke, odor, emissions of particulate matter and noise.*

- a. Documentation from the Broward County Department of Natural Resource Protection (DNRP) or a report by a certified engineer, licensed in the State of Florida, that the proposed development will not exceed the maximum levels of smoke, odor, emissions of particulate matter and noise as regulated by Chapter 27, Pollution Control, of the Code of Broward County, and that a DNRP permit for such facility is not required.
- b. Where a DNRP license is required in accordance with Chapter 27, Pollution Control, of the Code of Broward County, all supporting documentation and information to obtain such permit shall be submitted to the DRC as part of a site plan review.
- c. Such DNRP licenses shall be required to be issued and copies provided to the city prior to the issuance of a building permit for the proposed development.

**RESPONSE: Should any County license be required, the Applicant will apply and obtain.**

3. *Design and performance standards.*

- a. *Lighting.* No lighting shall be directed from a use which is subject to the requirements of this Sec. 47-25.3 in a manner which illuminates abutting residential property and no source of incandescent or mercury vapor illumination shall be directly visible from any abutting residential property. No neon lights inside or outside structures shall be visible from any abutting residential property.
  - i. Glare. Any nonresidential operation or activity producing glare shall be conducted so that direct or indirect illumination of light shall not cause illumination in excess of one (1) footcandle on any abutting residential property except as provided in subsection iii. of this subsection a.
  - ii. Control of effects of lights from automobiles or other sources. Where the site plan indicates potential adverse effects of parking or of other sources on the lot on which the nonresidential use is to be located, such effects shall be eliminated or at a minimum prevented so that lights do not illuminate adjacent residential property below a height of five (5) feet at the residential lot line, or from shining into any residential window if there is to be nonresidential parking on the premises after dark.
  - iii. In addition to the above, parking lots and garages will be subject to the provisions of Sections 47-20.14 and if in conflict with the provisions of this section, the more restrictive provisions shall apply.

**RESPONSE: Project complies. The parking is situated in the basement level and therefore not visible.**

- b. *Control of appearance.* The following design standards are provided to protect the character of abutting residential areas from the visual impact which may result from a use which is subject to the requirements of this Sec. 47-25.3.
  - i. *Architectural features.* The facade of any side of a nonresidential building facing the residential property shall be constructed to compliment a residential structure and shall include the following:
    - a) Fenestration such as windows, doors and openings in the building wall; and
    - b) Shall contain a minimum of one (1) feature from each of the following architectural feature groups with a total of four (4) architectural features from the following list:
      - 1. Detail and embellishments:
        - a. Balconies,
        - b. Color and material banding,
        - c. Decorative metal grates over windows,
        - d. Uniform cornice heights,
        - e. Awnings.
      - 2. Form and mass:
        - a. Building mass changes including projection and recession,



- b. Multiple types and angles of roofline, or any combination thereof.
- c) The above required facade treatment shall be required to continue around the corner onto the adjoining wall for a distance of twenty (20) feet.

**RESPONSE: Project complies. The design incorporates a mix of materials, façade articulation, and glazing that provides transparency and visual interest.**

- ii. *Loading facilities.* Loading and service facilities shall be screened so as not to be visible from abutting residential uses or vacant residential zoned property.

**RESPONSE: Project complies. All loading and service is internalized to the building.**

- iii. *Screening of rooftop mechanical equipment.* All rooftop mechanical equipment, stair and elevator towers shall be designed as an integral part of the building volume and shall be required to be screened with material that matches the material used for the principal structure and shall be at least as high as six (6) inches above the top most surface of the roof mounted structure.

**RESPONSE: Project complies. All mechanical equipment is screened to not be visible from adjacent properties. Refer to Sheet A-4.0.02 for roof detail that depicts mechanical screening with white metal panels attached to solid block wall that is more than 6-inches high above the top of the mechanical equipment.**

- c. *Setback regulations.* **Not applicable. As such, this section has been omitted.**
- d. *Bufferyard requirements.* **Not applicable. As such, this section has been omitted.**
- e. *Neighborhood compatibility and preservation.* In addition to the review requirements provided in subsections A.1, A.2 and A.3.a, b, c, and d, the following review criteria shall also apply as provided below:
  - i. All developments subject to this Sec. 47-25.3 shall comply with the following:
    - a) Development will be compatible with, and preserve the character and integrity of adjacent neighborhoods, the development shall include improvements or modifications either on-site or within the public rights-of-way to mitigate adverse impacts, such as traffic, noise, odors, shadow, scale, visual nuisances, or other similar adverse effects to adjacent neighborhoods. These improvements or modifications may include, but shall not be limited to, the placement or orientation of buildings and entryways, parking areas, bufferyards, alteration of building mass, and the addition of landscaping, walls, or both, to ameliorate such impacts. Roadway adjustments, traffic control devices or mechanisms, and access restrictions may be required to control traffic flow or divert traffic as needed to reduce or eliminate development generated traffic on neighborhood streets.

**RESPONSE: The Project is compatible with the surrounding area and existing/proposed development. Surrounding properties are similarly zoned ABA.**

- b) Consideration shall be given to the recommendations of the adopted neighborhood master plan in which the proposed development is to be located, or which it abuts, although such neighborhood master plan shall not be considered to have the force and effect of law. When recommended improvements for the mitigation of impacts to any neighborhood, conflicts with any applicable ULDR provision, then the provisions of the ULDR shall prevail. In order to ensure that a development will be compatible with, and preserve the character and integrity of adjacent neighborhoods, the development shall include improvements or modifications either on-site or within the public rights-of-way to mitigate adverse impacts, such as traffic, noise, odors, shadow, scale, visual nuisances, or other similar adverse effects to adjacent neighborhoods. These improvements or modifications may include, but shall not be limited to, the placement or orientation of buildings and entryways, parking areas, bufferyards, alteration of building mass, and the addition of landscaping, walls, or both, to ameliorate such impacts. Roadway adjustments, traffic control devices or mechanisms, and access restrictions may be required to control traffic flow or divert traffic as needed to reduce or eliminate development generated traffic on neighborhood streets.

**RESPONSE: Project complies with the intent of the Central Beach Master Plan as described herein.**

ii. Reserved.

iii. Reserved.

iv. All development that is located on land within the CBA zoning districts;

AND

All development that is zoned RMM-25, RMH-25 and RMH-60 east of the Intracoastal Waterway;

AND

All nonresidential development lying east of the Intracoastal Waterway.

- a) In addition to meeting the other applicable review requirements of this subsection 3., it shall be determined if a development meets the Design and Community Compatibility Criteria.

The purpose of the Community Compatibility Criteria is to define objectives for private sector development which either abuts or is readily visible from public corridors. The relationship between private and public sector development must be carefully planned to avoid negative impacts of one upon the other. The city's intent in implementing these objectives is to:

- i. Protect the investment of public funds in public corridor improvements.
- ii. Improve the visual and functional quality of both public and private development by coordinating the transition between these areas.

- iii. The ultimate goal of these objectives is to integrate buildings, vehicular circulation, pedestrian circulation, open space and site elements into a unique, pedestrian sensitive environment which stimulates revitalization.

The Community Compatibility Criteria that are required to be met are as follows:

b) *Bulk Controls:*

*Density:*

Building density should be consistent with the proposed use, adjacent development, and as required under the Central Beach Area, RMM-25, RMH-25 and RMH-60 zoning districts.

**RESPONSE: Project complies. There is no maximum density for hotel use in the ABA District.**

*Floor Area Ratio:*

Building floor area ratio (F.A.R.) should be consistent with the proposed use, and as required under the Central Beach Area.

**RESPONSE: Project complies. The Project proposes a 4.8 FAR by complying with the Design Compatibility Criteria.**

*Maximum Height:*

Building height should be consistent with the proposed use, adjacent development, and as required under the Central Beach Area, and RMM-25, RMH-25 and RMH-60 zoning districts. No portion of a structure in excess of thirty-five (35) feet in height shall exceed the prescribed Beach Shadow Ordinance setback.

**RESPONSE: Project complies with the maximum 200' building height for the ABA District.**

*Yards:*

Building yards should be consistent with the proposed use, adjacent development, and as required under the Central Beach Area, RMM-25, RMH-25 and RMH-60 zoning districts. Building yards are in addition to any easements or reserve right-of-way which may be required by the city, county or state. Portions of a structure, up to thirty-five (35) feet in height, may encroach within the A1A setback if the building's street level use is predominantly pedestrian active (pedestrian-oriented retail, sidewalk cafes, etc.). No portion of any structure is permitted to extend, however, into the future right-of-way.

In the PRD, ABA and SBMHA zoning districts, to insure continuity of the ocean front streetscape "edge" a minimum seventy-five (75%) percent of the northbound A1A frontage must be built to the setback line (or approved encroachment limit). In the Planned Resort Development (PRD) district the entire northbound A1A frontage should be built to the future right-of-way line unless otherwise approved under that district's community redevelopment plan.

**RESPONSE: Project complies with the minimum 20' setback requirements along North Birch Road and Alhambra Street.**

c) *Massing Guidelines:*

*Overall Height:*

Buildings should be encouraged to vary in overall height and not be contained in a single volume of continuous height.

**RESPONSE: Project complies. The building's rooftop is articulated through the use of several roof lines of varying height, shape, and architectural treatment.**

*Vertical Plane Moderation:*

Buildings exceeding thirty-five (35) feet in height should be encouraged to maintain no more than three (3) stories without horizontal moderation in vertical surface plane. This moderation should consist of a minimum four feet horizontal variation in surface plane such as brise soleil, balconies, building projections, etc. Repetitive moderations should be discouraged.

**RESPONSE: Project complies. All the building's façades are articulated with balconies, louvered screening systems with horizontal and vertical configurations, and projecting canopies at the ground and roof levels.**

*Cornice Height:*

All buildings should be encouraged to display a uniform cornice height of a maximum of thirty-five (35) feet in height. This cornice height should consist of a uniform alteration to the building massing for a minimum of twenty (20) feet perpendicular to the vertical surface.

**RESPONSE: Not applicable.**

*Facade Treatment:*

The first thirty-five (35) feet of exterior facade vertical plane should be encouraged to enhance the pedestrian environment by incorporating appropriate architectural features. Such features include cornice detailing, belt courses, corbelling, molding, stringcourses, ornamentation, changes in material or color, and other sculpting of the architectural surface which add special interest and are compatible with public sector site elements.

**RESPONSE: Project complies. The building's facades are articulated with a variety of architectural materials such as extensive glass, painted stucco, wood-like louvers and soffits, and architectural features that include projecting curved balconies, exposed round columns, and round openings through the balcony slabs.**

*Overstreet Connections:*

Connections between structures which pass over public right-of-way may be permitted providing those connections have secured legitimate air rights over the public corridor and meet all applicable codes. Connections over A1A to the beach should be limited to select locations where significant amounts of above grade pedestrian traffic will be generated. Where possible, overstreet connections should access the promenade/beach at or near major beach portal features. All overstreet connections should be of exceptional design, which enhances the visual and functional quality of the streetscape and should be compatible with public sector site elements.

**RESPONSE: Not applicable.**

d) *Street Level Guidelines:*

*Active Use:*

The first floor of all buildings, including structured parking, should be designed to encourage pedestrian scale activity. To stimulate pedestrian activity, buildings which front on A1A northbound should devote a majority of their first floor area to retail activities such as restaurants, shops, galleries and similar active uses. Street level retail uses should have direct access to the adjoining public sector sidewalk in addition to any other access which may be provided.

Structured parking facilities should be designed with street level frontages consisting of either occupied retail space or an architecturally articulated facade which screens the parking area of the structure. Street level openings to parking structures should occur only on sidestreets and be minimized to accommodate necessary vehicle entrances and pedestrian access only.

Buildings which provide pedestrian active retail uses along a majority of their A1A northbound street level frontage may be permitted to exceed setbacks established under the Central Beach Area Zoning Districts (Section 47-12). In addition, street level retail and restaurant uses may be permitted to use a portion of the public sector sidewalk for sidewalk displays and/or outdoor dining areas. Private use of public sector sidewalks must be temporary only and subject to all applicable codes and lease arrangements. All displays, furnishings and other elements associated with these active street level uses should be designed and maintained to enhance the visual and functional quality of the streetscape and should be compatible with public sector site elements.

**RESPONSE: Project complies. The inclusion of underground parking allows for an active and permeable ground level primarily dedicated to the pedestrian realm. It features double height welcoming canopies, lush landscaping, outdoor seating, ADA access ramps, and visual transparency through the extensive use of glass.**

*Fenestration:*

To complement pedestrian scale activity on A1A and all People Streets, a majority of the first floor facade on these frontages should be windows, doors or other transparent architectural features. Expanses of solid wall should be minimized. Reflective surfaces on windows or doors should be discouraged. Street level windows and doors should be recessed or receive special design detailing which distinguish them from the building shaft and add variety to the streetscape.

**RESPONSE: Project complies. The ground level provides visual transparency through the extensive use of glass as described herein.**

*Arcades/Canopies:*

Buildings which border directly on A1A northbound or Las Olas Boulevard within the Planned Resort Development (PRD) district should incorporate an arcade or continuous architectural canopy along these frontages, unless otherwise approved under a community redevelopment plan. Buildings in other districts should be encouraged to incorporate an arcade or continuous canopy along their A1A northbound frontage providing the feature is consistent with the proposed use, adjacent development and meets all applicable codes. Arcades or continuous canopies should be a minimum of ten feet wide and maintain acceptable minimum clear height. Arcades and canopies should be designed as a fixed non-retractable element integral to the building's architectural mass and compatible with public sector site elements.

Non-continuous canopies, awnings and marquees should also be provided over street level window treatments and building entrances. Such features may be constructed of either rigid or flexible material but should complement the visual and functional quality of the streetscape and be compatible with public sector site elements. No arcade, canopy, awning or marquee should extend into the future public right-of-way nor interfere with street light fixtures or the growth and maintenance of street trees.

**RESPONSE: Although the Property is zoned ABA and is therefore not subject to this criteria, the ground floor lobby and porte cochere feature canopies that contribute to the overall welcoming streetscape.**

*Trash/Loading Facilities:*

All building facilities for loading, trash and service should be incorporated within building volume and screened so as not to be visible from the street and pedestrian circulation areas. Trash/loading facilities should be discouraged on A1A and People Street frontages. Where buildings are of inadequate volume to accommodate these facilities, trash/loading facilities should be architecturally treated as part of the building mass and screened by solid walls, fences, planting or architectural devices which are compatible with public sector site elements. Trash/loading facilities must be of sufficient size and design to accommodate access by large vehicles.

**RESPONSE: Project complies. All trash/loading is located at the rear of the building away from public view.**

e) *Other Guidelines:*

*Energy Conservation:*

Buildings should be oriented to take advantage of southeasterly breezes for summer cooling and interrupt occasionally strong northeasterly winds. Exterior glass surfaces should be shaded to improve energy efficiency. Roof and exterior wall finishes should be light in color to encourage maximum reflection/minimum transmission of heat loadings.

**RESPONSE: Project complies. The Project incorporates sustainable practices including cool roofs, wrap around balconies and louvered screens to protect the glazing from excessive heat gain, light colored finishes on the solid vertical and horizontal planes, extensive landscaping on the ground level and roof for the creation of a microclimate that mitigates the thermal exchange between exterior and interior spaces.**

*Building Separation:*

Buildings should allow adequate space between structural masses for the passage of natural breezes. New building masses should be sited to the extent feasible so they maintain reasonable views to the ocean and Intracoastal Waterway from existing structures.

**RESPONSE: Project complies. The Project preserves air and light corridors to the greatest extent with a slender tower that has a maximum floorplate of 3,843 GSF.**

*Rooftop Design:*

Where possible, rooftops should be designed to accommodate various forms of human activity such as sun decks, tennis courts, outdoor cafes, etc. Roof surfaces not allocated to human activity should be finished with a surface material that does not effect the quality of views from surrounding buildings.

All rooftop mechanical equipment, stair and elevator towers should be designed as an integral part of the building volume and/or adequately screened.

**RESPONSE: The 15<sup>th</sup> level / rooftop is activated with hotel amenities. The building mass is bisected by a fin-like element that terminates at the 15<sup>th</sup> level rooftop, giving the project a distinctive character and place in Fort Lauderdale Beach's skyline.**

f) *Vehicular Circulation:*

*Ingress/Egress:*

For the CBA zoning districts, access drives to individual parcels should be limited to those necessary for the adequate function of the use contained therein. Direct vehicular access from A1A northbound should be discouraged unless otherwise approved under the Planned Resort Development (PRD) district community redevelopment plan. Direct vehicular access from A1A southbound should be limited to minimize traffic impacts on the state roadway. Direct



vehicular access from sidestreets should be encouraged. Smaller parcels should be encouraged to share common access with adjacent parcels keeping curb cuts to a minimum.

**RESPONSE: Not applicable as Property is zoned ABA.**

*Arrival/Drop-off Areas:*

Major arrival/drop-off areas should only be encouraged along sidestreets, especially those designated as People Streets. Arrival/drop-off areas should be encouraged to provide sufficient room for vehicle stacking, loading, unloading, and other main entrance functions. Pedestrian entries for all residential, hotel and commercial structures should be located the maximum possible distance from loading and service areas.

**RESPONSE: Project complies. Arrival/drop-off and parking garage access is provided on a one-way entrance drive off Alhambra Street that exits onto North Birch Road.**

*Other:*

Individual parcels should be encouraged to accommodate transit stops for the county bus service, the proposed water taxi and other transit systems. Fire access lanes and other emergency vehicular accessways may be designated by the appropriate public agency. Uses that require service by large vehicles should be designed to allow large vehicle access without blockage of adjoining vehicular or pedestrian circulation.

**RESPONSE: Not applicable.**

*g) Pedestrian Circulation:*

*Urban Open Spaces/Plazas:*

Open spaces for public congregation and recreation should be encouraged to the extent that these spaces do not substantially interrupt the streetscape edge at the building line. Open spaces should be permitted both within and behind building yards in proportion to the bulk of the adjacent building. The streetscape edge should be maintained by architectural features (arcades) site furnishings (flagpoles, light standards) for landscape elements (palms, etc.) which provide continuity between the building line of adjoining structures.

All urban open spaces should be accessible and visible from the adjoining public sector corridor while providing for the safety and security of patrons. Severe elevation change and walls should be discouraged between the adjoining public corridor and the open space. Entryways and steps to these open spaces should be kept wide and welcoming in character. All urban open space must be kept handicap accessible.

The following amenities should be encouraged within urban open spaces: ornamental fountains, waterfalls, sculpture, trellises, arbors, seating facilities, landscape features, etc. Design features of these open spaces should serve to enhance the visual and functional quality of the adjoining corridor and be compatible with public sector site elements.

**RESPONSE: Project complies. An outdoor garden with seating and decorative features creates an urban respite that activates the ground level.**

*Pedestrian Corridors:*

Private sector pedestrian corridors, which supplement public sector pedestrian facilities and improve access to the beach and/or Intracoastal Waterway should be encouraged. These corridors should be of a width and design which encourages pedestrian use and whenever possible allows for emergency vehicle access. The corridors may pass through open air or enclosed portions of surrounding buildings providing the pedestrian experience is largely uninterrupted.

**RESPONSE: Project complies. 7' wide sidewalks are provided along North Birch Road and Alhambra Street which connect to the meandering pedestrian pathways to the hotel entrance lobby level.**

*Parking:*

Parking should be provided consistent with the proposed use, adjacent development and as required under Section 47-20. Access drives to parking should be limited to those necessary for the function of the facility and comply with vehicular ingress/egress guidelines outlined herein. Direct backout or "head-in" parking should be expressly prohibited.

Parking facilities should be located in close proximity to the building they serve with direct pedestrian access from parking to building which does not impact public pedestrian facilities. Vehicular circulation within parking areas should remain internal to the parking facility and public roads should not be utilized as part of the parking circulation system. Structure parking should be encouraged subject to the street level building guidelines outlined herein. Covered parking should also be encouraged providing the overhead structures are compatible with adjoining architecture/ site elements and comply with the building rooftop design guidelines outlined herein. Grade level parking must be adequately screened so parked cars are not visible from adjoining public corridors, and landscaped to moderate views from surrounding buildings.

Parking perimeters may incorporate walls, fencing, mounds and/or landscape treatments to meet the screening requirement providing these elements are compatible with adjoining public sector site elements and allow safe and secure use of parking facilities. Trash, storage and mechanical equipment located within parking facilities should also comply with the screening requirements outlined herein.

**RESPONSE: Project complies. Parking is proposed underground at the basement level.**

h) *Perimeter Treatments:*

*Screening:*

All exterior trash, loading and equipment storage facilities should be screened so as not to be visible from adjoining public corridors and landscaped to moderate views from surrounding buildings. Mechanical equipment including all handling units, exhaust outlets, transformer boxes, electric switching units, etc. should be appropriately screened by planting and/or low walls wherever it cannot be concealed within the building volume.

Grade level parking lots should be appropriately screened from adjacent pedestrian areas with walls, fencing and/or planting. Shrubs surrounding ground level parking lots should be of sufficient height to hide automobile grill work. Landscape material used to meet the above requirements should provide 100% screening within one growing season, and must be provided with an automatic irrigation system.

Any lot that becomes vacant through removal of a structure should be screened from the abutting public corridor. Vacant lot screening should utilize the elements described above and additional treatments as necessary to protect the visual and functional quality of the adjoining public corridor. Screening design, materials and maintenance should be compatible with public sector site elements.

**RESPONSE: Project complies. Loading/service access is provided at the rear of the site, Rooftop mechanical equipment is architecturally screened and integrated into the building design.**

*Paving:*

Public sector paving should be as shown on the approved Beach Revitalization streetscape plans or as specified in other sections of these guidelines. Paving systems used on private plazas and walkways should be compatible in pattern and scale to public sector paving. Private paving systems which immediately abut and are readily visible from adjoining public corridors should reflect the same color, material and texture as the public sector paving and provide a cohesive visual and functional transition without interruption.

While private paving systems should be of outstanding design and character, they should be encouraged to fit within the overall fabric of the streetscape and not dominate the visual experience. Private paving should be sensitive to the needs of the beach-going public and be handicap accessible. Paving design, materials and maintenance should be compatible with public sector site elements.

**RESPONSE: Project complies. Refer to Hardscape Plan Sheet L-200.**

*Landscape:*

Private sector landscape planting should be consistent with the proposed use, adjacent development, and as required under Section 47-12 of the ULDR. Existing trees should be preserved or otherwise mitigated as outlined in the ordinance. Plant material should be used in a contemporary urban context, acknowledging the limitations of the beach environment, and creating a lush tropical environment in keeping with the visual quality of the beach and adjoining public corridors. Plant massings should be rich in material, with special attention given to the ground plane treatment. Color should be used in bold, massive statements where appropriate.

Private sector plant material which immediately abuts and is readily visible from adjoining public corridors should reflect the species, size, and spacing of the public sector landscape and provide a cohesive visual and functional transition without interruption. Landscape design and maintenance should be compatible with public sector site elements. Private sector landscape planting should be consistent with the proposed use, adjacent development, and as required under Section 47-12. Existing trees should be preserved or otherwise mitigated as outlined in Section 47-12. Plant material should be used in a contemporary urban context, acknowledging the limitations of the beach environment, and creating a lush tropical environment in keeping with the visual quality of the beach and adjoining public corridors. Plant massings should be rich in material, with special attention given to the ground plane treatment. Color should be used in bold, massive statements at intersections and where appropriate.

Private sector plant material which immediately abuts and is readily visible from adjoining public corridors should reflect the species, size, and spacing of the public sector landscape and provide a cohesive visual and functional transition without interruption. This street frontage landscaping should not be blocked visually by fences or other architectural treatments. All street frontages should have palms and shade trees. One half of the trees on these frontages should be shade trees. Property abutting the Intracoastal Waterway should have trees and palms planted along this water frontage. Landscape design and maintenance should be compatible with public sector site elements.

**RESPONSE: Landscaping meets ULDR requirements. Refer to Landscape Plan Sheet L-301.**

i) *Site Furnishings:*

Private sector site furnishings should be consistent with the proposed use, adjacent development, and as required by applicable codes. Site furnishings should be considered an integral component of the urban streetscape and designed/located accordingly. Emphasis should be given to maximizing passive relaxation opportunities in locations which allow varying degrees of interaction with adjacent pedestrian corridors. Visual clutter and haphazard distribution of site furnishings should be discouraged. Site furnishing design, materials, and maintenance should be compatible with public sector site elements.

Vending machines visible from public rights-of-way should be located and/or designed to be compatible with the adjacent development and public sector site elements. The location of these vending machines shall be compatible with adjacent architectural color and style; uniform in style, material, height and color when located next to other vending machines and must not interfere with public automobile or pedestrian access.

**RESPONSE: Site furnishings are provided to meet the applicable intent for the ABA district and hotel use.**

j) *Signage:*

Private sector signage should be consistent with the proposed use, adjacent development, and as required under Section 47-12. Signage should be considered an integral component of the urban streetscape and designed/located accordingly. Signage should be restrained in character and no larger than necessary for adequate identification. Wherever possible, signage should be integrated with the building architecture, arcades or canopies. Private signage which improves the pedestrian's orientation to adjoining pedestrian and vehicular circulation systems should be encouraged.

Building signage should be discouraged above the building's second floor elevation except on hotels which may be permitted to display a single discrete sign on both the north and south faces of the main building mass. Roof signs and billboards should be expressly prohibited. Freestanding signs should be located and sized so they do not obstruct views to/from adjoining parcels or impede clear view of pedestrian and vehicular traffic and traffic control devices.

The intensity and type of signage illumination should not be offensive to surrounding parcels or the uses therein. Signage style and character should enhance the visual and functional quality of the adjoining public corridor. Signage design, material and maintenance should be compatible with public sector site elements.

**RESPONSE: Signage will meet the intent and is proposed to be submitted under a separate application/permit.**

k) *Lighting:*

Private sector site lighting should be consistent with the proposed use, adjacent development, and as required under applicable codes. Site lighting should be considered an integral component of the urban streetscape and designed/located accordingly. Emphasis should be placed on both the nighttime effects of illumination quality and the daytime impact of the standard's appearance.

Site lighting should be consistent with the theme of the immediate context and compatible with the lighting of adjacent parcels. Light distributions should be relatively uniform and appropriate foot-candle levels should be provided for various uses. (Refer to adopted Public Sector Site Lighting Guidelines for average maintained foot-candle recommendations). All exterior private sector spaces should be sufficiently lit to allow police and citizen surveillance,

enhance personal security, and discourage undesirable activities. Exterior lighting should be controlled by an automatic timer or photocell to insure regular activation.

Site lighting which immediately abuts and is readily visible from adjoining public corridors should reflect the fixture style, light source and illumination intensity of adjoining public lighting and provide a cohesive visual and functional transition without interruption. Site lighting design, materials and maintenance should be compatible with public sector site elements.

**RESPONSE: Project complies. Proposed site lighting as depicted in the Photometric Plans complies with all code requirements.**

l) *Utilities:*

Private sector utilities should be consistent with the proposed use, adjacent development, and as required under applicable codes. Above-grade utilities should be integrated with surrounding uses and carefully located to minimize visual and functional impact on the adjoining streetscape.

New development should be encouraged to provide underground utility lines. Existing or renovated development should be encouraged to relocate overhead utility lines underground.

Any above-grade utility elements should be consistent in placement, orientation, mounting and material. All above-grade utility elements should be painted one unobtrusive color which allows the elements to blend with their surroundings. All above-grade utilities should be screened by planting and/or low walls so they are not visible from the street and pedestrian circulation areas.

**RESPONSE: Project complies.**

m) *Site Plan Objectives:*

The following Site Plan Objectives shall be incorporated in all development proposals for the Central Beach Revitalization Area and RMM-25, RMH-25 and RMH-60 zoning districts. This section provides an outline on how and what outdoor spaces need to be provided as part of development proposals. The intent is to ensure that development is more than buildings and structures. The quality of the Central Beach Revitalization area will be enhanced with the addition of planned outdoor spaces.

**RESPONSE: Project complies with the Central Beach Revitalization Area objectives as described herein and the plan set.**

n) *Usable Outdoor Spaces:*

Hotel and residential development shall provide usable outdoor recreation spaces designated to accommodate passive areas (sitting, etc.) and active areas (pools, etc.). Commercial development shall provide usable outdoor sitting and gathering spaces designed to furnish a place for pedestrians to view, use or consume the goods and services offered.

There shall be a variety in the sizes of outdoor spaces and the level of detail shall be such as ornamental fountains, waterfalls, sculptures, trellises, arbors, seating facilities and landscape features.

The total size required for the outdoor spaces will be evaluated on the size and use of the proposed development.

**RESPONSE: Project complies. The ground level features an outdoor garden space with outdoor seating opportunities and ornamental features as well as 5<sup>th</sup> level sky lobby, terraces, café and office and 15<sup>th</sup> level/rooftop pool deck and amenities.**

*Pedestrian Accessible Spaces:*

Hotel and commercial development shall provide direct access to adjoining public sidewalks in order to stimulate pedestrian activity. These spaces shall supplement public sector walkways and improve access to the beach and the Intracoastal Waterway, or both.

**RESPONSE: Project complies. The ground level provides meandering pathways that with direct access to adjoining public sidewalk on North Birch Road and Alhambra Street.**

o) *Defensible Space:*

All projects shall promote a secure environment. This is to be accomplished by designing with CPTED (Crime Prevention Through Environmental Design) principles.

In addition to the above requirements, the following may be required based on the site specifics of each project:

Provide plant material in the adjacent right-of-way.

**RESPONSE: Project complies.**

Provide foundation/entry plantings to the development.

**RESPONSE: Project complies.**

All sites should exhibit lush tropical landscaping.

**RESPONSE: Project complies. Lush tropical landscaping is provided to define and enhance the Project and public realm.**

Provide large trees/shrubs (mature plantings). This may be required in order to mitigate certain objectionable uses or needed to assist in the neighborhood compatibility of the proposed development.

**RESPONSE: Not applicable.**

Preserve view corridors. The City recognizes that existing and new views to and from the Intracoastal Waterway, Atlantic Ocean, Bonnet House and public parks are important to maintain.

**RESPONSE: Project complies. The Project preserves air and light corridors to the greatest extent with a slender tower that has a maximum floorplate of 3,843 GSF.**

Respectfully,

Stephanie J. Toothaker, Esq.



## DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

## APPLICANT RESPONSES

**MEETING DATE:** July 25, 2023

**PROPERTY OWNER /  
APPLICANT:** Hariohm Realty, LLC.

**AGENT:** Stephanie J. Toothaker, Esq.

**PROJECT NAME:** 42 Hotel

**CASE NUMBER:** UDP-S23035  
Site Plan Level IV Review: 75-Room Hotel with 984 Square Feet of Ancillary Bar, Dimensional Modifications to Tower Stepback, Tower Separation, and Increase in Floor Area Ratio (FAR), and Request to Pay the Central Beach Parking Facility Fee in Lieu of Parking in the Central Beach Regional Activity Center

**REQUEST:**

**LOCATION:** 3001 Alhambra Street

**ZONING:** A-1-A Beachfront Area District (ABA)

**LAND USE:** Central Beach Regional Activity Center

**CASE PLANNER:** Karlanne Devonish

**Applicant's Accepted Responses are Bolded**

**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

Case Number: UDP-S23035

**BUILDING – July 25, 2023**

Please provide a response to the following:

1. Specify uses and occupancy classification per Chapter 3 of the 2020 FBC  
**Response: Refer to sheet A-0.0.05a BLDG code references.**
2. Show provisions for either open or closed interior parking per sections 406.5 or 406.6 of the 2020 FBC.  
**Response: Project will comply with 2020 FBC section 406.6 Enclosed parking garage. Two levels basement parking garage. Notes were added to sheets A-1.3.00A and B.**
3. Specify height and area compliance per Chapter 5 of the 2020 FBC.  
**Response: Building complies with 2020 FBC chapter 5. refer to sheet A-0.0.05a table 504.3a AND table 506.2ab**
4. Provide building construction type designation per Chapter 6 of the 2020 FBC.  
**Response: Construction TYPE 1-A. Refer to sheet A-0.0.05a BLDG code references.**
5. Specify fire-resistance rating requirements based on building separation per Table 601 and 602 of the 2020 FBC.  
**Response: Refer to sheet A-0.0.05a BLDG code references.**
6. Indicate code compliant sprinkler system per Section 903 of the 2020 FBC  
**Response: Refer to sheet A-0.0.05a BLDG code references.**
7. Designate transient lodging guest rooms in accordance with the FBC Accessibility 224.  
**Response: Acknowledged, 5 percent of the guest rooms minus the Total Number of Required (accessible) Rooms required by Table 224.2 shall provide special accessibility features. We are providing a total of 4 rooms (5%) in accordance with FBC Accessibility 224. Unit 1 at levels 2,4, 7, and 9 will comply.**
8. Parking facilities that provide valet parking services shall provide at least one passenger loading zone complying with FBC Accessibility Section 503.  
**Response: We are providing an ADA van space with direct access to the entrance.**
9. Show Dimensioned ADA Hotel Lodging requirements.  
**Response: Refer to sheet A-1.3.01. Dimensions were added to the ADA parking stall.**
10. Provide accessible route connecting handicap parking spaces to accessible building entrances per FBC Accessibility volume.  
**Response: Refer to sheet A-1.3.01. Direct access is provided.**
11. Show that the openings in the exterior walls adjacent to the north and east property lines meet the requirements of Table 705.8 of the 2020 FBC.  
**Response: We are providing 20'-0 setbacks at the North and East of the property. Also, the building is going to be equipped throughout with an automatic sprinkler system. According to table 705.8, there are no limits to the allowable opening areas.**
12. Reference the Florida Building Code 7th edition on plan for the proposed development [FBC 2020-101.2]  
**Response: Refer to sheet A-0.0.05a BLDG code references.**

## **GENERAL COMMENTS**

The following comments are for informational purposes. Please consider the following prior to submittal for Final DRC:

1. The Florida Building Code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.  
**Response: Acknowledged.**
2. All projects must consider safeguards during the construction process. FBC Chapter 33 delineates various safeguards that may apply during the construction phase. All structures associated with the protection of pedestrians will require a separate permit. A licensed professional must sign and seal the plans and specifications.  
**Response: Acknowledged.**
3. The City of Fort Lauderdale is a participating municipality in the National Flood Insurance Program (NFIP). The requirements specific to the City of Fort Lauderdale can be found in  
**Response: Acknowledged.**

**Chapter 14 - FLOODPLAIN MANAGEMENT of the Code of Ordinances** and accessed at;

- a. [https://library.municode.com/fl/fort\\_lauderdale/codes/code\\_of\\_ordinances?nodeId=COOR\\_CH14FL](https://library.municode.com/fl/fort_lauderdale/codes/code_of_ordinances?nodeId=COOR_CH14FL) MA

### **Please consider the following prior to submittal for Building Permit:**

1. On December 31st, 2020 the 7th Edition of the Florida Building Code was adopted. All work described in Section 101.2, of the Broward County Administrative portion of the Florida Building Code, will govern the administration and enforcement of the proposed work. Each building and or structure will require a separate permit. The following websites will assist in the design considerations:
  - b. <https://www.fortlauderdale.gov/government/departments-a-h/development-services/building-services>
  - c. [https://floridabuilding.org/bc/bc\\_default.aspx](https://floridabuilding.org/bc/bc_default.aspx)
  - d. <http://www.broward.org/codeappeals/pages/default.aspx>

**General Guidelines Checklist is available upon request.**

**Response: Acknowledged.**

Case Number: UDP-S23035

**ENGINEERING – July 25, 2023**

**Prior to City Commission Meeting, please provide updated plans and written response to the following review comments:**

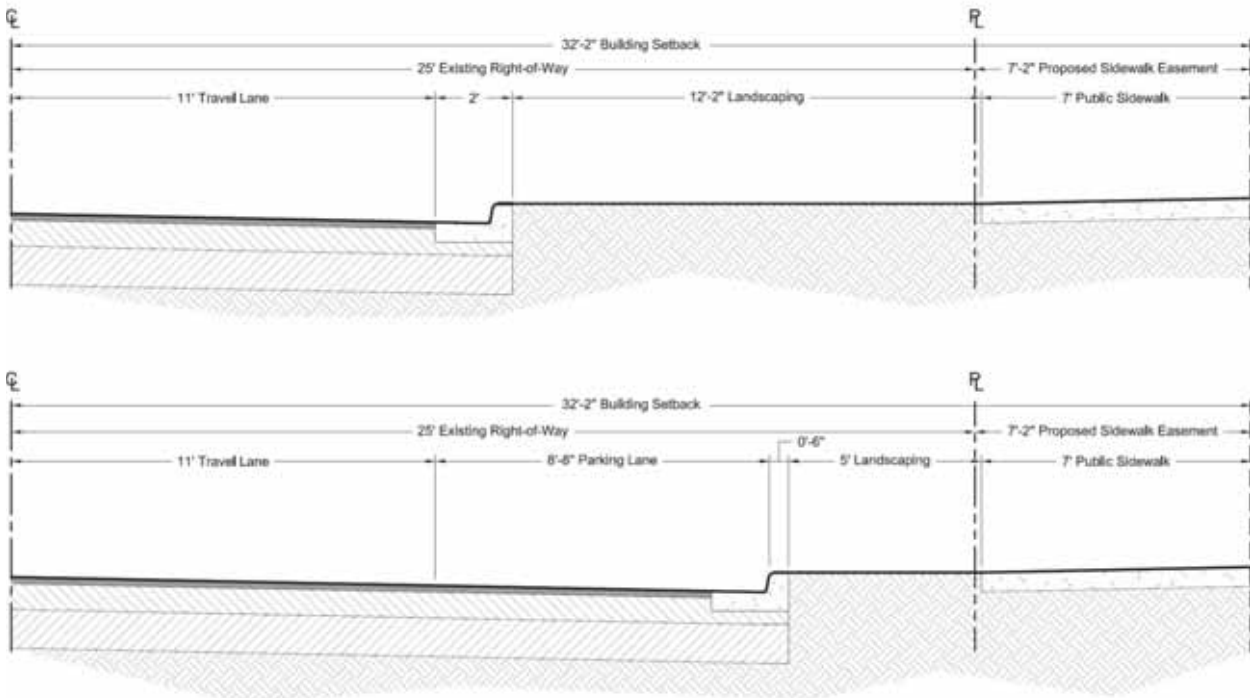
1. Property boundaries shown in the Survey provided do not follow boundaries as shown on PB 7 PG 30. Please revise the Survey. Revise plans as applicable.  
**Response: Survey was updated to show the proper boundaries as shown on PB 7 PG 30.**
2. Meet the City's Adequacy requirements to services provided to the public (fire service, water, wastewater, stormwater, transportation, etc.), per ULDR Section 47-25.2 of the City's Code of Ordinances. Assess potential demands and impacts on City services and prepare a design for each that utilizes existing water, wastewater, stormwater, and transportation infrastructure to adequately serve this project. If the adequate infrastructure is not available, prepare a design that extends/expands the connection to the nearest City system to adequately serve this development.
  - a. Prepare service demand calculations for water & wastewater services and obtain a letter of service availability from the City's Public Works – Engineering Department. Submit water and wastewater capacity availability request form and documents/ plans through the city website.  
**Response: Refer to updated Water and Sewer Capacity Availability Letter dated 11/28/2023 and uploaded as: "DRC-W&S Capacity Letter Update 11.28.2023-42 Hotel".**
3. A 'letter of no objection' from each private utility owner that has an interest in the Utility Easement as described on ORB 21386 PG437 will be required.  
**Response: Kimley-Horn will continue coordination with FPL. The City of Fort Lauderdale stated a conditional approval can be received while this is being coordinated.**
4. Provide disposition of all the existing utilities on-site and within the adjacent right of way that may be impacted by the proposed development. Label information on plans (i.e. utility to remain/ be relocated/ removed). Utilities include but are not limited to above and underground water, sewer, drainage, electrical, communications, light/power poles, down guys, fire hydrants, manholes, etc.  
**Response: Acknowledged. Please see Civil Plan Sheets, C-107 for updated demolition plan.**
  - a. Clearly indicate disposition of existing streetlight on the north side of Alhambra St. ADVISORY: Removal/relocation of streetlights shall be accepted by the City Facilities Manager.  
**Response: Existing streetlight on Alhambra to remain.**
5. Clearly indicate on plans the limits of construction and how the proposed improvements will transition into the existing (on-site and off-site) as applicable.
  - a. Sidewalks shall be continuous through the driveways.  
**Response: This item is considered addressed per uploaded email coordination on 10/4/2024.**
  - b. Light poles, trees and landscaping are not to be included in the minimum sidewalk width required.  
**Response: Acknowledged, refer to updates to sheet A-1.3.01 and A-0.0.05 and landscape drawings**
  - c. Driveway flares shall not encroach onto adjacent properties.  
**Response: Acknowledged, refer to updates to sheet C-300, A-1.3.01 and A-0.0.05**
6. Building Elevations: Show and label existing Right-of-Way, proposed Right-of-Way and/or Easement boundaries, Fee Simple lot boundaries, and horizontal building clearances on all building elevation / section details, as appropriate.  
**Response: Please refer to Civil Plan Sheet C-300 for Sidewalk Easement, Paving and Grading information.**

7. See below the sketches of the typical roadway sections for Alhambra St. Said sketches follow Sec. 47-12.5.D of the Code for Central Beach district. Please implement the typical sections, as applicable for the project.

- a. Revise plans and cross sections as necessary. Cross-sections should show existing right of way and proposed right of way and/or easement boundaries.

**Response:** Refer to detail 2 "Alhambra ST. Section. On sheet A-1.0.04

### TYPICAL ROADWAY SECTION (ALHAMBRA ST)



8. Label on Site Plan Data Table the required and proposed type of loading zone(s) required, per ULDR Section 47-20.2 Table 2 and Section 47-20.6. Show truck turning template circulation (label typical minimum centerline turning radius) entering and exiting the site as required for the proposed development. Turning geometries and loading zone design shall be in accordance with ULDR Section 47-20.6.

**Response:** Loading Zone is not required

9. The minimum clear width and depth parking stall dimensions shall be 8'-8" (12' for ADA parking stalls) and 18'-0", respectively, and shall not be encroached upon by building columns.

**Response:** Dimensions were added to all parking stalls. Refer to sheet A-1.3.01, A-1.3.00 A and B for dimensions.

**Comment 10/25/2023:** Comment adequately addressed.

10. Per ULDR Section 47-2.2.Q, show and label sight triangles as appropriate for safe and adequate access of drivers and pedestrians, on the Site Plan, Landscape Plans, and Civil Plans: intersections of driveways with streets and alleys (10' measured from intersection point of pavement edges), alleys with alleys (15' measured from intersection point of extended property lines), alleys with streets (15' measured from intersection point of extended property lines), and streets with streets (25' measured from intersection point of extended property lines). The request for reduction of sight triangle dimensions is subject to review by the City Engineer on a case-by-case basis. Per ULDR Section 47-19.1.E, no accessory use or structure shall be permitted within a sight triangle except as provided in ULDR Section 47-35.

**Response:** Refer to sheets C-200, A-0.0.05 and A-1.3.01 for dimensions.

11. Per SECTION 47-20.5.C.3 - For two-way on-site travel, a minimum of twenty (20) feet in width shall be provided.

**Response:** Acknowledge. We are providing one-way traffic. Refer to updated Sheet A-1.3.01.

## 12. Water and Sewer Plans:

- a. All above/below ground structures shall be located outside of the provided utility easement for the new water meter.  
**Response: Acknowledged. Please see civil plan sheet: C-600, for updated water and sewer plans.**
- b. Move the proposed 2" water meters to the right-of-way next to the property line. Refer to City standards.  
**Response: Acknowledged. Please see civil plan sheet: C-600, for updated water and sewer plans.**
- c. Show check valves next to the taps for water connections 2-inches and smaller per City standards.  
**Response: Acknowledged. Please see civil plan sheet: C-600, for updated water and sewer plans.**
- d. Show double valves (tapping valve and gate valve) next to the taps for water connections 4-inch and larger per City Standards.  
**Response: Acknowledged. Please see civil plan sheet: C-600, for updated water and sewer plans.**
- e. Provide standard detail for back flow preventor for the proposed 6-inch water connection.  
**Response: Acknowledged. Please see civil plan sheet: C-600, for updated water and sewer plans.**
- f. Provide disposition of existing services (i.e. water services and sewer laterals).  
**Response: Acknowledged. Please see civil plan sheet: C-107, for demolition plans.**

## 13. Provide sufficient existing and proposed grades and information on conceptual Paving, Grading, and Drainage Plan and details to demonstrate how stormwater runoff will remain onsite ((include typical cross-sections along all property lines as appropriate, and depict how the proposed project improvements (i.e. on-street parking, sidewalks, etc.) will not adversely impact the adjacent Right-of-Way, properties and waterways.

- a. In addition, clearly show underground stormwater system and how the structures will connect with one and other. On-site drainage calculations will be reviewed once comment No. 13 is addressed.

**Response: Please see civil plan sheet: C-300, for grading plan. Grading along the sidewalk now follows the slopes of the roadway centerline.**

## 14. Drainage mitigation is required for any impacts within adjacent City of Fort Lauderdale Right-of-Way, such as increased runoff, additional impervious areas, and modification of existing storage or treatment. Engineer of Record (EOR) shall evaluate the adjacent City roadway system capacity and demonstrate that the proposed improvements will not negatively impact the City's existing drainage system, and provide recommendations in compliance with the City's Comprehensive Plan (i.e. meets or exceeds the 10-year/1-day storm event drainage criteria).

**Response: Please see attached On-Site and Off-Site Drainage Reports showing runoff comparisons. The existing site stormwater flows entirely to off-site drainage systems. The proposed design treat and discharge stormwater through exfiltration trench and a drainage well.**

## 15. Show and label all existing and proposed utilities (utility type, material and size) on civil and landscaping plans for potential conflict. A min. 5 feet and 10 feet horizontal clearance horizontal separation is required between city utilities infrastructure and proposed small and large trees, respectively (including proposed water and sewer services to the development). Any new trees (located within or adjacent to City Right-of-Way) should be placed with sufficient horizontal and vertical distances (per City, County, and State guidelines) to / from City's public infrastructure, including stormwater assets, to allow for continued Public Works maintenance without obstruction. If this cannot be accommodated due to field conditions, then the developer shall relocate the existing City's public infrastructure to resolve the conflict(s) and to comply with City's, County's &amp; State's engineering standards/permits/policies. Ensure separation is provided and include a note regarding horizontal clearance requirement on the landscape plans.

**Response: Acknowledged. Please see civil plan sheet: C-600, for updated water and sewer plans.**

## 16. Proposed trees shall be installed a min. 4 feet behind proposed curbs when adjacent to travel lanes and a min. 6 feet away from adjacent travel lanes when no curb is present.

**Response: Trees and palms trunk will be planted no closer than 4' from back of curb.**

## 17. Provide Maintenance Agreement Area Exhibit, which provides a visual representation of the area within the adjacent public Right-of-Way (adjacent to the proposed development) to be maintained in perpetuity by the developer. Label whether the adjacent Right-of-Way is FDOT, BCHCED, or City jurisdiction, as well as label all proposed improvements, including asphalt and other specialty paving, specialty sidewalks, landscaping, irrigation, lighting, curb and gutter etc. that will be maintained by the Applicant throughout the life of the improvements. Perpetual maintenance of newly constructed exfiltration trenches, inlets, etc. within adjacent City Right-of-Way will typically revert back to the City, upon successful inspection/acceptance by Public Works after 1-year warranty period.

**Response: Refer to civil plan sheet EX-1 Maintenance Agreement Area Exhibit**



18. New comment 10/26/2023 based on revised plans: Provide permanent Sidewalk Easement as appropriate along East side of N Birch Rd and along the North side of Alhambra St to accommodate pedestrian clear path that may be located beyond public Right-of-Way.

Show / label delineation on the Site plan, and on the Civil and Landscape plans for clarity.  
addressed. Please, refer to comment number 5 and update the sidewalk easement boundaries on all plan sheets.

**Response**: This item is considered addressed per uploaded email coordination on 10/4/2024.

19. New Comments: A curb and gutter shall extend through the driveway approach along Alhambra St, similar to what is proposed along N Birch Road.

**Response**: Due to the existing property to the east, the valley gutter is continued through the driveway to allow site access to both properties. The drainage flow line in the existing valley gutter will be caught in this valley gutter, continue across the driveway and be collected in the proposed F-Curb. Please see civil plan sheet: C-300, for grading along Alhambra Street.

For Engineering General Advisory DRC Information, please visit our website at  
<https://www.fortlauderdale.gov/home/showdocument?id=30249>

Additional comments may be forthcoming at the DRC meeting and once additional/ revised information is provided on plans.

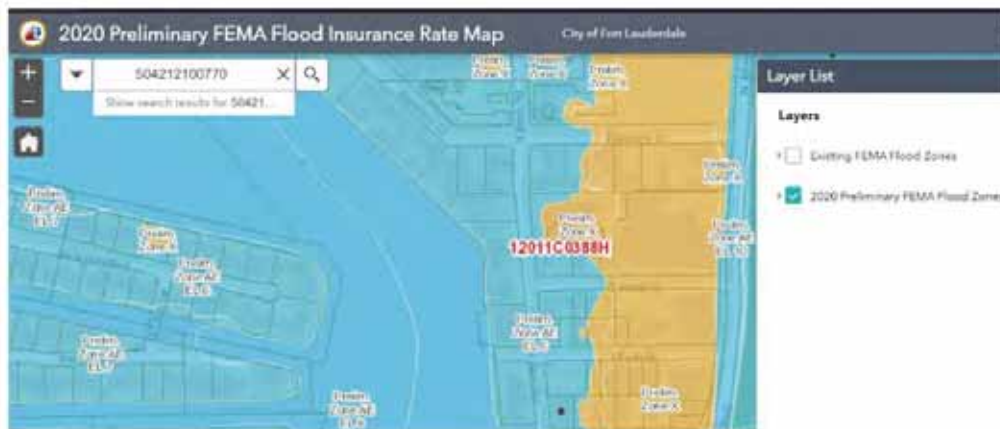
Case Number: UDP-S23035

**FLOOD MANAGEMENT – July 25, 2023:**

Please provide a response to the following: Prior to Final DRC sign off and update plans and provide a narrative with a written response for each comment. Please view the following updated comments the BFE is 6' NAVD see attached preliminary flood map.

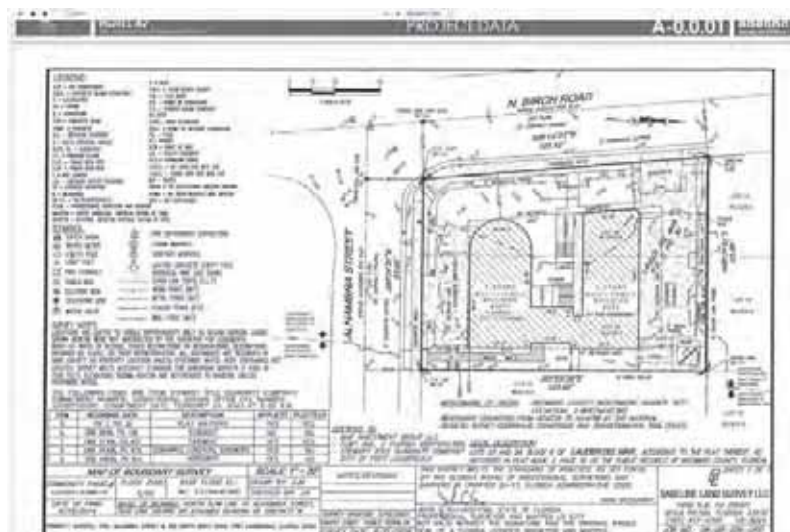
1. Provide the following flood zone data on the site plan from the (2014 FIRM Flood Insurance Rate Maps) 12011C0388H, X500, and "AE" flood zone with a base flood elevation of 5' NAVD 88.

The preliminary maps show a BFE of 8 ft 6ft. NAVD (flood zone "AE") see attachment of the Preliminary Flood Map



**Response:** Ground floor is at the correct flood elevation. 7.0 NAVD

2. Provide a delineation of flood hazard areas, and flood zone(s), base flood elevation(s), and ground elevations if necessary for review of the proposed development. Also provide the preliminary map attachment of the preliminary flood zone. Once the preliminary Maps go into effect you will need to meet this BFE of 8 6ft plus 1 ft. freeboard = 9' 7' NAVD 88 (since the preliminary maps are preliminary maps are subject to change)



**Response:** Please see attached survey which shows flood zone delineation line.

3. Elevation requirements. (Elevated to (BFE) Base Flood Elevation + 1 'Freeboard) or above the elevation required in the Florida Building Code or the base flood elevation plus one (1) foot, whichever is higher. (BFE Base Flood Elevation + 1 foot Freeboard = FFE Finish Floor Elevation) (CFL Flood Ordinance CH 14-11)

**Preliminary flood map BFE**

The BFE using the Preliminary Maps is BFE 8 ft. + 1 = 9 ft. FFE

The BFE using the Preliminary Maps is BFE 6 ft. + 1' freeboard = 7 ft. NAVD 88 FFE



See attachment of (site plan A 0 0.05) showing that the Finish floor elevation will not meet the BFE of 8 ft. + 1 ft.=9' NAVD 88 once the preliminary maps go into use.

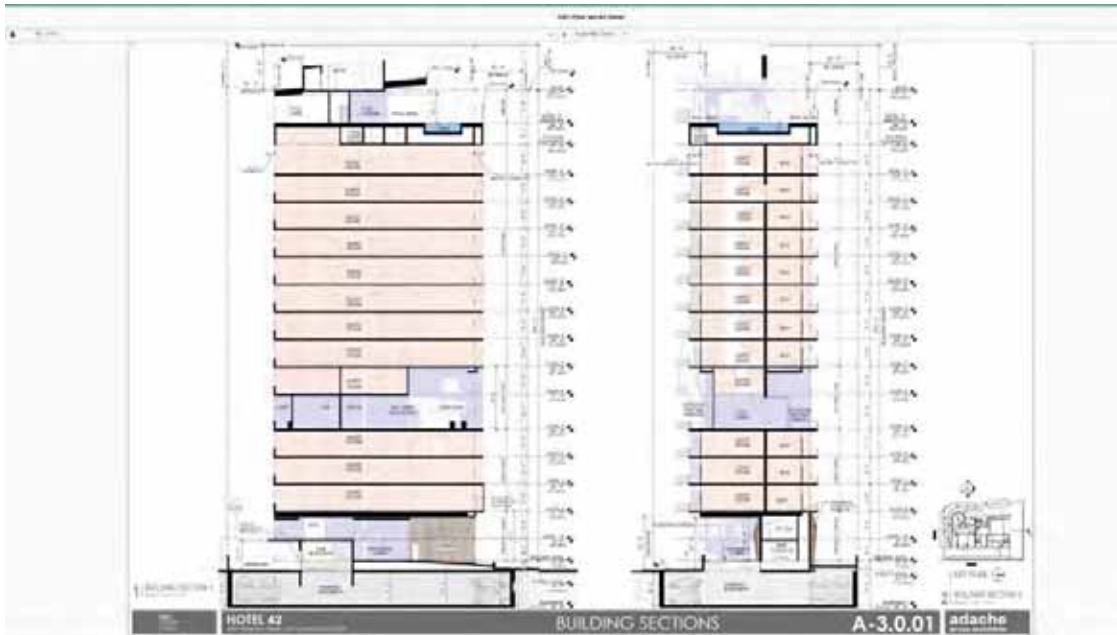
See attachment of (site plan A 0 0.05) please show that the Finish floor elevation will meet the BFE of 6 ft. + 1 ft.=7' NAVD 88 once the preliminary maps go into use this will be the flood maps in use.

Response: Building is at the correct flood elevation (7.00 NAVD).

4. Provide the finish floor elevation in feet using the NAVD 88 Datum and any flood levels below on Elevation (sheets A 2.0 0,1), (A 2.0 02), (A 2.0 003), (A 2.0 004).

Response: NAVD dimensions were added to all the levels. Refer to BLDG sections for levels below grade.

5. Flood proofing is required for areas below BFE + 1 '= FFE NAVD 88 (equipment and generator will need to meet BFE + 1' (Reference the floodproofing that will be done in these areas.



**Response:** Acknowledged. Equipment and generator are located at 7.00 NAVD level. refer to general notes on drawings (sections, basement plans, site plan, and ground floor). Flood gates are going to be provided to all doors below grade level (7.00 NAVD). Water proofing membrane will be applied where the interior floor is below grade. Refer to general notes on sheets, A-0.0.05, A-3.0.01, A-1.3.00A, A-1.3.00B, A-1.3.01

#### REFERENCES

(Code of Ordinances, Chapter 14),

[https://library.municode.com/fl/fort\\_lauderdale/codes/code\\_of\\_ordinances?nodeId=COOR\\_CH14FLMA](https://library.municode.com/fl/fort_lauderdale/codes/code_of_ordinances?nodeId=COOR_CH14FLMA)

**FEMA Elevator Installation (see link to FEMA technical Bulletin 4)** see link below:

- A) Elevate all equipment above (BFE + 1')
- B) Cloud on plans that a (float switch) will be installed.
- C) Link provided.

[https://www.fema.gov/sites/default/files/2020-07/fema\\_tb4\\_elevator\\_installation.pdf](https://www.fema.gov/sites/default/files/2020-07/fema_tb4_elevator_installation.pdf)

#### Florida Building Code (7<sup>th</sup> edition) Flood Resistant Provision

[https://portal.floridadisaster.org/mitigation/SFMP/External/Community%20Resources/Florida%20Building%20Code%20Resources/7th%20Ed\\_FBC\\_FloodProvisions\\_Nov2020r.pdf](https://portal.floridadisaster.org/mitigation/SFMP/External/Community%20Resources/Florida%20Building%20Code%20Resources/7th%20Ed_FBC_FloodProvisions_Nov2020r.pdf)

#### City of Fort Lauderdale Flood Ordinance

[https://library.municode.com/fl/fort\\_lauderdale/codes/code\\_of\\_ordinances?nodeId=COOR\\_CH14FLMA](https://library.municode.com/fl/fort_lauderdale/codes/code_of_ordinances?nodeId=COOR_CH14FLMA)

**Highlights of ASCE 24-14 Flood Resistant Design and Construction (FEMA)** (Section 2.7 enclosures below design flood elevation), (section 6.0 floodproofing). Section 7.0 utilities & equipment, (section 7.5 elevators)

<https://portal.floridadisaster.org/mitigation/SFMP/External/Community%20Resources/Florida%20Building%20Code%20Resources/highlights-of-asce-24-14-flood-resistant-design-and-construction.pdf?Web=1>

#### Per FEMA Elevator Installation (NFIP Technical Bulletin 4/ June 2019)

[https://www.fema.gov/sites/default/files/2020-07/fema\\_tb4\\_elevator\\_installation.pdf](https://www.fema.gov/sites/default/files/2020-07/fema_tb4_elevator_installation.pdf)

Case Number: UDP-S23035

**LANDSCAPE – July 25, 2023:**

Please provide a response to the following.

1. Provide an existing tree site plan or existing tree site survey illustrating all existing trees and palms, and number each one.  
**Response:** Please refer to the boundary survey Arborist Report for existing tree information and to sheet L-100 for the Tree Disposition Plan.
2. Provide a corresponding list, as per ULDR 47-21.15, of these trees/palms including:
  - a. tree number for each
  - b. botanical name and common name for each
  - c. trunk diameter, in inches, at chest height for trees
  - d. clear trunk in feet for palms
  - e. condition percentage as a number for each
  - f. indicate status for all existing trees/palms on site (remain, relocate, remove)**Response:** Refer to revised Tree Disposition plan sheet L-100 for the incorporation of all these items.
3. Please have a certified ISA Arborist provide the information as to the existing trees including the condition ratings that will be required for mitigation purposes. Please provide mitigation in equivalent replacement and in equivalent value. Please indicate how the mitigation will be provided on Landscape plans. Here is a link to a city web page to help with mitigation calculations.  
<https://www.fortlauderdale.gov/home/showpublisheddocument/67614/637889169624700000>  
**Response:** Please see uploaded Arborist Report, mitigation calculations have been provided on sheet L-100.
4. Tree preservation requirements apply, those that are good candidates should be saved by relocation. Please have the ISA Arborist evaluate trees and palms for relocation.  
**Response:** Refer to updated tree mitigation list. Palms #1-5 are to be removed due to the proposed conditions. The proposed architecture building height will not provide palms #1-5 with the same amount of sunlight exposure as they have currently, therefore these palms will not be able to sustain themselves with the decreased sunlight exposure. If the coconut palms are to remain, they will also create a liability as they are adjacent to vehicular use areas and could potentially cause damage to cars.
5. Tree and or palms proposed for removal on adjacent neighboring properties will require written permission from the neighboring property owner for work to be done.  
**Response:** Noted. There are no trees or palms proposed for removal on adjacent properties.
6. Provide tree protection barricade detail for existing trees on site to remain, as per ULDR 47-21.15. This barricade must be installed prior to the beginning of proposed work, and a landscape job-check inspection may be scheduled.  
**Response:** Noted. Refer to sheet L-150 for Tree Disposition Notes and Details.
7. For specimen size trees, provide ISA Certified Arborist report for specimen trees, as per ULDR 47-21.15. This report is to be on ISA Certified Arborist business letterhead with contact information and ISA Certification number clearly stated. This report would include tree survey with numbered trees, a corresponding table which includes tree number, botanical name and common name, trunk diameter at breast height, clear trunk for palms, condition percentage, etc., and a written assessment of existing tree characteristics.  
**Response:** Please see uploaded Arborist Report. There are no specimen trees on site.
8. A minimum separation of 6 feet is required between the tree trunk and travel lane when curb and gutter DO NOT exist, and a minimum separation of 4 feet is required between the tree trunk and travel lane when curb and gutter DO exist. Illustrate this clearance.  
**Response:** Please refer to revised sheet L-300 Landscape Plan, offset of 4' horizontal clearance has been added and no tree or palm trunks are proposed in this area.
9. Illustrate and label the horizontal clearance from tree trunk to edge of utility on the landscape plan. Landscaping must provide a minimum horizontal clearance of 5 feet for small trees and palms, and a minimum of 10 feet for large trees and palms from underground utilities. Please demonstrate horizontal clearance on plans.  
**Response:** Please refer to revised sheet L-300 Landscape Plan, the horizontal clearance has been added to the plans.

10. Utilities and site amenities such as walkways, flagpoles, transformers, fire hydrants, sewer and water supply lines, trash enclosures, and similar items located on the site shall not be placed adjacent to, in, or under required tree planting areas, as per ULDR Section 47-21.12. Confirm with civil, site and life safety plan that utilities and site amenities are not causing conflicts with proposed landscaping. Where conflicts exist, shift the utility and/or site amenities.  
**Response:** Noted. It has been confirmed that there is no conflict with site civil or life safety.
11. Please place the portion of power feed line adjacent to the property underground for the streetlight along Alhambra Street as not to interfere with the Streetscape.
- a. Overhead line relocated the use of a shade tree such as the Gumbo Limbo would be supported.  
**Response:** Overhead doing east was underground previously. Overhead line just going west over the road and not in conflict with proposed landscape. Alexander Palms proposed to match neighbor property and due to proposed utilities proximities.
- b. Overhead not relocated, please provide small maturing trees in place of the three palms currently proposed east of the streetlight.  
**Response:** Noted.
- c. It appears that there is room for the corner palm west side of the stop sign. Please coordinate species of palm with the Development taken place at 3000 Alhambra Street. Plans for that development appear to be providing Ptychosperma elegans fourteen to sixteen overall height with three trunks.  
**Response:** Noted, Veichia palms will be replaced with alexander palms to match adjacent development. Palms have been placed as allowed by sight visibility triangle and site constraints.
- d. **New City Comment:** Please also include notes that overhead utilities to be removed.  
**REV 2 Response:** Note has been added to drawings please see L-200 and L-300.
12. Please provide shade tree street trees and palms marking the corner at the intersection.
- a. Along Birch Road, please provide the street trees between the travel lane and public realm of the sidewalk. As per section 47-12.5.D.5.d. Street trees are to be planted and maintained along the street...  
**Response:** Noted. Please see revised Landscape Plan on sheet L-300 for the trees on North Borch Road moved towards the middle of the landscape strip as requested.
- b. As the Large trees asked for in the Design Guidelines to be provided, please investigate, and propose the use of Bursera simaruba, Lysiloma latisiliquum, Lagerstroemia speciosa and Piscidia piscipula.  
**Response:** Please see revised Landscape Plan sheet L-300 for Pigeon Plums street trees placed at 15' On-center spacing. The Pigeon Plums have also been placed at a minimum of 5' from water lines and root barriers have been placed one foot from the face of the utility as well. The specified sizing for these Pigeon Plums was also revised to have 16' overall height and 8' of clear trunk. Please see revised Landscape Plan Sheet L-300 for dimensions to underground portions of the catch basin measured to the tree.
13. The use of structural soil is required in paved sites to provide adequate soil volumes for tree roots under pavements, as per ULDR Section 47-21.13. Structural soil details and specifications can be obtained at <http://www.hort.cornell.edu/uhi/outreach/index.htm#soil> This is to be provided at a minimum of 8' radii of tree trunks, and is to be consistently illustrated and noted on landscape, site and civil plans.
- The structural soil drain is required when percolation rates are less than 4" vertical clearance per hour. Provide documentation of report used to prove this calculation. The drain and connections are to be illustrated on civil plans.
- a. Demonstrate hashing on landscape, site, and civil plans as to the extent of use of the Structural Soil.  
**Response:** Noted.
- b. Provide Structural Soil Detail and composition.  
**Response:** Noted. Please see revised landscape plan sheet L-300 for street trees utilized along Birch Road.
14. Soil Cells may be utilized in place of CU Structural Soil, please look into the use of the Green Blue Urban soil cell, Silva cell or like. If Soil Cell are to be utilized, please provide detail of product of use for root development under paved areas. Demonstrate hashing on landscape, site, and civil plans as to the extent of use of the Structural Soil.  
**Response:** Noted. Please see sheet L-301 for limits of structural soil and pertaining details revised. The CU-Structural Soil TM certified product shall be utilized as per manufacturer recommendations and details provided.
15. Light fixtures with an overall height of more than ten feet shall be located a minimum of 15 feet away from shade trees, as per ULDR Section 47-21.12.  
**Response:** Noted there are no light fixtures proposed closer than 15' from shade trees.



16. No large tree to be installed closer than twelve feet to a streetlight, palms no closer than seven feet. Section 47-21.9.F.3.  
**Response:** Seven feet radii has been shown around remaining street lights and does not conflict with tree canopies.
17. Tree canopy encroaching or within a sight triangle requires a canopy height clearance of 8 feet when installed. Please maintain tree canopy 60% to tree clear trunk 40% ratio heights adjust overall height of trees in sight triangles.  
**Response:** See revised sheet L-302 for specifications.
18. Section 47-21.12.A.2.a. Along the perimeter of a parcel of land which abuts a street, exclusive of vehicular access points, a perimeter landscape area shall be provided. The depth of the perimeter landscape area shall be a minimum of five (5) feet, a maximum of twenty-eight (28) feet, and an average of ten (10) feet. The ten (10) feet of perimeter landscape area closest to the VUA may be counted as part of the twenty percent (20%) minimum VUA landscape requirement. Please demonstrate on plans that this requirement is being met. The public realm of the sidewalk may encroach within this perimeter landscape area.  
**Response:** Refer to sheet L-301 for VUA areas and dimensions.
19. Section 47-21.12.A.2.b. Along the perimeter of a parcel of land which does not abut a street the minimum depth of the landscape area shall be two and one-half (2½) feet. Parcels of land with less than one-hundred-foot front width may provide a perimeter masonry wall at least thirty (30) inches in height between the VUA and the abutting property in lieu of the perimeter landscape area. Northwest corner of the site is missing a buffer.  
**Response:** A 6' HT perimeter buffer wall is being proposed. Refer to Architectural Drawings.
20. Section 47-21.12.B.1. VUAs shall be visually separated from streets, waterways, and abutting properties. A continuous visual barrier a minimum of thirty (30) inches in height is required. Visual barriers may consist of any of the following or combination thereof: a masonry wall, mounding, berm, and groupings of shrub plants.  
**Response:** Refer to sheet L-300 and L-301 for continuous visual barrier provided. Continuous landscape has been provided to buffer VUA areas excluded of driveways.
21. Landscape area for a VUA extends ten feet from the edge of the pavement, so too required code materials within these ten feet count towards VUA. Please correct sheet L-301as to the required and provided column and note the deficiencies on the plan and within the narrative.  
**Response:** Noted. Plan will be corrected to only 10' from VUA.
22. Please provide an overlay sheet delineating measured and calculated areas, that is demonstrating at grade landscape area is being met. Public realm of the sidewalk shifted to within the site's property lines and up to fifty percent of the right of way landscape improvements may count towards site requirement. Section 47-12.5.C.2.  
**Response:** Please refer to exhibit sheet on page L-301 for calculated areas.
23. The landscape strip along the east side of the site is shown to be five feet in width. The Department would suggest a row of tall growing palms of staggered heights to mitigate view from the neighboring property and count towards equivalent replacement.  
**Response:** Bamboo planting has been changed to Dracaena and Podocarpus please see updated Landscape Sheets.
24. The wall that extends from Alhambra Street around to Birch Road, has not only a continuous shrub planting requirement yet a tree requirement as well. One tree, that may be standard, flowering or palm (palms may be clustered) is required for each twenty feet of wall or part thereof. Shrubs not required at sitting area, yet the length is to be included for the tree requirement.  
**Response:** The total length of the wall is 65.5', 4 trees (Coccoloba and Frangipani) have been proposed along the wall to meet the requirement. Please see sheet L-300 for Landscape Plans.
25. The city has adopted Florida Friendly Landscaping requirements into our ULDR Section 47-21. This basically means that plant material must be grouped together based on watering needs (hydrozone) and turf areas must be limited and/or consolidated to less than 50% of the landscaped area. Plant material species must be minimum 50% Florida Friendly Landscaping. Planting areas are to be irrigated on a separate zone than the turf areas so that once the plants are established, that particular zone can be shut off based on the season. The overall goal is to decrease water use through irrigation. Illustrate hydrozones on a plan sheet and include calculations in table.  
**Response:** Please see revised hydrozone.
26. Additional comments may be forthcoming after next review of new plans and written comment responses.  
**Response:** Noted.

**27. City Comment 7/2024:** The newly proposed Dwarf Palmetto palms located south of the driveway within the streetscape would create a visibility conflict of oncoming traffic and for the public sidewalk. Please propose landscape materials maintainable at height not to exceed 30" or encroach upon the realm of the public sidewalk.

**Response:** Noted. Please see revised Landscape Plan on sheet L-300 for updated landscape plans with Dwarf Palmetto removed.

#### **GENERAL COMMENTS**

The following comments are for informational purposes.

Please consider the following prior to submittal for Building Permit:

1. A separate sub-permit application for Tree Removal, Relocation, and General Landscaping for site is required at time of master permit submittal. These are Landscape and Tree permit application documents different than the Broward County standard applications. Please note this at time of submittal. Landscape installation of off-site parking lot will require its own separate permit under the address of the parking lot differing from the site development.  
**Response:** Noted.
2. Provide separate Plumbing sub permit application for irrigation. Irrigation plans are required at time of Building permit submittal. Plans are to be in compliance with ULDR 47-21.6.A.11 and 47-21.10. Note that planting areas are to be irrigated on a separate zone than the turf areas so that once the plants are established, that particular zone can be shut off based on the season. The overall goal is to decrease water use through irrigation. Plant material must be grouped together based on watering needs (hydrozone) and turf areas must be limited and/or consolidated to less than 50% of the landscaped area. Illustrate hydrozones on planting plan and include calculations in table.  
**Response:** Noted. IR permit will be applied for at time of building permit submittal.
3. Note that tree removal at time of demolition will not be permitted unless the Master Permit for redevelopment has been submitted for review.  
**Response:** Noted
4. Proposed landscaping work in the City's right of way requires engineering approval. This approval requires documents to be submitted for Engineering review. Note that Landscape will not approve permit review without these Engineering documents being submitted.  
**Response:** Noted.
5. Relocated trees will be moved by the applicant following the ANSI A 300 standards and guaranteed by the permit holder for one year for trees of less than six inches in caliper and for two years for trees greater than six inches in caliper, as per ULDR 47-21.15. A monetary guarantee of postal money order, certified check or cashier's check may be required to ensure compliance with requirements. A tree protection barricade before during and after construction activities may be required to ensure protection of tree or trees. This can be in addition to a monetary guarantee. The amount of guarantee is based on the equivalent value of the tree or trees specifically included.  
**Response:** Noted. There are no relocated trees on site.

Case Number: UDP-S23035

**POLICE – July 25, 2023**

Please provide a response to the following:

1. Entry doors should be solid, impact resistant or metal and should be equipped with a 180 degree view peephole.  
**Response: Acknowledged.**
2. Residential unit entry doors should be equipped with a quality secondary deadbolt locking system and have a 180 degree peephole or view port for security.  
**Response: Acknowledged and taken under advisement.**
3. Sliding glass windows should be equipped with burglary deterrent features such as track blocks, door pins, or similar devices.  
**Response: Acknowledged and will comply.**
4. All glazing should be impact resistant.  
**Response: Acknowledged and will comply.**
5. Units should be pre-wired for an alarm system.  
**Response: Acknowledged and taken under advisement.**
6. Lighting and landscaping should follow CPTED guidelines.  
**Response: Acknowledged and taken under advisement.**
7. Stairs should be egress-only at the ground level to avoid unauthorized intrusion.  
**Response: Acknowledged and taken under advisement.**
8. Pool area should be equipped with a child proof access control feature to prevent unsupervised children access to the pool.  
**Response: Acknowledged and taken under advisement.**
9. A Video Surveillance System (VSS) should be employed throughout the property with focus on entry/exit points, elevators, parking garage, hallways and common areas. It should be capable of retrieving an identifiable image of a person.  
**Response: Acknowledged and taken under advisement.**
10. Emergency communication devices should be placed in the pool and common areas. These should be easily identifiable and accessible.  
**Response: Acknowledged and taken under advisement.**
11. Light reflecting paint should be used in parking area to increase visibility and safety.  
**Response: Acknowledged and taken under advisement.**
12. All restricted areas and resident only areas should be access controlled and labelled as such.  
**Response: Acknowledged and taken under advisement.**
13. Elevators should be access controlled and labelled as such, to indicate resident only access versus public access.  
**Response: Acknowledged and taken under advisement.**
14. Parking garage should have access control separating private residential parking from public access parking.  
**Response: Acknowledged and taken under advisement.**
15. There should be a secured valet key management system for the vehicles on site.  
**Response: Acknowledged and taken under advisement.**
16. Office, gym, and storefront doors and common area doors should be lockable from the inside to provide safe shelter in the case of an active threat such as an active killer event.  
**Response: Acknowledged and taken under advisement.**
17. Fort Lauderdale Police/Fire Dispatch should be notified of access for first responders  
**Response: Acknowledged.**

**GENERAL COMMENTS**

It is highly recommended that the managing company make arrangements for private security during construction.

**Response:** Acknowledged and will comply.

Please submit responses in writing prior to DRC sign off.

Case Number: UDP-S23035

**SOLID WASTE – July 25, 2023:**

Please provide a response to the following:

1. Recycling reduces the amount of trash your business creates, and it is the best way to reduce monthly waste disposal costs and improve your company's bottom line.  
**Response: Acknowledged and taken into consideration. The project provides (2) 2YD containers for trash and (1) 2YD containers for recycling at the basement level. The project also has a storage on the ground floor.**
2. Solid Waste Services shall be provided by a Private Contractor licensed by the City.  
**Response: Acknowledged and will comply.**
3. Solid Waste charges shall be collected in monthly lease with Sanitation account for property under one name (Commercial).  
**Response: Acknowledged and will comply.**
4. Service Days shall be: No restriction for Commercial collection. Service may not occur earlier than 7:00 am or later than 10:00 pm within 250 feet of residential.  
**Response: Acknowledged and will comply.**
5. Solid Waste Collection shall be on private property container shall not be placed, stored, or block the public street to perform service (large multifamily and commercial parcels).  
**Response: Acknowledged and will comply. Containers will be provided in the trash room on the basement level.**
6. Provide on the site plan a garbage truck turning radius for City review. Indicate how truck will circulate within property.  
**Response: Acknowledged. Please see uploaded AutoTURN Exhibit showing garbage truck circulation throughout the site.**
7. Solid waste collection shall be from a private loading dock.  
**Response: Acknowledged.**
8. Solid Waste transport to trash rooms or to primary waste container shall be performed inside building using interior service corridor (Retail, Office, Condo, Hotel)  
**Response: Acknowledged and will comply. Trash will be transferred to the 2YD containers using tilt carts**
9. Containers: must comply with 47-19.4  
**Response: Acknowledged and will comply. Standard 2YD conventional containers**
10. Dumpster enclosure: concrete pad, decorative block wall, gates hung independently, protective bollards, secondary pedestrian side entry, high strengthen apron and driveway approach, night light, hot water, hose bib, drain, low circulating ventilation for dampness, weep holes, landscaping, smooth surface walkway to accommodate wheeled containers.  
**Response: We are providing a trash storage room on the ground floor.**
11. Trash Room services will be handled by private collector, or Trash Room services will be done by on site personnel, or Trash Room services will be done by custodial staff.  
**Response: Acknowledged and will comply.**
12. Submit a Solid Waste Management Plan on your letterhead containing the name of project, address, DRC case number, number of units if applicable, and indicate whether it is Pre or Final DRC.
  - ***This letter is to be approved and signed off by the Sustainability Division and should be attached to your drawings. Please email an electronic copy to Gwoolweaver@fortlauderdale.gov . The letter should include an analysis of the expected amounts of solid waste and recyclables that will be generated (if different from current capacity), and containers requirements to meet proposed capacity.***
  - ***Community Inspections will reference this Solid Waste Plan for sanitation compliance issues at this location.*****Response: Refer to the letter uploaded to Accela titled "DRC-Solid Waste Management Cover Page and Plan-42 Hotel".**

**GENERAL COMMENTS**

The following comments are for informational purposes. Please consider the following prior to submittal for Final DRC:

Please provide specific details of solid waste and recycling collection per building

**Response:** Refer to the letter uploaded to Accela titled "*DRC-Solid Waste Management Cover Page and Plan-42 Hotel*".



Case Number: UDP-S23035

**TRAFFIC ENGINEERING – July 25, 2023:**

1. As proposed, the site is deficient in 4 parking spaces. To address the comments below your proposal may be deficient more than 4 parking spaces.  
**Response:** The site is deficient by 3 parking spaces as 47 parking spaces are provided where 50 parking spaces are required. Applicant is requesting a parking reduction pursuant to ULDR Section 47-12.7, Central Bach Parking Facility Fee.
2. The parking in lieu fee shall be \$45,678 per parking space. This fee shall be paid to the City of Fort Lauderdale's Transportation and Mobility Department. This fee amount is based on the average cost per garage parking space that has been recently constructed and soon to be constructed in this area of the city.  
**Response:** Acknowledged. Applicant is requesting this parking in lieu fee to be made a condition of CO issuance as required by ULDR Section 47-12.7.6.
3. Include a table showing the proposed land uses, the floor area in square feet for each land use, the parking ratio, the number of parking spaces required by type, and the number of parking spaces proposed by type (standard, compact, handicapped, bicycle, loading, etc.). ULDR Sec. 47-20.2. - Parking and loading zone requirements.  
**Response:** Parking chart was updated. Refer to sheet A-0.0.01
4. Per ULDR Sec. 47-20.2. this site is required to have two (2) Type II loading zones.  
**Response:** Per the revised DRC Comment Report, this comment was removed.
5. Per ULDR Sec. 47-20.6 A "Type II" off-street loading zone, as required in the Table of Parking and Loading Zone Requirements shall be a minimum twelve (12) feet by forty-five (45) feet. A Type II off-street loading zone shall only be located in a specifically designated loading area which is marked by pavement markings and signage on the site. The location of a Type II loading zone shall be drawn on the parking facility site plan. No backing into a public right-of-way shall be permitted for Type II loading zones. Access to and from Type II loading zones shall be clearly indicated on the site plan. Turning geometries utilized in the design of Type II loading zones shall be sufficient to accommodate a standard, intermediate-sized semi-trailer vehicle (AASHTO "WB-40" design vehicle).  
**Response:** Per the revised DRC Comment Report, this comment was removed.
6. All parking must be provided in accordance with design and construction standards of the ULDR Section 47-20.11. Show dimensions for: stall width, depth of stall 90 degrees to aisle, aisle width, width of stall parallel to aisle, module width, angle of parking stalls. Properly dimension the parking stall dimensions on the plan sets.  
**Response:** Dimensions were added to the parking garage layouts and ADA parking stall at the ground floor. Refer to sheets A-1.3.00A/B and A-1.3.01
7. For handicapped parking stalls, pursuant to Florida Statute 553.5041, each parking space must be at least 12 feet wide. Parking access aisles must be at least 5 feet wide and must be part of an accessible route to the building or facility entrance. The access aisle must be striped diagonally to designate it as a no-parking zone. Handicap Parking spaces shall be level, no more than a 2% slope. Please revise handicapped parking dimensions accordingly.  
**Response:** ADA stall provided will comply.
8. The ADA ramp should be moved closer to the ADA parking stall, it will be difficult for users to maneuver around the valet operation to access the ramp where it's currently proposed.  
**Response:** We are providing an ADA lift that is accessible from the ADA stall.
9. Show inbound and outbound stacking requirements from the property line to the first conflict point according to Section 47-20.5 General design of parking facilities for each proposed driveway. Please note that if there is a proposed gate at the ingress and egress points for this development, the gate will be considered the first conflict point. The minimum Stacking requirements of one (1) stacking spaces is not being met at both driveway locations. A stacking area shall be designed to include a space of twelve (12) feet wide by twenty-two (22) feet long for each vehicle to be accommodated within the stacking area and so that vehicles within the stacking area do not block parking stalls, parking aisles or driveways of off-street parking facilities.  
**Response:** Stacking space diagrams are provided on Sheet A-1.3.01

10. Per ULDR Section 47-2.2.Q, show and label sight triangles as appropriate for safe and adequate access of drivers and pedestrians, on the Site Plan, Landscape Plans, and Civil Plans: intersections of driveways with streets and alleys (10' measured from intersection point of pavement edges), alleys with alleys (15' measured from intersection point of extended property lines), alleys with streets (15' measured from intersection point of extended property lines), and streets with streets (25' measured from intersection point of extended property lines). The request for reduction of sight triangle dimensions is subject to review by the City Engineer on a case-by-case basis. Per ULDR Section 47-19.1.E, no accessory use or structure shall be permitted within a sight triangle except as provided in ULDR Section 47-35.

**Response:** Acknowledged. Please see civil plan sheet: C-200, for updated geometry, signing and marking plan.

11. Per Section 47-20.5.C.3 – Drive aisles for two-way travel, a minimum of twenty (20) feet in width shall be provided

**Response:** Internal vehicle circulation was updated. Refer Sheet A-1.3.01

12. All internal circulation and queuing areas must be designed to accommodate the turning radius of the vehicles that will be using the site. Provide auto turn vehicular paths to depict how the ground floor site circulation will work. It is not clear if a vehicle coming from the valet drop off location is able to make the turn into the vehicular elevator.

**Response:** Acknowledged. Refer to ground floor sheet A-1.3.01 and AutoTURN Exhibit showing vehicular circulation throughout the site.

13. The valet VRS requirement is not being met, for information on the required vehicular reservoir requirement for valet parking, please look at the section in our city code listed below:

- Sec. 47-20.17. - Vehicular reservoir spaces for drive-thru facilities. Valet parking facilities, 50 spaces or less are required to have a minimum 4 inbound vehicular reservoir spaces.
- A vehicular reservoir space ("VRS") is a space within a vehicular use area for the temporary stopping of a vehicle awaiting service as provided in this section. A VRS shall be twenty (20) feet long by ten (10) feet wide. A VRS shall be located in an area within a parking facility which is not used for any other vehicular use such as access, parking, site circulation or loading.
- Each VRS shall be clearly defined on the site plan and shall be in a location that does not conflict or interfere with other traffic entering, using, or leaving the site. Design configuration shall be such that there shall be no backing into the street permitted.
- Reservoir spaces shall be measured from the front of the service position to the rear of the VRS.

**Response:** Required VRS spaces are provided and comply. Refer to sheet A-1.3.01

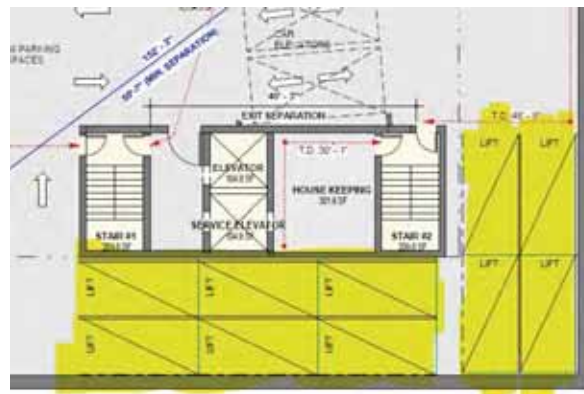
14. The VRS service position is the pickup drop off location, the VRS's must be drawn from this location not as it is currently being proposed.

**Response:** Internal vehicle circulation was updated. Refer to Sheet A-1.3.01

15. The VRS's must not conflict with access to proposed parking stalls such as the proposed handicap stall.

**Response:** Internal vehicle circulation was updated. Refer to Sheet A-1.3.01

16. Per section 47-20.16 of the City of Fort Lauderdale ULDR valet Parking spaces need not be immediately accessible provided spaces are arranged so that no more than two (2) parking spaces would be crossed in parking any vehicle. The proposed configuration of lift parking does not meet this criteria, revise the parking layout accordingly. The area of concern is highlighted in the image below:



**Response:** Parking lifts were removed. We are providing a 2-level basement parking. Refer to sheets A-1.3.00A and B.

17. Provide a minimum of 7 feet wide on **N Birch Rd & Alhambra St**. This minimum is in reference to clear, unobstructed pathways –Light poles, trees and landscaping is not to be included in this zone. Landscaping should be between the sidewalks and back of curb and a minimum of 5 feet in width.

**Response:** Refer to updated architectural, civil and Landscape ground floor plans.

18. All proposed stairs and ramps must be taken out of the public right of way, FDOT easement/dedication and corner chords and placed on private property.

**Response:** Acknowledged.

19. Any proposed drainage well, manhole, pull box etc. installed in the sidewalk must be flat, ADA compliant and not impact the effective width of the sidewalk clear path.

**Response:** Acknowledged. Refer to civil plans.

20. Ensure all access points, sidewalks, walkways, and curb cuts are unobstructed and ADA accessible with appropriate slopes and detectable warning devices and indicate on the site plan. This includes all access to/from the site entrance. Add the dimension, clearances, and slopes of the walkways.

**Response:** Acknowledged. Plans will comply.

21. Bicycle parking is strongly encouraged. Consult the APBP Bicycle Parking Guidelines, city of Fort Lauderdale Parking Standards and Broward County End-of-Trip Bicycle Facilities Guide. Look to provide the minimum long term and short-term bicycle parking based on requirements in the guide and include total counts on the site plan data sheet. Bicycle parking needs to be located on the site so that it is accessible to the public.

**Response:** We are providing an inverted U-bike rack for a total of 4 bikes, and it complies with APBP Short-Term parking Requirements. Refer to Data Sheet A-0.0.01 and Sheets A-0.0.05 A-1.3.01 for location.

22. Additional comments may be provided upon further review.

**Response:** Acknowledged.

23. **New Comment:** Per Section 47-20.17.D of the City of Fort Lauderdale ULDR Reservoir spaces shall be measured from the front of the service position to the rear of the VRS. The Valet Stand must be moved up parallel to where your first VRS is located.

**Response:** Valet stand was relocated.

24. **New Comment:** Valet Stand must not be placed in the ADA access aisle.

**Response:** Valet stand was relocated.

25. **New Comment:** Continue concrete sidewalk through the proposed driveways.

**Response:** Refer to update ground floor and to the Geometry and Signing civil Plan.

26. **New Comment:** What is the purpose of the proposed most southern driveway on N Birch Rd? see image below for reference. If it does not serve a purpose the driveway should be removed and replaced with sidewalk and landscaping.

**Response:** Access is needed for FPL personnel to maintain their equipment. The curb cut was removed as suggested and we are proposing the use of turf blocks in this area to minimize the hard surface look and provide a staging area for FLP. See turf block surface reference below:



**GENERAL COMMENTS**

Please address comments below where applicable.

1. The City's Transportation & Mobility Department encourages the use of sustainable materials such as permeable pavement and electric car charge stations and installation of multimodal facilities such as bicycle pump stations and bike lockers.  
**Response: Acknowledged and taken into consideration.**
2. Please note that any work within the City's right-of-way will require an MOT approved by Transportation and Mobility and Engineering for permitting. Any full closures of roadways, alleys, or sidewalks that are over 72 hours will require a Revocable License Agreement (RLA) with the City of Fort Lauderdale.  
**Response: Acknowledged and taken into consideration.**

Case Number: UDP-S23035

**URBAN DESIGN & PLANNING – July 25, 2023:**

Please provide a response to the following:

1. The proposed development application is subject to review and recommendation by the Planning and Zoning Board (PZB) and approval by the City Commission for proposed deviations. A separate application and fee are required for both PZB and City Commission review. The applicant will be responsible for public notice requirements per the Unified Land Development Regulations (ULDR), Section 47-27. Note: The City Clerk's office requires 48 hours' notice prior to a Commission meeting if a computer presentation is planned i.e., Power Point, to be provided on CD or flash drive and a copy submitted to the City Clerk, contact the project planner for more information (954-828-6162).

**Response: Acknowledged.**

2. Pursuant to public participation requirements of City's Unified Land Development Code (ULDR) Section 47-24.1.F.14 and Section 47-27.4.A.2.c, the applicant must complete the following:
  - a. Prior to submittal of an application to the (PZB), the applicant shall:
    - i. Provide notice via e-mail and regular mail to the official city-recognized civic organization(s) within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB meeting (a listing of officially-recognized neighborhood associations is provided on the City of Fort Lauderdale website: <https://www.fortlauderdale.gov/government/departments-a-h/city-manager-s-office/office-of-neighbor-support/neighborhood-associations>; and
    - ii. Provide notice via mailed letter to property owners whose real property is located within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB meeting.
  - b. The applicant shall conduct a public participation meeting(s) a minimum of 30 days prior to the PZB. This date and location of the meeting is at the discretion of the applicant. Once the meeting(s) is conducted, the applicant shall provide a written report letter to the Development Services Department, with copy to subject association(s), documenting the date(s), time(s), location(s), number of participants, presentation material and general summary of the discussion after a public participation meeting(s). The report letter shall summarize the substance of comments expressed during the process and shall be made a part of the administrative case file record. A minimum of ten
  - c. (10) days prior to the PZB meeting, the applicant shall execute and submit an affidavit of proof of public notice to the Department. If the applicant fails to submit the affidavit, the public hearing will be postponed until the next available hearing date after the affidavit has been supplied.

**Response: Acknowledged. A summary of public outreach meetings will be provided prior to Planning and Zoning Board.**

3. Pursuant to State Statute 166.033(1) the application must be deemed approved, approved with conditions, or denied within 180 days of completeness determination, on or before December 27, 2023, unless a mutually agreed upon time extension is established between the City and the applicant. Failure to meet the applicable timeframe or request an extension may result in the application being denied by the City and the applicant may be required to refile a new application and fees to proceed unless the applicant submits a waiver of these timeframes as provided in the completeness email from the City.

**Response: Acknowledged. Should an extension be required, Applicant will file in due time.**

4. The site is designated Central Beach Regional Activity Center (Central Beach RAC) on the City's Future Land Use Map. The proposed use is permitted in this designation. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.

**Response: Acknowledged.**

5. The City monitors and tracks development entitlement in the Central Beach RAC based on available residential units and vehicular trips. Please be advised that development applications in the Central Beach RAC are subject to unit and vehicular trip availability at the time of Development Review Committee (DRC) approval and remaining available units and trips will be allocated at the time of Final DRC approval, on a first come, first served basis. The City does not guarantee that any units and/or vehicular trips will be available at the time of Final DRC approval. Contact Jim Hetzel, Principal Urban Planner at [jhetzel@fortlauderdale.com](mailto:jhetzel@fortlauderdale.com) to verify the availability of units and trips as well as the proposed unit and trip allocation requested for the project.

**Response: Acknowledged. Per the City's Central Beach RAC Development Monitoring Tabel dated January 31, 2023, there are 110 trips remaining, where the project requires 26 net new PM peak hour trips per the Traffic Statement letter dated June 8, 2023. The City's last published table does not account for the new approved Bahia Mar PDD, Case No. UDP-PDD22004, which returned trips into the pool.**

6. Provide a Plat Determination Letter from Broward County Planning Council verifying whether the property needs to be platted or re-platted. If a plat or re-plat is not required, contact the Broward County, Development Management and Environmental Review Section, at (954) 357-8695 to ensure that the proposed project is consistent with the latest recorded plat restriction(s). If a plat note or non-vehicular access line (NVAL) amendment is needed, a separate application is required, which is reviewed administratively and can be found here: [Administrative Review Application](#).

**Response: Replatting is NOT required. The official Platting Determination from the Broward County Planning Council will be provided upon receipt. Neither NVAL nor Plat Note Amendments are required.**

7. Provide the total park impact fee amount due. Park impact fees are assessed and collected at time of permit per each new hotel room and dwelling unit type. An impact fee calculator can be found at: <https://www.fortlauderdale.gov/departments/sustainable-development/building-services/park-impact-fee-calculator>.

**Response: The estimated total park impact fee is \$93,750.00.**

8. Provide documentation from the Broward County Emergency Management Department indicating that, with the addition of the subject project, an acceptable level of service for hurricane evacuation routes will be maintained as well as the County's emergency shelter capacity. Provide this documentation prior to project proceeding to the Planning and Zoning Board.

**Response: Please refer to uploaded correspondence: DRC-Broward County Correspondence Hurricane/Shelter LOS-42 Hotel.**

9. This property is located within an Archaeologically Significant Zone identified through a phased archaeological survey of Broward County conducted between 1991 through 1995 by Archaeological and Historical Conservancy, Inc., and is periodically updated by Broward County. In accordance with City of Fort Lauderdale's Historic Preservation Element of the Comprehensive Plan Objective 1.2, Policy 1.2.3a, and as per the Certified Local Government Agreement between the City of Fort Lauderdale and the State of Florida, Department of State, Division of Historical Resources, that states that the City shall generally follow a public policy of protecting, preserving, and planning for the protection and preservation of resources of historical, architectural, and archaeological value are within its jurisdiction.

Following review of the land use and development history of the property, it has been determined that there is a potential to encounter previously undocumented cultural resources. A Phase I archaeological survey/monitoring plan should be developed a professional archaeologist, who meets the Secretary of the Interior's Professional Standards for such work as set forth in 36 CFR part 61 as amended. The purpose of which will be to provide archaeological testing on the parcel prior to development/ground disturbance activities, and for archaeological monitoring off all ground disturbance activities for the duration of the development. See attached letter from Coastal Archaeology & History Research, Inc for more information.

A Letter of Agreement from a professional archaeologist must be submitted in coordination with building permit applications for demolition and new construction to perform work outlined within the attached letter. A final report must be submitted by the archaeologist to Trisha Logan prior to issuance of Certificate of Occupancy. For any questions, please contact Trisha Logan, Principal Urban Planner, at [tlogan@fortlauderdale.gov](mailto:tlogan@fortlauderdale.gov) or 954.828.7101.

**Response: Acknowledged as a Condition of Approval prior to Building Permit Application and CO issuance.**

10. Pursuant to City Ordinances, Chapter 6, Article III, Sea Turtle regulations, building lighting is subject to limitations as to its impact on sea turtle habitats and nesting. Provide a project lighting plan that indicates the proposed type of lighting for the site and building, cross sections measured from the beach to building illustrating the light viewshed and provide notes on the site plan and building elevations regarding compliance with Section 6-49.

**Response: Note regarding compliance with section 6-49. was added to the site plan and all the elevations. Refer to sheets: A-0.0.05, A-1.0.05, A-1.0.06, and A-2.0.02 to A-2.0.06.**

11. Provide a point-by-point narrative response for ULDR Section 47-12.7, Central Bach Parking Facility Fee. Be advised that the pay in lieu of parking shall be paid at time of issuance of the Certificate of Occupancy.

**Response: Refer to uploaded narrative.**



12. Provide the following changes on the site plan:

- a. Consider the following streetscape design: Place the required street trees between the street and sidewalk with the sidewalk abutting the building thereby providing a tree canopy effect, similar to the property located at 3029 Alhambra Street (AC Marriot) and the property located on the corner of Birch Street and Bayshore Drive pictured below.



**Response:** Refer to updated ground floor plans.

- b. There are existing overhead utilities along Alhambra Street that will impact the proposed landscape plan. If remaining overhead, indicate the location of the utility poles on the site plan.

**Response:** Existing overhead utilities along Alhambra will remain. There is one light pole to remain that has overhead powerlines connecting west across the street. These pole and lights don't conflict with the proposed planting and are shown on the landscape plan for reference.

- c. A data table on the site plan sheet that indicates the code requirements verses proposed for all the modifications being requested (tower separation and setback, floor area ratio, and the pay in lieu parking requirements). For each modification indicate the justification or analysis for the request.

**Response:** Data table was added to the site plan sheet as recommended. Refer to Site plan drawing, and new sheet A-0.0.05A for building code reference. Refer to table below for each ULDR Section 47-12.5.B. Design Compatibility and Community Character Scale or ULDR Section 47-12.6.C. Modification request.

- d. Pursuant to 47-20.2, Parking and Loading Zoning Requirements, Table 2, an additional loading zone is required. In addition, Provide dimensions of the loading zone.

**Response:** N/A. A loading zone is not required.

- e. Provide a turning radius for the loading area and the ADA parking space. ADA parking space should accommodate a parking van. Show the access ramp from the ADA parking space. ADA access ramp needs to be reasonably accessible to the ADA parking space. Proposed plan indicated access to be through a vehicular lane of travel.

**Response:** Vehicular circulation was redesign, and it complies with the ADA requirements. Refer to sheet A-1.3.01.

- f. Consider removing the wall that wraps around the Alhambra Street to Birch Road to provide more direct connection with the public realm both visually and physically.

**Response:** Access to the garden is already provided in the North and South-East. The intention of the garden is to create a comfortable and relaxing seating area. Adding access to the corner as suggested will create circulation and interrupt the sitting and relaxing experience we want to archive. We are also changing the material of the curved architectural wall from concrete to glass to create a better visual connection between the sidewalk to the garden.



- **Remove the “Main One-Way Entrance Drive:** Access is needed for FPL to maintain their equipment. The curb cut was removed as suggested, and we are proposing the use of turf blocks in this area to minimize the hard surface look and provide a staging area for FLP. See turf block surface reference below:



- **Consider lowering the wall/architectural feature:** As per meeting with case planner, the finish material for the architectural wall was changed from concrete to glass.
- **Renderings:** All renderings were updated to reflect the latest Architectural changes.

**Response:** Acknowledged. The proposed green wall is not exposed to direct rain or uv light. It is covered by an outdoor ceiling, and it will be maintained by ownership. We believe the Faux green wall fits the design intent better because it highlights the outdoor garden experience.

- Pursuant to Section 47-12.4.1, Table of Dimensional Requirements for the Central Bach Zoning districts, the setback requirements for all yards is 20 feet. As proposed, the structure encroaches into the yard for the North façade projecting 3 feet, 7 inches and the East façade which appears to encroach 5 feet into yard as shown on Sheet A-3.0.01, therefore the project is not meeting the setback requirements. In addition, the proposed unenclosed balcony projects even further into yard, beyond the maximum allowed.

**Response:** The proposed building complies with all setback requirements, providing 20'-0" from the property line to the face of the tower. The 3'-7" encroachment at the South was corrected to show 3'-0" balcony projection. At the West side (Front of the building), we are projecting the balconies 5'-0", as permitted by ULDR Section 47-12.5.E, *Design Features*. The section cut is not perpendicular to the west façade; therefore, it gives the appearance that the building is projecting more than what is allowed by code.

14. As proposed, the building footprint and overall site layout leaves minimum space for adjustments, contains limited pedestrian connectivity, and lacks overall relation of ground level uses to the public realm. Staff recommends the site design be re-evaluated to: (1) provide stronger building presence that aligns with ground level active uses to the public realm, (2) create more significant building entrances that aligns ground level with the public realm, (3) potentially reduce the development program to meet dimensional standards, parking needs, etc., and (4) reconfigure the plaza/garden area to accommodate an active use fronting Alhambra Street; e.g. coffee shop.

**Response:** The entrance lobby was relocated to the south to improve its visibility and access from N. Birch Road and Alhambra Street. Seating areas, walkways, and architectural elements such decorative walls, glazing, and water features, were improved to create a better public pedestrian experience.

15. As proposed, the applicant has not demonstrated that the project meets ULDR Section, 47-12.5.B Design Compatibility and Community Character Scale – ABA District “Point System”, for the additional 20% Floor Area Ratio (FAR) increase. Staff has commented below under the applicable subsections.

**47-12.5.B.1, Floor Area Ratio Deviations**

- a. 47-12.5. B.1.a, *Line parking facility above first floor with habitable space*: the proposed parking facility is subterranean and is not located above the first floor.

**Response:** While the proposed parking facility is subterranean, its design aligns with the principle of Section 47.12.5.B.1.a, which section aims to reduce the visual impact of parking structures on the surrounding area. In this regard, we believe that our subterranean parking design achieves this objective effectively. By placing the parking facility underground, we ensure that all levels above the first floor are activated with habitable space. This approach not only enhances the overall aesthetics and compatibility of the development but also promotes a pedestrian-friendly environment. The Zoning Administrator confirmed this interpretation.

- b. 47-12.5. B.1.c, *Sustainable practices*: provide more information regarding the cool roof in regard to practice and indicate on the roof plan the specific practices that will be implemented. Include information on materials as well as the percentage of roof area for the cool roof. In addition, applicant states there will be “additional sustainable practices” but there is no information on such. The intent of the subsection is to provide more than one sustainable practice.

**Response:** We are providing an engineered high-performance bioretention system “Filterra”. See ground floor plan (Sheet A-1.3.01) and revised Civil Drawings.

- c. 47-12.5.B.1.f., *Active uses at ground level of the front façade*: Provide a diagram of the 75% frontage active use that is indicated by the applicant’s narrative. Pursuant to Section 47-12.5, Active use is defined as a use designed to encourage human presence, with the intent to create visual engagement between the building facade and the public realm. Active uses can include, but are not limited to residential dwellings, office space, restaurant, retail or commercial uses, lobby or building amenities with the intent to enliven building facades that front a street by creating a sense of human presence, safety, and comfort, especially at the ground floor. The garden amenity is considered a site amenity, not an active use. The intent of the active is to have synergy with the ground floor uses and the public realm.

**Response:** The ground floor lobby was relocated to the south face of the building to better engage the public and create a visual connection to the East, South and West views. The south face of the ground floor has an area of 715 S.F. in which 426 S.F. is glazing or 60% of active use; However, the southeast corner (288 S.F.) and southwest corner (486 S.F.) are also part of the ground floor lobby active use. Therefore, the total frontage active use is 1,200 SF (more than 75%). Refer to Active Use Diagram on Sheet A-1.0.03. As per our meeting, this comment was solved on our previous submittal. No action needed.

The entire ground floor lobby has a storefront system integrated with Engineered faux wood fins which maintains a visual connection between the interior of the building and the public realm throughout the entire south face.

- d. 47-12.5.B.1.g., *Durable Exterior Materials*: Provide the percentage of each facade that is covered by durable materials in relation to the Point System. A minimum of 80% of the façade is required to have durable exterior materials.

**Response:** We are proposing more than 80% exterior durable material at each facade of the building such as concrete, stucco, engineered exterior faux wood, glass, durable artificial green walls, and aluminum. Refer to overall exterior elevations for more details about the proposed materials and locations. Refer to new sheet A-2.0.07 Durable Material Percentage sheet. The proposed green wall is not exposed to direct rain or uv light. It is covered by an outdoor ceiling, and it will be maintained by ownership. We believe the Faux green wall fits the design intent better because it highlights the outdoor garden experience.

16. Provide the following changes on the elevation sheet(s):

- a. Update the elevations to clearly match the rendering so materials are the same graphically.

**Response: Elevation renderings were added to the set. Refer to sheets A-2.0.05 and A-2.0.06**

- b. Clarify the framing of the "K- Gray Tinted Glass" is on sheet A-2.0.03.

**Response: Material chart was updated to show White Aluminum mullion frame.**

- c. Image of "L-Glass Panel/White Aluminum Frame railing" on sheet A-2.0.03 appears clear. Update the image to reflect the correct materials and conditions. Update sheet A-1.0.06 to identify detail "L."

**Response: Sheet A-1.0.06 was updated to show the correct materials**

- d. Provide more details on how the artificial green wall terminates at the corners. Consider alternate finish to the artificial green wall.

**Response: Refer to sheet A-1.0.07. Detail 4.**

- e. Consider adding a significant architectural feature to create a stronger architectural identity and expression such as building projections, change in materials, or other design techniques.

**Response: We strongly believe the building has significant architectural features such as double high sky lobby, slope roof, activated roof top, extended walls, water features, louvers, and diversity of durable materials as shown on the building elevations.**

- f. Consider using high quality engineered faux wood throughout the design of the building.

**Response: We are using engineered faux wood throughout as part of finish materials. Refer to elevation charts.**

17. According to the survey, there is an easement on the north property line that includes a Florida Power and Light (FPL) transformer, which will need to be relocated. Indicate how applicant plans to address this. Be advised, vacating an easement is a separate application and the site plan will be subject the approval of such.

**Response: Kimley-Horn has started coordination with FPL to obtain a letter of no objection for the existing easement along the northern property line. Note that the easement recorded in Official Record Book 21386, Page 437 (see uploaded to Accela) was expressly granted to Florida Power and Light Company, and the City has no interest in the easement. We understand that the relocation or vacation of the easement is therefore a private matter and does not require going through the City's vacation process.**

18. Provide a response to the Declaration of Restrictive Covenants document attached.

**Response: Applicant is in discussions with counsel for the Central Beach Alliance.**

19. Provide detail of the turning radius of the parking garage.

**Response: Refer to civil plan sheet C-701, Maneuverability Exhibit.**

20. Consider adding to the renderings the Selene Condominiums to provide better context of the area.

**Response: Renderings A-0.0.08-A-0.0.13 will be updated in a subsequent resubmittal and will include the Selene Condominium for context. Refer to new renderings**

21. Consider exploring additional tower top shapes or reexamine the current design to provide for stronger, more dramatic angles.

**Response: We believe the proposed tower top has a unique identity. We are integrating the characteristics of the site into the building by using the same angle of the N. Birch Road and express it in a dramatic way as a spine wall extended 19 feet above the roof terrace.**

22. Pursuant to ULDR Section 47-19.2.Z, all rooftop mechanical equipment areas, stair and elevator towers should be designed as an integral part of the building volume and shall be required to be screened with material that matches the material uses for the principal structure and shall be at least as high as six (6) inches above the top most surface of the roof mounted structure. Address the following:

- a. Provide detail drawings(s) with spot elevations of the parapet wall and roof level as well as top of mechanical equipment to verify adequate screening of roof mounted equipment.

**Response: Refer to sheet A-4.0.02 Roof Details.**

- b. Identify the location of equipment on building elevations by outlining the equipment with dash lines.

**Response: Refer to building elevations and Roof details sheet A-4.0.02**

- c. Ensure the screening material is made of durable material.

**Response:** Project complies. We are proposing durable materials like concrete, stucco and aluminum panels attached to the concrete block wall. Refer to sheet A-4.0.02 Roof details.

- d. Provide screening product material including images or pictures of actual application of such.

**Response:** Refer to sheet A-4.0.02 Rood Details.

23. Provide a preliminary construction staging plan which includes anticipated hours of operation on site, debris mitigation plan, and map indicating where crane operations and employee and/or equipment parking and storage will be placed. A revocable license application and a traffic circulation plan may be required if the sidewalk or right-of-way requires to be closed at any time, which should be filed under a separate application and coordinated through the City's Maintenance of Traffic (MOT) process with the Transportation and Mobility Department.

**Response:** Refer to updated construction staging plan. Sheet A-4.0.03

24. Consider employing green practices throughout the project including, but not limited charging stations, tank-less water heaters, rain collections system, pervious parking, bio-swales, Florida Friendly™ plant materials, and solar panels.

**Response:** Acknowledged.

25. Pursuant to the City's Comprehensive Plan, Urban Design Element, Goal 2, Objective UD 2.2, Policy UD 2.2.4, development projects are encouraged to install public art on the development site to enhance the nature of our urban spaces. Placement of public art enhances the overall public realm and vitality of public spaces. Art features should be easily accessible and visible to the general public, adjacent public property, and other public thoroughfares. Said art shall possess functional as well as aesthetic qualities that typically reflect an awareness of a given site, both physically and socially. Consider placing art at the southwest portion of the site.

**Response:** Art will not be incorporated into the project.

#### **GENERAL COMMENTS**

The following comments are for informational purposes.

Please consider the following prior to submittal for Final Development Review Committee:

1. An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Follow-up coordination and can be scheduled with the project planner Karlanne Devonish (Email: [kdevonish@fortlauderdale.gov](mailto:kdevonish@fortlauderdale.gov), Phone: 954-828-6162 or) to review project revisions and/or to obtain a signature routing stamp.

**Response:** Acknowledged.

2. Additional comments may be forthcoming at the DRC meeting.

**Response:** Acknowledged.



March 17, 2025

Aaron Mackey  
Kimley-Horn & Associates, Inc.  
8201 Peters Road  
Plantation, FL 33432

Subject: **WATER AND WASTEWATER CAPACITY AVAILABILITY LETTER**  
**42 Hotel – DRC Case No. UDP-S23035**  
**3001 Alhambra St, Fort Lauderdale, FL 33304**

Dear Aaron Mackey,

According to the information submitted, the project consists of the demolishing of an existing three-story commercial office building and constructing a new 75 unit hotel. There are proposed water and sewer connections to City of Fort Lauderdale (City) utilities along North Birch Road. This project lies within the City's Pump Station (PS) D-31 basin and will increase the average day water demand by approximately 0.0147 million gallons per day (MGD) and the average day sewer demand by approximately 0.0102 MGD. The existing water and sewer infrastructure have the capacity to support the proposed development and no improvements are required at this time.

The determination of capacity availability is based upon an analysis of the City's water and sewer system models, average daily flows at the treatment plants, and previously committed flows, as of the date of this letter, in conjunction with the demand created by the proposed subject project. Availability of capacities, as calculated in the attached analysis, is not guaranteed and no existing system capacity shall be considered "reserved" for this project until development permit approval has been achieved and all fees have been paid. Once the development permit has been received for this project, the city shall reserve the necessary capacity to serve the development.

If there are changes to the proposed development after issuance of this capacity availability letter, and/or before development permit approval has been received, the Owner or Owner's authorized representative for the subject project must submit a revised request based on the updated plans.

If, at the time of building permit application, there are changes to the proposed development that require a new development permit or an amendment to an existing development permit which result in a change of the water and sewer demand, the City shall re-evaluate the availability of capacities and a new letter shall be obtained. If sufficient capacities for the increased demand are not available at that time, the City may deny the permit application or ask the Owner/Developer to submit an alternate design for consideration prior to approval. If a development permit is not approved within one year of this letter being issued, the information contained in this letter will expire and a new letter shall be required prior to development approval.

If a development permit is not approved within one year of this letter being issued, the information contained in this letter will expire and a new letter shall be required prior to development approval.

**PUBLIC WORKS DEPARTMENT**

100 N. ANDREWS AVE, FORT LAUDERDALE, FLORIDA 33301  
TELEPHONE (954) 828-5772, FAX (954) 828-5074

[WWW.FORTLAUDERDALE.GOV](http://WWW.FORTLAUDERDALE.GOV)

Equal Opportunity Employer

CASE: UDP-S23035  
PZB Exhibit 5  
Page 1 of 8

Printed On Recycled Paper.



CAM#25-0606  
Exhibit 2  
Page 70 of 118



Should you have any questions or require any additional information, please contact me at (954) 828-6073.

Sincerely,



John D. Fernandez  
Project Manager II

Enclosures: Water and Wastewater Capacity Analysis

cc: Talal Abi-Karam, P.E., Acting Director/Assistant Utilities Director  
Omar Castellon, P.E., Assistant Public Works Director - Engineering  
Benjamin Restrepo, P.E., City Engineer  
Orlando Arrom, Land Development Manager  
File: Water and Sewer Capacity Letters

**PUBLIC WORKS DEPARTMENT**

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City of Fort Lauderdale  
Public Works Department  
Water and Wastewater Capacity Analysis

**42 Hotel – DRC Case No. UDP-S23035  
3001 Alhambra St, Fort Lauderdale, FL 33304**

**PROJECT AND DESCRIPTION**

The project consists of demolishing an existing three-story commercial office building and constructing a new 75 unit hotel.

**DESCRIPTION OF EXISTING UTILITIES**

**Water:** The site is currently served by a 12-inch water main along North Birch Road, west of the project site. See Figure 1.

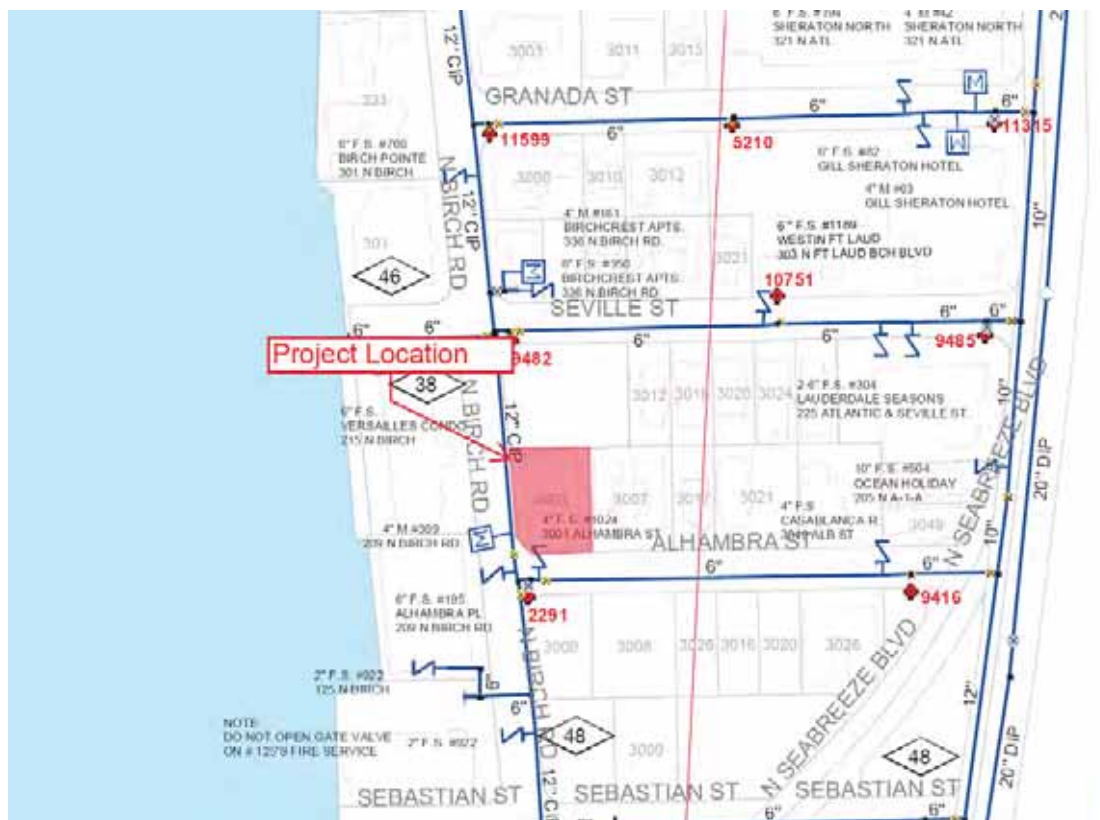
**Wastewater:** The site is currently served by a 10-inch gravity sewer main to the west of the project site along North Birch Road. See Figure 2.

**Pumping Station:** The site is served by PS D-31 which is located along Las Olas Circle.

**SUMMARY OF ANALYSIS AND REQUIRED ACTION**

The existing water and sewer infrastructure have the capacity to support the proposed development and no improvements are required.

**Figure 1 – City Water Atlas**



**PUBLIC WORKS DEPARTMENT**

100 N. ANDREWS AVE, FORT LAUDERDALE, FLORIDA 33301  
TELEPHONE (954) 828-5772, FAX (954) 828-5074

[WWW.FORTLAUDERDALE.GOV](http://WWW.FORTLAUDERDALE.GOV)

**Figure 2 – City Sewer Atlas**



**PUBLIC WORKS DEPARTMENT**  
 100 N. ANDREWS AVE, FORT LAUDERDALE, FLORIDA 33301  
 TELEPHONE (954) 828-5772, FAX (954) 828-5074  
[WWW.FORTLAUDERDALE.GOV](http://WWW.FORTLAUDERDALE.GOV)

### **WATER CAPACITY ANALYSIS**

**Requested Demand:** Based on the applicant's site plan and building use information, the estimated average day potable water demand is approximately 14769 gallons per day (GPD), which equates to 0.0147 MGD. Average day water use demands are calculated by reducing the calculated max day water use demands by a factor of 1.18. The max day water use demands are calculated using the City's Guidelines for the Calculations of Sanitary Sewer Connection Fees and are based on City Ordinance No. C-19-29.

**Evaluation of impact on existing distribution pipe:** According to the site plan, the applicant is proposing to utilize the 12-inch water main along North Birch Road. The InfoWater hydraulic model was analyzed to determine the impact of this project on the existing 12-inch water main.

**Evaluation of impact of Permitted Water Plant Capacity:** The Fiveash and the Peele Dixie Water Treatment Plants are designed to treat 70 MGD and 12 MGD of raw water respectively (82 MGD total). The total permitted Biscayne aquifer water withdrawals for these plants is limited to 52.55 MGD per the South Florida Water Management District (SFWMD) permit number 06-00123-W.

The current twelve-month rolling average production at the two plants is 38.62 MGD. The previously committed demand from development projects in the permitting or the construction stage is 5.96 MGD. Combining these figures with the demand from the proposed project of 0.0147 MGD, the required production would be 44.59 MGD. This is less than the allowable withdrawal limit of 52.55 MGD. Therefore, the water plants have sufficient capacity to serve this project. See Figure 3 below.

**Recommended Water Infrastructure Improvements:** No improvements required.

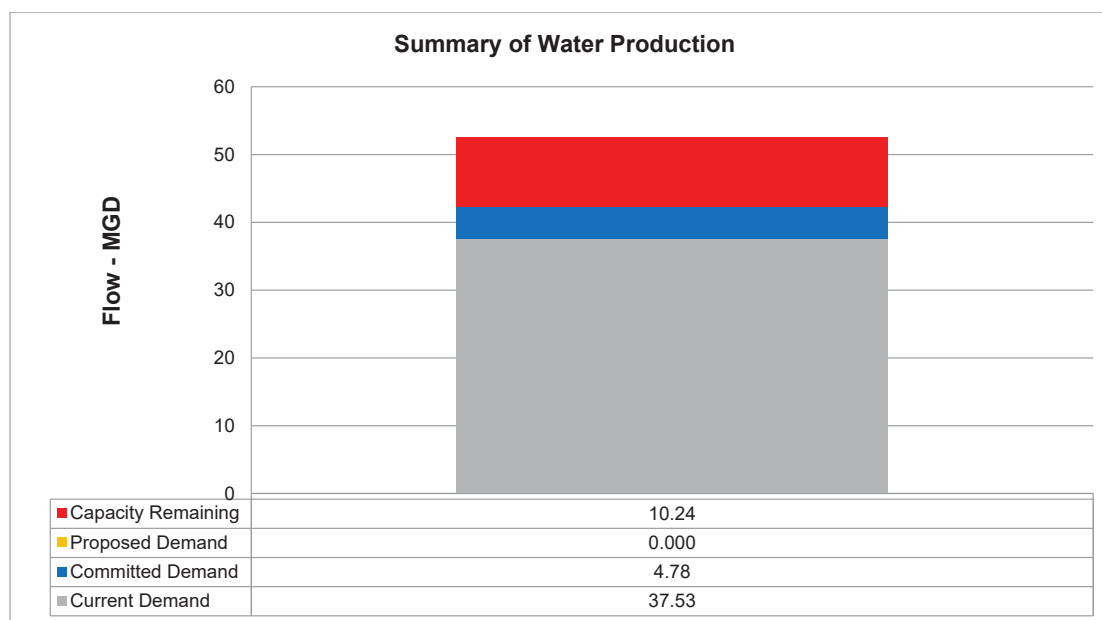


Figure 3



### WASTEWATER CAPACITY ANALYSIS

**Requested Demand:** Based on the applicant's site plan and building use information, the estimated average day sewer use demand is approximately 10166 GPD, which equates to 0.0102 MGD. Average day sewer use demands are calculated using the City's Guidelines for the Calculations of Sanitary Sewer Connection Fees and are based on City Ordinance No. C-19-29.

**Evaluation of impact on existing collection pipe:** According to the site plan, the applicant is proposing to utilize the 10-inch gravity sewer main to the west of the project site along North Birch Road. Accounting for existing flows and based on the tools and information available to the City staff, it has been calculated that the pipes downstream of the proposed development will flow less than the City's governance plan threshold of 70% during peak flows. Therefore, the pipes downstream of the developments are adequate to serve the proposed project.

**Evaluation of impact on pumping station:** PS D-31 has a duty point of 1600 gallons per minute (GPM) and has a Nominal Average Pumping Operating Time (NAPOT) of approximately 4.11 hours per day. Based on projected sewage flows, the pumping run times would increase approximately 0 minutes per day. Additionally, there are other committed flows from proposed developments within the PS D-31 basin resulting in 166.59 minutes of additional runtime. PS D-31 will have a NAPOT of 6.89 hours once the proposed developments are complete, less than the recommended average of 10 hours per day. See Figure 4 below.

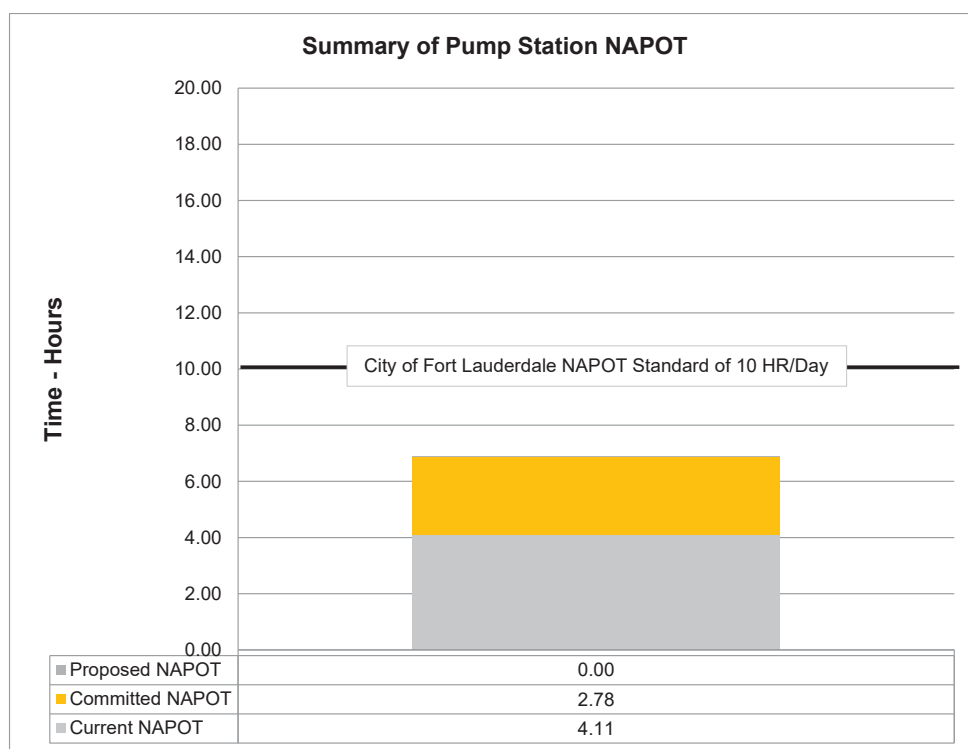


Figure 4

#### **PUBLIC WORKS DEPARTMENT**

100 N. ANDREWS AVE, FORT LAUDERDALE, FLORIDA 33301

TELEPHONE (954) 828-5772, FAX (954) 828-5074

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Equal Opportunity Employer

CASE: UDP-S23035

PZB Exhibit 5

Page 7 of 8

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CAM#25-0606

Exhibit 2

Page 76 of 118



**Evaluation of impact of Permitted Wastewater Plant Capacity:** The City of Fort Lauderdale owns and operates the George T. Lohmeyer Regional Wastewater Treatment Plant (GTL), which provides wastewater treatment for the City of Fort Lauderdale. The Florida Department of Environmental Protection's (FDEP) permitted capacity for GTL is 56.6 MGD-TMADF (Million Gallons per Day – Three Month Average Daily Flow). The three-month average daily flow (TMADF) to the plant is 39.45 MGD. Combining the committed flows for previously approved projects of 4.65 MGD plus the 0.0102 MGD net contribution from the project results in a total projected flow of 44.12 MGD. This is less than the permitted treatment plant capacity of 56.6 MGD. Therefore, the treatment plant has sufficient capacity to serve this project. See Figure 5 below.

**Recommended Wastewater Infrastructure Improvements:** No improvements required.

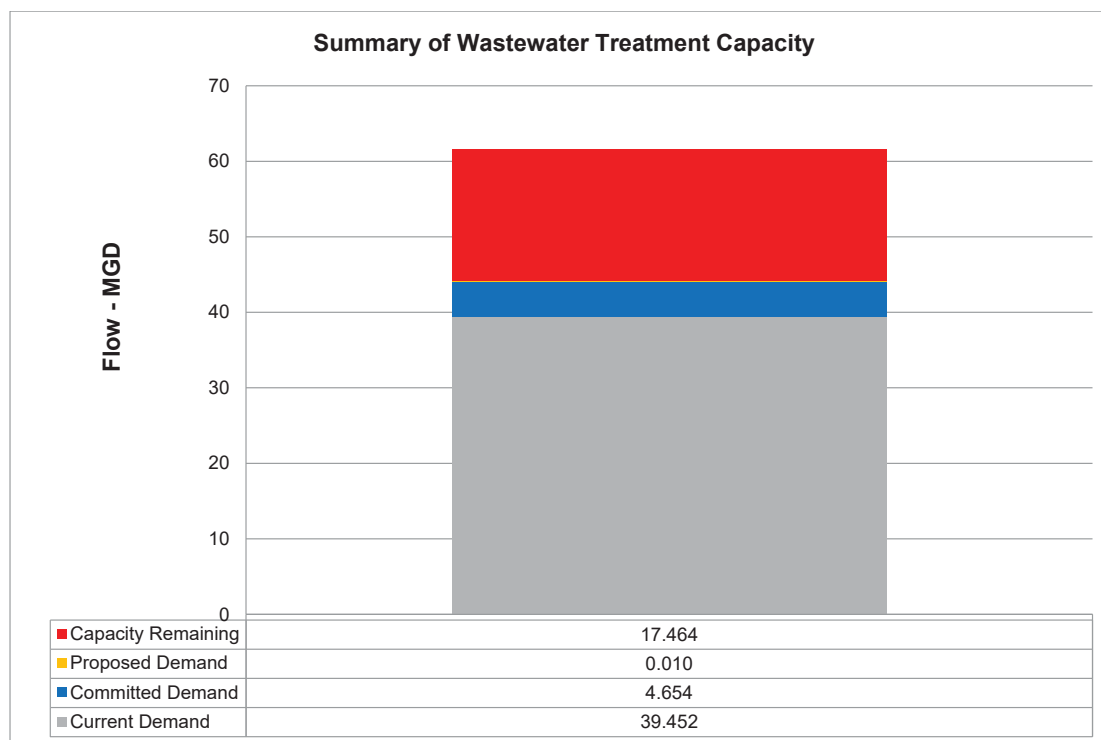


Figure 5

*Memorandum*

To: Mr. Harsh Patel  
Kohinoor Realty Group, LLC  
23 Hayloft Lane  
Roslyn Heights, NY 11577

From: J. Suzanne Daniels, P.E.

Date: June 8, 2023

Re: **3001 Alhambra Street - Fort Lauderdale, Florida**  
**Trip Generation Statement**

As requested, Daniels Consulting Engineers, Inc. (DC Engineers, Inc.) has prepared this trip generation statement specific to development of 75 hotel rooms and 820 square feet of ancillary restaurant space at 3001 Alhambra Street (along the north side of Alhambra Street east of N. Birch Road) within municipal limits of the City of Fort Lauderdale. Figure 1 shows the location of the project site.

**TRIP GENERATION ANALYSIS**

The project site is currently occupied by three (3) multifamily residential units according to the Broward County Property Appraisers website (bcpa.net). A surface parking lot occupies the property to the north and the two (2)-story Drift hotel is adjacent to the east property line. Vehicular access is proposed at one (1) location along Alhambra Street and two (2) locations along N. Birch Road. A site plan is included as Attachment A.

**Trip Generation**

A trip generation analysis has been completed for the proposed hotel. The analysis was performed using rates and formulae published in the Institute of Transportation Engineer's (ITE) report *Trip Generation* (11th Edition). The trip generation analysis was undertaken for daily, AM peak hour, and PM peak hour conditions. According to the referenced ITE report, the most appropriate land use category and corresponding rates for the proposed development are as follows:

**Hotel – ITE Land Use #310**

- Weekday:  $T = 10.84(X) - 423.51$   
where  $T$  = number of trips and  $X$  = rooms
- AM Peak Hour:  $T = 0.50(X) - 7.45$  (56% in / 44% out)
- PM Peak Hour:  $T = 0.74(X) - 27.89$  (51% in / 49% out)

The results of this effort are documented in report Table 2 '*Trip Generation Summary Proposed Uses*', attached. As shown in Table 2, the proposed hotel rooms are expected to produce 389 vehicle trips per day (vpd) with 30 vehicle trips occurring during the AM peak hour (17 entering and 13 exiting) and 28 vehicle trips occurring during the PM peak hour (14 entering and 14 exiting).

Trip Generation estimates provided in Table 1 'Trip Generation Summary Existing Uses' consider the project site as it exists today. As shown in Table 1, existing residential units likely produce 20 vehicle trips per day with one (1) vehicle trip occurring during the AM peak hour (zero (0) entering and one (1) exiting) and two (2) vehicle trips occurring during the PM peak hour (one (1) entering and one (1) exiting). Considering vehicle trips produced by the existing use and those expected to be produced by the proposed uses yields 369 net new vehicle trips per day, approximately 29 net new AM peak hour trips and approximately 26 net new PM peak hour trips.

#### CONCLUSION

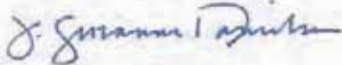
Based upon the foregoing analysis, the proposed project should not require a comprehensive traffic impact study for the following reasons:

- Unified Land Development Regulations (ULDR's) specific to the City of Fort Lauderdale stipulate that when a proposed project generates more than 1,000 net new vehicle trips per day, a comprehensive traffic study is required. The 3001 Alhambra Street project, as proposed, is expected to produce 369 net new vehicle trips per day as shown in Table 2.
- And, if the net new vehicle trips are less than 1,000 vehicle trips per day and more than 20 percent of the daily trips are anticipated to arrive or depart, or both, within one-half hour, a comprehensive traffic study is required. As shown in Table 2, 20 percent of daily trips are not expected to arrive or depart (or both) within one-half hour.

Of course, please do not hesitate to contact me directly with any questions you may have.

Sincerely,

DC ENGINEERS, INC.

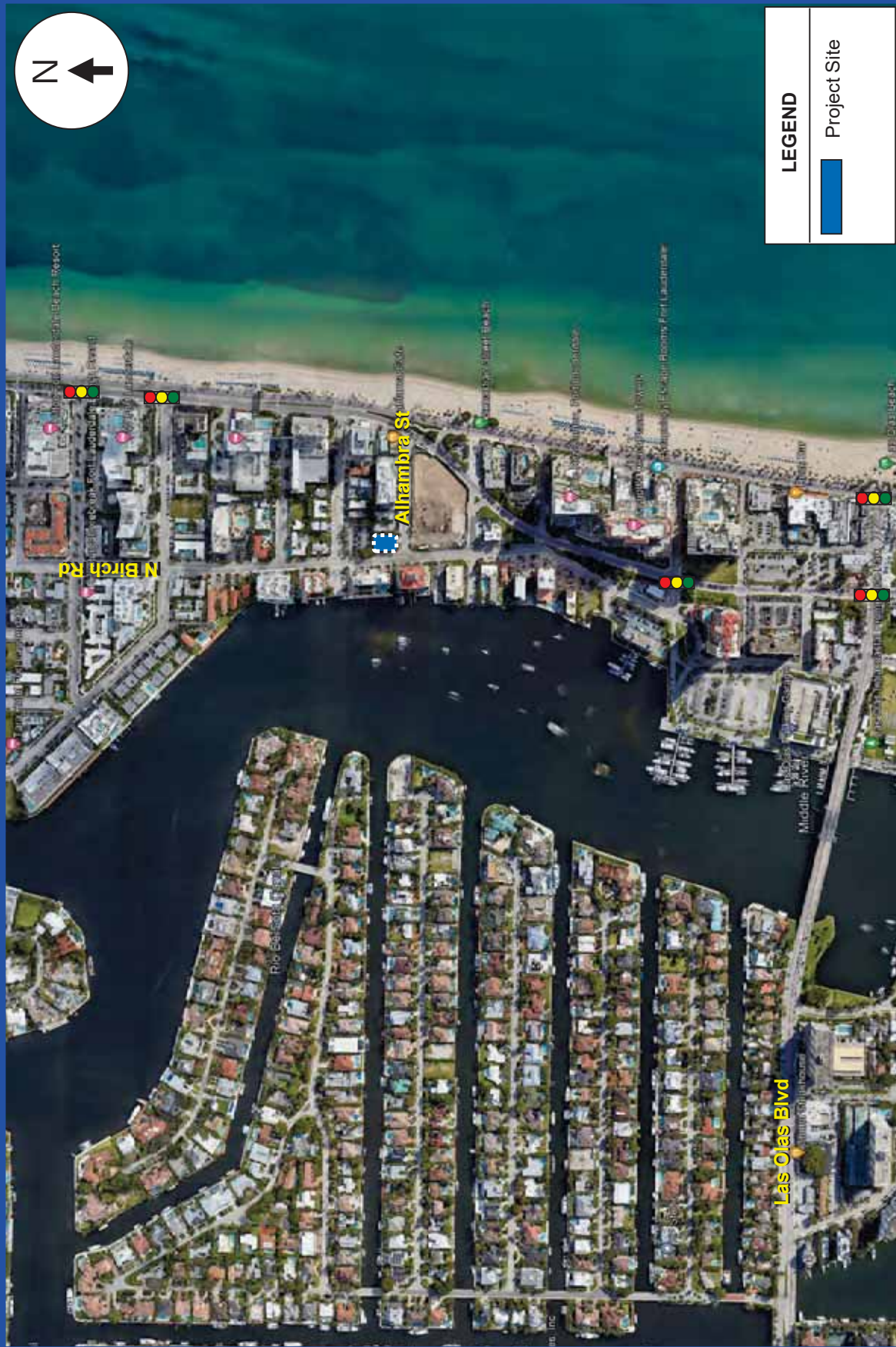


J. Suzanne Danielson, P.E.  
Senior Transportation Engineer



Suzanne Danielson, P.E.  
Florida Registration Number 42533  
Danielson Consulting Engineers, Inc.  
12743 NW 13th Court  
Coral Springs, FL 33071  
CA # 32022





**FIGURE 1**  
 3001 Alhambra Street  
 Fort Lauderdale, Florida

**Project Location Map**

**DC Engineers, Inc.**

Table 1: Trip Generation Summary Existing Uses

Land Use	Scale	Units	AM Peak Hour		PM Peak Hour		Daily Total
			Total Trips	Inbound	Outbound	Total Trips	
Multifamily Housing (Low-Rise) (LUC 220)	3	du	1	0	1	2	20
Subtotal			1	0	1	2	20
Internal (0%)							
Subtotal			1	0	1	2	20
Pass-by (0%)			0	0	0	0	0
Total			1	0	1	2	20

Source: ITE Trip Generation Manual (11th Edition)

Table 2: Trip Generation Summary Proposed Uses

Land Use	Scale	Units	AM Peak Hour		PM Peak Hour		Daily Total Trips
			Total Trips	Inbound	Outbound	Total Trips	
Hotel (LCU 310)	75	rooms	30	17	13	28	389
Subtotal			30	17	13	28	389
Internal (0%, 0%)			0	0	0	0	0
Subtotal			30	17	13	28	389
Pass-by (0%)							
Total			30	17	13	28	389

Source: ITE Trip Generation Manual (11th Edition)

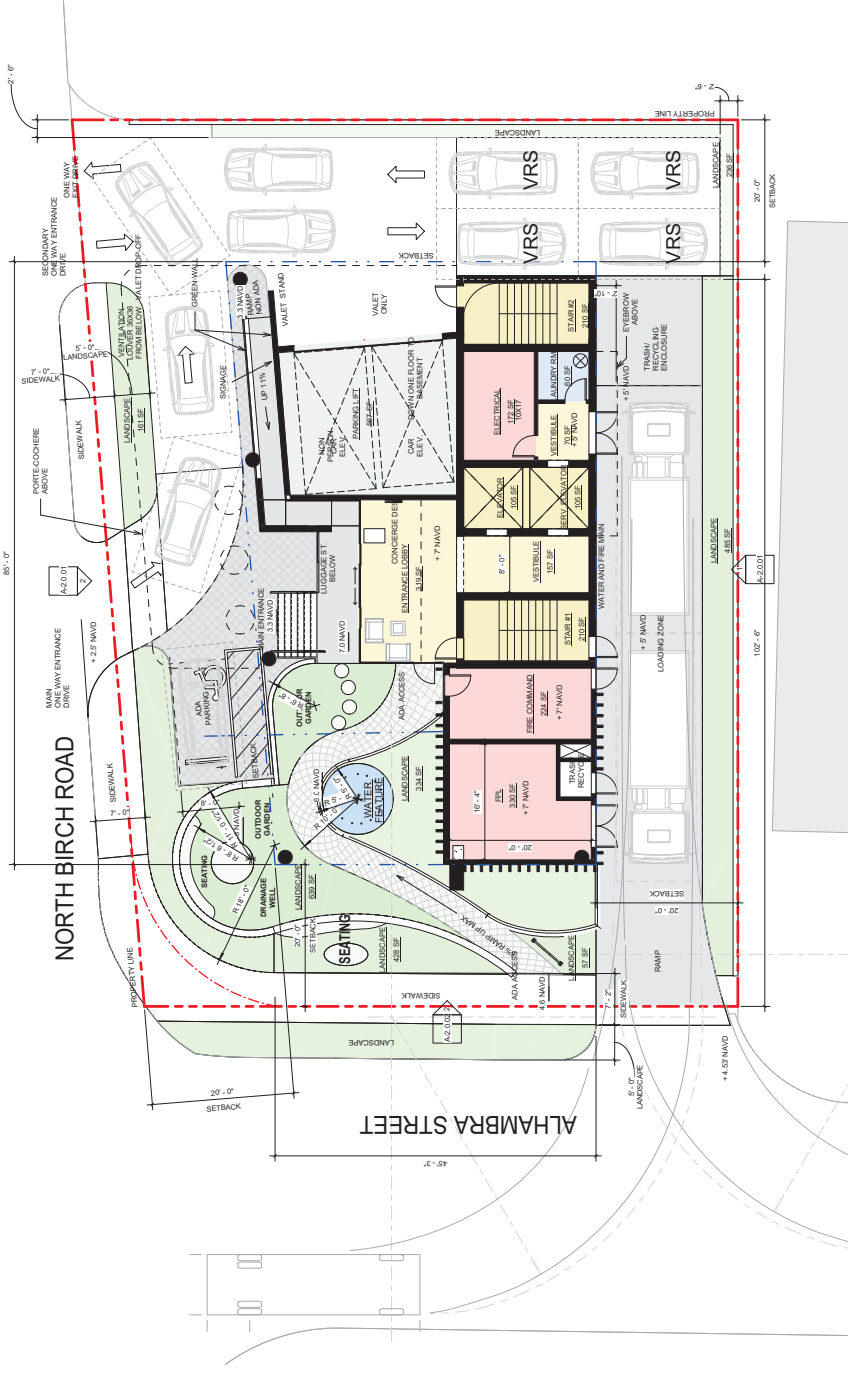
Net New Project Trips	29	17	12	26	13	369
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# ATTACHMENT A



SITE DATA CHART

DEVELOPMENT PROJECT NAME	42 HOTEL 42 Lauderdale
DEVELOPMENT PROJECT ADDRESS	3001 ALHAMBRA STREET, FORT LAUDERDALE, FL 33304
PROJECT LOT SIZE	~11,100 S.F. / 0.25 ACRES
CURRENT USE OF PROPERTY	RESIDENTIAL SINGLE-FAMILY HOME
PROPOSED LAND USE DESIGNATION	CENTRAL BEACH REGIONAL ACTIVITY CENTER
CURRENT ZONING DESIGNATION	ABA
PROPOSED ZONING DESIGNATION	ABA
DESCRIPTION OF PROJECT	
TOTAL PROJECT GSF	
FAR	
PROPOSED HOTEL S.F.	
PROPOSED RETAIL CAFE/BAR S.F.	
PROPOSED AMENITIES S.F.	
SETBACK TABLE	
FRONT YARD (WEST)	
REAR YARD (EAST)	
SIDE YARD (SOUTH)	
SIDE YARD (NORTH)	
DRT TABLE	
MAX. BLDG HEIGHT	
MAX. BLDG STREETWALL LENGTH	
MAX. GSF OF TOWER FLOOR PLATE	
MAX. PODIUM HEIGHT	
MIN. RESIDENTIAL UNIT SIZE	



GROUND LEVEL SITE PLAN  
1" = 1'-0"

HOTEL 42

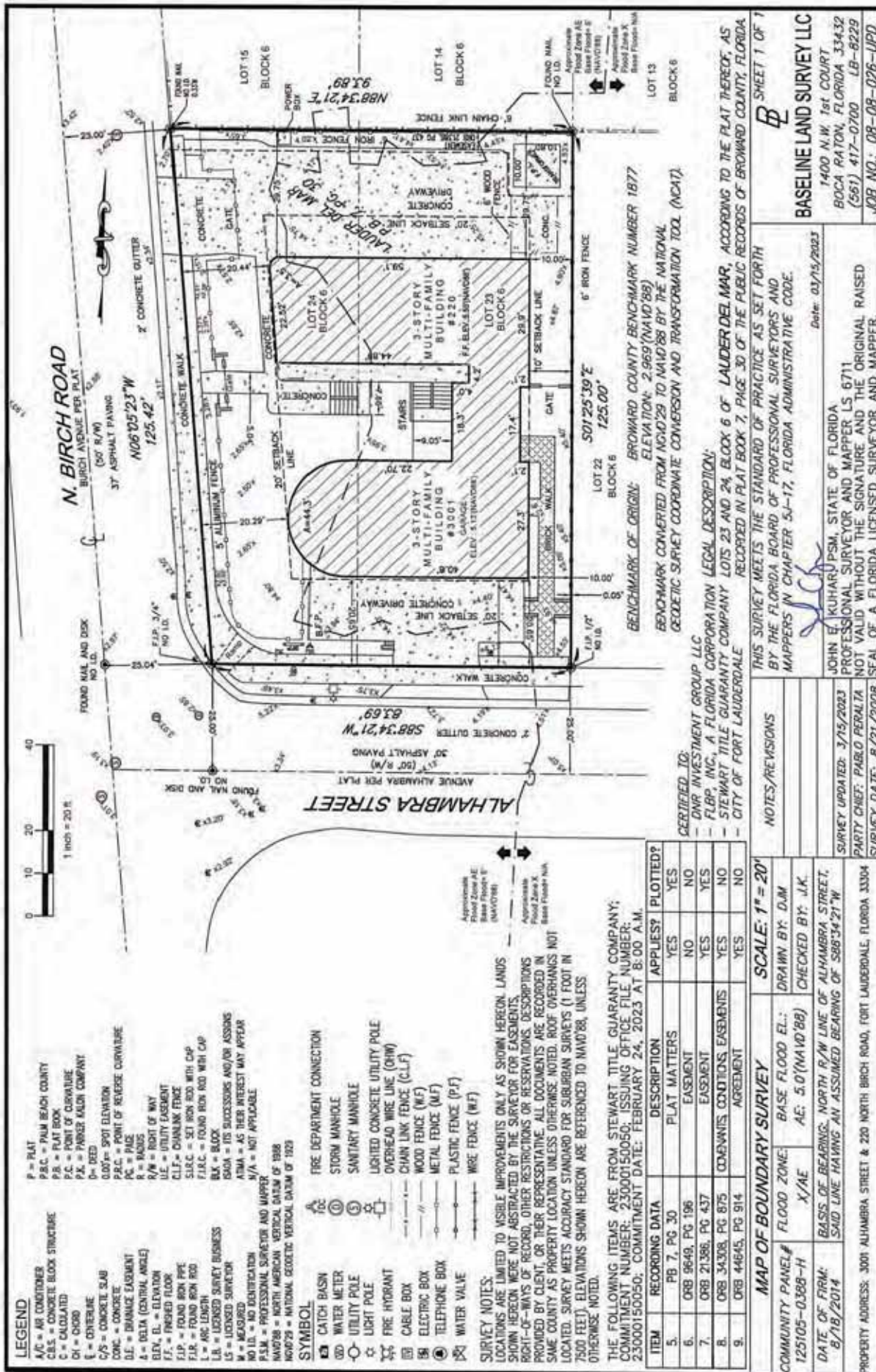
3001 Alhambra Street, Fort Lauderdale, FL 33304

SITE PLAN

A-1.0.00

adache  
group architects

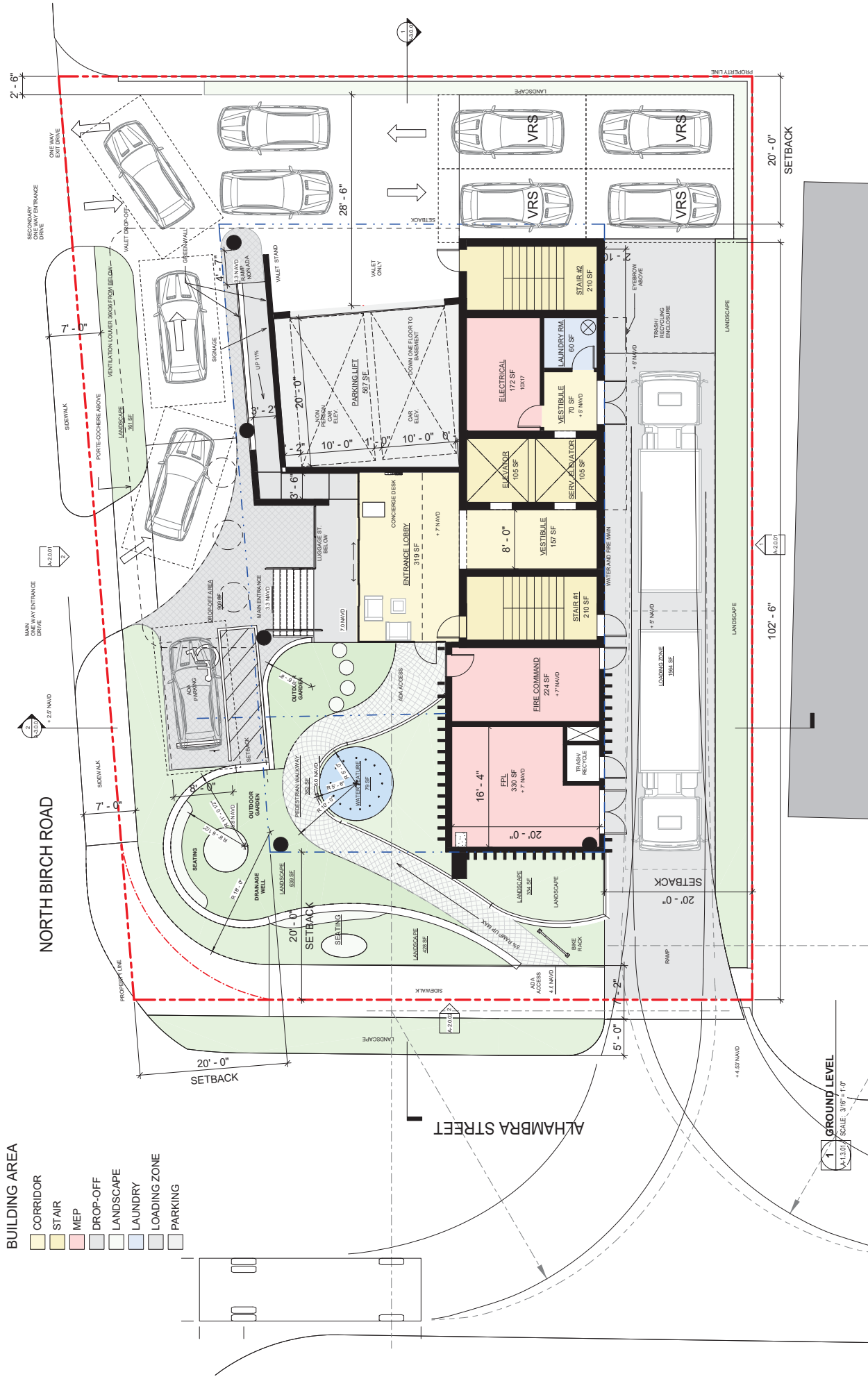








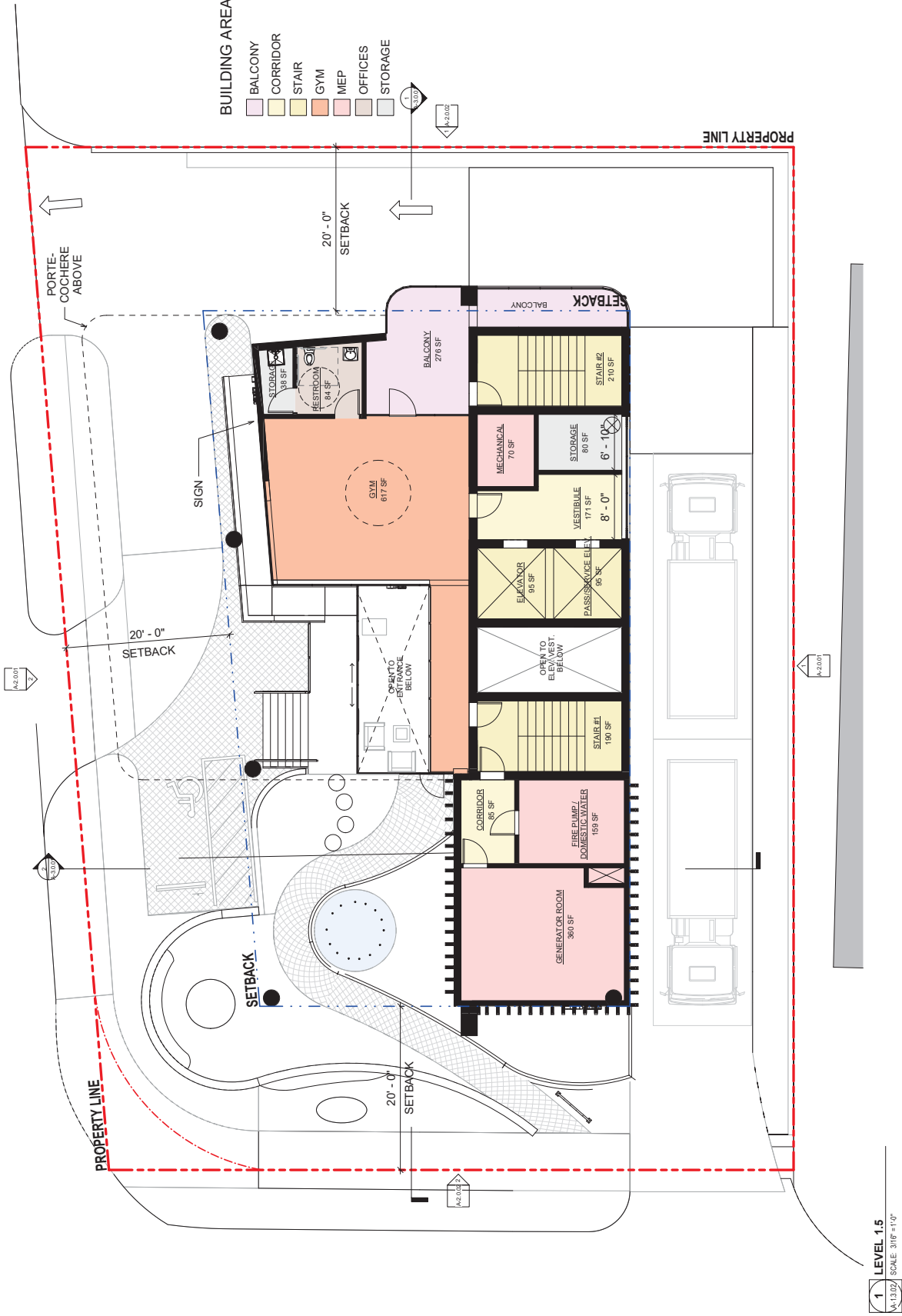
- BUILDING AREA**
- CORRIDOR
  - STAIR
  - MEP
  - DROP-OFF
  - LANDSCAPE
  - LAUNDRY
  - LOADING ZONE
  - PARKING



**GROUND FLOOR - ENTRY**

┌

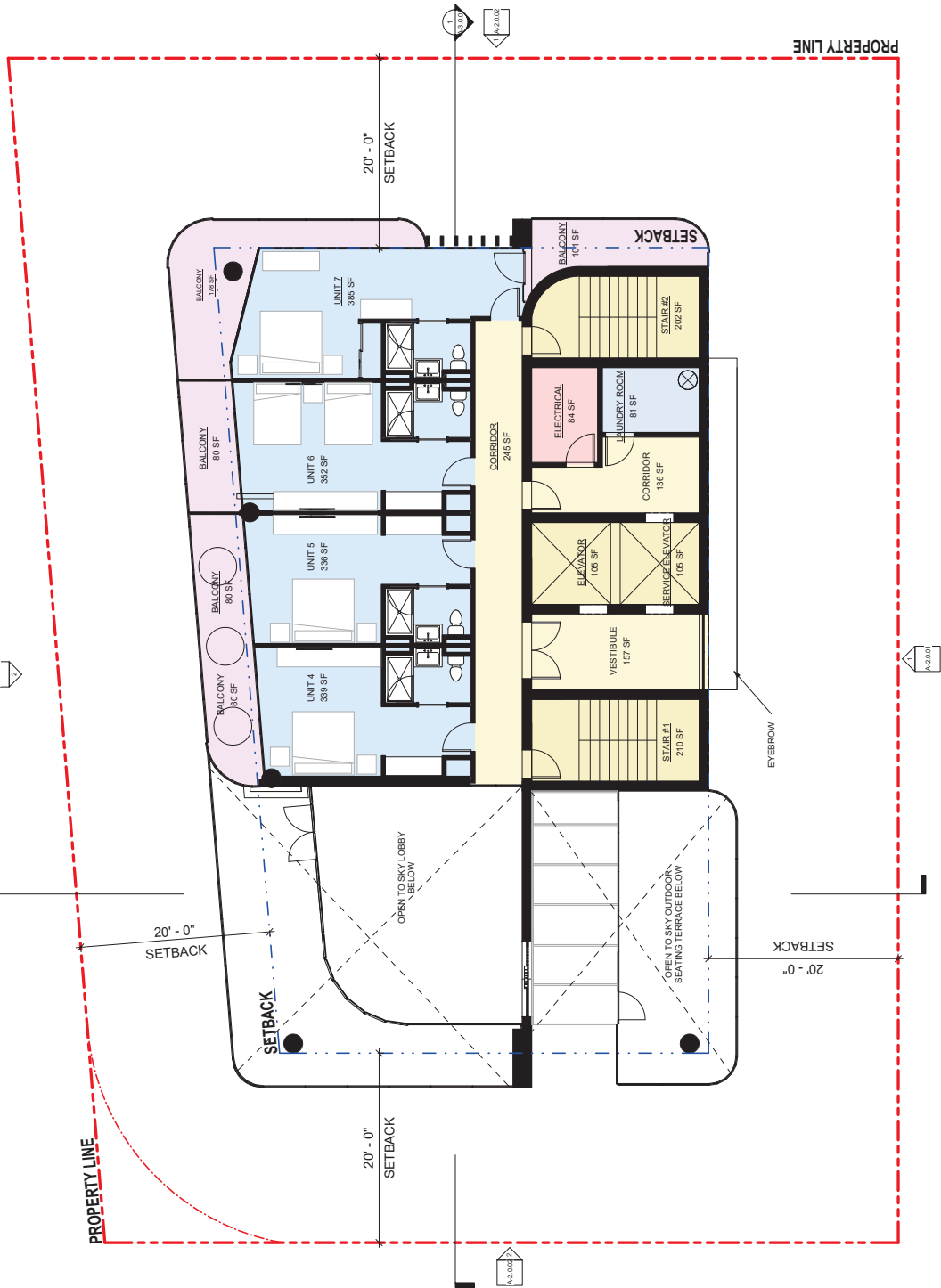
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1 LEVEL 7  
SCALE: 3/16" = 1'-0"

## HOTEL 42

3001 Anomalia Street, Fort Lauderdale, FL 33304

## LEVEL 7 - ROOMS

## A-1.3.06

adache  
group architects

CASE: UDP-S23035  
PZB Exhibit 6  
Page 14 of 21

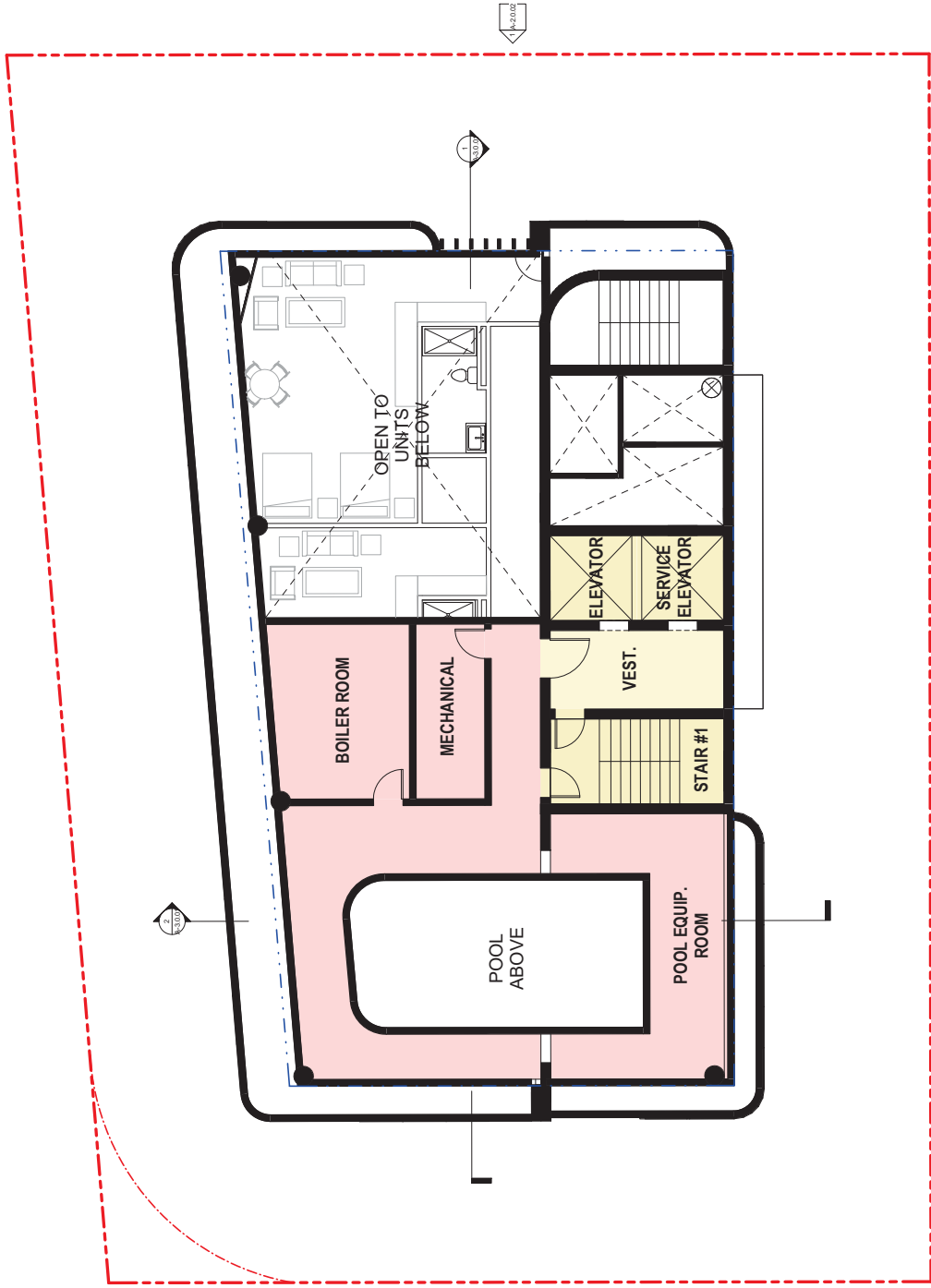
CAM#25-0606  
Exhibit 2  
Page 91 of 118





3001 Alhambra Street, Fort Lauderdale FL 33304

adache  
group architects



① LEVEL 14.5  
3/16" = 1'-0"

DRC  
2/23/2024  
03/07/23

**HOTEL 42**  
3001 Anomalia Street, Fort Lauderdale FL 33304

**LEVEL 14.5 - POOL EQUIPMENT - MEZZ**

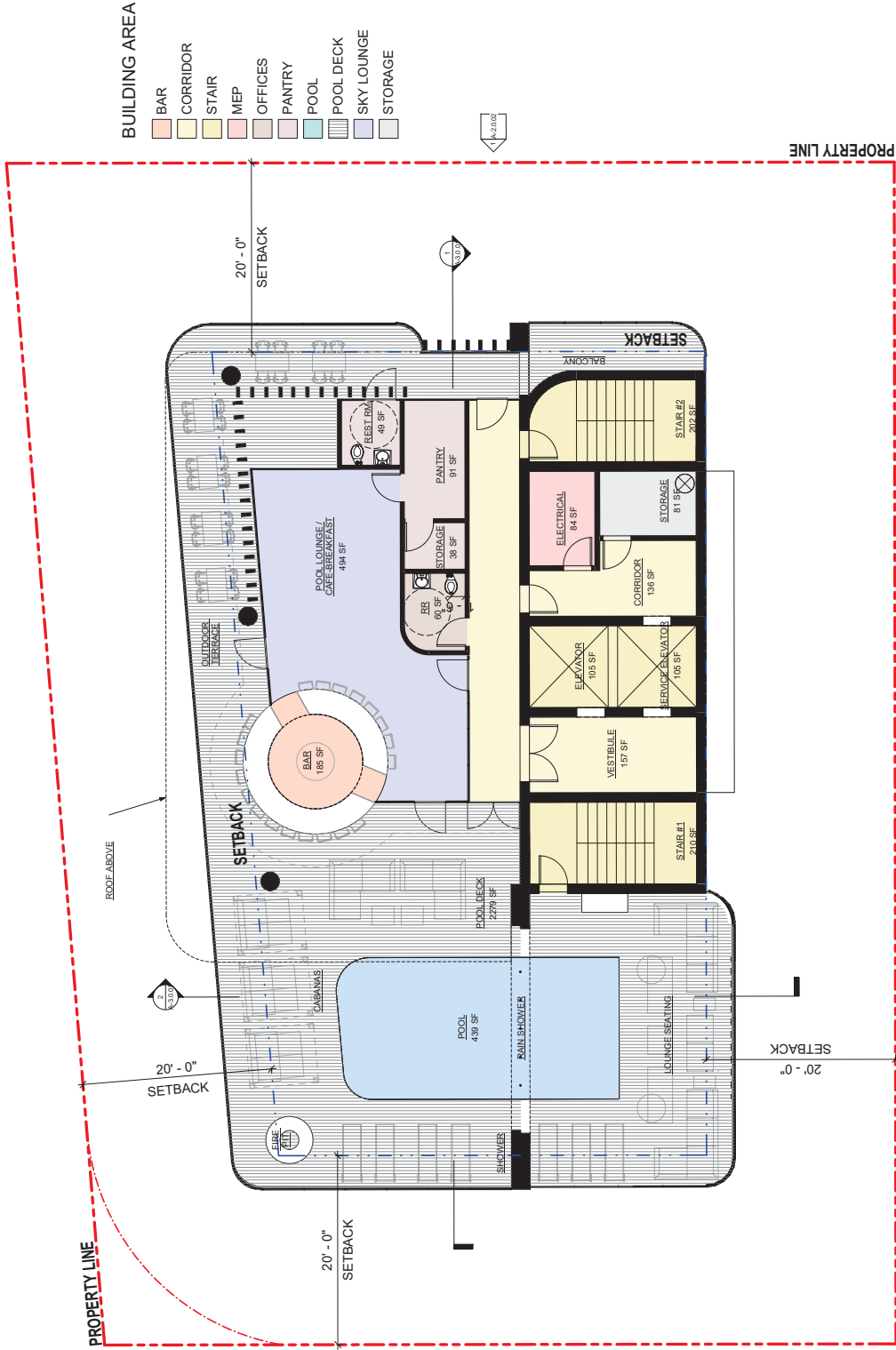
**A-1.3.09**

**adache**  
group architects

CASE: UDP-S23035  
PZB Exhibit 6  
Page 17 of 21

CAM#25-0606  
Exhibit 2  
Page 94 of 118





**1 LEVEL 15 - AMENITIES**  
SCALE: 3/16" = 1'-0"

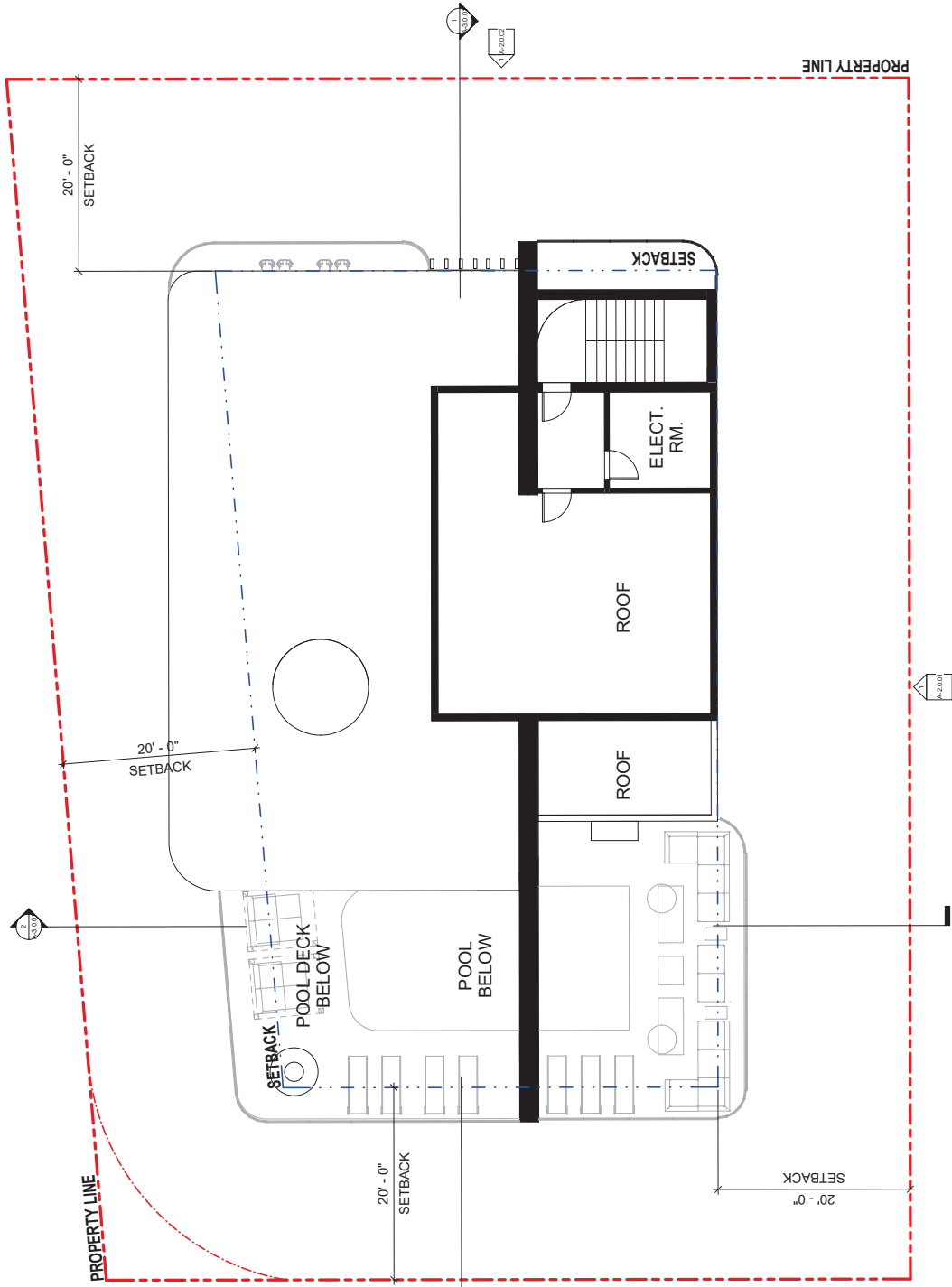
**HOTEL 42**  
3001 Anomalia Street, Fort Lauderdale, FL 33304

**LEVEL 15 - AMENITIES-POOL**

**A-1.3.10**  
adache  
group architects

CASE: UDP-S23035  
PZB Exhibit 6  
Page 18 of 21

CAM#25-0606  
Exhibit 2  
Page 95 of 118



1 ROOF  
A-1.3.11/ SCALE: 3/16" = 1'-0"

DRC  
2023.004  
03/04/23

HOTEL 42  
3001 Anomalia Street, Fort Lauderdale, FL 33304

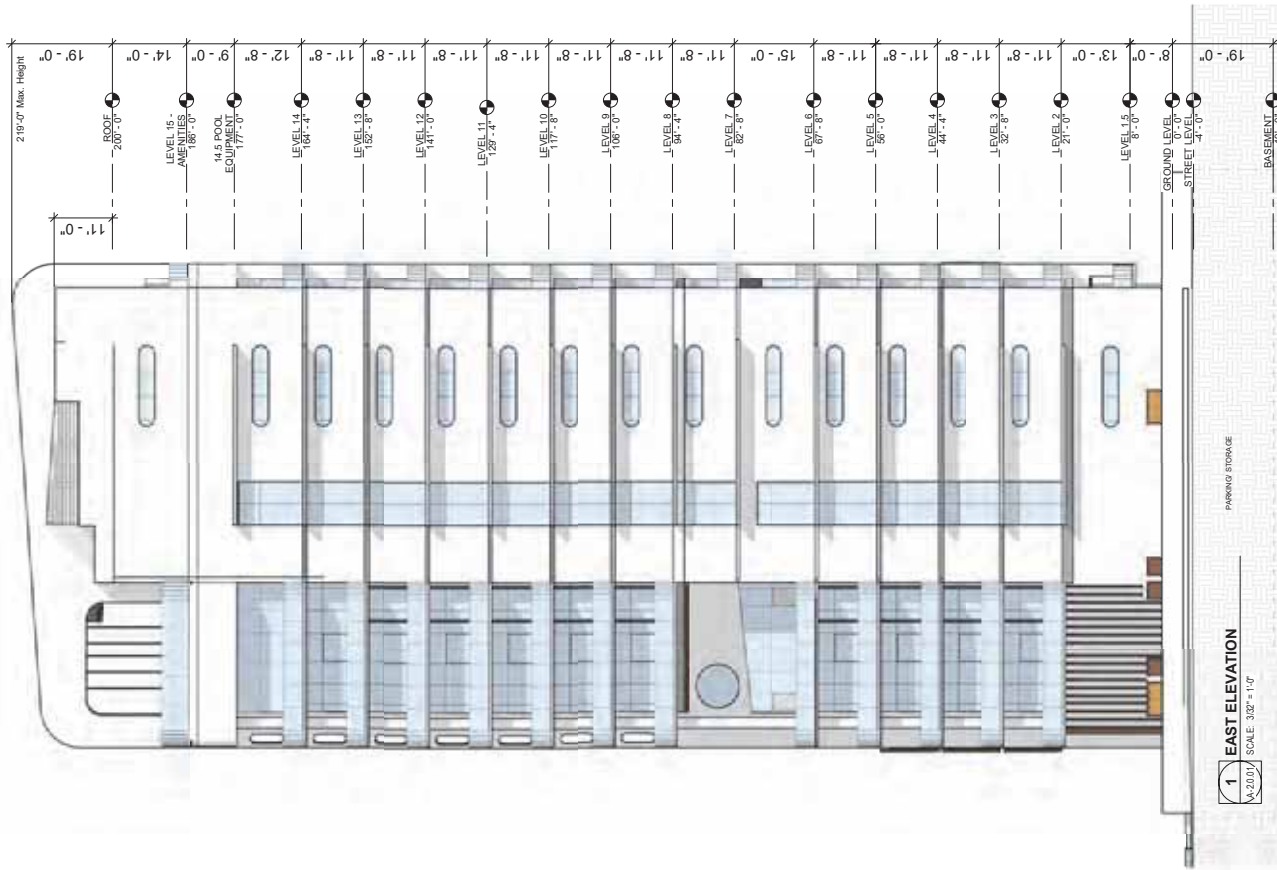
ROOF LEVEL

A-1.3.11

adache  
group architects

CASE: UDP-S23035  
PZB Exhibit 6  
Page 19 of 21

CAM#25-0606  
Exhibit 2  
Page 96 of 118



**HOTEL 42**  
3001 Alhambra Street, Fort Lauderdale, FL 33304

**A-2.0.01** **adache**  
group architects

CASE: UDP-S23035  
PZB Exhibit 6  
Page 20 of 21

CAM#25-0606  
Exhibit 2  
Page 97 of 118



1 NORTH ELEVATION  
V2.0.02 SCALE: 3/32" = 1'-0"

2 SOUTH ELEVATION  
V2.0.02 SCALE: 3/32" = 1'-0"

HOTEL 42  
3001 Alhambra Street, Fort Lauderdale, FL 33304

BUILDING ELEVATIONS

A-2.0.02  
adache  
group architects

CASE: UDP-S23035  
PZB Exhibit 6  
Page 21 of 21

DRC  
2/23/2023  
05/03/23

April 28, 2025

**VIA LAUDERBUILD**

URBAN DESIGN & PLANNING DIVISION  
DEVELOPMENT SERVICE DEPARTMENT  
700 NW 19<sup>TH</sup> AVENUE  
FORT LAUDERDALE, FL 33311

**RE: Public Participation Summary for DRC Case No. UDP-S23035 (the "Project")**

Pursuant to the City's Unified Land Development Regulations ("ULDR") Section 47-27.4., the Applicant held several public participation meetings to present the Project as summarized below. A copy of the Public Participation Meeting Notice and Property Owner List/Map is attached as **Exhibit 1**.

**Central Beach Alliance Board Meeting – March 14, 2024**

The Board coordinated the meeting with the Applicant. Applicant presented the Project. Q&A followed regarding the Declaration and site plan details.

**Alhambra Place Condominium Board Meeting – March 19, 2025**

The Board coordinated the meeting with the Applicant. Applicant presented the Project. Q&A followed regarding the Declaration and site plan details.

**Central Beach Alliance General Membership Meeting – 1<sup>st</sup> Presentation – March 20, 2025**

The Central Beach Alliance noticed its members via e-mail of Applicant's presentation regarding the Declaration of Restrictive Covenants and Project. There were approximately 50-60 attendees. The Applicant presented the history of the Declaration and proposed Project. Q&A followed regarding the Declaration and proposed settlement. The Membership voted to terminate the Declaration of Restrictive Covenants.

**Central Beach Alliance General Membership Meeting – 2<sup>nd</sup> Presentation – April 17, 2025**

In coordination with the Central Beach Alliance, Applicant sent regular mail notice on March 12, 2025 to all property owners within 300 feet of the Project, notifying them of the date, time and location of the Central Beach Alliance Meeting. The Central Beach Alliance President also noticed its members via e-mail. There were approximately 50-60 attendees. The Applicant presented the Project and provided an opportunity for Q&A. Q&A followed primarily related to site plan details and timeline. The Membership voted in favor to support the Project.

Should you require additional information, please let us know.

Respectfully,



Digitally signed by  
Stephanie J. Toothaker,  
Esq.  
Date: 2025.04.28  
17:10:10 -04'00'

Stephanie J. Toothaker, Esq.

**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





## CERTIFICATION LETTER

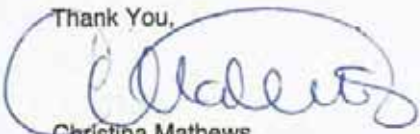
**City of Fort Lauderdale**

**Date:** March 12, 2025  
**Applicant:** 3001 Alhambra LLC  
**General Location:** 3001 Alhambra Street

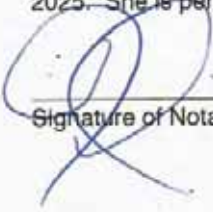
This letter certifies that the attached 300 foot radius property ownership list was obtained from the tax folio rolls from the Broward County Property Appraiser's Office as of February 27, 2025.

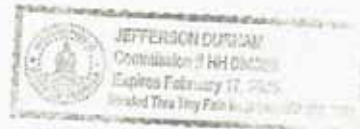
This letter also certifies that the attached Public Participation Meeting Notice was sent to the persons on the list of property owners. The notice was mailed March 12, 2025.

Thank You,

  
Christina Mathews

Sworn and subscribed before me this 12<sup>th</sup> day of March, 2025. She is personally known to me.

  
Signature of Notary



1025 Yale Drive  
Hollywood, Florida 33021  
954-920-2205  
Email: cutroplanning@yahoo.com



March 10, 2025

Dear Neighbors and  
Members of the Central Beach Alliance:

**RE: NOTICE OF RESCHEDULED PUBLIC PARTICIPATION MEETING**  
**42 Hotel – DRC Case No. UDP-S23035**

This firm represents 3001 ALHAMBRA LLC (the “Applicant”), developer of 3001 Alhambra Street, Fort Lauderdale, FL 33304, Folio No. 504212100770 (the “Property”). Please be advised that in coordination with the Central Beach Alliance, **our previously scheduled Thursday, March 13, 2025 Hybrid In-Person/Virtual Public Participation Meeting to discuss the 42 Hotel project has been CANCELLED and is being RESCHEDULED as follows:**

**WHEN:** Thursday, April 17, 2025 at 6:00 PM EST


**WHERE:** Central Beach Alliance General Membership Meeting

Hilton Fort Lauderdale Beach Resort  
505 North Fort Lauderdale Beach Boulevard  
Fort Lauderdale, FL 33304

If you are not a member, please email: [cbaftrlcom@gmail.com](mailto:cbaftrlcom@gmail.com) for location details prior to the meeting, as the location is subject to change.

Should you have any questions, please contact me at [stephanie@toothaker.org](mailto:stephanie@toothaker.org) / (954) 648-9376 and Estefania Mayorga at [estefania@toothaker.org](mailto:estefania@toothaker.org) / (561) 777-0276.

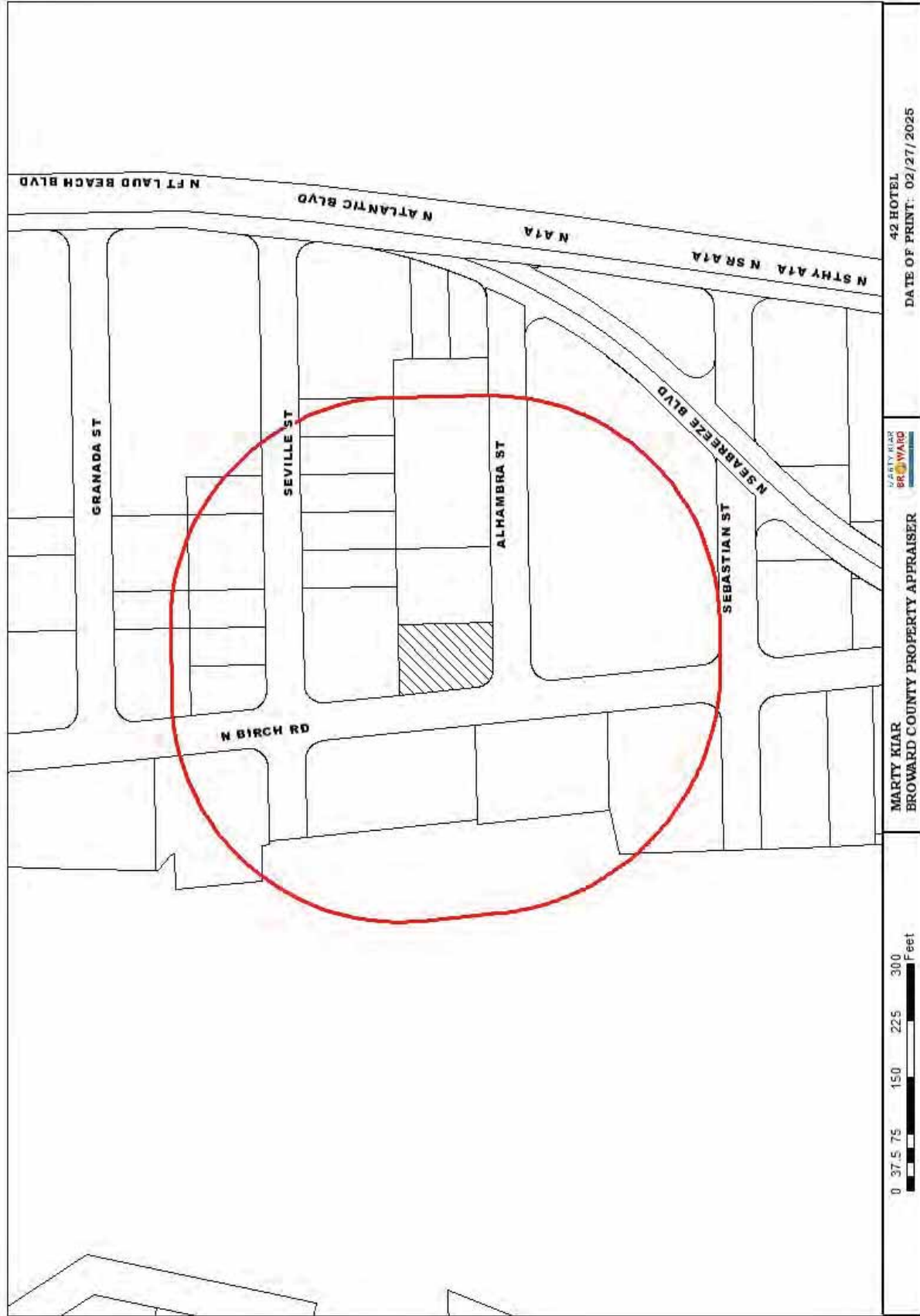
Respectfully,

 Digitally signed by  
Stephanie J. Toothaker  
Date: 2025.03.10  
12:13:45 -04'00'

Stephanie J. Toothaker, Esq.

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

**Stephanie J. Toothaker, Esq., PA** 954.648.9376 [stephanie@toothaker.org](mailto:stephanie@toothaker.org) [@stoothaker](https://twitter.com/stoothaker) [@toothakerdevelopment](https://www.instagram.com/toothakerdevelopment)  
401 E Las Olas Blvd, Suite 130-154 Fort Lauderdale, FL 33301



FOLIO_NUMB	NAME	ADDRESS_LI	CITY	STATE	ZIP	ZIP4	LEGAL
494307000460	TIITF/STATE OF FLORIDA% FL INLAND NAVIGATION DISTRICT	1314 MARCINSKI RD	JUPITER	FL	33477		FLORIDA EAST COAST CANAL 17-1 BPOR OF THE FLA EAST COAST CANALLOCA TED IN THE CITY OF FORTLAUDERDALE
504201AN0010	BEZJIAN,ALEXBEZJIAN,MARSA	1232 PALERMO AVE	CORAL GABLES	FL	33134		ALHAMBRA PLACE CONDOUNIT 401PER AMCDO CIN #104626412
504201AN0020	SAWLEY,CAROLINA	209 N BIRCH RD #402	FORT LAUDERDALE	FL	33304		ALHAMBRA PLACE CONDOUNIT 402PER AMCDO CIN #104626412
504201AN0030	SMITH,JOHN F & COX,BILLYJ SMITH & B COX REV TR	209 N BIRCH RD #403	FORT LAUDERDALE	FL	33304		ALHAMBRA PLACE CONDOUNIT 403PER AMCDO CIN #104626412
504201AN0040	HILAND,KENT A & THAIS P	209 N BIRCH RD #404	FORT LAUDERDALE	FL	33304		ALHAMBRA PLACE CONDOUNIT 404PER AMCDO CIN #104626412
504201AN0050	GIORDANO,ROBIN & DENNIS	209 N BIRCH RD #501	FORT LAUDERDALE	FL	33304		ALHAMBRA PLACE CONDOUNIT 501PER AMCDO CIN #104626412
504201AN0060	ORVIETO,ANNE LORVIETO REV TR	209 N BIRCH RD #502	FORT LAUDERDALE	FL	33304		ALHAMBRA PLACE CONDOUNIT 502PER AMCDO CIN #104626412
504201AN0070	GOLDBERG,MARTIN & EVELYN	209 N BIRCH RD #601	FORT LAUDERDALE	FL	33304		ALHAMBRA PLACE CONDOUNIT 601PER AMCDO CIN #104626412
504201AN0080	JIN,ZHE FEIVANG,GUANG	209 N BIRCH ROAD #602	FORT LAUDERDALE	FL	33304		ALHAMBRA PLACE CONDOUNIT 602PER AMCDO CIN #104626412
504201AN0090	HOGAN,BARRYHOGAN,MARCIA	1522 LAKESHORE RD	*SARNIA ON	CA	N7X 1	B4	ALHAMBRA PLACE CONDOUNIT 701PER AMCDO CIN #104626412
504201AN0100	WORKMAN,ALENEALENE WORKMAN REV TR	209 N BIRCH RD #702	FORT LAUDERDALE	FL	33304		ALHAMBRA PLACE CONDOUNIT 702PER AMCDO CIN #104626412
504201AN0110	STOLL,NELSON & SARI	209 N BIRCH ROAD UNIT 801	FORT LAUDERDALE	FL	33304		ALHAMBRA PLACE CONDOUNIT 801PER AMCDO CIN #104626412
504201AN0120	ELEVEN ELEVEN ASSOCIATES LP & STAMATAKIS,MANUEL N	1111 W DEKALB PIKE	WAYNE	PA	19087	2180	ALHAMBRA PLACE CONDOUNIT 802PER AMCDO CIN #104626412
504201AN0130	FERGUSON,LEWIS HMA TTHEWS,MOLLY M SOMERVILLE,ROBERT DROBERT D SOMERVILLE REV TR	209 N BIRCH RD #901	FORT LAUDERDALE	FL	33304		ALHAMBRA PLACE CONDOUNIT 901PER AMCDO CIN #104626412
504201AN0140	SAURAGE,ROLAND RICHARDROLAND R SAURAGE REV IV TR	209 N BIRCH RD #902	FORT LAUDERDALE	FL	33304		ALHAMBRA PLACE CONDOUNIT 902PER AMCDO CIN #104626412
504201AN0150	MURCIA,JAIR E & NATALIA	209 N BIRCH RD # 1001	FORT LAUDERDALE	FL	33304		ALHAMBRA PLACE CONDOUNIT 1001PER AMCDO CIN #104626412
504201AN0160	JACKMAN,M STEPHEN & MICHELE	209 N BIRCH RD #1002	FORT LAUDERDALE	FL	33304		ALHAMBRA PLACE CONDOUNIT 1002PER AMCDO CIN #104626412
504201AN0170	NOVICK,JAMES R & TINA	209 N BIRCH ROAD UNIT 1101	FORT LAUDERDALE	FL	33304		ALHAMBRA PLACE CONDOUNIT 1101PER AMCDO CIN #104626412
504201AN0180	SCHERER,DIANA MICHELEDIANA M SCHERER TR	209 N BIRCH RD #1102	FORT LAUDERDALE	FL	33304		ALHAMBRA PLACE CONDOUNIT 1102PER AMCDO CIN #104626412
504201AN0190	CROSS,JAMES D & HURY,HANK	209 N BIRCH RD UNIT 1201	FORT LAUDERDALE	FL	33304		ALHAMBRA PLACE CONDOUNIT 1201PER AMCDO CIN #104626412
504201AN0200	2873 NE 25TH LLC	PO BOX 543	BRVN MAWR	PA	19010		ALHAMBRA PLACE CONDOUNIT 1202PER AMCDO CIN #104626412
504201AN0210	CAITLAN ROSSI IRREV GIFT TRRYAN ROSSI IRREV GIFT TR	13 KIRBY LN	RYE	NY	10580		ALHAMBRA PLACE CONDOUNIT 1401PER AMCDO CIN #104626412
504201AN0231	WRIGHT,GREGORY H/EPETERSON,DUNCAN	209 N BIRCH RD #1502	FORT LAUDERDALE	FL	33304		ALHAMBRA PLACE CONDOUNIT 1501PER AMCDO CIN #104626412
504201AN0240	WILTON,SHARI	209 N BIRCH RD #1601	FORT LAUDERDALE	FL	33304		ALHAMBRA PLACE CONDOUNIT 1502PER AMCDO CIN #104626412

504201DD0010	SEASONS GROUP HOLDINGS LLC	962 HARBOR VIEW S	HOLLYWOOD	FL	33019	THE SEASONS CONDOUNIT 2A (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG: 9351/693
504201DD0020	ADAM WINTER REV TRWINTER,ADAM TRSTEE	209 N FT LAUDERDALE BCH BLVD #2B	FORT LAUDERDALE	FL	33304	THE SEASONS CONDOUNIT 2B (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG: 9351/693
504201DD0030	SIMANEK, TERRY	41 RAVENSBOURNE CRES	*TORONTO ON	CA	M9A 2	THE SEASONS CONDOUNIT 2C (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG: 9351/693
504201DD0040	ICOLARI,VINCENT	343 TROTTLING LN	WESTBURY	NY	11550	THE SEASONS CONDOUNIT 2D (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG: 9351/693
504201DD0050	DEEDO FORT LAUDERDALE LLC	55 INDEPENDENCE TRL	TOTOWA	NJ	07512	THE SEASONS CONDOUNIT 2E (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG: 9351/693
504201DD0060	TEDDY MICHAEL RICHARDSON &JACK L COFFMAN REV LIV TR	1289 MAYWOOD PARK	LEXINGTON	KY	40517	THE SEASONS CONDOUNIT 2G (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG: 9351/693
504201DD0070	ABDALLAH,MOHAMMED NAZHJIAAFAR- ABDALLAH,FATAN	5078 BENWICK ALLEY	ORLANDO	FL	32814	THE SEASONS CONDOUNIT 2H (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG: 9351/693
504201DD0080	JAMIE D KERZNER REV TRMICHAEL S KERZNER REV TR ETAL	1117 TIMBERCUT DR	DURHAM	NC	27703	THE SEASONS CONDOUNIT 2J (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG: 9351/693
504201DD0090	VENOUZIOU,NISSIM &VENOUZIOU,TZENI	13 MANOR DR	MANALAPAN	NJ	07726	THE SEASONS CONDOUNIT 3A (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG: 9351/693
504201DD0100	RST CORAL RIDGE LLC	910 SUMMERBROOK LN	SIGNAL MOUNTAIN	TN	37377	THE SEASONS CONDOUNIT 3B (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG: 9351/693
504201DD0110	VAN DORN,MARK GEORGECASTELA,OLGA LUNA	209 N FT LAUD BEACH BLVD #3C	FORT LAUDERDALE	FL	33304	THE SEASONS CONDOUNIT 3C (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG: 9351/693
504201DD0120	JOHN A RYAN LV TRJANET C RYAN LIV TR ETAL	29 MOSS AVENUE ASHTON	*PRESTON LANCASHIRE	GB	PR2 1	THE SEASONS CONDOUNIT 3D (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG: 9351/693
504201DD0130	SKLAR,DEANSKLAR,ROSE	2475 QUAIL ROOST DR	WESTON	FL	33327	THE SEASONS CONDOUNIT 3E (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG: 9351/693
504201DD0140	SALHA,MAJED S	209 N FT LAUDERDALE BCH BLVD #3F	FORT LAUDERDALE	FL	33304	THE SEASONS CONDOUNIT 3F (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG: 9351/693
504201DD0150	VINCINI,GIANCARLOVINCINI,CARMELA	16 VILLA LN	POUGHKEEPSIE	NY	12603	THE SEASONS CONDOUNIT 3G (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG: 9351/693
504201DD0160	BENNETT ,DOUGLAS DONALDBENNETT ,LINDA MARY	9 TIMBERCREST RIDGE	*NEPEAN ON	CA	K2R 1	THE SEASONS CONDOUNIT 3H (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG: 9351/693
504201DD0170	EDWARDS,KEVIN A	5175 NW 58 TER	CORAL SPRINGS	FL	33067	THE SEASONS CONDOUNIT 3J (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG: 9351/693

504201DD0180	GARCES,MARIA CAROLINAGONZALEZ, JUAN PABLO ETAL	1063 TWIN BRANCH LN	WESTON	FL	33326	THE SEASONS CONDOUNIT 4A (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG: 9351/693
504201DD0190	EIFERMAN,BARRY SCOTT	209 N FT LAUD BEACH BLVD 4B	FORT LAUDERDALE	FL	33304	THE SEASONS CONDOUNIT 4B (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG: 9351/693
504201DD0200	FRAKER INVESTMENT'S LLC	557 LASSING WAY	WALTON	KY	41094	THE SEASONS CONDOUNIT 4C (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG: 9351/693
504201DD0210	MCCAULEY,FRANCISTRIELLO,NICHOLAS J	209 N FT LAUDERDALE BCH BLVD #4D	FORT LAUDERDALE	FL	33304 4335	THE SEASONS CONDOUNIT 4D (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG: 9351/693
504201DD0220	EALY,DONNAEALY,MIKE J	11427 GROVE POINT RD	CHARLOTTE	NC	28277 2874	THE SEASONS CONDOUNIT 4E (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG: 9351/693
504201DD0230	GARCES,MARIA CAROLINAGONZALEZ, JUAN P	209 N FT LAUD BEACH BLVD #4F	FORT LAUDERDALE	FL	33304	THE SEASONS CONDOUNIT 4F (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG: 9351/693
504201DD0240	VILLIERS SMITHSON,SHAUN DANE	685 NE 59 ST	MIAMI	FL	33137	THE SEASONS CONDOUNIT 4G (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG: 9351/693
504201DD0250	TADDEO,CLAIRE & STEPHENTADDEO,KIERSTEN	234 MONTANA DR	KULPMONT	PA	17834 1954	THE SEASONS CONDOUNIT 4H (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG: 9351/693
504201DD0260	DIMOS,ILIASCABAL,CLAUDIA	1151 N FT LAUDERDALE BCH BL # 2A	FORT LAUDERDALE	FL	33304	THE SEASONS CONDOUNIT 4J (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG: 9351/693
504201DD0270	LETTIERI,GERMAN	209 N FT LAUD BEACH BLVD #5A	FORT LAUDERDALE	FL	33304	THE SEASONS CONDOUNIT 5A (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG: 9351/693
504201DD0280	ROSELLI,ROBERT M	3471 N FEDERAL HWY STE 600	FORT LAUDERDALE	FL	33306 1052	THE SEASONS CONDOUNIT 5B (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG: 9351/693
504201DD0290	SCHALL,SHARON R	209 N FT LAUD BEACH BLVD #5C	FORT LAUDERDALE	FL	33304 4337	THE SEASONS CONDOUNIT 5C (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG: 9351/693
504201DD0300	LETTIERI,GERMAN	209 N FT LAUD BEACH BLVD #5A	FORT LAUDERDALE	FL	33304	THE SEASONS CONDOUNIT 5D (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG: 9351/693
504201DD0310	KLEE,ERIKA E	209 N FT LAUD BEACH BLVD #5E	FORT LAUDERDALE	FL	33304 4337	THE SEASONS CONDOUNIT 5E (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG: 9351/693
504201DD0320	BENCIVENGA,MICHAEL J & ROSINA F	12001 ASHFORD LN	DAVIE	FL	33325 5239	THE SEASONS CONDOUNIT 5F (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG: 9351/693
504201DD0330	BEACH VIEW 617 TRNADO SKY VIEWS LLC TRSTEE	3225 MCLEOD DR STE 777	LAS VEGAS	NV	89121	THE SEASONS CONDOUNIT 5G (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG: 9351/693
504201DD0340	LINK,FRANK K H/ELINKOWSKI,CHARLES S	209 N FT LAUD BEACH BLVD #5H	FORT LAUDERDALE	FL	33304 4337	THE SEASONS CONDOUNIT 5H (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG: 9351/693

504201DD0350	FERSTAND,STEVEN G	209 N FT LAUD BEACH BLVD #5J	FORT LAUDERDALE	FL	33304	4337	9351/693	THE SEASONS CONDOUNIT 5J (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG;
504201DD0360	AISENBERG,PETER & LAUREN	209 N FT LAUD BEACH BLVD #6A	FORT LAUDERDALE	FL	33304	4337	9351/693	THE SEASONS CONDOUNIT 6A (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG;
504201DD0370	209 N FT LAUD BCH BLVD 6B LLCEQTY TR CO & F/B/O M GROMKO IRA	209 N FT LAUDERDALE BCH BLVD #6B	FORT LAUDERDALE	FL	33304		9351/693	THE SEASONS CONDOUNIT 6B (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG;
504201DD0380	LENS,NORMAN & SABRINA	209 N FT LAUDERDALE BCH BLVD #6C	FORT LAUDERDALE	FL	33304		9351/693	THE SEASONS CONDOUNIT 6C (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG;
504201DD0390	DOMINJANNI,BRUNODOMINJANNI,JOANNE	260 N COUNTRY CLUB BLVD	BOCA RATON	FL	33487	1438	9351/693	THE SEASONS CONDOUNIT 6D (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG;
504201DD0400	CARADONNA,ALFIO & LOUISE	1 N OCEAN BLVD 01-4	FORT LAUDERDALE	FL	33062		9351/693	THE SEASONS CONDOUNIT 6E (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG;
504201DD0410	BADARACCO,RICHARD C	209 N FT LAUD BEACH BLVD #6F	FORT LAUDERDALE	FL	33304		9351/693	THE SEASONS CONDOUNIT 6F (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG;
504201DD0420	TSANGOURS,ILLIAS D	37 HIGH POINT CIR E APT 402	NAPLES	FL	34103	4291	9351/693	THE SEASONS CONDOUNIT 6G (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG;
504201DD0430	WALLAUER,ARLES QUEIROZCRACCO,LARISSA	209 N FT LAUDERDALE BCH BLVD #6H	FORT LAUDERDALE	FL	33304		9351/693	THE SEASONS CONDOUNIT 6H (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG;
504201DD0440	LAUTENBACH PROPERTIES LLC	1233 CASS ST	GREEN BAY	WI	54301		9351/693	THE SEASONS CONDOUNIT 6J (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG;
504201DD0450	9461-6174 QUEBEC INC	1583 RUE DES MERISIERS	*L'ASSOMPTION QC	CA	J5W 5	J4	9351/693	THE SEASONS CONDOUNIT 7A (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG;
504201DD0460	DOSS,MOUNIR F & AIDA N & DOSS,NADER	369 STEWART AVE	GARDEN CITY	NY	11530		9351/693	THE SEASONS CONDOUNIT 7B (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG;
504201DD0470	W3 HOLDINGS LLC	1909 S 214 ST	ELKHORN	NE	68022		9351/693	THE SEASONS CONDOUNIT 7C (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG;
504201DD0480	SOSA GAUTIER,MARCELO RUBENOVIEDO CALDARERA,MARIA D L PAZ Y	209 N FT LAUDERDALE BCH BLVD #7D	FORT LAUDERDALE	FL	33304	4337	9351/693	THE SEASONS CONDOUNIT 7D (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG;
504201DD0490	CORDOVA BERRIOS,NIVEA	209 N FT LAUDERDALE BCH BLVD #9G	FORT LAUDERDALE	FL	33304		9351/693	THE SEASONS CONDOUNIT 7E (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG;
504201DD0500	CHERNA LUNDELL FAM TRCHERNA,ERIC P TRSTEE ETAL	2830 NW 143 TER	NEWBERRY	FL	32669		9351/693	THE SEASONS CONDOUNIT 7F (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG;
504201DD0510	MESA,JUAN G	113 S GORDON RD	FORT LAUDERDALE	FL	33301		9351/693	THE SEASONS CONDOUNIT 7G (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG;



504201DD0520	WALTERS, DAVID A	15886 82 LN N	LOXAHATCHEE	FL	33470	2825	9351/693	THE SEASONS CONDOUNIT 7H (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG;
504201DD0530	KUBICK, STEVEN J	209 N FT LAUD BEACH BLVD #7J	FORT LAUDERDALE	FL	33304	4337	9351/693	THE SEASONS CONDOUNIT 7J (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG;
504201DD0540	GALVAN CONTRERAS, CARLOS RAUL FLORES- GALVAN, KARLA IVONNE	2544 JARDIN TER	WESTON	FL	33327		9351/693	THE SEASONS CONDOUNIT 8A (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG;
504201DD0550	RAU, KELLY ANNE	209 N FT LAUDERDALE BCH BLVD #8B	FORT LAUDERDALE	FL	33304	4337	9351/693	THE SEASONS CONDOUNIT 8B LESS R/W FROM CE)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG;
504201DD0560	YIP CHOY, ANNE MARIE	209 N FT LAUDERDALE BCH BLVD #8C	FORT LAUDERDALE	FL	33304	4336	9351/693	THE SEASONS CONDOUNIT 8C (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG;
504201DD0570	LOUVIS, SOTERIOS GLOUVIS, BARBARA G	11017 CANDLELIGHT LANE	POTOMAC	MD	20854		9351/693	THE SEASONS CONDOUNIT 8D (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG;
504201DD0580	GREGORY, JOSEPH E EST	607 LOCUST CREEK BLVD	LOUISVILLE	KY	40245		9351/693	THE SEASONS CONDOUNIT 8E (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG;
504201DD0590	FERLISI, LINDA-MARIE GERVASI, ANTHONY	209 N FT LAUDERDALE BCH BLVD #8F	FORT LAUDERDALE	FL	33304		9351/693	THE SEASONS CONDOUNIT 8F (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG;
504201DD0600	STURM, IGOR	101 HOPKINS AVE	HADDONFIELD	NJ	08033	1406	9351/693	THE SEASONS CONDOUNIT 8G (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG;
504201DD0610	PATEL, JIGNA SHAPATEL, PIYUSH	3141 HAMBLIN WAY	WELLINGTON	FL	33414	3427	9351/693	THE SEASONS CONDOUNIT 8H LESS R/W FROM CE)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG;
504201DD0620	CRAIG SKLAR FAM TRSKLAR, CRAIG TRSTEE	101 PLEASANT AVE	SADDLE RIVER	NJ	07458		9351/693	THE SEASONS CONDOUNIT 8J (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG;
504201DD0630	DEFRANK, JAMES D	209 N FT LAUDERDALE BCH BLVD #9A	FORT LAUDERDALE	FL	33304		9351/693	THE SEASONS CONDOUNIT 9A (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG;
504201DD0640	GESTION MIROHANZ LTD	2239 GUENETTE	*ST LAURENT QC	CA	H4R 2	E9	9351/693	THE SEASONS CONDOUNIT 9B (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG;
504201DD0650	WILKINS, CHRISTIAN	209 N FT LAUDERDALE BCH BLVD #9C	FORT LAUDERDALE	FL	33304		9351/693	THE SEASONS CONDOUNIT 9C (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG;
504201DD0660	CAPOLARELLO, DOMINICK ANTHONY CA POLARELLO, DEBRA	209 N FT LAUD BEACH BLVD #9D	FORT LAUDERDALE	FL	33304		9351/693	THE SEASONS CONDOUNIT 9D (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG;
504201DD0670	WAGNER, BRUCE EWAGNER, FLORENCE G	209 N FT LAUD BEACH BLVD #9E	FORT LAUDERDALE	FL	33304		9351/693	THE SEASONS CONDOUNIT 9E (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG;
504201DD0680	DI STAULO, JOSEPH DI STAULO, MARIE	763 LEONARDVILLE RD	LEONARDO	NJ	07737		9351/693	THE SEASONS CONDOUNIT 9F (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG;

504201DD0690	CORDOVA BERRIOS,NIVEA	209 N FT LAUDERDALE BEACH #9-G	FORT LAUDERDALE	FL	33304	THE SEASONS CONDOUNIT 9G (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG: 9351/693
504201DD0700	GRIFFOUL,CAROLGRIFFOUL,ROGER	65 LAMERSON CIR	BUDD LAKE	NJ	07828	THE SEASONS CONDOUNIT 9H (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG: 9351/693
504201DD0710	VIRGINIA M ALVARADO TRMARRONE-MORIARTY,MARIE A TRSTEE	136 BEACH 117 ST #PH803	ROCKAWAY PARK	NY	11694 2087	THE SEASONS CONDOUNIT 9J (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG: 9351/693
504201DD0720	PADDLE SURF PROPERTIES LLC	209 N FORT LAUD BEACH BLVD #10A	FORT LAUDERDALE	FL	33304	THE SEASONS CONDOUNIT 10A (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG: 9351/693
504201DD0730	SNIDER,DALE K JR	209 N FT LAUD BCH BLVD #10B	FORT LAUDERDALE	FL	33304 4336	THE SEASONS CONDOUNIT 10B (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG: 9351/693
504201DD0740	JACKSON,JOHN DMOTT,MELISSA A	209 N FT LAUDERDALE BCH BLVD 10C	FORT LAUDERDALE	FL	33304	THE SEASONS CONDOUNIT 10C (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG: 9351/693
504201DD0750	NEEL,GARY	1520 BLUEJAY CIR	WESTON	FL	33327	THE SEASONS CONDOUNIT 10D (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG: 9351/693
504201DD0760	SHIM,ANNA MDIEGUEZ,MARCUA A	4320 SW 4 ST	CORAL GABLES	FL	33134 1926	THE SEASONS CONDOUNIT 10E (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG: 9351/693
504201DD0770	HOFF,GERALD	209 N FTL BEACH BLVD #10F	FORT LAUDERDALE	FL	33304 4336	THE SEASONS CONDOUNIT 10F (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG: 9351/693
504201DD0780	FIRPO,ADOLFO	209 N FT LAUD BEACH BLVD #10G	FORT LAUDERDALE	FL	33304	THE SEASONS CONDOUNIT 10G (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG: 9351/693
504201DD0790	REITMAN,HAROLD SHEINSEN,GRETCHEN	5 TAM O'SHANter LN	FORT LAUDERDALE	FL	33308	THE SEASONS CONDOUNIT 10H (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG: 9351/693
504201DD0800	HOFF,GERALD T	12007 BEAUTYBRUSH DR	AUSTIN	TX	78738 5640	THE SEASONS CONDOUNIT 10J (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG: 9351/693
504201DD0810	BASCE TRADING COMPANY INC	209 N FORT LAUD BEACH BLVD #11A	FORT LAUDERDALE	FL	33304	THE SEASONS CONDOUNIT 11A (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG: 9351/693
504201DD0820	CLAUDIO HECTOR RUSSO TRRITA EMILIA ELENA MALICKI TR	MARISCAL ANT J DE SUCRE 3055 12B	*BUENOS AIRES	AR	1428	THE SEASONS CONDOUNIT 11B (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG: 9351/693
504201DD0830	FIRPO,ADOLFO	209 N FT LAUDERDALE BCH BLVD 11C	FORT LAUDERDALE	FL	33304 4336	THE SEASONS CONDOUNIT 11C (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG: 9351/693
504201DD0840	FERNICOLA,CHARLESFERNICOLA, DIANE	75 MAXIM DR	FORKED RIVER	NJ	08731	THE SEASONS CONDOUNIT 11D (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG: 9351/693
504201DD0850	DOSS,AIDADOSS,MOUNIR	369 STEWART AVE	GARDEN CITY	NY	11530	THE SEASONS CONDOUNIT 11E (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG: 9351/693

504201DD0860	NORTH FLL BEACH PROPERTY LLC	209 N FT LAUD BEACH BLVD #11F	FORT LAUDERDALE	FL	33304	THE SEASONS CONDOUNIT 11F (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG: 9351/693
504201DD0870	BEARDEN,DAWN	209 N FT LAUD BEACH BLVD #11G	FORT LAUDERDALE	FL	33304 4364	THE SEASONS CONDOUNIT 11G (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG: 9351/693
504201DD0880	SCOTT METER LIV TRDONNA METER LIV TR	701 N FT LAUD BEACH BLVD #1705	FORT LAUDERDALE	FL	33304	THE SEASONS CONDOUNIT 11H (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG: 9351/693
504201DD0890	KARMA TZ,MARK R	209 N FT LAUD BEACH BLVD #11J	FORT LAUDERDALE	FL	33304 4364	THE SEASONS CONDOUNIT 11J (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG: 9351/693
504201DD0900	CABEZAS,MARIA	209 N FT LAUDERDALE BCH BLVD 12A	FORT LAUDERDALE	FL	33304 4364	THE SEASONS CONDOUNIT 12A (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG: 9351/693
504201DD0910	NEVES,ALFREDOREY,MARCELLA CASAL DEL	209 N FT LAUDERDALE BCH BLVD 12B	FORT LAUDERDALE	FL	33304	THE SEASONS CONDOUNIT 12B (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG: 9351/693
504201DD0920	ESTHER DAHAN TRDAHAN,ESTHER TRSTEE	5559 CAVENDISH BLVD	*MONTREAL QC	CA	H4U 2 S1	THE SEASONS CONDOUNIT 12C (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG: 9351/693
504201DD0930	LEPORE,LAURA	209 N FT LAUDERDALE BCH BLVD 12D	FORT LAUDERDALE	FL	33304	THE SEASONS CONDOUNIT 12D (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG: 9351/693
504201DD0940	DEAL,JAMIE M & JASON W	209 N FT LAUD BEACH BLVD #12E	FORT LAUDERDALE	FL	33304 4364	THE SEASONS CONDOUNIT 12E (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG: 9351/693
504201DD0950	DEGARA,ROBERT G	1351 NE 28 AVE #121	POMPANO BEACH	FL	33062	THE SEASONS CONDOUNIT 12F (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG: 9351/693
504201DD0960	LEICHT,PETER JRLEICHT,JANET ETAL	8225 264 ST	FLORAL PARK	NY	11004 1526	THE SEASONS CONDOUNIT 12G (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG: 9351/693
504201DD0970	360 DEGREES LLC	11273 S LAKECREST DR	OLATHE	KS	66061	THE SEASONS CONDOUNIT 12H (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG: 9351/693
504201DD0980	SABLICH,JOHN & ANTONIA	54 KIRKWOOD ST	LONG BEACH	NY	11561 2613	THE SEASONS CONDOUNIT 12J (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG: 9351/693
504201DD0990	LAZAR,MURRAY & RODLEY	49 MCARTHUR LN	SMITHTOWN	NY	11787 4049	THE SEASONS CONDOUNIT 14A (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG: 9351/693
504201DD1000	MARC & JENNIFER SCHILLER REV TRSCHILLER,MARC STUART TRSTEE ETAL	209 N FT LAUD BEACH BLVD #14B	FORT LAUDERDALE	FL	33304 4364	THE SEASONS CONDOUNIT 14B (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG: 9351/693
504201DD1010	HAMMEL,GERALD PSHWAERY,DAVID T	24 PATTEN DR	LITTLE COMPTON	RI	02837	THE SEASONS CONDOUNIT 14C (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG: 9351/693
504201DD1020	MASSE,PIERRE & MASSE,ANDRE	6468 ARGYLE ST	*W VANCOUVER BC	CA	V7W 2 E7	THE SEASONS CONDOUNIT 14D (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG: 9351/693

504201DD1030	DONNA METER LIV TRSCOTT A METER LIV TR ETAL	701 N FT LAUD BCH BLVD #1705	FORT LAUDERDALE	FL	33304	THE SEASONS CONDOUNIT 14E (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG: 9351/693
504201DD1040	MARC & JENNIFER SCHILLER REV TRSCHILLER,MARC STUART TRSTEE ETAL	440 BONTONA AVE	FORT LAUDERDALE	FL	33301	THE SEASONS CONDOUNIT 14F (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG: 9351/693
504201DD1050	BENITEZ,MARIA	2183 NE 59 CT	FORT LAUDERDALE	FL	33308	THE SEASONS CONDOUNIT 14G (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG: 9351/693
504201DD1060	SULLIVAN,KATHLEEN C	23 JUDGE RD	LYNN	MA	01904 1214	THE SEASONS CONDOUNIT 14H (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG: 9351/693
504201DD1070	GREENGLASS,MICHAEL HOWARD	209 N FT LAUD BEACH BLVD #14J	FORT LAUDERDALE	FL	33304	THE SEASONS CONDOUNIT 14J (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG: 9351/693
504201DD1080	RUSSO,JAMES R & BARBARA A	209 N FT LAUD BEACH BLVD #15A	FORT LAUDERDALE	FL	33304 4339	THE SEASONS CONDOUNIT 15A (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG: 9351/693
504201DD1090	GALANIS,WILLIAM D	497 HOOKSETT RD #245	MANCHESTER	NH	03104	THE SEASONS CONDOUNIT 15B (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG: 9351/693
504201DD1100	FRISOLI,ORNELLA	95 WHITE OAK RIDGE RD	SHORT HILLS	NJ	07078 1819	THE SEASONS CONDOUNIT 15C (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG: 9351/693
504201DD1110	PAICOPOULOS,JOHN H/EPAICOPOULOS,GEORGE ETAL	209 N FT LAUD BEACH BLVD #15D	FORT LAUDERDALE	FL	33304	THE SEASONS CONDOUNIT 15D (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG: 9351/693
504201DD1120	RICCI,FREDERICK A H/EGARCIALA ,JORGE M	209 N FT LAUD BEACH BLVD #15E	FORT LAUDERDALE	FL	33304 4339	THE SEASONS CONDOUNIT 15E (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG: 9351/693
504201DD1130	BENCIVENGA ,MICHAEL J &BENCIVENGA,ROSINA F	12001 ASHFORD LN	DAVIE	FL	33325 5239	THE SEASONS CONDOUNIT 15F (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG: 9351/693
504201DD1140	RUSSO,JAMES R & BARBARA A	209 N FT LAUD BEACH BLVD #15A	FORT LAUDERDALE	FL	33304 4364	THE SEASONS CONDOUNIT 15G (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG: 9351/693
504201DD1150	RICCI,FREDERICK AGARCIALA ,JORGE M	209 N FT LAUD BEACH BLVD #15E	FORT LAUDERDALE	FL	33304 4339	THE SEASONS CONDOUNIT 15H (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG: 9351/693
504201DD1160	KLOCK,EDNA	209 N FT LAUD BEACH BLVD #15J	FORT LAUDERDALE	FL	33304 4339	THE SEASONS CONDOUNIT 15J (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG: 9351/693
504201DD1170	ARBELAEZ,RAUL EST	CALLE 15 #37A12 #202 B CASTROPOL	* MEDELLIN	CO		THE SEASONS CONDOUNIT 16A (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG: 9351/693
504201DD1180	KHALIL, TAREK M	5105 ORDUNA DR	CORAL GABLES	FL	33146	THE SEASONS CONDOUNIT 16B (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG: 9351/693
504201DD1190	CANTOR,LORI JCANTOR, TEDDI	4379 STRATHDALE CT	WEST BLOOMFIELD	MI	48323	THE SEASONS CONDOUNIT 16C (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG: 9351/693

504201DD1200	SUBCON LLC	75 WASHINGTON AVE	NORTH HAVEN	CT	06473	1728	9351/693	THE SEASONS CONDOUNIT 16D (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG: THE SEASONS CONDOUNIT 16E (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG:
504201DD1210	DAILY,CHARLES E	209 N FT LAUD BEACH BLVD #16E	FORT LAUDERDALE	FL	33304		9351/693	THE SEASONS CONDOUNIT 16F (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG:
504201DD1220	KHALIL,RONNIE TAREK	209 N FT LAUD BCH BLVD #16F	FORT LAUDERDALE	FL	33304		9351/693	THE SEASONS CONDOUNIT 16G (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG:
504201DD1230	BENCIVENGA ,ANDREA	2640 SW 106 TER	DAVIE	FL	33328	1002	9351/693	THE SEASONS CONDOUNIT 16H (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG:
504201DD1240	BENJAMIN USA GROUP LLC	209 N FT LAUD BEACH BLVD #16H	FORT LAUDERDALE	FL	33304	4339	9351/693	THE SEASONS CONDOUNIT 16J (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG:
504201DD1250	FRAZIER,CHARLES L	101 S FT LAUD BCH BLVD #1103	FORT LAUDERDALE	FL	33316		9351/693	THE SEASONS CONDOUNIT 17A (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG:
504201DD1260	SULLIVAN,NADINE	369 STEWART AVE	GARDEN CITY	NY	11530		9351/693	THE SEASONS CONDOUNIT 17B (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG:
504201DD1270	UMBERTO BEDUSA REV TRBEDUSA,CHARLOTTE TRSTEE ETAL	PO BOX 944	SOUTHPORT	CT	06890	0944	9351/693	THE SEASONS CONDOUNIT 17C (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG:
504201DD1280	KOCH,JOSEF	209 N FT LAUD BEACH BLVD #17C	FORT LAUDERDALE	FL	33304	4339	9351/693	THE SEASONS CONDOUNIT 17D (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG:
504201DD1290	LOPEZ,ALEJANDROLOPEZ,YOLANDA CASTRO	412 COCONUT CIR	WESTON	FL	33326		9351/693	THE SEASONS CONDOUNIT 17E (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG:
504201DD1300	BORDEN,GAYLE S H/EKLOCK,CAROL M	209 N FT LAUDERDALE BCH BLVD#17E	FORT LAUDERDALE	FL	33304		9351/693	THE SEASONS CONDOUNIT 17F (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG:
504201DD1310	DEBEVEC,JAMES & DEBEVEC,MADELINE	1942 BRUSHVIEW DR	RICHMOND HEIGHTS	OH	44143	1242	9351/693	THE SEASONS CONDOUNIT 17G (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG:
504201DD1320	CAREJR LLC	2450 KENSINGTON BLVD	DAVIE	FL	33325		9351/693	THE SEASONS CONDOUNIT 17H (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG:
504201DD1330	BORDEN,GAYLE S & KLOCK,CAROL M	2840 NE 26 CT	FORT LAUDERDALE	FL	33306	1907	9351/693	THE SEASONS CONDOUNIT 17J (LESS R/W FROM C.E.)AKA: 209 N ATLANTIC BLVD/PER CDO BK/PG:
504201DD1340	HUNT,DANIEL J	701 S RIO VISTA BLVD	FORT LAUDERDALE	FL	33316	1250	9351/693	LAUDER DEL MAR 7-30 BLOTS 1-20,BLK 5 LESS THAT PARTLYING WITHIN PARCEL 22 & 23 ADESC IN OR
504212100520	KT SEABREEZE ATLANTIC LP	105 NE 1 ST	DELRAY BEACH	FL	33444	3807	17961/505	LAUDER DEL MAR 7-30 BLOT 8 BLK 6
504212100650	ALTO BRISA LC	3016 SEVILLE ST	FORT LAUDERDALE	FL	33304			LAUDER DEL MAR 7-30 BLOT 9 BLK 6
504212100660	3020 SEVILLE ST LLC	2858 N UNIVERSITY DR	CORAL SPRINGS	FL	33065			LAUDER DEL MAR 7-30 BLOT 10 BLK 6
504212100670	3020 SEVILLE ST LLC	2858 N UNIVERSITY DR	CORAL SPRINGS	FL	33065			LAUDER DEL MAR 7-30 BLOT 11 BLK 6
504212100680	BONA,ERIC P	3016 SEVILLE ST #3	FORT LAUDERDALE	FL	33304	4329		LAUDER DEL MAR 7-30 BLOT 12 BLK 6
504212100690	PORCELLI SEVILLE LLC	311 RIVIERA ISLE DR	FORT LAUDERDALE	FL	33301			

504212100720	DC FORT LAUDERDALE 1PROPERTY LLC	PO BOX 511196	SALT LAKE CITY	UT	84151	LAUDERDALE MAR 7-30 BLOTS 16 THRU 20 BLK 6
504212100750	BLUE STORM INVESTMENTS LLC	20900 NE 30 AVE STE 200-27	AVENTURA	FL	33180	LAUDER DEL MAR 7-30 BLOTS 21,22 BLK 6
504212100770	HARIOHM REALTY LLC	23 HAYLOFT LN	ROSLYN HEIGHTS	NY	11577	LAUDER DEL MAR 7-30 BLOT 23,24 BLK 6
504212100790	DIAMONDRICK FL OWNER LLC	2 BETHESDA METRO CENTER #1400	BETHESDA	MD	20814	LAUDER DEL MAR 7-30 BLOTS 1 THRU 9 & 15 THRU 18 BLK 7
504212100830	AJR HOLDINGS 3012 LLC	4613 N UNIVERSITY DR PMB 485	CORAL SPRINGS	FL	33067	LAUDER DEL MAR 7-30 BLOT 10,11 BLK 7
504212100840	CCR REALTY INVESTMENTS INC	2805 E OAKLAND PARK BLVD #390	FORT LAUDERDALE	FL	33306	LAUDER DEL MAR 7-30 BLOT 12 BLK 7
504212100850	CCR REALTY INVESTMENTS INC	2805 E OAKLAND PARK BLVD #390	FORT LAUDERDALE	FL	33306	LAUDER DEL MAR 7-30 BLOT 13,14 BLK 7
504212100890	FRANK STUART HERSHMAN FAM TR% SELER,SAUTTER,ZADEN,RIMES & W	2850 N ANDREWS AVE	FORT LAUDERDALE	FL	33311	LAUDER DEL MAR 7-30 BLOT 19 BLK 7
504212100910	G3 ROBERTA LLC	11865 SW 236 ST	HOMESTEAD	FL	33032	LAUDER DEL MAR 7-30 BLOT 22 BLK 7
504212100920	FLL VENTURES LLC	16668 BLUE MARLIN CT	LEWES	DE	19958	LAUDER DEL MAR 7-30 BLOT 23 BLK 7
504212100930	FLL VENTURES LLC	16668 BLUE MARLIN CT	LEWES	DE	19958	LAUDER DEL MAR 7-30 BLOT 24 BLK 7
						LAUDER DEL MAR 7-30 BR/W DEDICATED TO PUBLIC PER PLAT LESS THAT PORTION INCL IN R/WFOR ST RD A-1-A PER OR 1336/324AND LESS POR FOR ST RD A-1-A A SPER MISC MB 8-149
504212101170	PUBLIC LAND% CITY OF FORT LAUDERDALE	101 NE 3 AVE STE 2100	FORT LAUDERDALE	FL	33301	SPRINGBROOK GARDENS CONDOUNT 101PER CDO
504212BD0010	BURKHART WILLIAM LATERREUR,MARCO	125 N BIRCH RD #101	FORT LAUDERDALE	FL	33304	BK/PG: 7511/868
504212BD0020	ERICKSON R MICHAEL & DENISE L	7330 OCEAN TER APT 1703	MIAMI BEACH	FL	33141	SPRINGBROOK GARDENS CONDOUNT 102PER CDO
504212BD0030	BURKE,JEFFREYSTUART,TODD R	PO BOX 460056	FORT LAUDERDALE	FL	33346	BK/PG: 7511/868
504212BD0040	ECHEGARA Y,PABLOKENNEALY,SEAN	125 N BIRCH RD #104	FORT LAUDERDALE	FL	33304	SPRINGBROOK GARDENS CONDOUNT 103PER CDO
504212BD0050	SACKLER,WARRENWARREN SACKLER REV TR	112 N BIRCH RD APT 403	FORT LAUDERDALE	FL	33304	BK/PG: 7511/868
504212BD0060	SACKLER,WARRENWARREN SACKLER REV TR	112 N BIRCH RD APT 403	FORT LAUDERDALE	FL	33304	SPRINGBROOK GARDENS CONDOUNT 104PER CDO
504212BD0070	SANDOVAL,MARINA PVALLE,HENRIQUE	1511 NW 92ND WAY	CORAL SPRINGS	FL	33071	BK/PG: 7511/868
504212BD0080	MURPHY,THOMAS H/EMURPHY,LORRAINE E	125 N BIRCH RD #108	FORT LAUDERDALE	FL	33304	SPRINGBROOK GARDENS CONDOUNT 105PER CDO
504212BD0090	JONES,GEORGE W JONES,MARY L SHERYL MUNSON REV TRKATZ,SUSAN ELIZABETH	412 SHEARER AVE	UNION	NJ	07083	BK/PG: 7511/868
504212BD0100	ETAL	125 N BIRCH RD #204	FORT LAUDERDALE	FL	33304	SPRINGBROOK GARDENS CONDOUNT 203PER CDO
504212BD0110	OSMERA,MATTHEW KYLE ANDERTEN,THOMAS JTHOMAS J ANDERTEN 2007	355 S END AVE #34L	NEW YORK	NY	10280	SPRINGBROOK GARDENS CONDOUNT 204PER CDO
504212BD0120	TR	125 N BIRCH RD APT 301	FORT LAUDERDALE	FL	33304	SPRINGBROOK GARDENS CONDOUNT 209PER CDO
504212BD0130	SCULLY,STEPHENYERMAI,STEPHEN JOHN	125 N BIRCH RD #303	FORT LAUDERDALE	FL	33304	BK/PG: 7511/868
504212BD0140	MORAN,RAYMOND EOLDHAM,MARK	174 FOX HILL RD	WETHERSFIELD	CT	06109	SPRINGBROOK GARDENS CONDOUNT 301PER CDO
504212BD0150	CAMPOMANES,ANGELICA	125 N BIRCH RD APT 401	FORT LAUDERDALE	FL	33304	BK/PG: 7511/868
504212BD0160	FUREY,COLEEN C	125 N BIRCH RD APT 402	FORT LAUDERDALE	FL	33304	SPRINGBROOK GARDENS CONDOUNT 303PER CDO
504212BD0170	DANIEL CHARLES GOGGIN REV TR% JANOVER LLC	485 MADISON AVE 9TH FL	NEW YORK	NY	10022	BK/PG: 7511/868
504212BD0180	LEWANDOWSKI,CAROL K	125 N BIRCH RD #404	FORT LAUDERDALE	FL	33304	SPRINGBROOK GARDENS CONDOUNT 401PER CDO
						BK/PG: 7511/868
						SPRINGBROOK GARDENS CONDOUNT 402PER CDO
						SPRINGBROOK GARDENS CONDOUNT 403PER CDO
						BK/PG: 7511/868
						SPRINGBROOK GARDENS CONDOUNT 404PER CDO
						BK/PG: 7511/868



504212CC0010	MCU LANDCO LLC	358 MORPHY AVE	FAIRHOPE	AL	36532	BIRCH POINTE CONDOUNIT 4SPER CDO BK/PG:
504212CC0020	KELLY,MICHAEL J & TERESITA DMICHAEL & TERESITA KELLY REV TR	301 N BIRCH RD UNIT 4N	FORT LAUDERDALE	FL	33304	24637/247
504212CC0030	KIJAKHANDLER,IGOR	301 N BIRCH RD #5S	FORT LAUDERDALE	FL	33304	BIRCH POINTE CONDOUNIT 4NPER CDO BK/PG:
504212CC0040	H/EPODOSINNIKOVA,EKATERINA S	301 N BIRCH RD #5N	FORT LAUDERDALE	FL	33304	BIRCH POINTE CONDOUNIT 5SPER CDO BK/PG:
504212CC0050	ATANASOV,MARISA & ROBERT DELUCA,VITO EDWARDJEANE E DELUCA FAMILY TR	885 WASHINGTON ST	EAST WAYMOUTH	MA	02189	24637/247
504212CC0060	SIEFF,NANCY & DAVIDNANCY A SIEFF REV TR	301 N BIRCH RD #6N	FORT LAUDERDALE	FL	33304	BIRCH POINTE CONDOUNIT 6NPER CDO BK/PG:
504212CC0070	AWTREY,WARREN & WEINROD,MARK BAWTREY-WEINROD FAM TR	301 N BIRCH RD #7S	FORT LAUDERDALE	FL	33304	24637/247
504212CC0080	MELINDA L ESTES TRMORRIS,HAROLD H III TRSTEE	2501 W 64 ST	MISSION HILLS	KS	66208	BIRCH POINTE CONDOUNIT 7NPER CDO BK/PG:
504212CC0090	ELLEN P COAKLEY LIV TRCOAKLEY,ELLEN P TRSTEE	4960 OLD DOMINION DR	ARLINGTON	VA	22207	24637/247
504212CC0100	NUGENT,LAURENE MLAURENE M NUGENT REV TR	301 N BIRCH RD #8N	FORT LAUDERDALE	FL	33304	BIRCH POINTE CONDOUNIT 8SPER CDO BK/PG:
504212CC0110	SFRH LLC	2201 MADISON ST	STEVENS POINT	WI	54481	24637/247
504212CC0120	PASSEN,DORADORA PASSEN REV TR	301 N BIRCH RD #9N	FORT LAUDERDALE	FL	33304	BIRCH POINTE CONDOUNIT 9NPER CDO BK/PG:
504212CC0130	FRIEDLANDER,ROBERT MROBERT M FRIEDLANDER TR	301 N BIRCH RD #10-S	FORT LAUDERDALE	FL	33304	24637/247
504212CC0140	SFRH LLC	2201 MADISON ST	STEVENS POINT	WI	54481	BIRCH POINTE CONDOUNIT 10SPER CDO BK/PG:
504212CC0150	THAVASEELAN,DORAIRAJU & PERIN	301 N BIRCH ROAD UNIT PH-S	FORT LAUDERDALE	FL	33304	BIRCH POINTE CONDOUNIT 10NPER CDO BK/PG:
504212CC0160	TEDESCHI,TIMOTHY N	301 N BIRCH RD #PH-N	FORT LAUDERDALE	FL	33304	BIRCH POINTE CONDOUNIT PH-S AKA 11SPER CDO BK/PG: 24637/247
504212NP0010	JANOWSKI,LINDA A H/EJANOWSKI,WILLIAM J GOEBEL,WILLIAM A JRWILLIAM A GOEBEL JR REV LIV TR	215 N BIRCH RD #2A	FORT LAUDERDALE	FL	33304	BIRCH POINTE CONDOUNIT PH-N AKA 11NPER CDO BK/PG: 24637/247
504212NP0020	ALARIO,MICHAEL PTIDWELL,STEVEN A	215 N BIRCH RD #3A	FORT LAUDERDALE	FL	33304	VERSAILLES CO-OPUNIT 2 A
504212NP0030	SACKS,GARY H/EFISHER,MICHAEL	215 N BIRCH RD #5A	FORT LAUDERDALE	FL	33304	VERSAILLES CO-OPUNIT 3A
504212NP0050	TOWLE,RODERICK M L ET UX	1177 YONGE ST #408	*TORONTO ON	CA	M4T 2	VERSAILLES CO-OPUNIT 4 A
504212NP0060	VANCE,RUSSELL GRUSSELL GRAY VANCE TR	215 N BIRCH RD #7B	FORT LAUDERDALE	FL	33304	VERSAILLES CO-OPUNIT 5 A
504212NP0070	AMBROSIO ANDREWAMBROSIO-VARVARO REV TR	215 N BIRCH RD #A8	FORT LAUDERDALE	FL	33304	VERSAILLES CO-OPUNIT 6 A
504212NP0080	WIEDER,RAYMOND CHARLESRAYMOND CHARLES WIEDER REV TR	215 N BIRCH RD #9A	FORT LAUDERDALE	FL	33304	VERSAILLES CO-OPUNIT 8 A & 8 B
504212NP0090	FISHER,MICHAEL SACKS,GARY BARRECA,THOMAS C JRTHOMAS C BARRECA JR REV TR	215 N BIRCH RD #10A	FORT LAUDERDALE	FL	33304	VERSAILLES CO-OPUNIT 9 A
504212NP0100	KEDDY,BARBARA EDOWLING,WILLIAM V ETAL	215 N BIRCH RD #11S	FORT LAUDERDALE	FL	33304	VERSAILLES CO-OPUNIT 10 A
504212NP0110	CHRISTIAN,CARL CARL CHRISTIAN REV TR	215 N BIRCH RD #2B	FORT LAUDERDALE	FL	33304	VERSAILLES CO-OPUNIT 11 S
504212NP0120	MCKAY,JOHN L & LOMBARDI,JOHN A	PO BOX 309	NORTH SALEM	NY	10560	VERSAILLES CO-OPUNIT 2 B
504212NP0130	NANCY ANN TOOLEY REV TR	837 ASHBROOKE CT	LAKE MARY	FL	32746	VERSAILLES CO-OPUNIT 3 B
504212NP0150	TOOLEY,MELANIE	604-141 WELLINGTON CRES	*WINNIPEG MB	CA	R3M 3	VERSAILLES CO-OPUNIT 4 B
504212NP0160	VANCE,RUSSELL GRAYRUSSELL GRAY VANCE TR	215 N BIRCH ROAD #7B	FORT LAUDERDALE	FL	33304	VERSAILLES CO-OPUNIT 5 B
504212NP0180	AELLO, DAVID ANTHONY AELLO, SHARON ANNE	215 N BIRCH RD #9B	FORT LAUDERDALE	FL	33304	VERSAILLES CO-OPUNIT 6B
						VERSAILLES CO-OPUNIT 7B
						VERSAILLES CO-OPUNIT 9B

504212NP0190	STUCKEY,DAVID W & ANNETTE G	215 N BIRCH RD #10B	FORT LAUDERDALE	FL	33304	VERSAILLES CO-OPUNIT 10B
504212NP0191	VERSAILLES CO-OP ASSOC	215 N BIRCH RD #1C	FORT LAUDERDALE	FL	33304	VERSAILLES CO-OPUNIT 1 C (MANAGER UNIT)
504212NP0200	REGAN,MICHAEL MSCOTT,THOMAS R	419 FAIRCHILD STREET	IOWA CITY	IA	52245	2823 VERSAILLES CO-OPUNIT 2 C
504212NP0210	MESSANO,DOMINICK F & JANE	4821 NW 52 ST	COCONUT CREEK	FL	33073	4954 VERSAILLES CO-OPUNIT 3 C
504212NP0220	WALSH,PHILIP & BEVERLY	1323 SE 17 ST #243	FORT LAUDERDALE	FL	33316	1707 VERSAILLES CO-OPUNIT 4 C
504212NP0230	CAVALLARO,ROBERTCA VALLARO FAM TR	215 N BIRCH RD, APT 5C	FORT LAUDERDALE	FL	33304	VERSAILLES CO-OPUNIT 5 C
504212NP0240	HALL,HAROLD J	1510 VENETIAN BLVD #M30	*POINT EDWARD ON	CA	N7T 7	X8 VERSAILLES CO-OPUNIT 6 C
504212NP0250	GILSTON,CRAIG & CINDY	215 N BIRCH RD #7C	FORT LAUDERDALE	FL	33304	VERSAILLES CO-OPUNIT 7 C
504212NP0260	BOYLE, RITA M	215 N BIRCH RD #8C	FORT LAUDERDALE	FL	33304	VERSAILLES CO-OPUNIT 8 C
504212NP0270	CATALDO, JAMES J JR,CATALDO, PAMELA M GIMENES,A TILANOATILANO P GIMENES 2014 REV	61 SHORE RD	ALTON	NH	03809	VERSAILLES CO-OPUNIT 9C
504212NP0280	TR	215 N BIRCH ROAD #10C	FORT LAUDERDALE	FL	33304	VERSAILLES CO-OPUNIT 10 C
504212NP0290	GOULD, CRAIG	215 N BIRCH ROAD APT 11C	FORT LAUDERDALE	FL	33304	4353 VERSAILLES CO-OPUNIT 11 C
504212NP0300	HUGHES,GARY DGARY D HUGHES REV TR	215 N BIRCH RD #2D	FORT LAUDERDALE	FL	33304	VERSAILLES CO-OPUNIT 2 D
504212NP0310	LIN,CHIU HSIUNG	215 N BIRCH RD #3-D	FORT LAUDERDALE	FL	33304	VERSAILLES CO-OPUNIT 3 D
504212NP0320	DUBOIS LIV TRDUBOIS,MARCEL TRSTEE NANCY S SOLMAN LIV TRSOLMAN,NANCY S	125 LECLERC ST	*VICTORVILLE QC	CA	G6P 9	L3 VERSAILLES CO-OPUNIT 4 D
504212NP0330	TRSTEE	PO BOX 325	CARIBOU	ME	04736	0325 VERSAILLES CO-OPUNIT 5 D
504212NP0340	HALL,HAROLD J	1510 VENETIAN BLVD, #M30	*POINT EDWARD ON	CA	N7T 7	X8 VERSAILLES CO-OPUNIT 6D
504212NP0350	GILSTON,CRAIGGILSTON, CINDY	215 N BIRCH RD #7D	FORT LAUDERDALE	FL	33304	VERSAILLES CO-OPUNIT 7 D
504212NP0360	957688 ONTARIO INC	2012 QUEEN ST EAST #306	*TORONTO ON	CA	M4L 1	J3 VERSAILLES CO-OPUNIT 8 D
504212NP0370	HENDRICKS,JOHNNY CHENDRICKS,NANCY N GIMENES,A TILANOATILANO P GIMENES 2014 REV	8340 PALMER RD	MIDDLETOWN	MD	21769	VERSAILLES CO-OPUNIT 9 D
504212NP0380	TR	215 N BIRCH RD #10D	FORT LAUDERDALE	FL	33304	4354 VERSAILLES CO-OPUNIT 10 D
504212NP0390	MCFARLAND,GAVIN ALANZARRIN,NATASHA	31 W 12 ST APT 10W	NEW YORK	NY	10011	8567 VERSAILLES CO-OPUNIT 11 D
504212NW0010	BREAKERS SEVILLE INVESTMENTS LLC	1635 NE 7 ST	FORT LAUDERDALE	FL	33304	BREAKERS SEVILLE CO-OPUNIT 1
504212NW0020	GREEN GO WAY LLC	376 E RAYOL COVE DR	DAVIE	FL	33325	BREAKERS SEVILLE CO-OPUNIT 2
504212NW0030	BREAKERS SEVILLE INVESTMENTS LLC TAMMILEHTO, ANTTI TAPIOTAMMILEHTO, TARJA	1635 NE 7 ST	FORT LAUDERDALE	FL	33304	BREAKERS SEVILLE CO-OPUNIT 3
504212NW0040	EVA MARJA	OSUUSKANNAVANTIE 17A	*00660 HELSINKI	FI		BREAKERS SEVILLE CO-OPUNIT 4
504212NW0050	BREAKERS SEVILLE INVESTMENTS LLC	1635 NE 7 ST	FORT LAUDERDALE	FL	33304	BREAKERS SEVILLE CO-OPUNIT 5
504212NW0060	BREAKERS SEVILLE 6 LLC	2011 N OCEAN BLVD #504	FORT LAUDERDALE	FL	33305	BREAKERS SEVILLE CO-OPUNIT 6
504212NW0070	BREAKERS SEVILLE 7 LLC	2011 N OCEAN BLVD #504	FORT LAUDERDALE	FL	33305	BREAKERS SEVILLE CO-OPUNIT 7
504212NW0080	HENRY,CAROLINE ANN H/DEVINCENT,JOHN FRANCIS JR	3015 SEVILLE ST #8	FORT LAUDERDALE	FL	33304	BREAKERS SEVILLE CO-OPUNIT 8
	CENTRAL BEACH ALLIANCE					
	C/O WILLIAM BROWN					
	112 N BIRCH ROAD #201					
	FORT LAUDERDALE, FL 33304					



May 8, 2025  
Re: UDP-S23035

Urban Design & Planning  
700 NW 19th Avenue  
Fort Lauderdale, FL 33311

Dear Planning and Zoning Board,

We are writing to express our strong support for the proposed 42 Hotel at 3001 Alhambra Street in the Central Beach Activity Center, which was well received following presentations to the Central Beach Alliance in March and April of this year.

42 Hotel is a boutique property with just 75 rooms—deliberately designed to be a tasteful, low-impact addition to the neighborhood. Its modest scale allows it to enhance the character of Fort Lauderdale Beach without overwhelming it, while still offering a refined and much-needed upscale hospitality option.

The thoughtful design of the hotel also reflects a clear commitment to respecting and improving the surrounding community. Features such as underground parking help preserve public views and minimize visual disruption. We feel the hotel's modern architecture will elevate the aesthetic of the area and enhance the pedestrian experience.

Finally, in addition to its design merits, the 42 Hotel will provide real economic benefits. By attracting high-end visitors, it will help support local restaurants, shops, and small businesses. This is a smart, sustainable growth project—bringing in quality tourism while preserving the charm and infrastructure of our beachside community.

We urge the Planning and Zoning Board to approve the 42 Hotel project. It's a well-planned, community-friendly smart development that will make Fort Lauderdale Beach even more vibrant and economically resilient.

Sincerely,

*William Brown*

William Brown  
President

CC: Stephanie Toothaker, Esq.

112 N. Birch Road #201  
Fort Lauderdale, FL 33304  
[cbaftl.com](http://cbaftl.com)



**Alhambra Street**



**Birch Road**





## AFFIDAVIT FORM

Applications: As Required | Rev. 07/21/2022

**INSTRUCTIONS:** Indicate with an ☒ for the type of meeting, provide the applicable project information, hearing date, and indicate applicable public notice requirements. Sign the affidavit with notary. For specific public notice requirements, refer to the [Public Participation and Sign Notice Guide](#) or contact the Case Planner. Please print legibly.

STATE OF FLORIDA, BROWARD COUNTY  
AFFIDAVIT PUBLIC NOTICE REQUIREMENTS

☐ DEVELOPMENT REVIEW COMMITTEE ☒ PLANNING AND ZONING BOARD ☐ HISTORIC PRESERVATION BOARD ☐ CITY COMMISSION

CASE NUMBER: UDP-S23035

PROPERTY: 3001 Alhambra Street

MEETING DATE: May 21, 2025

APPLICANT OR AGENT (IF REPRESENTING APPLICANT): Stephanie J. Toothaker, Esq., P.A.

APPEAL REQUEST: No

BEFORE ME, the undersigned authority, personally appeared Stephanie J. Toothaker, Esq. who upon being duly sworn and cautioned, under oath deposes and says:

- Affiant is the Applicant or Agent representing the applicant in the above cited City of Fort Lauderdale Review Case.
- The Affiant/Applicant has completed the following (indicate all applicable sections with an ☒ )

☒ DEVELOPMENT REVIEW COMMITTEE MAIL NOTICE

- Affiant has been mailed a letter(s) or sent an email(s) to all official city-recognized civic organization(s) within 300 feet of the proposed project. The letter(s) or email(s) sent by the Affiant includes a notification of the date, time, and place of the Development Review Committee meeting.
- Letter or email referenced above in (a) was sent at least **twenty-one (21) days** prior to the date of the Development Review Committee meeting noted above.
- Affiant acknowledges that this Affidavit must be executed and filed with the City's Urban Design and Planning office **ten (10) days** prior to the date of Development Review Committee and if the Affidavit is not submitted, the meeting on this case shall be cancelled.

☐ HISTORIC PRESERVATION BOARD MAIL NOTICE

- Affiant has paid for and ensured that letters were mailed to all property owners located within three hundred (300) feet of the property that is the subject of the application. The letter sent by mail to the property owners includes a notification of the date, time, and place of the Historic Preservation Board meeting.
- Letter referenced above (a) was sent at least **fifteen (15) days** prior to the date set for the first Historic Preservation Board meeting cited above.
- Affiant acknowledges that this Affidavit must be executed and filed with the City's Urban Design and Planning office **ten (10) days** prior to the date of Historic Preservation Board and if the Affidavit is not submitted, the meeting on this case shall be cancelled.

☒ PROJECT PRESENTATION MEETING

- Affiant has sent a letter(s) via regular mail or sent an email(s) to all property owners whose real property is located within three hundred (300) feet of the proposed project and mailed a letter(s) or sent an email(s) to all official city-recognized civic organization(s) within 300 feet of the proposed project. The letter(s) or email(s) sent by the Affiant includes a notification of the date, time, and place of the Applicant's Project Presentation meeting.
- Letter referenced above (a) was mailed prior to the submit of the application to the Planning and Zoning Board application. Applicant's Project Presentation meeting was held at least **thirty (30) days** prior to the date of the Planning and Zoning Board meeting.
- Affiant has prepared a summary of the Project Presentation meeting cited above that documents the date(s), time(s), location(s), number of participants, presentation material and general summary of the discussion and comments expressed during the process.
- Affiant acknowledges that this Affidavit must be executed and filed with the City's Urban Design and Planning office **fifteen (15) days** prior to the date of the Planning and Zoning Board meeting and if the Affidavit has not submitted, the Public Hearing on this case shall be cancelled.

☐ 10-DAY PUBLIC SIGN NOTICE or ☒ 15-DAY PUBLIC SIGN NOTICE

- Posted or has caused to be posted on the Property signage provided by the City of Fort Lauderdale, which such signage notifies the date, time and place of the meeting.
- That **2** (provide number of signs posted) sign(s) as referenced above (a) was posted on 05/04/2025 (provide date of posting) the property in such manner as to be visible from adjacent streets and waterways and was posted a minimum (see above marked 10 or 15 days) prior to the date of the meeting cited above and has remained continuously posted until the date of execution and filing of this Affidavit. Said sign(s) shall be visible from and within twenty (20) feet of streets and waterways, and shall be securely fastened to a stake, fence, or building.
- Affiant acknowledges that the sign must remain posted on the property until the final disposition of the case. Should the application be continued, deferred or re-heard, the sign shall be amended to reflect the new dates.
- Affiant acknowledges that this Affidavit must be executed and filed with the City's Urban Design and Planning office **five (5) calendar days** prior to the meeting date and if the Affidavit has not submitted, the meeting on this case shall be cancelled.

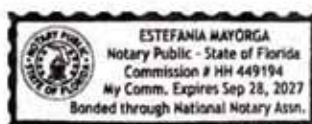
- Affiant is familiar with the nature of an oath or affirmation and is familiar with the laws of perjury in the State of Florida and the penalties therefor.

## IF APPLICANT COMPLETE BELOW

STATE OF FLORIDA:  
COUNTY OF \_\_\_\_\_

The foregoing instrument was sworn to and subscribed before me by means of ☐ physical presence or ☐ online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2022, by \_\_\_\_\_ who is personally known to me or who has produced \_\_\_\_\_ as identification.

(SEAL)



## IF AN AGENT COMPLETE BELOW

STATE OF FLORIDA:  
COUNTY OF BROWARD

The foregoing instrument was sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 5 day of May, 2025 Stephanie J. Toothaker, Esq. of Stephanie J. Toothaker, Esq., P.A. a Florida corporation, on behalf of the corporation. He/she is personally known to me or has produced \_\_\_\_\_ as identification.

(Signature of Notary Public - State of Florida)

(Print, Type, or Stamp Commissioned Name of Notary Public)