



SUSTAINABLE DEVELOPMENT – URBAN DESIGN & PLANNING

CITY COMMISSION (CC) - GENERAL APPLICATION

Rev: 1 | Revision Date: 2/24/2017 | Print Date: 2/24/2017
I.D. Number: PREID - AR

CITY COMMISSION (CC) General Application

Cover: Deadline, Notes, and Fees
Page 1: Applicant Information Sheet, Required Documentation & Mail Notice Requirements
Page 2: Sign Notification Requirements & Affidavit

DEADLINE: City Commission submittal deadlines are set by the City Clerk and vary by type of application. Contact project planner to determine deadline prior to submittal of complete application.

FEES: All applications for development permits are established by the City Commission, as set forth by resolution and amended from time to time. In addition to the application fee, any additional costs incurred by the City including review by a consultant on behalf of the City, or special advertising costs shall be paid by the applicant. Any additional costs, which are unknown at the time of application, but are later incurred by the City, shall be paid by the applicant prior to the issuance of a development permit.

PLANNED DEVELOPMENT DISTRICT (PDD)

<input checked="" type="checkbox"/> Innovative Development	\$ 2,640.00
<input type="checkbox"/> Site Plan Level IV	\$ 950.00
<input type="checkbox"/> Site Plan Level II in DRAC/SRAC-SA (Downtown Regional Activity Center / South Regional Activity Center-South Andrews)	\$ 1,920.00
<input type="checkbox"/> Plat / Plat Note Amendment	\$ 540.00 (includes \$90 Final-DRC Fee)
<input type="checkbox"/> Easement Vacation	\$ 560.00 (includes \$90 Final-DRC Fee)
<input type="checkbox"/> ROW Vacation	\$ 830.00 (includes \$100 Final-DRC Fee)
<input checked="" type="checkbox"/> Rezoning (In addition to above site plan fee)	\$ 910.00 (includes \$110 Final-DRC Fee)
<input type="checkbox"/> Appeal and/or DeNovo Hearing	\$ 1,180.00
<input type="checkbox"/> Site Plan Deferral	\$ 490.00
<input type="checkbox"/> City Commission Request for Review	\$ 800.00
<input type="checkbox"/> City Commission General Review	\$ 89.00 / Hr.*

*The above fee is calculated at a rate of \$89.00 per hour. Generally these applications take no more than 3 hours total to review (\$267.00), however any additional time required by staff will be charged prior to the City Commission meeting.

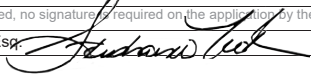
Page 1: City Commission Submittal Requirements

INSTRUCTIONS: The following information is requested pursuant to the City's Unified Land Development Regulations (ULDR). The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if does not apply.

NOTE: To be filled out by Department

Case Number	PDD19001
Date of complete submittal	7/23/2020

NOTE: To be filled out by Applicant

Property Owner's Name	KT Seabreeze Atlantic LP <small>If a Seal is required, no signature is required on the application by the owner.</small>	
Applicant / Agent's Name	Stephanie J. Toothaker, Esq. 	
Development / Project Name	3000 Alhambra	
Development / Project Address	<u>Existing:</u>	<u>New:</u> 3000 Alhambra Street
Current Land Use Designation	Central Beach Regional Activity Center (C-RAC)	
Proposed Land Use Designation	Central Beach Regional Activity Center (C-RAC)	
Current Zoning Designation	A1A Beachfront Area (ABA)	
Proposed Zoning Designation	Planned Development District (PDD)	
Specific Request	Rezone (ABA) to (PDD) w/ Site Plan approval for 215 residential units, 5,150 sf commercial & 120 Public Pkg Spaces	

The following number of Plans:

- ☐ One (1) original signed-off set, signed and sealed at 24" x 36"
- ☐ Two (2) copy sets at 11" x 17"
- ☒ One (1) electronic version* of complete application and plans in PDF format to include only the following:
 - ☐ Cover page
 - ☐ Survey
 - ☐ Site plan with data table
 - ☐ Ground floor plan
 - ☐ Parking garage plan
 - ☐ Typical floor plan for multi-level structure
 - ☐ Roof plan
 - ☐ Building elevations
 - ☐ Landscape plan
 - ☐ Project renderings i.e. context plan, street-level perspectives, oblique perspectives, shadow study, etc.
 - ☐ Important details i.e. wall, fence, lighting, etc.

*All electronic files provided should include the name followed by case number "Cover Page Case no.pdf"

MAIL NOTIFICATION

Mail notice is required for City Commission hearing of a Rezoning of Less than Ten Acres and of an Appeal of ROW Vacation. Notice shall be in the form provided by the Department and mailed on the date the application is accepted by the Department. The names and addresses of homeowner associations shall be those on file with the City Clerk. Rezoning of Less Than Ten Acres hearing notice must be mailed within 30 days of the hearing and Appeal of ROW Vacation hearing notice within 10 days of hearing.

- **REQUIREMENT:** Mail notice of development proposal shall be provided to real property owners within 300 feet of applicant's property, as listed in the most recent ad valorem tax records of Broward County.
- **TAX MAP:** Applicant shall provide a tax map of all property within the required notification radius, with each property clearly shown and delineated. Each property within the notice area must be numbered (by Folio ID) on the map to cross-reference with property owners notice list.
- **PROPERTY OWNERS NOTICE LIST:** Applicant shall provide a property owners notice list with the names, property control numbers (Folio ID) and complete addresses for all property owners within the required notification radius. The list shall also include all homeowners associations, condominium associations, municipalities and counties noticed, as indicated on the tax roll.
- **ENVELOPES:** The applicant shall provide business size (#10) envelopes with first class postage attached (stamps only, metered mail will not be accepted). Envelopes must be addressed to all property owners within the required notification radius, and mailing addresses must be typed or labeled; no handwritten addresses will be accepted. Indicate the following as the return address on all envelopes: City of Fort Lauderdale, Urban Design & Planning, 700 NW 19th Avenue, Fort Lauderdale, FL 33311.
- **DISTRIBUTION:** The City of Fort Lauderdale, Urban Design & Planning Division will mail all notices prior to the public hearing meeting date, as outlined in Section 47-27.



Site Address	3026 ALHAMBRA STREET, FORT LAUDERDALE FL 33304	ID #	5042 12 10 0450
Property Owner	KT SEABREEZE ATLANTIC LP	Millage	0312
Mailing Address	701 S OLIVE AVE STE 104 WEST PALM BEACH FL 33401	Use	00
Abbr Legal Description	LAUDER DEL MAR 7-30 B LOT 6,7 & 10 BLK 5, LESS PARCEL 23 OF CA 90-05914		

The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2019	\$3,843,800		\$3,843,800	\$3,843,800	
2018					
2017					

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$3,843,800	\$3,843,800	\$3,843,800	\$3,843,800
Portability	0	0	0	0
Assessed/SOH	\$3,843,800	\$3,843,800	\$3,843,800	\$3,843,800
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$3,843,800	\$3,843,800	\$3,843,800	\$3,843,800

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
12/25/2018	TCD-T		115525488	\$200.00	19,219	SF
				Adj. Bldg. S.F.		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
L								
1								



Site Address	3020 ALHAMBRA STREET, FORT LAUDERDALE FL 33304	ID #	5042 12 10 0460
Property Owner	KT SEABREEZE ATLANTIC LP	Millage	0312
Mailing Address	701 S OLIVE AVE #104 WEST PALM BEACH FL 33401	Use	10
Abbr Legal Description	LAUDER DEL MAR 7-30 B LOT 8 BLK 5		

The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2019	\$1,250,000		\$1,250,000	\$1,250,000	
2018	\$1,250,000		\$1,250,000	\$1,250,000	\$22,693.15
2017	\$625,000		\$625,000	\$378,120	

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$1,250,000	\$1,250,000	\$1,250,000	\$1,250,000
Portability	0	0	0	0
Assessed/SOH	\$1,250,000	\$1,250,000	\$1,250,000	\$1,250,000
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$1,250,000	\$1,250,000	\$1,250,000	\$1,250,000

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
9/6/2017	QC*-D	\$25,000,000	114631284	\$200.00	6,250	SF
6/1/1993	WD	\$301,000	20816 / 901			
5/1/1973	GD	\$70,000				
				Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
L								
1								



Site Address	3016 ALHAMBRA STREET, FORT LAUDERDALE FL 33304	ID #	5042 12 10 0470
Property Owner	KT SEABREEZE ATLANTIC LP	Millage	0312
Mailing Address	701 S OLIVE AVE #104 WEST PALM BEACH FL 33401	Use	10
Abbr Legal Description	LAUDER DEL MAR 7-30 B LOT 9 BLK 5		

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Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2019	\$1,250,000		\$1,250,000	\$1,250,000	
2018	\$1,250,000		\$1,250,000	\$1,250,000	\$22,693.15
2017	\$625,000		\$625,000	\$378,120	

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$1,250,000	\$1,250,000	\$1,250,000	\$1,250,000
Portability	0	0	0	0
Assessed/SOH	\$1,250,000	\$1,250,000	\$1,250,000	\$1,250,000
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$1,250,000	\$1,250,000	\$1,250,000	\$1,250,000

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
9/6/2017	QC*-D	\$25,000,000	114631284	\$200.00	6,250	SF
6/1/1993	WD	\$345,600	20806 / 905			
6/1/1993	WD	\$345,600				
4/1/1989	WD	\$267,500				
8/1/1988	QCD	\$100				
				Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
L								
1								



Site Address	3008 ALHAMBRA STREET, FORT LAUDERDALE FL 33304	ID #	5042 12 10 0490
Property Owner	KT SEABREEZE ATLANTIC LP	Millage	0312
Mailing Address	701 S OLIVE AVE #104 WEST PALM BEACH FL 33401	Use	10
Abbr Legal Description	LAUDER DEL MAR 7-30 B LOTS 11 & 12 BLK 5		

The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2019	\$2,500,000		\$2,500,000	\$2,500,000	
2018	\$2,500,000		\$2,500,000	\$2,500,000	\$45,386.25
2017	\$1,250,000		\$1,250,000	\$687,500	

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$2,500,000	\$2,500,000	\$2,500,000	\$2,500,000
Portability	0	0	0	0
Assessed/SOH	\$2,500,000	\$2,500,000	\$2,500,000	\$2,500,000
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$2,500,000	\$2,500,000	\$2,500,000	\$2,500,000

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
9/6/2017	QC*-D	\$25,000,000	114631284	\$200.00	12,500	SF
12/7/1995	WD*	\$922,300	24245 / 984			
12/1/1991	SWD	\$302,750	19108 / 971			
4/1/1978	WD	\$145,000				
				Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
L								
1								



Site Address	3000 ALHAMBRA STREET, FORT LAUDERDALE FL 33304	ID #	5042 12 10 0510
Property Owner	KT SEABREEZE ATLANTIC LP	Millage	0312
Mailing Address	701 S OLIVE AVE #104 WEST PALM BEACH FL 33401	Use	28
Abbr Legal Description	LAUDER DEL MAR 7-30 B LOT 13 BLK 5		

The just values displayed below were set in compliance with [Sec. 193.011, Fla. Stat.](#), and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2019	\$1,829,800	\$6,640	\$1,836,440	\$1,836,440	
2018	\$1,829,800	\$6,640	\$1,836,440	\$1,836,440	\$33,339.66
2017	\$914,900	\$6,640	\$921,540	\$712,480	\$14,530.41

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$1,836,440	\$1,836,440	\$1,836,440	\$1,836,440
Portability	0	0	0	0
Assessed/SOH	\$1,836,440	\$1,836,440	\$1,836,440	\$1,836,440
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$1,836,440	\$1,836,440	\$1,836,440	\$1,836,440

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
9/6/2017	QC*-D	\$25,000,000	114631284	\$200.00	9,149	SF
12/7/1995	WD*	\$922,300	24245 / 984			
7/31/1995	WD	\$150,000	24245 / 981			
10/1/1979	WD	\$200,000	1358 / 417			
11/1/1971	WD	\$95,500				
				Adj. Bldg. S.F. (Card, Sketch)		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
L								
1								



Site Address	N SEABREEZE BOULEVARD, FORT LAUDERDALE FL 33316	ID #	5042 12 10 0520
Property Owner	KT SEABREEZE ATLANTIC LP	Millage	0312
Mailing Address	701 S OLIVE AVE #104 WEST PALM BEACH FL 33401	Use	28
Abbr Legal Description	LAUDER DEL MAR 7-30 B LOT 14-17,BLK 5 LESS THAT PART LYING WITHIN PARCEL 22 AS DESC IN OR 17961/505		

The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2019	\$4,239,800	\$37,850	\$4,277,650	\$4,277,650	
2018	\$4,239,800	\$37,850	\$4,277,650	\$4,277,650	\$77,658.60
2017	\$2,121,380	\$37,850	\$2,159,230	\$2,159,230	

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$4,277,650	\$4,277,650	\$4,277,650	\$4,277,650
Portability	0	0	0	0
Assessed/SOH	\$4,277,650	\$4,277,650	\$4,277,650	\$4,277,650
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$4,277,650	\$4,277,650	\$4,277,650	\$4,277,650

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
9/6/2017	QC*-D	\$25,000,000	114631284	\$200.00	21,199	SF
12/1/1987	WD	\$595,000	15070 / 136			
2/1/1978	QCD	\$100				
				Adj. Bldg. S.F. (Card, Sketch)		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
L								
1								



Site Address	3009 SEBASTIAN STREET, FORT LAUDERDALE FL 33316	ID #	5042 12 10 0550
Property Owner	KT SEABREEZE ATLANTIC LP	Millage	0312
Mailing Address	701 S OLIVE AVE #104 WEST PALM BEACH FL 33401	Use	28
Abbr Legal Description	LAUDER DEL MAR 7-30 B LOT 18,19 LESS W 25 BLK 5		

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Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2019	\$1,875,000	\$17,600	\$1,892,600	\$1,892,600	
2018	\$1,875,000	\$17,600	\$1,892,600	\$1,892,600	\$34,359.21
2017	\$938,160	\$17,600	\$955,760	\$955,760	

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$1,892,600	\$1,892,600	\$1,892,600	\$1,892,600
Portability	0	0	0	0
Assessed/SOH	\$1,892,600	\$1,892,600	\$1,892,600	\$1,892,600
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$1,892,600	\$1,892,600	\$1,892,600	\$1,892,600

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
9/6/2017	QC*-D	\$25,000,000	114631284	\$200.00	9,375	SF
8/1/1991	WD	\$210,000	18712 / 861			
9/1/1978	WD	\$180,000				
9/1/1977	WD	\$150,000				
12/1/1969	WD	\$87,500				
				Adj. Bldg. S.F. (Card, Sketch)		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
L								
1								



Site Address	200 N BIRCH ROAD, FORT LAUDERDALE FL 33316	ID #	5042 12 10 0560
Property Owner	KT SEABREEZE ATLANTIC LP	Millage	0312
Mailing Address	701 S OLIVE AVE #104 WEST PALM BEACH FL 33401	Use	28
Abbr Legal Description	LAUDER DEL MAR 7-30 B LOT 19 W 25,20 BLK 5		

The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2019	\$2,210,000	\$17,000	\$2,227,000	\$2,227,000	
2018	\$2,210,000	\$17,000	\$2,227,000	\$2,227,000	\$40,430.07
2017	\$1,105,000	\$17,000	\$1,122,000	\$870,390	\$17,726.08
2019 Exemptions and Taxable Values by Taxing Authority					
	County	School Board	Municipal	Independent	
Just Value	\$2,227,000	\$2,227,000	\$2,227,000	\$2,227,000	
Portability	0	0	0	0	
Assessed/SOH	\$2,227,000	\$2,227,000	\$2,227,000	\$2,227,000	
Homestead	0	0	0	0	
Add. Homestead	0	0	0	0	
Wid/Vet/Dis	0	0	0	0	
Senior	0	0	0	0	
Exempt Type	0	0	0	0	
Taxable	\$2,227,000	\$2,227,000	\$2,227,000	\$2,227,000	

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
9/6/2017	QC*-D	\$25,000,000	114631284	\$200.00	11,050	SF
12/7/1995	WD*	\$922,300	24245 / 984			
4/1/1986	WD	\$210,000	13349 / 911			
6/1/1976	WD	\$66,500				
				Adj. Bldg. S.F. (Card, Sketch)		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
L								
1								

June 21, 2019
 Revised October 2, 2019
 Revised April 10, 2020
 Revised June 5, 2020
 Revised July 17, 2020

VIA ELECTRONIC SUBMISSION

DEVELOPMENT REVIEW COMMITTEE
 DEPARTMENT OF SUSTAINABLE DEVELOPMENT
 URBAN DESIGN & PLANNING DIVISION
 CITY OF FORT LAUDERDALE
 700 N.W. 19TH AVE
 FORT LAUDERDALE, FL

**Re: 3000 Alhambra Street, Fort Lauderdale –
 Planned Development District (“PDD”)**

Dear Development Review Committee:

I represent KT Seabreeze Atlantic, LP, (the “Applicant”) as owner of the real property located at 3000 Alhambra Street, Fort Lauderdale, FL 33304 (the “Property”). KT Seabreeze submitted to the City’s Development Review Committee (“DRC”) a Site Plan Level IV application on March 23, 2018 (Case Number R18025). In response to the site context, Applicant now respectfully submits a Planned Development District (“PDD”) application to construct a 26-story, 215-unit residential structure with ground floor commercial uses and dedicated public parking within the Central Beach District.

1. PROPERTY DESCRIPTION AND HISTORY

The Property is located east of the Intracoastal Waterway between Alhambra Street to the north and Sebastian Street to the south. The Property is comprised of the following parcels: Folio Nos. 5042-12-10-0450; 5042-12-10-0460; 5042-12-10-0470; 5042-12-10-0490; 5042-12-10-0510; 5042-12-10-0520; 5042-12-10-0520; 5042-12-10-0550; 5042-12-10-0560; 5042-12-10-0440. The combined parcels are roughly 2.27 acres (98,858 square feet) and under unified control of KT Seabreeze Atlantic, LP. The site is currently occupied by the Sebastian Parking Lot, within walking proximity to the beach and the Intracoastal Waterway. The Property is currently zoned A-1-A Beachfront Area (“ABA”) District with an underlying land use designation of Central Beach Regional Activity Center (“Central Beach RAC”).

The Sebastian Property was acquired by the Applicant in 2017 by way of a Land Swap and Development Agreement (“Land Swap Agreement”) between the City of Fort Lauderdale (“City”) and the Applicant. Concurrent with entering into the Land Swap Agreement, Applicant entered into a Declaration of Restrictive Covenant regarding the Sebastian Property (the “Declaration”), as recorded on September 6, 2017 under Instrument #114601921 of the Public Records of Broward County. The Applicant agreed to permit the continued use of the Sebastian Property by the City for public parking purposes, with the City retaining all revenues associated with the public parking operations and being responsible for the cost and

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

expense of operating and maintaining the parking meter system and public parking spaces. The Applicant committed at its own cost to replace and build the existing 77 public parking spaces, 43 semi-public Casa Blanca parking spaces, and 5 associated handicapped spaces. If Casa Blanca elects not to lease all or any portion of the 43 semi-public Casa Blanca parking spaces, those spaces are made available for use by the City on a first refusal basis. The City determined that the additional public parking spaces provided by the Applicant serves a valid public purpose and provides a public benefit.

Subsequent to closing on the Sebastian Property, the Applicant acquired additional property which is located within the same block of the Lauder Del Mar Plat (Plat Book 7, Page 30) and commonly known as the Maynard Condominium (the “Maynard Property”). As a result of the Applicant acquiring the Maynard Property and the City’s finding that the public parking spaces constitutes a valid public purpose, the City approved an amendment to the Declaration on December 18, 2018 to add the Maynard Property to further effectuate the terms and conditions of the Declaration and reserve 141 trips to the Property. The reservation of trips will remain in effect for 5 years from the effective date of the agreement and may only be extended by the City Commission at its sole discretion.

Applicant submitted to the City’s DRC a Site Plan Level IV application on March 23, 2018 (Case Number R18025) for an 18-story, 310-unit structure. Applicant tabled the site plan application from the Planning and Zoning Board agenda to work with City Staff and the community to enhance the proposed development’s neighborhood compatibility with particular attention to building massing and orientation, lot coverage, and density. Applicant now proposes a PDD approach to achieve a more compatible site design where not possible by strictly following the ABA zoning regulations.

2. 3000 ALHAMBRA - PDD PROJECT DESCRIPTION

3000 Alhambra is intended to redevelop the existing surface parking lot into a dynamic, mixed use and pedestrian oriented development comprised of luxury condominium residences and ground level commercial uses in a gateway location to the south Central Beach area at the convergence of Seabreeze and A1A. 3000 Alhambra is split into two slender 26-story towers connected by an activated residential amenity deck level. In contrast to the existing developments in the Central Beach area with volumes that extend the entire block, 3000 Alhambra consists of two separate volumes to not create a single, monolithic mass. The separation between the two towers is approximately 68’-7”.

With the towers going up to 26-stories/299’-6” tall, the Project can now satisfy the program with less imposing building forms to allow light and air to filter through the space in between the towers and the surrounding properties. The northeast tower contains 108 dwelling units with a ground floor lobby and 5,150 square feet of retail use. The southwest tower contains 107 dwelling units with ground floor residential amenities.

The podium is setback approximately 20’-0” from A1A (east) and Alhambra Street (north), 20.6’ from Birch Road (west), and 21.3’ from Sebastian Street (south). The towers are setback considerably more along all frontages. The towers are strategically positioned at the northeast and southwest areas of the site to provide a better relationship to the linear lot configuration and minimize impacts on adjacent sites.

Critical to the experience and identity of the Central Beach environment are the view corridors, pedestrian experience, and pedestrian connectivity between the surrounding neighborhood, Intercoastal, and Ocean, of which 3000 Alhambra intends to preserve or enhance to the greatest extent.

3000 Alhambra is located in an area that transitions from the denser core of the Central Beach Entertainment Area to the less dense North Beach neighborhood area. The proposed building design reflects this transition with a scale respective of the existing neighborhood fabric. The PDD approach was selected to achieve a more compatible design where not possible by strictly following the underlying ABA zoning regulations, with a focus on the relationship of the proposed building to neighboring properties, streets, and pedestrian spaces to replace the existing asphalt surface parking.

3000 Alhambra is reportioned to be more compatible than what is feasible by the underlying ABA zoning. To achieve the tower floorplate reduction from the original Site Plan Level IV, a height above the underlying zoning district limitations is proposed. Where underlying prescriptive ABA zoning would regulate the maximum building height to 200' or 240', potentially creating incompatible massing relationships with the existing community, Applicant proposes two slender towers at approximately 299'-6" with reduced floorplates to allow light and air to filter through the space in between the towers and the surrounding properties and preserve view corridors to the greatest extent. This is further enhanced by the 68'-7" separation between the buildings.

In addition to the height relief, Applicant is requesting a relief from the maximum building length and FAR. Although the east-west podium overall building length is greater than that permitted in the ABA district, the podium is carved with a generous north-south high arrival paseo bisecting the building envelope, thus allowing continuity of the view corridor and reducing the building scale and massing. The podium is further treated with extensive glazing, stone cladding, and architectural screening, and the ground level is lined with commercial and residential amenity uses. The increased FAR also allows for the increased tower height in order to improve the surrounding view corridors, as inherently there is greater efficiency in vertical circulation cores by providing a greater number of compact floor plates as opposed to a reduced number of expansive floor plates.

3000 Alhambra is proposed to provide a lively pedestrian realm along the perimeter of the oceanside property. As depicted on the Site Plan, the ground level is designed with 15,690 square feet of public improvements within the ROW and 48,451 square feet of open space within the Property, which results in increased landscaping, new pedestrian pocket parks and plazas, new paving designs, and widened sidewalks along Alhambra, Birch, Sebastian, and Seabreeze to improve the pedestrian experience around the Project's site for the surrounding community. The activated ground level also incorporates a dining experience along the double height colonnades. An additional 49,586 square feet of open space is provided on the amenity deck level. The Project also proposes an off-site public improvement to enhance the 14,254 square feet triangular parcel between Seabreeze Boulevard and A1A, programming the open space with public realm elements that create a unique sense of place and function as a gateway to the beach.

3000 Alhambra is intended to reinforce pedestrian connections surrounding the site. 3000 Alhambra accommodates a total of 497 parking spaces, of which there are 120 total public/semi-public spaces within the lowest level of the garage with a public elevator access point centrally located along A1A to allow

beachgoers to access the north or south existing crosswalks across A1A to the beachfront. There are 5 existing accessible spaces on the off-site triangular parcel that will remain. The ground level is prioritized to be programmed with high-quality open space for the Mid Beach community and beach goers. A public bike storage facility has been planned on the north portion of the site centrally located along Alhambra Street next to the public parking garage entrance. The public parking vehicular access and service loading area are provided on Alhambra Street, as opposed to along Birch Road which was proposed in the original Site Plan Level IV. The Project proposes widened sidewalks around the entirety of the site to provide for improved pedestrian and bicyclist enjoyment. Applicant also proposes adding a crosswalk across Birch Road (along Sebastian Street) to promote a multimodal connection to A1A, subject to governmental approval.

Please refer to **Sheet CO – Application Requirements** which provides a comparison table between the applicable ULDR development standard requirements and the proposed PDD standards, identifying the specific deviation requests as part of the 3000 Alhambra PDD, as well as the summary of the innovative design aspects, compliance with PDD intent and purpose, and associated public improvements.

Please also refer to the **Public Improvement Narrative** and **Sheet X2 - Public Improvement Exhibit** for a summary of the proposed public improvements included in this PDD rezoning request.

3. UNIFIED LAND DEVELOPMENT REGULATIONS ANALYSIS

In terms of the development review, the Property and the proposed development are subject to the following sections of the ULDR, unless otherwise noted:

<u>Section 3.1</u>	PDD Intent and Purpose (Sec. 47-37A.1)
<u>Section 3.2</u>	Conditions for PDD Rezoning (Sec. 47-37A.3)
<u>Section 3.3</u>	Uses Permitted (Sec. 47-37A.4)
<u>Section 3.4</u>	Application Public Outreach (Sec. 47-37A.5)
<u>Section 3.5</u>	Application Requirements (Sec. 47-37A.6)
<u>Section 3.6</u>	Performance Standards (Sec. 47-37A.7)
<u>Section 3.7</u>	PDD Criteria and Limitations (Sec. 47-37A.8)
<u>Section 3.8</u>	PDD Public Improvement Examples (Sec. 47-37A.9)
<u>Section 3.9</u>	Review Process (Sec. 47-37A.10)
<u>Section 3.10</u>	Rezoning Criteria (Sec. 47-24.4.D)
<u>Section 3.11</u>	Building Permits (Sec. 47-37A.11)
<u>Section 3.12</u>	Flexibility Units (Sec. 47-37A.12)
<u>Section 3.13</u>	Agreements (Sec. 47-37A.13)
<u>Section 3.14</u>	Effect of PDD Zoning (Sec. 47-37A.14)
<u>Section 3.15</u>	Amendments to Approved PDD Development Plans (Sec. 47-37A.15)
<u>Section 3.16</u>	Expiration and Extension (Sec. 47-37A.16)
<u>Section 3.17</u>	Central Beach District Requirements (Sec. 47-12.4)
<u>Section 3.18</u>	Central Beach Development Permitting and Approval (Sec. 47-12.6)
<u>Section 3.19</u>	Central Beach Area Trip Designation Regulations (Sec. 47-12.8)
<u>Section 3.20</u>	Beach Shadow Restrictions (Sec. 47-23.6)
<u>Section 3.21</u>	Parking and Loading Requirements (Sec. 47-20)
<u>Section 3.22</u>	Landscape and Tree Preservation (Sec. 47-21)
<u>Section 3.23</u>	Adequacy Requirements (Sec. 47-25.2)

Section 3.24 **Neighborhood Compatibility Requirements (Sec. 47-25.3)**

An analysis addressing each of the pertinent land use and zoning regulations is below.

Section 3.1 **PDD Intent and Purpose (Sec. 47-37A.1)**

The Planned Development (“PDD”) zoning district is intended to foster, encourage and provide for development incorporating urban design principles and elements that are not otherwise permitted under the Unified Land Development Regulations zoning districts and development standards. The PDD Planning elements shall include the following:

A. Promotion of development that:

- (1) Demonstrates substantial, significant, and recognizable improvements to the neighboring community and city in general;*

3000 Alhambra demonstrates substantial, significant, and recognizable improvements to the neighboring community and the City by replacing an asphalt surface parking lot with a dynamic mixed-use and pedestrian oriented development. These elements are consistent with the vision articulated in the Central Beach Masterplan.

Please refer to Section 2 – 3000 Alhambra PDD Project Description, Sheet CO – Application Requirements, Sheet X2 – Public Improvements Exhibit, and the Public Improvement Narrative for additional information.

- (2) Uses land resources more efficiently through compact building forms, infill development, and street design standards that encourage safety, sustainability, and multi-modal connectivity; and*

3000 Alhambra uses land resources more efficiently through compact building forms that minimize the proposed building footprints to accommodate greater pedestrian circulation and other multimodal amenities, including a public bicycle storage area. The proposed development will also expand the tree canopy and provide generous landscaping. The development also incorporates the use of Low E and Turtle Safe glass, LED light fixtures and use of occupancy sensors for lighting control, and electric vehicle car charging stations.

Please refer to Section 2 – 3000 Alhambra PDD Project Description, Sheet CO – Application Requirements, Sheet X2 – Public Improvements Exhibit, and the Public Improvement Narrative for additional information.

- (3) Promotes the best possible built environment based upon urban design principles resulting in high-quality urban development;*

3000 Alhambra incorporates urban design principles which consider both the urban and pedestrian scale and contribute to a high-quality urban development. 3000 Alhambra proposes significantly less floorplate coverage than permitted by the underlying ABA zoning. To achieve the reduction from the original Site Plan Level IV, a height and FAR

above the underlying zoning district limitations is proposed. The architectural and urban design solutions described herein maintain view corridors to the greatest extent and revitalize the experience and connection to the beach. The mix of residential and commercial uses proposed will contribute to greater streetscape interaction and appeal to a varied mix of users, including visitors and locals.

Please refer to Section 2 – 3000 Alhambra PDD Project Description, Sheet CO – Application Requirements, Sheet X2 – Public Improvements Exhibit, and the Public Improvement Narrative for additional information.

B. The standards and procedures provided in these district regulations are intended to:

- (1) Promote flexibility of design and permit diversification and integration of uses with a focus on the relationship of proposed buildings to neighboring properties, streets, and public spaces including massing, scale, façade treatment and articulation, with a particular focus on ground floor activity and the appropriate placement of pedestrian and vehicular entrances, parking and service that limit pedestrian and vehicular conflicts and create an exceptional urban environment, while concurrently establishing limitations and conditions as deemed necessary to be consistent with the City's Comprehensive Plan and to protect the health, safety and general welfare of the public;*

3000 Alhambra proposes a balanced and appropriate distribution of building massing, scale, height and programmatic function to enhance neighborhood compatibility. Where underlying prescriptive ABA zoning would regulate the maximum building height to 200' or 240', potentially creating incompatible massing relationships with the existing community, Applicant proposes two slender towers at approximately 299'-6". The more slender and properly oriented and located towers reduce negative impacts on the surrounding neighborhood and provide more access to light, air and views for those most immediate structure compared to the original Site Plan Level IV site plan. 3000 Alhambra will create extensive pedestrian walks and plazas on the ground level. To mitigate vehicular and pedestrian conflicts, the public parking vehicular access is provided on the northwest area of the site along Alhambra Street, and the private residential parking vehicular access is provided along Sebastian Street.

Please refer to Section 2 – 3000 Alhambra PDD Project Description, Sheet CO – Application Requirements, Sheet X2 – Public Improvements Exhibit, and the Public Improvement Narrative for additional information.

- (2) Encourage and enhance neighborhood and community participation at the earliest pre-design opportunity and throughout the review process to minimize discord among the applicant and the affected neighborhood(s) and community; and*

Acknowledged. Applicant has conducted extensive community outreach. Applicant met with the Central Beach Alliance Board and General Membership on May 9, 2019 and May 16, 2019, respectively. Applicant also held a meeting with property owners within a ¼ mile radius from the project on June 20, 2019 prior to the submission of the PDD Application. Applicant most recently held a Post-DRC Public Participation Community

Meeting on October 14, 2019 and is scheduled to hold a final Public Participation Meeting with property owners within 300 feet and the Central Beach Alliance.

- (3) *Assure that adequate attention is given to the review process and the PDD limitations, in order to serve the specific purposes set forth herein and ensure that the PDD intent and purpose is met and benefits derived are balanced by the benefits to be derived by the neighborhood(s) and community.*

The review process to date, including a Development Review Committee (“DRC”) meeting, several follow-up meetings with City staff, and numerous community outreach meetings with neighbors continues to ensure that the PDD intent and purpose is considered and achieved.

Section 3.2 Conditions for PDD Rezoning (Sec.47-37A.3)

In addition to the criteria provided in Sec. 47-24.4.D of the ULDR for a rezoning approval, the following conditions shall apply:

- A. *Minimum area for a PDD zoning district. The minimum land area required for an application to an a PDD district shall be two (2) acres, with the exception of land designated as Regional Activity Center which shall be a minimum of one-half (1 /2) acre. The minimum area of two (2) acres may be reduced upon a finding of substantial public benefit or similar benefit over and above the application of the ULDR; No right-of-way vacations shall be considered, for the purpose of calculating the minimum two (2) acre requirement unless acceptable and like alternate pedestrian and/or multi-modal access is provided.*

The restrictive covenants applicable to those portions of the lands set aside to achieve such benefits, which are not dedicated to the public, shall be subject to the provisions of subsection 47-37A.12 and any such agreement contemplated therein shall be recorded in the public records and be binding on the lands of the PDD development, and the obligation therein provided, if any, shall be fully insured by a bond or other means. The minimum area requirements contained in this section shall not apply to any PDD application pertaining to lands located within the Northwest Community Redevelopment Area.

The total site area is approximately 2.27 acres (98,858 square feet). The off-site public improvement triangular parcel is not included in this site area calculation.

- B. *Consistency with the goals and objectives of plans adopted for the City's Regional Activity Centers. For properties located in the City's Regional Activity Centers, the proposed development shall be consistent with the principles and guidelines of the respective existing and future master plans.*

3000 Alhambra is located in the Central Beach RAC. Applicant meets the intent of the Beach Community Redevelopment Plan, Modified and Restated on May 16, 2017 and the Central Beach Master Plan, November 30, 2009.

3000 Alhambra meets the goals of the Beach Community Redevelopment Plan, including the following elements: (1) enhancing the resort image of Fort Lauderdale Beach; (2) making Fort Lauderdale Beach an integral part of the City for use by local residents by dedicating

120 public parking garage spaces and 5 accessible public parking spaces pursuant to the Land Swap Agreement and supporting an active pedestrian environment through the provision of 48,451 square feet of public open space within the Property, 15,690 square feet of improvements with the ROW, and 14,254 square feet of public open space on the off-site triangular parcel; and (3) overall enhancing a positive visual and physical environment for the Central Beach area. As described in detail in Section 2. 3000 Alhambra PDD Project Description, Applicant has substantially complied with the design guidelines contained in the Central Beach Master Plan to create a mixed-use development that is compatible in scale and massing and creates a pedestrian oriented experience.

- C. *Configuration of the PDD zoning district. The tracts of land which comprise the PDD zoning district shall be abutting, with the exception of intervening minor streets or alleys.*

The tracts of land comprising 3000 Alhambra are abutting. The triangular parcel between Seabreeze Boulevard and A1A is an off-site improvement that is not within the proposed project limits.

- D. *Entire tract under unified control. An applicant must be the owner or owner's agent of the property with fee simple title.*

The Property is under unified control of KT Seabreeze Atlantic, LP.

Section 3.3 **Uses Permitted (Sec. 47-37A.4)**

The uses permitted and combination thereof within the PDD district, shall be established at the time of rezoning to PDD and shall be consistent with the City's Comprehensive Plan.

3000 Alhambra proposes residential and commercial uses, which are consistent with the City's Comprehensive Plan, including the underlying Central Beach RAC land use designation. The table below more specifically provides the proposed permitted uses for the PDD:

Permitted Uses	
1. Residential Uses	
a. Multifamily Dwelling	
2. Commercial Uses	
a. Restaurants	
b. Outdoor Dining Areas	
c. Retail Sales	
3. Parking Garage	

Section 3.4 **Application Public Outreach (Sec.47-37A.5)**

Prior to the filing of an application, the applicant shall provide an opportunity for input from the property owners of the community as follows:

- A. *Notice. Such notice shall clearly state that the purpose of the meeting is to introduce the proposed development concept for initial public input.*

Applicant mailed a Public Outreach Meeting notice to the community informing them of the date, time, and location of the initial Public Outreach Meeting on June 20, 2019 to view the proposed development concept for initial public input. Please refer to the Public Outreach Meeting notice provided to property owners within a ¼ mile radius from the Project.

- B. *Procedure. At such public meeting, the intended applicant shall introduce the development concept, including a written executive summary explaining in general how the proposed development meets the required conditions and criteria for PDD pursuant to ULDR. After such presentation, members of the public shall be given an opportunity to comment.*

At the Public Outreach Meeting on June 20, 2019, 3000 Alhambra presented the development concept to the community and provided a written executive summary. Please refer to the 3000 Alhambra Executive Summary provided to the community and the Public Outreach Meeting Summary Minutes from the June 20, 2019 presentation.

- C. *Public Participation. A PDD Application is subject to Public Participation requirements pursuant to Section 47-27.4.*

Acknowledged and will comply.

- D. *Development Review Committee (DRC) Meeting. Applicant shall conduct a community public meeting after the application has been evaluated at a DRC meeting.*

Applicant held a Post-DRC Public Participation Community Meeting on October 14, 2019 with property owners within a ¼ mile radius of the proposed development. Applicant is also scheduled to present at the Central Beach Alliance's General Membership meeting.

Section 3.5 Application Requirements (Sec.47-37A.6)

In addition to the application requirements for a rezoning and a site plan level IV permit in accordance with 47-24.2. and 47-24.4., the following shall be submitted as a part of an application for PDD:

- A. *A PDD written narrative describing the proposed PDD, which includes:*
- (1) *The general design concept for the PDD including, but not limited to, the proposed site design, how it integrates and relates to the proposed uses, context and existing development in the surrounding community;*

3000 Alhambra's design concepts, including its site and building design principles and integration with surrounding uses, context, and existing development in the surrounding community, are discussed in detail in Section 2. 3000 Alhambra PDD Project Description above and are also summarized on Sheet CO – Application Requirements.

Please also refer to the Public Improvement Narrative and Sheet X2 – Public Improvement Exhibit for additional information.

- (2) *Description of the innovative design aspects of the proposed PDD and how the proposed development complies with the intent and purpose of the PDD district described in Subsection 47-37A.1.; and*

The innovative design aspects of the proposed PDD and how the proposed development complies with the intent and purpose of the PDD district described in Subsection 47-37A.1 are discussed in detail in Section 2. 3000 Alhambra PDD Project Description above and summarized on Sheet CO – Application Requirements.

Please also refer to the Public Improvement Narrative and Sheet X2 – Public Improvement Exhibit for additional information.

- (3) *Identification of those aspects of the PDD that are not in compliance with the current zoning requirements, and why the proposal presents a better overall project describing said benefits, and proposed PDD's innovative characteristics.*

The aspects of the proposed PDD that are not in compliance with the current ABA zoning requirements and the associated benefits of the proposed PDD's innovative characteristics and public improvements are discussed in detail in Section 2. 3000 Alhambra PDD Project Description above and are also summarized on Sheet CO – Application Requirements.

Please also refer to the Public Improvement Narrative and Sheet X2 – Public Improvement Exhibit for additional information.

- B. *A context plan of the surrounding land area, inclusive of right-of-ways, waterways and other public spaces, indicating proposed development and outline of all nearby properties with structures outlined, uses and approximate heights labeled (in floors), including existing setbacks, drive isle(s), and sidewalk(s) dimensions*

See Sheet A0.01.

- C. *Number and type of dwelling units, and square footage of all proposed uses and buildings on site, including dwelling unit per net acre calculations.*

The proposed development includes 215 units. The units are comprised of 2, 3, and 4-bedroom units. The resultant density is 95 units per acre. Please refer to the table below which contains the total building square footages of all proposed uses on the site:

TOTAL BUILDING SF PUBLIC PARKING (LEVEL 0)	(NIC) 54,399 S.F.
TOTAL BUILDING SF SERVICE/BOH/LOBBY/OTHER (LEVEL 0)	(NIC) 13,185 S.F.
TOTAL BUILDING SF PARKING (LEVELS 1–3)	125,559 S.F.
TOTAL BUILDING SF RESTAURANT (LEVEL 1)	5,150 S.F.
TOTAL BUILDING SF RESIDENTIAL (LEVELS 4–26)	447,096 S.F.
TOTAL BUILDING SF SERVICE/BOH/LOBBY/OTHER	119,853 S.F.
TOTAL BUILDING SQUARE FOOTAGE	697,658 S.F.

- D. A description of how the proposed PDD meets adequacy requirements as provided in Section 47-25.2.*

The adequacy requirements are addressed in Section 3.23 Adequacy Requirements below.

- E. A description of the proposed phasing of construction of the PDD, if applicable, identifying the general schedule and specific improvements associated with each phase, the estimated start date, an estimated completion date, and shall be in accordance with the provisions for site plan expiration as provided in Section 47-24.1.M. The completion of all public improvements must be secured by a bond to be provided by the applicant, including a demolition bond to permit any unfinished phase to be demolished by the city.*

Applicant is not proposing phased construction of the PDD.

- F. Aerial oblique perspectives of the project in context with adjacent properties and surroundings from opposing views, showing clear and accurate three-dimensional views in context with the surrounding area, and indicating building outlines.*

See Sheets A8.09-A8.12

Section 3.6 Performance Standards (Sec.47-37A.7)

- A. The permitted principal and accessory uses, height, bulk, shadow, open space, yards, setbacks, separation between buildings, floor area ratio, density, design concept and standards, signs, landscaping, parking bufferyards, fences and all other development standards for the PDD shall be as established by ordinance approving an PDD based on the criteria provided in this Section 47-37A.*

Acknowledged.

- B. Parking. Off-street parking requirements provided in Section 47-20.2, may be reduced for any use proposed in the PDD subject to the criteria provided in Section 47-20.3.A.5, Reductions and Exemptions criteria.*

All parking reductions to be granted must be based on an identifiable plan to mitigate all negative impacts which may be associated with such reduction. Parking requirements shall be project-driven and may be reduced proportionally to the degree that shared uses, pedestrian connections, and other modes of transportation provide alternatives to vehicular trips.

Pursuant to Section 47-37A.7.B, Applicant is requesting reduced parking with this PDD request.

- C. Areas proposed for common ownership shall be subject to the required unified control document to be recorded in the public records of Broward County. Restrictive covenants, required easements, dedication of public open space shall be recorded in the public records of Broward County.*

Acknowledged.

D. Development agreement shall provide for maintenance and other issues with bond assurances.

Acknowledged.

Section 3.7 PDD Criteria and Limitations (Sec.47-37A.8)

In addition to the criteria outlined herein, the following additional development criteria shall apply:

- A. Land uses within the development shall be appropriate in their proposed location, compatible with their relationship to each other, and with uses and activities on abutting and nearby properties; and*

The proposed residential and commercial uses are compatible with the surrounding Central Beach Regional Activity Center designated properties in the ABA and IOA zoning districts and supported by the City's Comprehensive Plan, Beach Community Redevelopment Plan, and Central Beach Master Plan.

- B. While a mix of uses is encouraged, uses that create an inherent negative impact, such as excessive noise, odors, pollution, dust, or similar effects on adjacent uses shall be avoided. Generally, residential, office, hotel, restaurant, retail and other community-serving uses provide opportunities for successful combinations that help to create a vibrant and dynamic living environment with a variety of destinations offering goods and services in close proximity; and*

3000 Alhambra proposes upper level residential and ground level commercial and residential amenity uses which will transform the existing surface parking lot into a dynamic environment for living, working, and entertaining in the Central Beach area. Applicant will mitigate any negative impacts, such as excessive noise, odors, pollution, dust, or similar effects on adjacent uses.

- C. Where a proposed use is of larger scale and mass than existing adjacent uses, the design of the structure shall place significant consideration to transition, architectural articulation, superior lining with habitable space and screening of parking garage structures; effective transition between higher and lower density uses; or allow incompatible adjacent land uses to be developed in a manner that is not possible using a conventional zoning approach; and*

3000 Alhambra places significant consideration to the scale, building heights, placement, massing, and circulation to support a physically compatible community from both the urban and pedestrian realm standpoints. Where underlying prescriptive ABA zoning would regulate the maximum building height to 200' or 240', potentially creating incompatible massing relationships with the existing community, Applicant proposes two slender towers at approximately 299'-6" connected by an amenity deck level on Level 4. The thin and properly oriented and separated towers reduce negative impacts on the surrounding neighborhood and allow light and air to filter through the space in between the towers and the surrounding properties.

- D. Street sections shall provide ample pedestrian access with continuous sidewalks and shade tree canopy balancing parking requirements with other mobility options and promote shared access between properties and uses; and*

3000 Alhambra provides extensive streetscape enhancements as part of the proposed public improvements. Please refer to the plan set.

- E. Street and alley vacations shall not be considered unless the applicant demonstrates no decrease to the pedestrian and functional connectivity previously provided and increases options for pedestrian and/or multimodal connectivity; and*

3000 Alhambra includes no street or alley vacations.

- F. Residential density shall be limited to fifty dwelling units per acre (50 du/ac) or where applicable, the maximum residential density permitted by the underlying land use designation or portion thereof; and*

3000 Alhambra has an underlying land use of Central Beach RAC. Density and intensity of uses in the Central Beach RAC are limited by traffic capacity based on specialized traffic studies and plans as agreed by the City and Broward County. Furthermore, the existing ABA zoning does not describe a maximum density. The Project proposes to provide a residential density of 95 units per acre.

- G. Floor area ratio (FAR) for nonresidential intensity within the PDD shall be limited to a FAR of three (3) times the parcel size; and*

The Project complies with the maximum PDD nonresidential intensity. The proposed FAR for nonresidential intensity totals 2.5.

- H. Building height may be increased by an additional amount equivalent to one hundred and twenty-five percent (125%) of the existing height identified in the underlying zoning district but in no case shall exceed three hundred (300) feet.*

The total of adding the equivalent of 125% to the maximum permitted height in the ABA is 450'.

Max. Height ABA	=	200'
125% of 200'	=	250'

Added together	=	450'
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However, the height cap is 300'. Therefore, the PDD development is limited to 300'. Applicant proposes a 299'-6" / 26 story building which is below the 300' maximum.

Section 3.8 PDD Public Improvement (Sec.47-37A.9)

The PDD zoning ordinance shall promote development that demonstrates substantial, significant and recognizable improvements and a long-term beneficial effect to the neighboring community and the city as a whole. Examples of the noted public improvements can include:

- A. *Preservation/reuse of historically significant structures not otherwise protected;*

Not applicable.

- B. *Provision of a walkable mixed use neighborhood center that can reduce driving requirements for existing residential neighborhoods including incorporation of complete streets criteria in streetscape design; parking requirements may be reduced proportionally to the degree that reduced parking is justified by multi-modal connectivity as an alternative to vehicular trips;*

3000 Alhambra is proposed to contribute to a walkable mixed-use neighborhood center that can reduce driving requirements for existing residential neighborhoods. Please refer to Section 2. 3000 Alhambra PDD Project Description above and Sheet CO – Application Requirements, Sheet X2 – Public Improvement Exhibit, and the Public Improvement Narrative attached hereto for detailed description.

- C. *Superior architectural design, placement and orientation of buildings and attainment of Leadership in Energy and Environmental Design - Neighborhood Development (LEED ND) certification for the development or LEED certification of individual buildings and/or other similar state, national or city-recognized programs;*

3000 Alhambra is proposed to provide superior architectural design, placement, and orientation of buildings. Please refer to Section 2. 3000 Alhambra PDD Project Description above and Sheet CO – Application Requirements, Sheet X2 – Public Improvement Exhibit, and the Public Improvement Narrative attached hereto for detailed description.

- D. *Provision of public facilities and public open space such as plazas, parks, provision for waterfront public access, greenway features, etc. and may include amenities such as playgrounds, special event space, etc. where the quality and programming of the space shall be emphasized over quantity;*

3000 Alhambra prioritizes the design of the public realm through the provision of programmed public open space. Please refer to Section 2. 3000 Alhambra PDD Project Description above and Sheet CO – Application Requirements, Sheet X2 – Public Improvement Exhibit, and the Public Improvement Narrative attached hereto for detailed description.

- E. *Landscaping shall be provided in a manner which maximizes tree canopy, emphasizes native vegetation, improves the aesthetic appearance, and provides opportunities for storm water infiltration;*

3000 Alhambra is proposed to provide landscaping in a manner which maximizes tree canopy, emphasizes native vegetation, improves the aesthetic appearance, and provide opportunities for storm water infiltration. Please refer to Section 2. 3000 Alhambra PDD Project Description above and Sheet CO – Application Requirements, Sheet X2 – Public Improvement Exhibit, and the Public Improvement Narrative attached hereto for detailed description.

- F. Preservation or restoration of environmental or natural resources that would not otherwise be protected, including environmental remediation/brownfield redevelopment; and*

Not applicable.

- G. Other public improvements and benefits that are established as part of the development plan but are not otherwise required of an applicant such as off-site infrastructure improvements.*

Other public improvements and benefits that are established as part of the PDD but not otherwise required of the Applicant include off-site public open space improvements to the triangular parcel.

Please refer to Section 2. 3000 Alhambra PDD Project Description above and Sheet CO – Application Requirements, Sheet X2 – Public Improvement Exhibit, and the Public Improvement Narrative attached hereto for detailed description.

Section 3.9 Review Process (Sec. 47-37A.10)

The review process for a rezoning to PDD district is as follows:

- A. A pre-application conference with the department shall be required prior to submitting a PDD rezoning application. The purpose of the pre-application conference is to allow the applicant and staff to discuss the proposed design concept of the development plan and how it complies with the conditions and criteria specified in this section, as well as the review process.*

Completed.

- B. Rezoning application review. The PDD rezoning application shall be reviewed in accordance with Section 47-24.4.C. As part of the approval of the rezoning, offsite and on-site conditions may be imposed if the condition is necessary to ensure that the development meets the requirements of Section 47-37A; ensures that the PDD is compatible with the neighborhood; mitigates any adverse impacts which arise in connection with the approval of the rezoning or any continuation thereof. Conditions for approval may relate to any aspect of the development, including, but not limited to, height, bulk, shadow, mass and design of any structure, parking, access, public transit and landscaping requirements.*

Acknowledged. Please refer to the Rezoning Criteria addressed below.

- C. No PDD rezoning application shall be approved except on the affirmative vote of a super majority of four (4) members of the city commission.*

Acknowledged.

Section 3.10 Rezoning Criteria (Sec.47-24.4.D)

The rezoning request is subject to the following rezoning criteria provided in ULDR, Sec.47-24.4.D:

1. *The zoning district proposed is consistent with the city's comprehensive plan.*

3000 Alhambra is consistent with the City's Comprehensive Plan Goals, Objectives and Policies, including Future Land Use Element, Goal 1, Policy 1.19.8, which provides that the scale and mass of new development should be consistent with existing neighborhoods. The site design and architecture consider the surrounding context. The more slender and properly oriented and located towers reduce negative impacts on the surrounding neighborhood and provide more access to light, air and views for those most immediate structures.

2. *The changes anticipated by the proposed rezoning will not adversely impact the character of development in or near the area under consideration.*

The proposed development is consistent with the character of development in the surrounding area, which includes a mix of high-density residential uses as well as a mix of commercial uses such as hotel, retail, and restaurants. The properties to the immediate north and south are zoned ABA, and the buildings range in size from 2- to 16-stories. To the north of the Sebastian Property on Seville Street and A-1-A is a 16-story multifamily building. Also, to the north is Casablanca Café and a 4-story multifamily building. To the west at the end of Alhambra Street along Birch Road is a 14-story multifamily structure. To the south of the Sebastian Property along A-1-A are a row of hotels which include the Ritz Carlton and Marriott's Beach Place Towers. These hotels are approximately 20-stories in height.

3. *The character of the area proposed is suitable for the uses permitted in the proposed zoning district and is compatible with surrounding districts and uses.*

The property is currently zoned ABA District and is surrounded primarily by the ABA and Intracoastal Overlook Area ("IOA") zoning districts. The ABA District promotes 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 and to ensure that such development is responsive to the character, design and planned improvements as described in the revitalization plan. The proposed uses are the same as those uses existing in the area and support a mixed-use and pedestrian environment.

Section 3.11 Building Permits (Sec. 47-37A.11)

No building permits shall be issued prior to the recording of the ordinance rezoning to PDD. All building permits issued must be in conformance with the approved PDD zoning district.

Acknowledged.

Section 3.12 Flexibility Units (Sec. 47-37A.12)

Flexibility units may be allocated to a PDD at the time of the PDD rezoning approval subject to the development site being located in the Unified Flex Map. A development site located outside the boundaries of the Unified Flex Map are not eligible for flex units but may be permitted affordable housing flex units.

Not applicable.

Section 3.13 Agreements (Sec.47-37A.13)

The applicant shall execute such agreements, easements and other documents necessary with regard to the implementation of any conditions imposed with regard to the PDD. Such documents may include, but are not limited to, contracts, covenants, deed restrictions and sureties and bonds acceptable to the city for completion of the development according to the plans approved at the time of rezoning to PDD and for continuing operation and maintenance of such areas, functions, and facilities including soft and hard landscaping and other amenities which are not proposed to be provided, operated or maintained at public expense.

Acknowledged and will comply.

Section 3.14 Effect of PDD Zoning (Sec.47-37A.14)

The PDD site plan and design narrative as provided in Section 47-37A.1.a. and b., as approved by the city commission including such conditions as necessary to ensure that the development meets the criteria of this section, shall, upon adoption by ordinance, be the specific zoning regulations for the property rezoned thereby and bind the property with the full force and effect of specific zoning regulations. The ordinance rezoning to PDD shall be recorded in the public records of Broward County at applicant's expense. Unless otherwise provided in the approved PDD zoning district ordinance, the provisions of the ULDR with general applicability to development within the city shall apply as requirements of the development of property rezoned to PDD. Any provision of an approved PDD zoning district shall prevail when any provision elsewhere in the ULDR shall conflict.

Acknowledged.

Section 3.15 Amendments to Approved PDD Development Plans (Sec.47-37A.15)

If the applicant wishes to change to a use that was not approved as part of the PDD zoning district, a new application for rezoning must be approved in accordance with the provisions of this section. If the applicant wishes to amend a site plan or design narrative or any other aspect of a PDD previously approved as part of a rezoning to PDD, such amendment shall be done in accordance with the provisions for amending a site plan level IV, as provided in Section 47-24.2.A.5, Development permits and procedures.

In the event a development has received previous approval, as a PUD, any requests for an amendment to such PUD shall comply with the provisions of the PUD regulations otherwise set forth in Section 47-37.

Acknowledged and will comply as needed.

Section 3.16 Expiration and Extension (Sec.47-37A.16)

Unless a phasing plan is approved as part of the PDD approval, the provisions of Section 47-24.1.M.1., 2., 3. And 4 shall apply as to the expiration of the PDD approval. In the event the PDD approval expires, the PDD approval shall be deemed null and void, unless the same shall be extended by the city commission, but only for demonstrable hardship beyond the applicant's reasonable control. Upon expiration of the PDD development plan, the portion of the property not developed prior to the expiration of the PDD approval shall revert to the previous zoning district, without further action and the provision herein shall be included in the adopted PDD ordinance.

Acknowledged.

Section 3.17 Central Beach District Requirements (Sec. 47-12.4)

- A. Limitations on permitted uses in all districts within the central beach area.*

3000 Alhambra does not propose any uses prohibited by Sec. 47-12.4.A. Applicant proposes residential and commercial uses which are consistent with the uses permitted in the ABA zoning district. Please refer to the proposed list of permitted uses for the PDD in Section 3.3, Uses Permitted.

- B. Street Treatment. There are hereby identified streets within the Central Beach Area which are currently accommodating, or are intended to accommodate, intensive pedestrian traffic, or which serve as major pedestrian streets and major vehicular entryways, or major gateways into the Central Beach Area and which will, therefore, require development on said streets to accommodate said pedestrian and vehicular usage aesthetic considerations.*

3000 Alhambra is located on Sebastian Street which the ULDR identifies as a People Street. The main pedestrian entrances face Sebastian Street and Seabreeze Boulevard, which encourage pedestrian activity and interest. A public parking lobby is in the northeast tower with elevator access directly to Seabreeze Boulevard. A crosswalk to the off-site public improvement triangular parcel and beach is also provided. Pedestrian walkways and plazas contain pedestrian amenities, such as shading, seating, and bicycle storage. Public parking vehicular access is provided on Alhambra Street while private parking vehicular access is provided on Sebastian Street.

- C. Additional requirements for modification of yards fronting on rights-of-way in the PRD, ABA, SBMHA and SLA zoning districts...*

3000 Alhambra is not requesting any modification of yards facing the right of way.

- D. The provisions of Section 47-23.8, Waterway Use, shall apply to uses on a waterway. All other provisions of the ULDR with general applicability shall apply in the CBA zoning districts to the extent they are not in conflict with the specific provisions of Section 47-12.*

3000 Alhambra is not located on a waterway.

Section 3.18 Central Beach Development Permitting and Approval (Sec. 47-12.6)

B. Design Criteria.

- 1. It shall first be determined whether the proposed development or use is compatible with the character of the overall plan of development contemplated by the revitalization plan for the central beach area;*

The Beach Community Redevelopment Plan, Modified and Restated on May 16, 2017, provides certain objectives for properties within the Central Beach Community Redevelopment Area, including:

- **Enhancing the resort image of Fort Lauderdale Beach as a place for tourists and conference groups;**
- **Making Fort Lauderdale Beach an integral part of the City for use by local residents;**
- **Creating and enhancing a positive visual and physical environment of the Central Beach; and**
- **Providing an active pedestrian environment throughout the Central Beach Area.**

3000 Alhambra meets the objectives contained within the Central Beach Community Redevelopment Plan. The project provides a residential use which would make the beach an integral part of the City for use by local residents and their guests. Critical to the experience and identity of the Central Beach environment is the visual connectivity to water and the related activities. The proposed design gives the buildings a new relation to the City, connecting it both visually through the simple elegance of the primarily glass façade and functionally through the creation of a lively pedestrian realm along the perimeter of the oceanside property. The activated ground level incorporates a dining experience along the double height colonnades and supports the interaction between private users of the building and the public. The project also incorporates dedicated public parking with direct access to Seabreeze Boulevard. The site is further unified with a crosswalk to the off-site triangular parcel and beach. Please refer to the plan sheets and renderings.

- 2. It shall then be determined whether the architectural design of the proposed development is compatible with the design guidelines provided in Section 47-25.3. The design guidelines provided in Section 47-25.3 are intended to provide a framework for design review of proposed developments and outline the design elements which have been determined to be compatible with the revitalization plan;*

See Section 3.24– Neighborhood Compatibility Requirements below.

- 3. The design guidelines provided in this section are not intended to be exclusive. Alternative architectural and design concepts outlined in the development application will be considered during review of the development application. It shall be the applicant's burden to show that the proposed alternative architectural and design concepts are compatible with the character of the overall plan of development contemplated by the revitalization plan for the central beach area and not incompatible with the design guidelines provided in this section;*

Acknowledged.

4. *It shall then be determined whether the proposed development incorporates design or architectural elements which mitigate the development's impacts, if any, on existing uses in the immediate vicinity of the proposed development;*

The surrounding ABA zoning along A1A is architecturally characterized by modern high rise and midcentury modern low rise structures. The area supports a mix of uses, including residential, hotels, condo-hotels, and commercial. Current ABA regulations encourage parcel consolidation and lot assemblage for full block developments. 3000 Alhambra incorporates site design and architectural elements which mitigate the development's impact by breaking up the buildings massing which open up the site. Please refer to the plan sheets and renderings.

5. *The goal of the city in the adoption of the revitalization plan is to facilitate development of the central beach area as a world-class destination resort. The primary objective of the design review shall be to implement the overall plan of development and to foster redevelopment as contemplated in the revitalization plan.*

3000 Alhambra is intended to redevelop the existing surface parking lot into a mixed use, international destination and, as described above, furthers the intent of the Central Beach Revitalization Plan.

D. Applications for development approval.

1. *In addition to all other requirements for a development application pursuant to Section 47-24, an application for development for the Central Beach area shall include but not be limited to the following:*

- a. *A narrative description of the proposed development and use and an explanation of how the proposed development or use is consistent and compatible with the goals, policies, objectives and strategies of the central beach area revitalization plan.*

See Section 2 – 3000 Alhambra PDD Project Description above.

- b. *An ingress and egress plan at a scale of not less than one inch equals 100 feet showing all walkways and drives that will be used for pedestrian and vehicular access to the proposed development or use. The ingress and egress plan shall indicate the number of pedestrian and vehicular trips that are anticipated for each point of ingress and egress on a peak hour basis and on an average daily basis, and shall extend to at least the centerline of all rights-of-way and shall include the first 20 feet of each adjacent parcel of land. The plan shall also show all curb cuts, driveways, parking areas, loading areas and shall describe the surfacing materials of same.*

See architectural plans provided.

- c. *A narrative description of the proposed architectural theme and character of the proposed development or use including an explanation of how the proposed architectural theme and character relates to the goals, policies, objectives and strategies of the central beach revitalization plan. This requirement may be combined with subsection D.1.a.*

See **Section 2 – 3000 Alhambra PDD Project Description** above.

- d. *Graphic illustrations of the architectural theme and character of the proposed development or use, including building elevations, floor plans and illustrations that show that the proposed development or use is compatible with the Design and Community Compatibility Criteria provided in Section 47-12.7 and Section 47-25.3 in terms of materials, signage, height, mass, color, composition and lines.*

See architectural plans provided.

- e. *A parking plan showing the location, number and accessibility of parking that will serve the proposed development or use and delineating the area to be provided for employee and guest parking.*

Please refer to the parking data provided in the plan set.

- f. *An off-site improvement plan sufficient in area, extent and detail to describe each and every off-site improvement that is proposed to be constructed in conjunction with the proposed development.*

Please refer to the Public Improvement Narrative and Sheet X2 – Public Improvement Exhibit.

- g. *A plan showing the location of all pedestrian walks, malls, yards and open spaces.*

Please see the site plan attached.

- h. *A plan and elevation showing the location, character, size, height and orientation of all signs on the development parcel proposed for development or use.*

Not applicable.

- i. *A management plan for collection and disposal of refuse generated by service of food and beverages for consumption off premises, if proposed.*

All solid waste and recycling are handled and stored within the building and collected at the service drive.

- j. *Any information, studies, models or projections such as traffic projections, shadow studies and studies related to the adequacy of parking deemed necessary due to the nature and complexity of the proposed development or use.*

Please refer to the Traffic Impact Study prepared by DC Engineers, Inc.

Section 3.19 Central Beach Area Trip Designation Regulations (Sec. 47-12.8)

- D. *Designation of allocable trips for development within the central beach revitalization.*

1. Application for plat approval or beach development permits outside of the PRD district but within the CBA.

- a. No plat of property or beach development permit for development of property located outside of the PRD district but within the CBA shall be approved nor ACTs designated for development of property unless a finding of adequacy that traffic capacity is adequate to support the proposed development is made. An application shall be subject to the requirements of Adequacy Requirements, Sec. 47-25.2. In the event that the impact of a proposed development necessitates the designation of ACTs, upon issuance of a finding of adequacy, ACTs will be reserved for the proposed development. The ACTs will continue to be reserved as long as the finding of adequacy and beach development permit are valid*
- b. Upon issuance by the city of a certificate of occupancy, the city will designate the ACTs, the county shall be advised of the designation of the ACTs to the development and the designated ACTs shall be subtracted from the total ACTs available for development.*
- c. The city may designate RCTs for development outside of the PRD, but within the CBA and may designate ACTs within the PRD district if such designation is found to promote the revitalization and redevelopment goals of the city.*

Pursuant to the amended Declaration of Restrictive Covenants, 141 trips are reserved for the Sebastian Property. The reservation of trips will remain in effect for 5 years from the effective date of the agreement and may only be extended by the City Commission at its sole discretion.

Section 3.20 Beach Shadow Restrictions (Sec. 47-23.6)

- A. Any portion of a structure in excess of thirty-five (35) feet in height shall provide a setback of at least one (1) foot per one (1) foot of height beginning the measurement at ground level of the western right-of-way line of State Road A-1-A (Fort Lauderdale Beach Boulevard) in the area between Seabreeze Boulevard and N.E. 18th Street. The foregoing is a minimum setback and if in conflict with provisions of other sections of the ULDR requiring greater setback, said other provisions of the other sections shall control.*

Per ULDR, Section 47-23.6.A, the project does NOT fall within the specified area for beach shadow restrictions. However, a Shadow Study has been included in this submission. See Sheet A9.00.A through A9.00.E.

Section 3.21 Parking and Loading Requirements (Sec. 47-20)

Pursuant to ULDR, Sec. 47-37A.7.B, reduced parking is being requested. Please see the table below which provides the applicable parking and loading information as it pertains to 3000 Alhambra:

PARKING TABLE		SF/UNIT	RATIO	REQUIRED	
RESIDENTIAL UNITS–2 BEDROOMS	124 UNITS	1.5/UNIT*	186.0		
RESIDENTIAL UNITS–3 BEDROOMS	45 UNITS	1.5/UNIT*	67.5		
RESIDENTIAL UNITS–4 BEDROOMS	46 UNITS	1.5/UNIT*	69.0		
SUBTOTAL RESIDENTIAL			322.5		
RESTAURANT/COMMERCIAL	5,150 GFA	1/114 SF	45.2		
PUBLIC PARKING			120.0**		
* ITE RATE (5TH EDITION) = 1.2 PARKING SPACES / UNIT ** LAND SWAP AGREEMENT DATED 12/20/2016 – SEE NARRATIVE *** RESIDENTIAL PARKING SPACES ARE VALET.			REQUIRED	PROVIDED	
			488	497	+9
GARAGE PARKING (LEVEL 0 TO 4) (PRIVATE)				377	
GARAGE PARKING (LEVEL 0) (PUBLIC)				120	
BEACH HANDICAPPED PARKING (A1A) (PUBLIC)			(NIC)	5	
ON-STREET PARKING (ALHAMBRA & SEBASTIAN)			(NIC)	12	
LOADING DATA:		SF/UNIT	RATIO	REQUIRED	PROVIDED
MULTI-TENANT COMMERCIAL	<20,000SF	1/20,00–50,000SF	N/A	(1)TYPE 1	1
MULTIFAMILY	N/A	N/A	N/A	(1)TYPE 1	1
TOTAL LOADING				(2)TYPE 1	

Section 3.22 Landscape and Tree Preservation (Sec.47-21)

The Project accommodates 9,287 SF of landscape on-site. Please refer to the site plan submission materials for details as to landscape.

Section 3.23 Adequacy Requirements (Sec.47-25.2)

The adequacy requirements of Section 47-25.2 are applicable to this project.

a. Communications Network

The buildings and structures will not interfere with the City’s communication network. Applicant will work with the City to accommodate the needs of the City’s communication network.

b. Drainage Facilities

The Proposed Development will possess adequate drainage facilities. Please refer to the civil drawings.

c. Environmentally Sensitive Lands

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

d. Fire Protection

Fire protection is adequate to protect people and property in the Proposed Development. Adequate water supply, fire hydrants, fire apparatus and facilities is provided in accordance with the Florida Building Code, South Florida Fire Code and other accepted applicable fire and safety standards.

e. Parks and Open Space

A City parks impact fee is required to be paid by the applicant at time of permit in the estimated amount of \$516,875.

f. Police Protection

3000 Alhambra will have controlled access doors and security cameras throughout the common areas, with an attendant in the lobby at all times.

g. Potable Water and Potable Water Facilities

Applicant anticipates that the existing water mains and treatment facilities have sufficient capacity and an ability to handle the added demand of this project. Applicant is required to pay a Water and Wastewater Capital expansion fee of \$653,726 (estimated) to the City of Fort Lauderdale.

h. Sanitary Sewer

Sanitary sewer improvements are planned for upgrades per the letter provided by City of Fort Lauderdale public works. Applicant is required to pay a Water and Wastewater Capital expansion fee of \$653,726 (estimated) to the City of Fort Lauderdale.

i. Schools

Applicant will obtain an updated School Capacity Availability Determination (SCAD) letter that confirms that capacity is available, or if capacity is not available, and that mitigation requirements have been satisfied.

j. Solid Waste

The Applicant will implement adequate solid waste collection facilities and service in connection with the project and will provide evidence to the City demonstrating all solid waste will be disposed of in a manner consistent with all governmental requirements.

k. Storm Water

Please refer to the site plan and civil drawings for information regarding proposed treatment of storm water.

l. Transportation Facilities

Please refer to the Traffic Impact Study prepared by Danielsen Consulting Engineers, Inc.

m. Wastewater

Adequate wastewater services are provided for the needs of the Project.

n. Trash Management

The trash and loading facilities are interior and shielded from the public views.

o. Historic and Archaeological Resources

The Archaeological and Historical Conservancy, Inc. conducted a cultural resource assessment of the Sebastian Property and concluded that no archaeological resources eligible for listing in the U.S. National Register of Historic Places (“NRHP”) occurs on the Property.

p. Hurricane Evacuation

The proposed project is located in a designated Broward County Hurricane Evacuation Zone for a Category 1 or higher storm. Applicant will provide updated documentation from the Broward County Emergency Management Department indicating that, with the addition of the project, an acceptable level of service for hurricane evacuation routes will be maintained as well as the County’s emergency shelter capacity.

Section 3.24 Neighborhood Compatibility Requirements (Sec.47-25.3)

A. The neighborhood compatibility requirements are as follows:

1. Adequacy Requirements.

See above.

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

The design 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 DNR permit for such facility is not required.

3. *Design and Performance Standards.*

a. *Lighting.*

The Project will incorporate pedestrian level lighting in the form of soft landscape lighting, along with required light poles for access and security. The design of the parking garage restricts open view of headlights.

b. *Control of Appearance.*

Fenestration including windows and doors are provided. Balconies are provided throughout the façades. Architectural framing elements have been utilized throughout the building to breakdown the proportions of the building. The framing elements proposed include material banding and colors that differentiate from the main building surfaces. Double height colonnades are provided at the street level. The building mass changes with balconies and architectural elements that project from the exterior walls. Loading and service areas will be located internally on the ground floor along Alhambra Street. All mechanical equipment will be adequately screened. The refuse and recycle containers will be stored within the building. Please see plans, elevations, and renderings provided.

c. *Setback Regulations*

N/A.

d. *Bufferyard Requirements*

N/A.

e. *Neighborhood compatibility and preservation.*

Applicant addressed the concerns relating to the massing and density of the original Site Plan Level IV. By going up to the proposed height and shifting the towers and mass, the development is able to satisfy the program with less imposing building forms to reduce negative impacts on the surrounding neighborhood and preserve light, air and views for those most immediate structures.

3000 Alhambra will accommodate 120 public parking spaces within the lowest level of the parking garage and 5 public parking spaces on the off-site triangular parcel on A1A. A public elevator access point will be centrally located along A1A which will allow beachgoers to access the north or south crosswalks across A1A to the beachfront. The ground level is prioritized for other programmatic functions, including multimodal connections and higher-quality open space for the Mid Beach community and beach goers. The project features extensive glass frontage on the ground floor along Seabreeze Boulevard with a continuous colonnade. A significant portion of hardscape has been replaced with landscaping throughout the site and on the off-site triangular park. The public parking access and service loading area are provided on Alhambra Street while residential access is provided on Sebastian Street in order to provide sufficient room for vehicle stacking, loading, unloading, and other entrance functions.

Site lighting will be compatible with the proposed use, adjacent development and as required by applicable codes. Emphasis will be placed on both nighttime effects of illumination as well as daytime impact of the light fixtures and appearance. Light distributions will be relatively uniform and appropriate foot candle levels will be provided.

4. CONCLUSION

3000 Alhambra proposes a site plan that seeks to implement the vision for the Central Beach RAC and create a unique development as contemplated by the PDD Ordinance with a project that activates the site, serves a public purpose, and overall provide a balanced and appropriate distribution of building mass and scale and programmatic function to define the urban space.

Accordingly, we respectfully request your recommendation to the Planning and Zoning Board that the proposed development and use meets the standards and requirements of the ULDR and criteria for PDD approval.

Please do not hesitate to contact me if I can provide any additional information or if you have any questions or comments.

Respectfully submitted,

/s/ Stephanie J. Toothaker

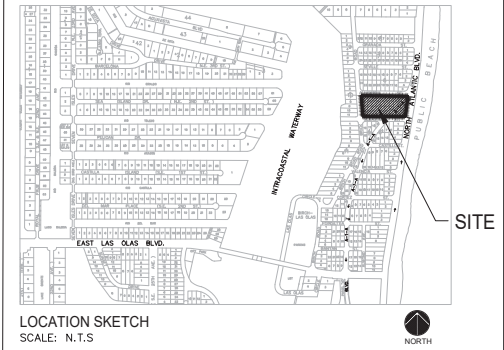
Stephanie J. Toothaker, Esq.

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

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

ULDR Section	Requirement	Proposed PDD	Relief Requested	Innovative Design Aspects	Compliance with PDD Intent and Purpose Per ULDR, Section 47-37A.1	Associated Public Improvement
Let Size	Not described in ULDR	2.27 acres / 98,858 SF	No			
Lot Density	Not described in ULDR	95 units/acre	No			
47-12.5.8.2, Building Height Maximum	200' (or 240' pursuant to Sec. 47-12.5.8.3.b)	299' 6" / 26-stories	Yes	<ul style="list-style-type: none">By going up to approximately 26-stories in height, the development is able to satisfy the program with slender towers and reduced floorplates.The increased height permits less imposing building forms and improved massing relationships with the existing community, allowing light and air to filter through the space in between the towers and the surrounding properties.	<p>Sec.47-37A.1.A(1) 3000 Alhambra demonstrates substantial, significant, and recognizable improvements to the neighboring community with a building form that reduces negative impacts on the surrounding neighborhood and provides more access to light, air and views for those most immediate structures.</p> <p>Sec.47-37A.1.A(2) 3000 Alhambra uses land resources more efficiently through compact building forms associated with the building height relief which reduces the building massing.</p>	<p>Responsible "Fifth" Façade In combination with the other design considerations described herein, the reduced tower floorplates resulting from the increased height allow the podium to be capped with 49,586 SF of open space to help create a responsible "fifth" façade.</p> <p>Preserve View Corridors The additional height allows the west tower's width to be considerably setback to the south of the site compared to the original Site Plan Level IV submission to preserve view corridors for those most immediate structure to the greatest extent.</p> <p><i>Note: See Public Improvement Exhibit Sheet X2 and Public Improvements Narrative for detail.</i></p>
47-12.5.8.6, Maximum Building Length (E-W)	200'	Podium: 356' 3.5" East Tower: 136' 6" West Tower: 137' 6"	Yes	<ul style="list-style-type: none">Although the east-west podium overall building length is greater than that permitted in the ABA district, the podium is carved with a generous north-south arrival paseo bisecting the buildable envelope, thus allowing continuity of the view corridor and reducing the building scale and massing to prevent a monolithic form.The podium is further treated with extensive glazing, stone cladding, and architectural screening. The ground level is activated.	<p>Sec.47-37A.1.A(3) 3000 Alhambra promotes the best possible built environment based upon a variety of urban design principles resulting in high-quality urban development including consideration to the built form with a human scale.</p> <p>Reutilized Pedestrian Experience The relief for the maximum building length allows the project to maximize parking efficiency. In return this provides for a greatly reduced massing of the podium and allows for a greater double heights space along the SE corner of the site to create a public plaza directly adjacent to the pedestrian crosswalk across A1A.</p> <p>Preserve View Corridors As stated above, by providing relief for the building length, and allowing for a more efficient parking plate to reduce the number of parking stories required, the project is allowed to provide a significant double height space along the SE corner of the site that opens up a view corridor to the ocean from the 5 story Wedgewood Court building located at the corner of Birch and Sebastian.</p> <p><i>Note: See Public Improvements Exhibit Sheet X2 and Public Improvements Narrative for detail.</i></p>	
47-12.5.8.6 Maximum Building Width (N-S)	200'	Podium: 198' 10.3" East Tower: 86' 2" West Tower: 108' 2"	No	<ul style="list-style-type: none">The design concept has been developed using the smallest practical plate size, locating the density/intensity on the furthest northeast and southwest areas of the site.	<p>Sec.47-37A.1.A(1) 3000 Alhambra demonstrates substantial, significant, and recognizable improvements to the neighboring community with a building form that reduces negative impacts on the surrounding neighborhood and provides more access to light, air and views for those most immediate structures.</p>	<p>Preserve View Corridors No relief is requested. However, it should be noted that the west tower's width has been considerably setback to the south of the site compared to the original Site Plan Level IV submission to preserve view corridors for those most immediate structure to the greatest extent.</p> <p><i>Note: See Public Improvement Exhibit Sheet X2 and Public Improvements Narrative for detail.</i></p>
47-12.5.8.7, Building Separation	20' or 20% of tallest building, whichever is greater	68'-7"	No	<ul style="list-style-type: none">The extensive building separation increases light and air between buildings and at the street level.	<p>Sec.47-37A.1.A(3) 3000 Alhambra promotes the best possible built environment based upon a variety of urban design principles resulting in high-quality urban development including consideration of the "fifth" façade elements to enhance the roofscape.</p>	<p>Responsible "Fifth" Façade No relief is being requested. However, it should be noted that the increased building separation provides opportunities for open space and landscape between the towers to help create a responsible "fifth" façade.</p> <p>Preserve View Corridors No relief is being requested. However, it should be noted that the additional building separation allows for additional light, air, and view corridors between the towers.</p> <p><i>Note: See Public Improvement Exhibit Sheet X2 and Public Improvements Narrative for detail.</i></p>

ULDR Section	Requirements	Proposed PDD	Relief Requested	Innovative Design Aspects	Compliance with PDD Intent and Purpose Per ULDR, Section 47-37A.1	Associated Public Improvement
47-12.5.8.3, FAR	4.0 (or 5%, 10%, or 20% greater pursuant to Sec.47-12.5.8.3)	Residential: 4.5 Nonresidential: 2.5	Yes	<ul style="list-style-type: none">Although a higher total FAR is requested, the design gains in light and air with the proposed building form, orientation, and coverage, allowing a high-end narrow building rather than low and broad.	<p>Sec.47-37A.1.A(2) 3000 Alhambra uses land resources more efficiently through compact building forms associated with a combination of the FAR and building height relief which reduces the tower floorplate coverage.</p>	<p>Improved Pedestrian Connectivity By providing the public parking underneath the ground level (as opposed to private parking which wouldn't count against FAR), the project allows for secured, covered public parking for the public visiting the beach.</p> <p>Preserve View Corridors The greater FAR allows for the increased tower's height in order to improve the surrounding view corridor, as inherently there is greater efficiency in vertical circulation cores by providing a greater number of compact floor plates as opposed to a reduced number of expansive floor plates.</p>
Maximum Lot Coverage	Not described in ULDR	54,399 SF (55%)	No		<p>Sec.47-37A.1.A(2) 3000 Alhambra promotes uses land resources more efficiently through street design standards that encourage safety, sustainability, and multimodal connectivity.</p> <p>Sec.47-37A.1.A(3) 3000 Alhambra promotes the best possible built environment based upon a variety of urban design principles resulting in high-quality urban development including prioritizing the public realm.</p>	<p>Reutilized Pedestrian Experience and Improved Pedestrian Connectivity No relief from maximum lot coverage or minimum open space, landscape, or setbacks is being requested. However, it should be noted that there are extensive on-site and off-site open space, landscape, and multimodal improvements generally facilitated by the design considerations.</p> <p><i>Note: See Public Improvement Exhibit Sheet X2 and Public Improvements Narrative for detail.</i></p>
Minimum Open Space	Not described in ULDR	Ground Level: 48,451 SF within property Level 4 Deck: 49,586 SF Off-Site Improvement (Triangular Parcel): 14,254 SF (Off-Site Improvement not included in ground level open space site calculations)	No	<ul style="list-style-type: none">Increased landscaping, new pedestrian pocket parks and plaza, new paving designs, widened sidewalks, and public bicycle storage area improve the pedestrian experience around the project's site for the surrounding community.		
47-21, Landscape and Tree Preservation requirements	Not described in ULDR	9,287 SF (9.4%) (Off-Site Improvement not included in landscape calculations)	No			
47-12.5.8.1, Minimum Setbacks				No		
Front Yard		20'	20'			
Side Yard		20'	20'			
Rear Yard		20'	21.3'			
47-20.2, Parking and Loading Requirements	Parking: 609 spaces per ULDR Loading: N/A	Parking: 495 spaces (120 public parking spaces pursuant to Land Swap Agreement) Loading: (2) Type 1	Pursuant to ULDR, Sec. 47-37A.7.b, reduced parking is being requested.	<ul style="list-style-type: none">The residential vehicular access is provided on Sebastian Street while public parking vehicular access and internalized loading is provided on Alhambra Street.Public parking is provided in a covered, secured garage with a public elevator access point centrally located along A1A which will allow beachgoers to access the north or south crosswalks across A1A to the beachfront.	<p>Sec.47-37A.1.B (1) 3000 Alhambra focuses on the appropriate placement of pedestrian and vehicular entrances parking and service to minimize pedestrian and vehicular conflicts.</p>	<p>Public Parking Public parking spaces are being provided as a public improvement pursuant to the Land Swap Agreement.</p> <ul style="list-style-type: none">The City will retain revenue from public parking spaces within parking garage.Previously open-air parking spaces are now relocated into a covered/secure parking garage. <p><i>Note: See Public Improvement Exhibit Sheet X2 and Public Improvements Narrative for detail.</i></p>



APPLICATION REQUIREMENTS

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



Revisions		

Phase:
DRC PDD#19001
DOCUMENTS

SEAL	
Scale: 1"=20'	Date: 03/24/20
Job No. 18-1422.01	Plot Date: 03/24/20
Drawn by: SROD	Sheet No. C0
Proj. Mgr: SROD	
Appr. by: JMF	1 of 2



1756

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3000 ALHAMBRA
3000 ALHAMBRA STREET
FORT LAUDERDALE, FLORIDA 33304

ELEVATION WEST

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

KOBI KARP
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ARCHITECTURE
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PLANNING

AIA ASID NCARB

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Suite 200
Miami, Florida 33137
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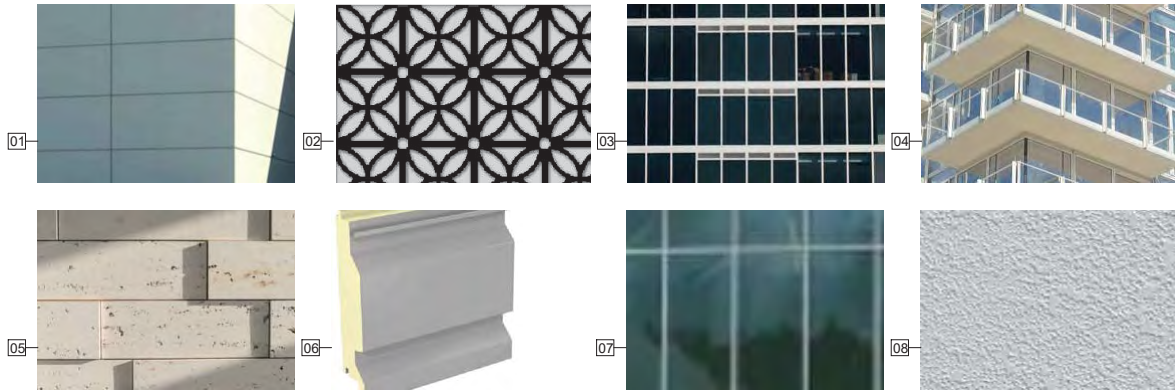


DRAWN BY:	KKAID
CHECKED BY:	K.K. - M.P.
DATE:	05-01-2020

A4.06

LOCATION KEY

SCALE: NTS



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

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

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FORT LAUDERDALE, FLORIDA 33304

ENLARGED ELEVATIONS

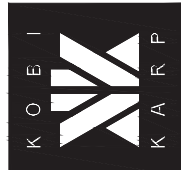
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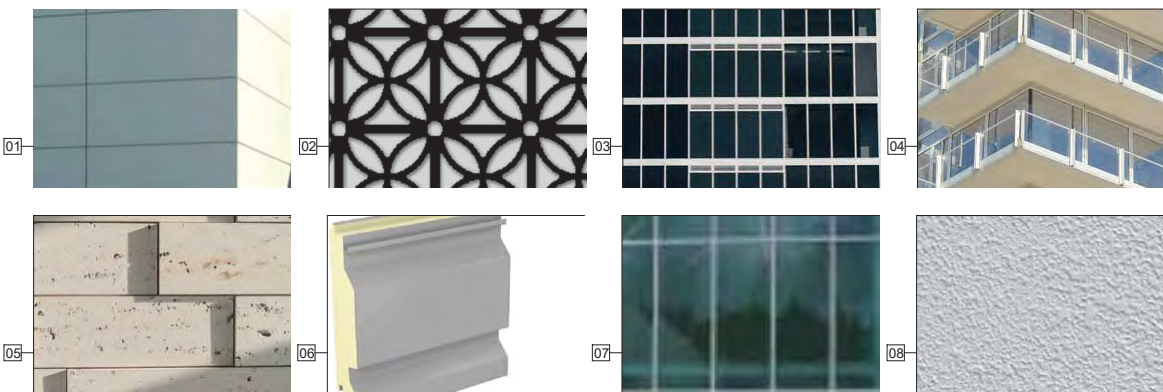
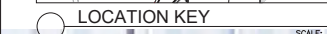
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DATE:	05-01-2020

A4.11

An aerial photograph of the site, showing the proposed development area in grey. The site is bounded by a road to the north and a railway line to the east. A 'VIEW' arrow points towards the site from the left. The surrounding area includes existing buildings, parking lots, and green spaces.



SEGMENT "A" (1) ENLARGED ELEVATION WEST
SCALE: 1/4" = 1'

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

[illegible]

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ENLARGED ELEVATIONS

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

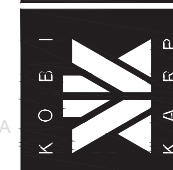
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DATE:	05-01-202

A4.18

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3000 ALHAMBRA
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RENDERING 9

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

A8.09

SITE IMPROVEMENTS (ON-SITE):

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

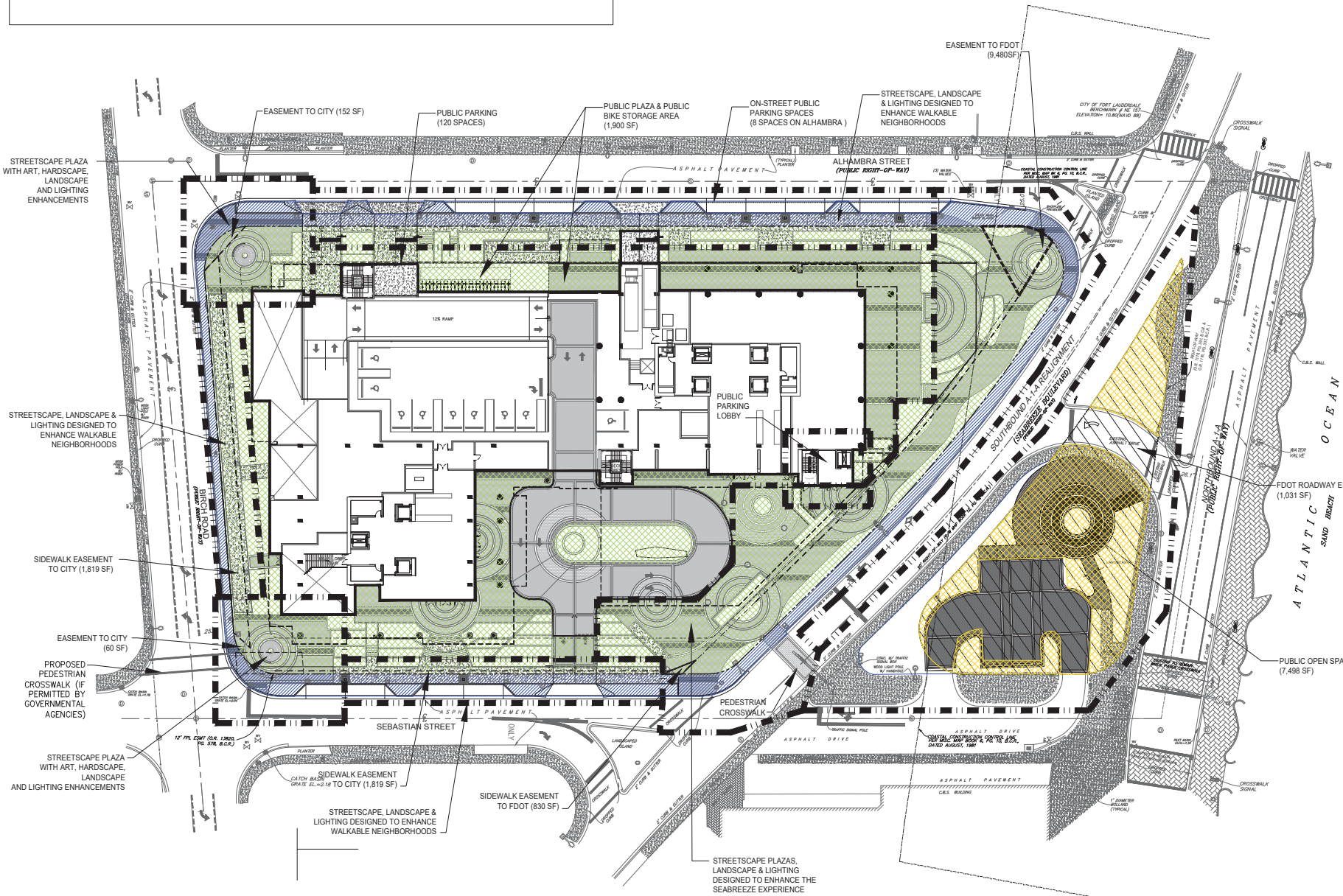
SITE DESIGN (ON-SITE):

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

LEGEND:

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

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



PUBLIC IMPROVEMENTS:

(PER LAND SWAP AGREEMENT):

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

PUBLIC IMPROVEMENTS

(OFF-SITE):

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



Street Title
PUBLIC IMPROVEMENT
EXHIBIT

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



Revisions

Phase:
DRC PDD#19001
DOCUMENTS

SEAL	
Scale:	Date
1"=30'	06/21/19
Job No.	Post Date
18-1422.01	03/23/20
Drawn by	Sheet No.
FES	
Proj. Mgr.	X2
SROD	
Appr. by	2 of 2
JMF	

