

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

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

On behalf of KT Seabreeze Atlantic, LLC (the “Applicant”), owner of the property located at 3000 Alhambra (the “Property”), we are respectfully submitting this Site Plan Amendment to the approved Site Plan Level IV Planned Development District (“PDD”) site plan application referred to as “Selene”, f/k/a/ “3000 Alhambra”, (Case No. PDD19001) as memorialized in Ordinance No. C-20-33. The original PDD rezoning and site plan application was approved by the City Commission on October 6, 2020.

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

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

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

A. *Site plan level I, level II, level III and level IV.*

5. *Amendments to site plan.*

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

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

**Stephanie J. Toothaker, Esq.**

land use development political strategy procurement

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

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

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

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

Respectfully,

*/s/ Stephanie J. Toothaker*

Stephanie J. Toothaker, Esq.





7-30

7-30



# Lauder Mar

**BROWARD ESTATES CORPORATION**  
CIVIL ENGINEER

SCALE 1" = 100 FT



THIS IS TO CERTIFY THAT I, J. S. RUTLEDGE, a duly Licensed Professional Engineer in the State of Florida, have prepared the plans and specifications for the subdivision of the above described land into lots, blocks, streets, and boulevards, and that the same conform to the provisions of the laws of the State of Florida relating to the subdivision of land.



DESCRIPTION  
The above described land is situated in the City of Fort Lauderdale, Florida, and is bounded on the north by the Atlantic Ocean, on the south by the Burch River, on the east by the Sound, and on the west by the Atlantic Ocean. The land is divided into lots, blocks, streets, and boulevards as shown on the attached plan.

APPROVED AND ACCEPTED FOR RECORD  
J. S. RUTLEDGE  
Professional Engineer  
No. 12345  
State of Florida

7-30  
41905









### SITE PLANNING INFORMATION - 2000 ALHAMBRA STREET

PROPERTY OWNER: DENNIS R. SHULTZ  
 PROJECT: 3000 ALHAMBRA STREET, FORT LAUDERDALE, FLORIDA 33309  
 DRAWING NO: SPP-23-0001  
 DATE: 10/12/23

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	10/12/23

SETBACK TABLE	RECEIVED
FRONT YARD (SIDE) - ADA	20'
SIDE YARD (FRONT) - ALHAMBRA STREET	30'
REAR YARD (FRONT) - SEBASTIAN STREET	30'
FRONT YARD (REAR) - BIRCH ROAD	30'

PARKING TABLE	RECEIVED
MINIMUM PARKING SPACES	0
MINIMUM PARKING SPACES (ACCESSIBLE)	0
MINIMUM PARKING SPACES (BIKE)	0

LAND DESCRIPTION
1. SUBJECT PROPERTY IS A 2.23 ACRE PARCEL OF LAND LOCATED AT 3000 ALHAMBRA STREET, FORT LAUDERDALE, FLORIDA 33309. THE SUBJECT PROPERTY IS ZONED RS-15 (RESIDENTIAL SINGLE-FAMILY) AND IS CURRENTLY OCCUPIED BY A SINGLE-FAMILY RESIDENTIAL HOME. THE SUBJECT PROPERTY IS BOUND BY ALHAMBRA STREET TO THE NORTH, BIRCH ROAD TO THE EAST, SEBASTIAN STREET TO THE SOUTH, AND NORTHBOND A-1 AVE TO THE WEST.

SETBACK TABLE	RECEIVED
FRONT YARD (SIDE) - ADA	20'
SIDE YARD (FRONT) - ALHAMBRA STREET	30'
REAR YARD (FRONT) - SEBASTIAN STREET	30'
FRONT YARD (REAR) - BIRCH ROAD	30'

STRUCTURAL SOIL	RECEIVED
1. STRUCTURAL SOIL IS NOT REQUIRED FOR THIS PROJECT AS THE EXISTING GROUND IS SUFFICIENT FOR THE PROPOSED CONSTRUCTION.	0

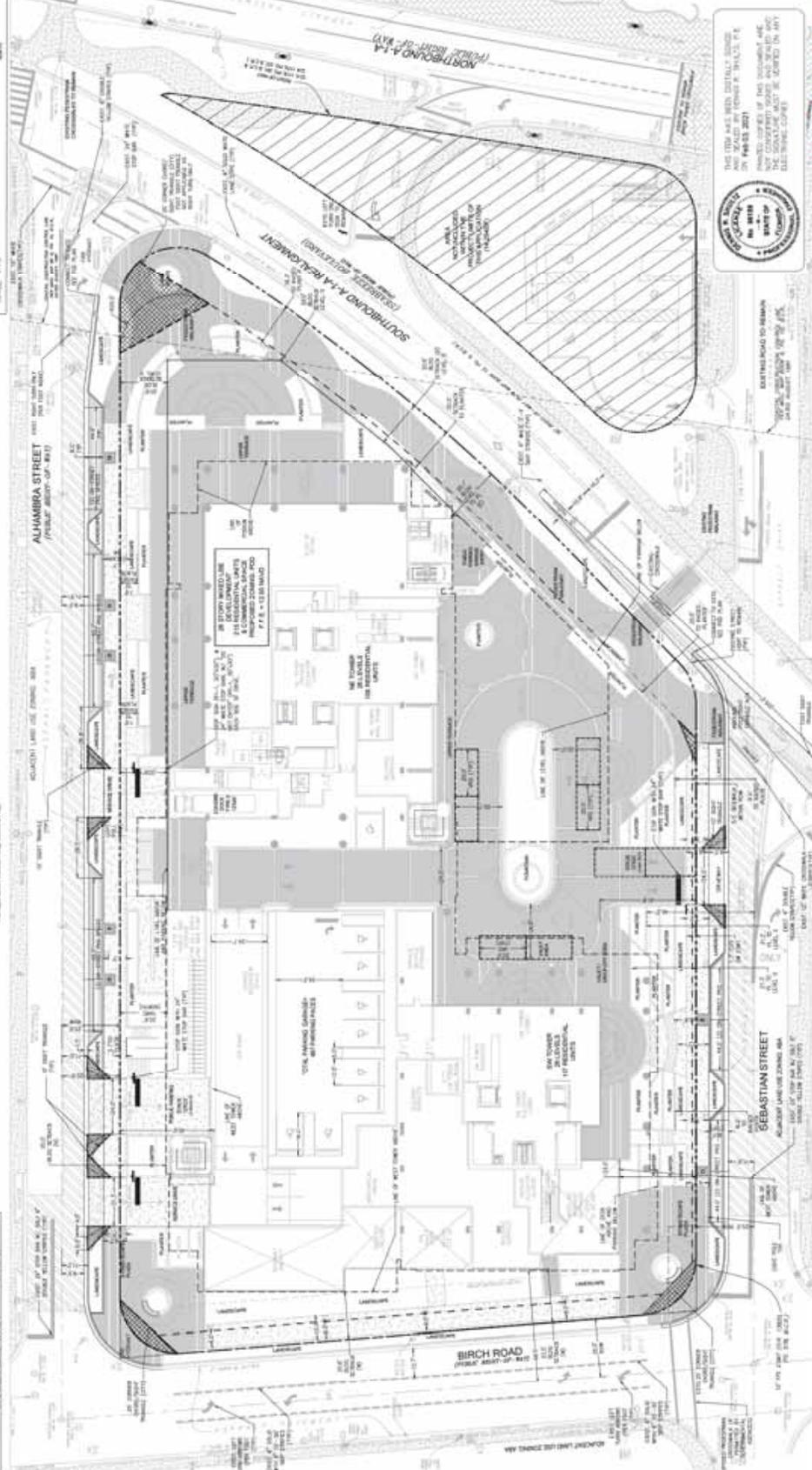
STREET LIGHTING	RECEIVED
1. STREET LIGHTING IS NOT REQUIRED FOR THIS PROJECT AS THE EXISTING STREET LIGHTING IS SUFFICIENT FOR THE PROPOSED CONSTRUCTION.	0

SOLID WASTE / RECYCLING (RESIDENTIAL)	RECEIVED
1. SOLID WASTE AND RECYCLING ARE REQUIRED FOR THIS PROJECT AS PER THE ZONING REGULATIONS.	0

SOLID WASTE / RECYCLING (RETAIL/RESTAURANT)	RECEIVED
1. SOLID WASTE AND RECYCLING ARE REQUIRED FOR THIS PROJECT AS PER THE ZONING REGULATIONS.	0



SITE PLAN

3000 ALHAMBRA - POD  
 3000 ALHAMBRA STREET  
 FORT LAUDERDALE, FLORIDA 33309

NORTH

Dennis R. Shultz  
 PROJECT ARCHITECT

**FLYNN ENGINEERING**  
 2000 S.W. 10TH AVE., SUITE 100  
 FORT LAUDERDALE, FLORIDA 33304  
 PHONE: (954) 353-1000  
 WWW.FLYNNENGINEERING.COM

**PREVIOUSLY APPROVED**



THIS DRAWING IS THE PROPERTY OF DENNIS R. SHULTZ. NO REPRODUCTION OR TRANSMISSION OF ANY PART OF THIS DRAWING IS PERMITTED WITHOUT HIS WRITTEN CONSENT. THE ORIGINAL MUST BE KEPT ON SITE.

EXTENDING ROAD TO BEHIND  
 3000 ALHAMBRA STREET  
 DATE: 10/12/23

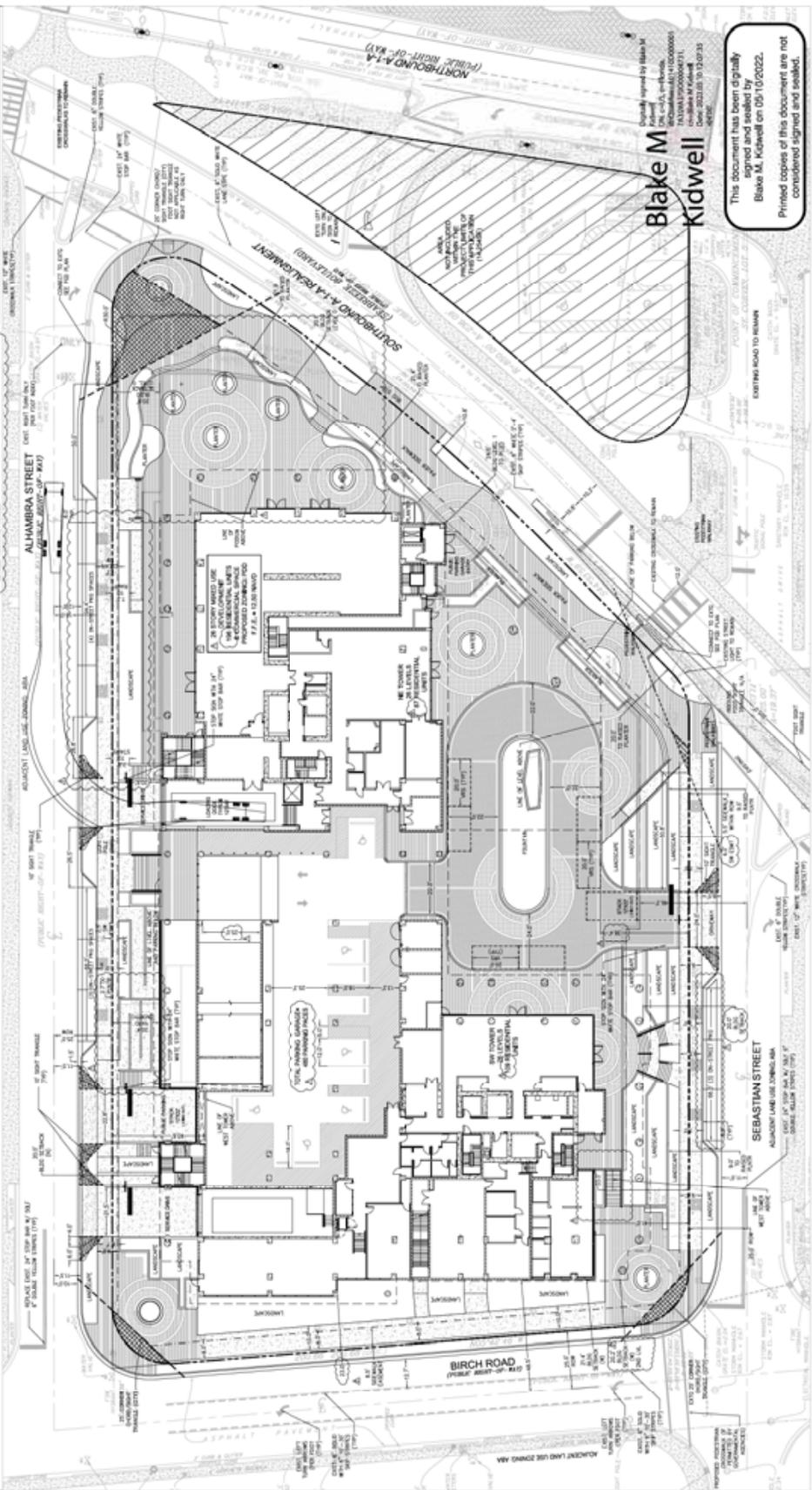


- SOLID WASTE/RECYCLING (RESIDENTIAL):**
  - 1. EACH HOME WILL OBTAIN THE FOLLOWING EQUIPMENT:
    - 1. ONE (1) 65 GPM COMPOSTER
    - 2. ONE (1) 65 GPM RECYCLING BIN
  - 2. THE CITY WILL PROVIDE TRUCKS TO COLLECT COMPOST AND RECYCLING BIN CONTENTS TO BE USED FOR LANDFILL.
- SOLID WASTE/RECYCLING (RETAIL RESTAURANT):**
  - 1. THE RETAIL RESTAURANT WILL OBTAIN THE FOLLOWING EQUIPMENT:
    - 1. ONE (1) 65 GPM COMPOSTER
    - 2. ONE (1) 65 GPM RECYCLING BIN
  - 2. THE CITY WILL PROVIDE TRUCKS TO COLLECT COMPOST AND RECYCLING BIN CONTENTS TO BE USED FOR LANDFILL.
- STRUCTURAL SOIL:**
  - 1. THE SOIL SYSTEM SHALL BE A COMBINATION OF SOIL ENHANCEMENT AND SOIL REMEDIATION.
  - 2. THE SOIL SHALL BE TESTED AND FOUND TO BE SUITABLE FOR CONSTRUCTION.
- STREET LIGHTING:**
  - 1. THE STREET LIGHTING SHALL BE PROVIDED BY THE CITY OF FORT LAUDERDALE.
  - 2. THE STREET LIGHTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF FORT LAUDERDALE STREET LIGHTING SPECIFICATIONS.
- AMENDMENT PROPOSED CHANGES:**
  - 1. THE CITY OF FORT LAUDERDALE HAS APPROVED THE FOLLOWING CHANGES TO THE ORIGINAL PLAN:
    - 1. THE CITY OF FORT LAUDERDALE HAS APPROVED THE FOLLOWING CHANGES TO THE ORIGINAL PLAN:

LOT NO.	ACRES	BLK.	TR.	SEC.	TOWNSHIP	RANGE	COUNTY
1	0.00	11	14	14	14	14	14
2	0.00	11	14	14	14	14	14
3	0.00	11	14	14	14	14	14
4	0.00	11	14	14	14	14	14
5	0.00	11	14	14	14	14	14
6	0.00	11	14	14	14	14	14
7	0.00	11	14	14	14	14	14
8	0.00	11	14	14	14	14	14
9	0.00	11	14	14	14	14	14
10	0.00	11	14	14	14	14	14

FRONT YARD (GARDEN) - AIA	REAR YARD	LEFT SIDE	RIGHT SIDE
5'-0"	5'-0"	5'-0"	5'-0"
5'-0"	5'-0"	5'-0"	5'-0"
5'-0"	5'-0"	5'-0"	5'-0"

TYPE	NUMBER	PERCENT
Handicapped	2	2.0%
Other	10	10.0%
Total	12	12.0%



Blake M. Kidwell  
Professional Engineer  
No. 12519  
License No. 12519  
Expiration Date 12/31/2024  
State of Florida

This document has been digitally signed by Blake M. Kidwell on 05/10/2022. Printed copies of this document are not considered signed and sealed.







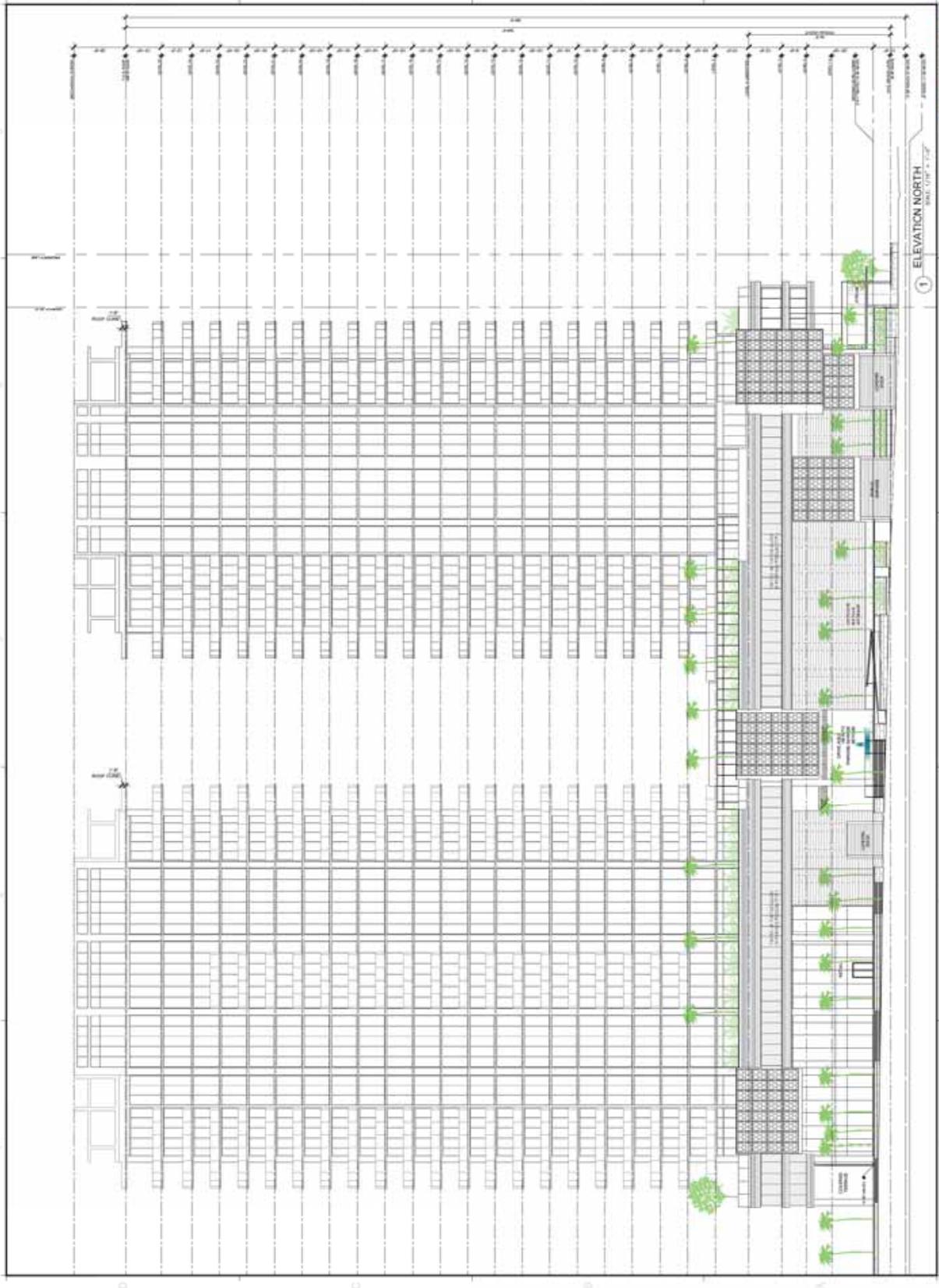


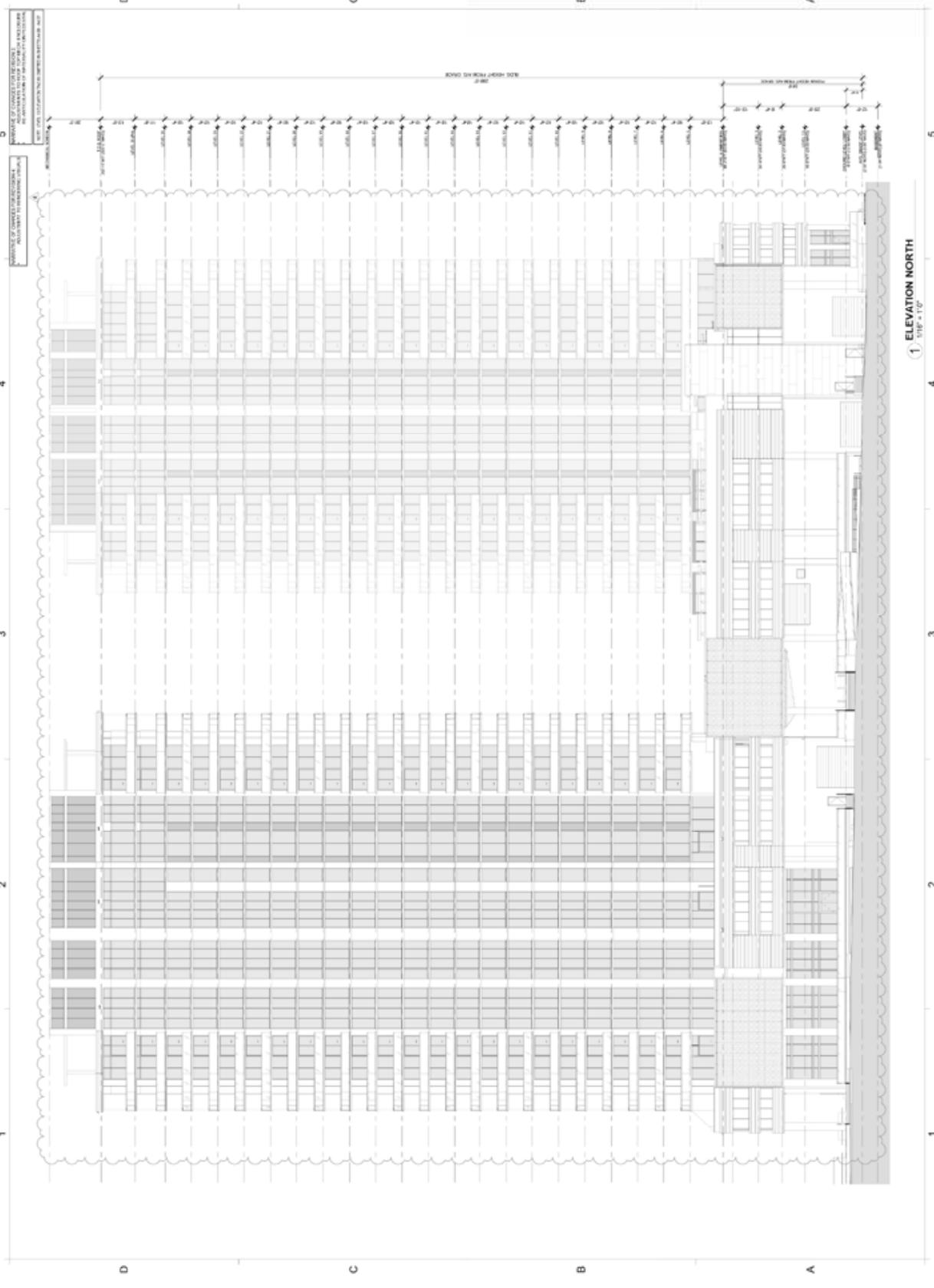




REVISIONS / SUBMISSIONS	1756	3000 ALHAMBRA FORT LAUDERDALE, FLORIDA 33304	ELEVATION NORTH	KT SEABREEZE ATLANTIC LP 281 S. CLAY AVE. SUITE 108 WEST PALM BEACH, FL 33411	DATE: 2021.02.08 KS: KMP SA: KMP	WWW.KOSKOP.COM 200 WEST PALM BEACH BLVD SUITE 200 WEST PALM BEACH, FL 33411 PH: 561.839.8888	 K O S K I A R C H I T E C T S P L L C 14550 N.W. 42ND AVENUE MIAMI, FLORIDA 33187 TEL: 305.448.8888 WWW.KOSKIP.COM	DATE: 08/22/2024	A4.03

PREVIOUSLY APPROVED





**REVISIONS / SUBMISSIONS**

1	1756
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**ELEVATION - NORTH**  
 3000 ALHAMBRA  
 151 & 153 N SEABREEZE BLVD  
 FORT LAUDERDALE, FLORIDA 33304

**1756**

**KT SEABREEZE ATLANTIC LP**  
 1426 NE STREET  
 DELRAY BEACH, FL 33444

**ARCHITECTS**  
 INTERIOR DESIGN PLANNING  
 1756 NW 40TH ST  
 MIAMI, FL 33155  
 WWW.KOBIPARP.COM

**K O B I**  
**K A R P**

**1756**

**1756**

PREVIOUSLY APPROVED

A4.04

DATE:	08-11-2024
PROJECT NO.:	KARIP
NO. OF SHEETS:	15
	
<p><b>K O B I</b> K A R I P</p>	

**ARCHITECT**  
**INTERNATIONAL**  
PLANNING  
AND  
CONSTRUCTION  
CORPORATION  
200 RAYBURN ROAD  
SUITE 1100  
WEST PALM BEACH, FL 33411  
TEL: 561-833-4000  
WWW.KOBIP.COM

Date: 2021.02.08  
15119-11-0500  
KOB KMP  
TEL: 561-833-4000

**ATLANTIC LP**  
201 N. CLAY AVE. SUITE 100  
WEST PALM BEACH, FL 33411

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

1756

NO.	DATE	DESCRIPTION



<b>REVISIONS / SUBMISSIONS</b>	<b>1756</b>	<b>ELEVATION - EAST</b> 3000 ALHAMBRA POINT LAUDENDALE, FLORIDA 33004	<b>KT SEABREEZE</b> ATLANTIC LP 106 NE STREET DELUFT BEACH, FL 33444	 KSJ 10/20/2011 17-06-57-6100	<b>ARCHITECTS</b> INTERIOR DESIGN PLANNING AA AND KCMR WWW.KCMR.COM 1700 N. W. 11TH ST. MIAMI, FL 33136		<b>A4.04</b>
<b>DATE</b> 1/11/2012							

DATE: 02/02/2012  
PROJECT: 17-06-57-6100  
DRAWN BY: K.S.J.  
CHECKED BY: K.S.J.  
DATE: 02/02/2012

1/11/2012

DATE: 02/02/2012  
PROJECT: 17-06-57-6100  
DRAWN BY: K.S.J.  
CHECKED BY: K.S.J.  
DATE: 02/02/2012



REVISIONS SUBMISSIONS


1756

**3000 ALHAMBRA**  
 3000 ALHAMBRA STREET  
 FORT LAUDERDALE, FLORIDA 33004

**ELEVATION EAST**

**KT SEARBEZZE**  
 ATLANTIC LP

281 S. CLAY AVE. SUITE 104  
 WEST PALM BEACH, FL 33411

DATE: 2021.02.08  
 DRAWN BY: KOB KAMP  
 TEL: 407.339.0290

**ARCHITECTS**  
 1501 W. UNIVERSITY  
 SUITE 100  
 FORT LAUDERDALE, FL 33404  
 WWW.KOBER.COM



**A4.05**

DATE: 08-20-2004  
 SCALE: AS SHOWN



**PREVIOUSLY APPROVED**

REVISIONS / SUBMISSIONS

NO.	DESCRIPTION	DATE
1	PRELIMINARY	11/17/2017
2	REVISED PER COMMENTS	11/17/2017
3	REVISED PER COMMENTS	11/17/2017
4	REVISED PER COMMENTS	11/17/2017
5	REVISED PER COMMENTS	11/17/2017



ARCHITECTS  
INTERIOR DESIGN  
PLANNING  
1759 88th St NW  
Atlanta, GA 30329  
404.525.1111  
www.kobarch.com

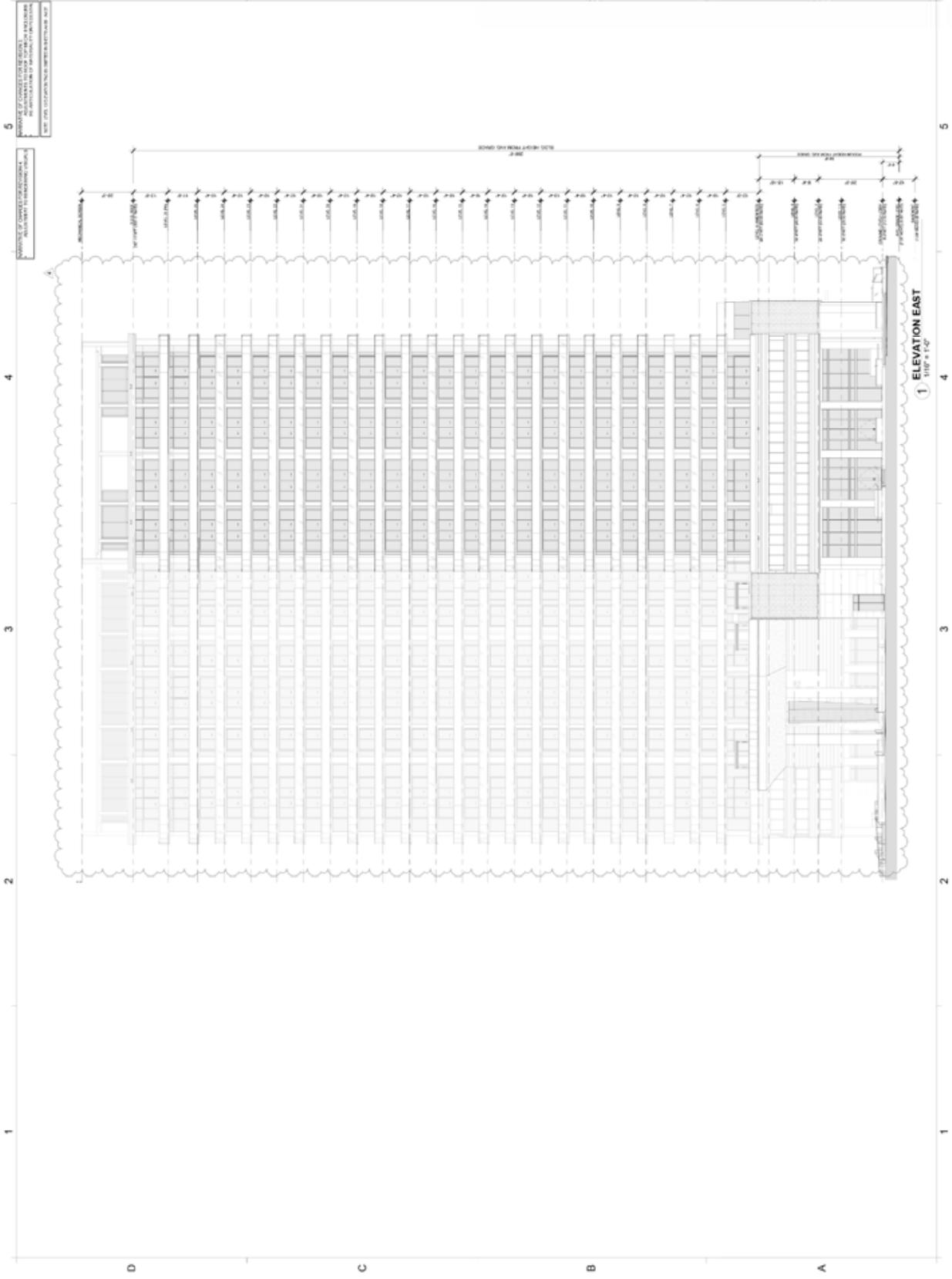
Checked by: KOB KMP  
KOB KMP  
1759 88th St NW  
Atlanta, GA 30329  
404.525.1111

KT SEARHEZE  
ATLANTIC LP  
105 N. STREET  
DELUCE BEACH, FL 33444

**ELEVATION - EAST**  
3000 ALHAMBRA  
151 & 153 N. SEARHEZE BLVD  
PORT LAUDENALE, FLORIDA 33054

1756  
ARCHITECTURAL & INTERIOR DESIGN  
1759 88th St NW  
Atlanta, GA 30329  
404.525.1111

REVISIONS / SUBMISSIONS



1 ELEVATION EAST  
1/8" = 1'-0"

NOTES:  
1. VERIFY ALL DIMENSIONS AND LOCATIONS WITH ARCHITECT BEFORE CONSTRUCTION.  
2. VERIFY ALL DIMENSIONS AND LOCATIONS WITH ARCHITECT BEFORE CONSTRUCTION.

**PREVIOUSLY APPROVED**

**A4.06**



ARCHITECTURE  
INTERIOR DESIGN  
PLANNING  
AA ASAD HONARI  
2200 BAYSHORE BLVD  
SUITE 1000  
MIAMI BEACH, FL 33139  
WWW.KOBKAP.COM

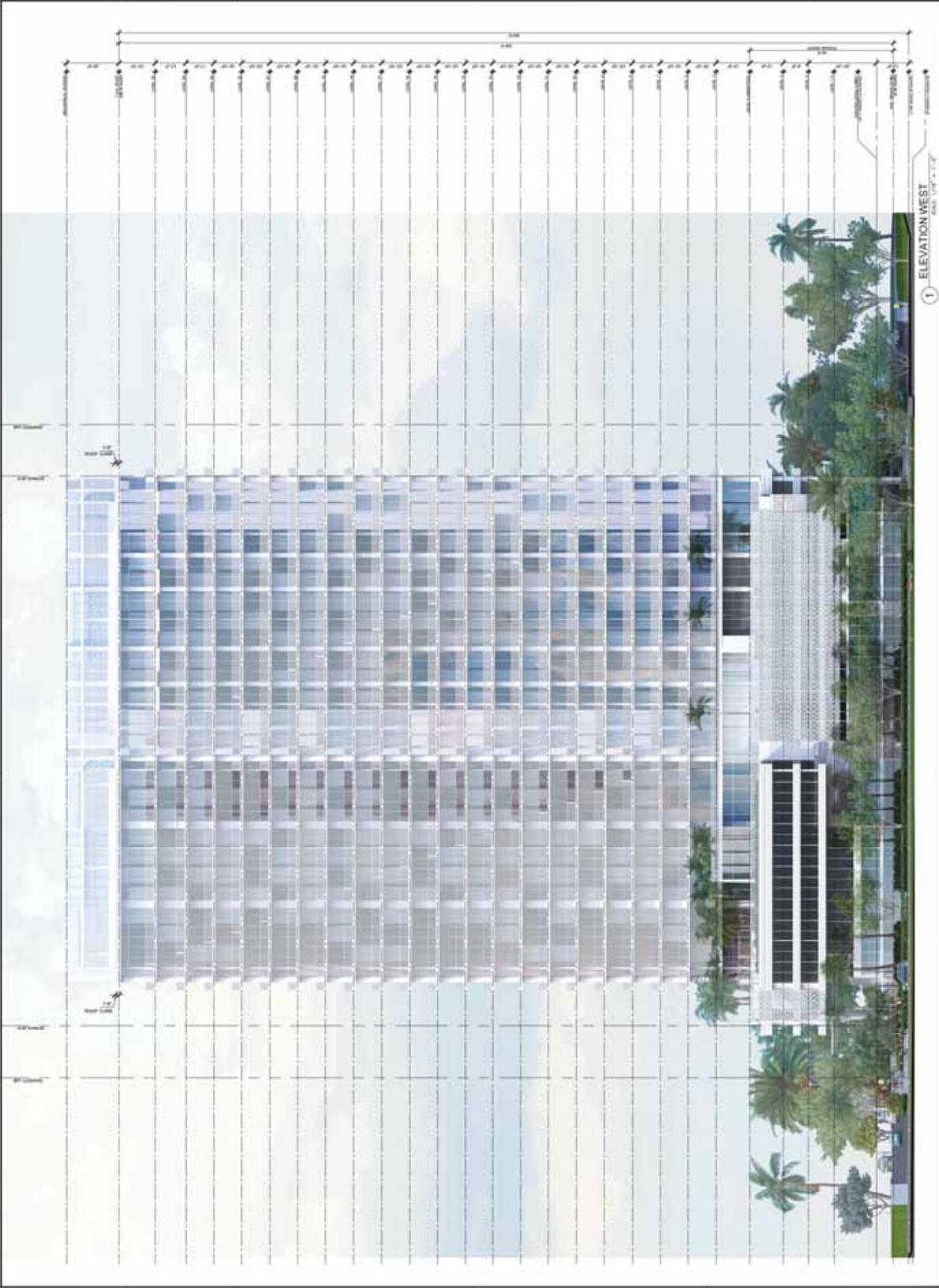
DATE: 2021.02.08  
KOB KAP  
LPA # A4412001

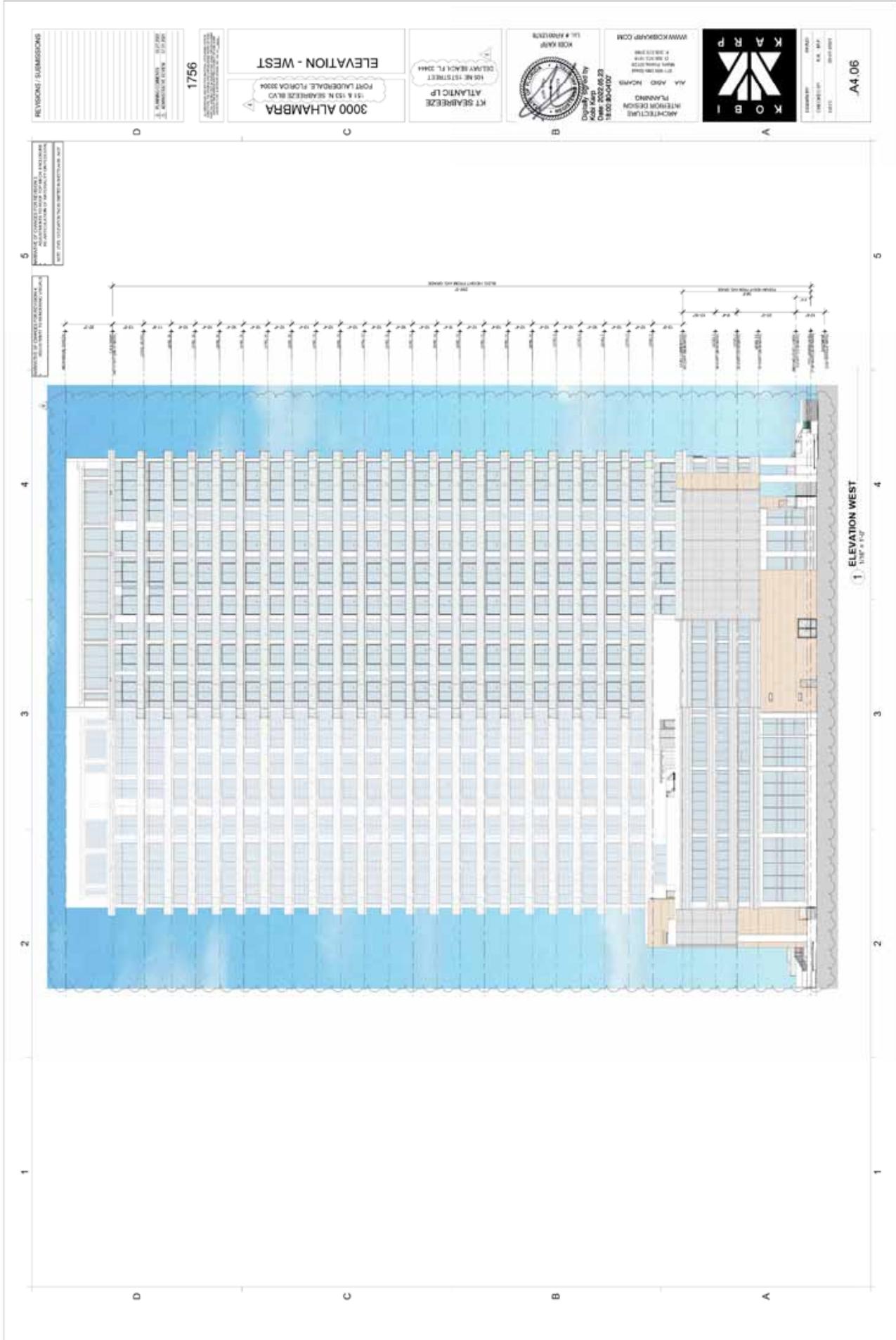
KT SEABREEZE  
ATLANTIC LP  
261 N. CLAY AVE. SUITE 100  
WEST PALM BEACH, FL 33411

3000 ALHAMBRA  
FORT LAUDERDALE, FLORIDA 33304  
ELEVATION WEST

1756  
REVISIONS: 1

NO.	DESCRIPTION







3000 Alhambra - Fort Lauderdale, FL  
 PEDESTRIAN LEVEL RENDERING ①

1756

**3000 ALHAMBRA**  
 FORT LAUDERDALE, FLORIDA 33304

**RENDERING 1**

**KT SEABREEZE**  
 ATLANTIC LP  
 281 N. OLIVE AVE., SUITE 108  
 WEST PALM BEACH, FL 33411

**K&B GROUP**  
 2027 W. 102nd St  
 Fort Lauderdale, FL 33331  
 Phone: 754-250-1511  
 Fax: 754-250-3270  
 www.k&bgroup.com

**ARCHITECTS**  
 NITTON CHONG  
 PLANNING  
 3445 N. WINDY HILL  
 FORT LAUDERDALE  
 FL 33310  
 www.k&bgroup.com

DATE: 2021.10.02  
 K&B K&B  
 155346-0600

1756

REVISIONS:


**PREVIOUSLY APPROVED**

REVISIONS


1756

**3000 ALHAMBRA**  
 3000 ALHAMBRA STREET  
 FORT LAUDERDALE, FLORIDA 33004

**RENDERING 1**

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

**KOB KARP**  
 ARCHITECTS  
 101 W. NINE PALM BLVD.  
 WEST PALM BEACH, FL 33411

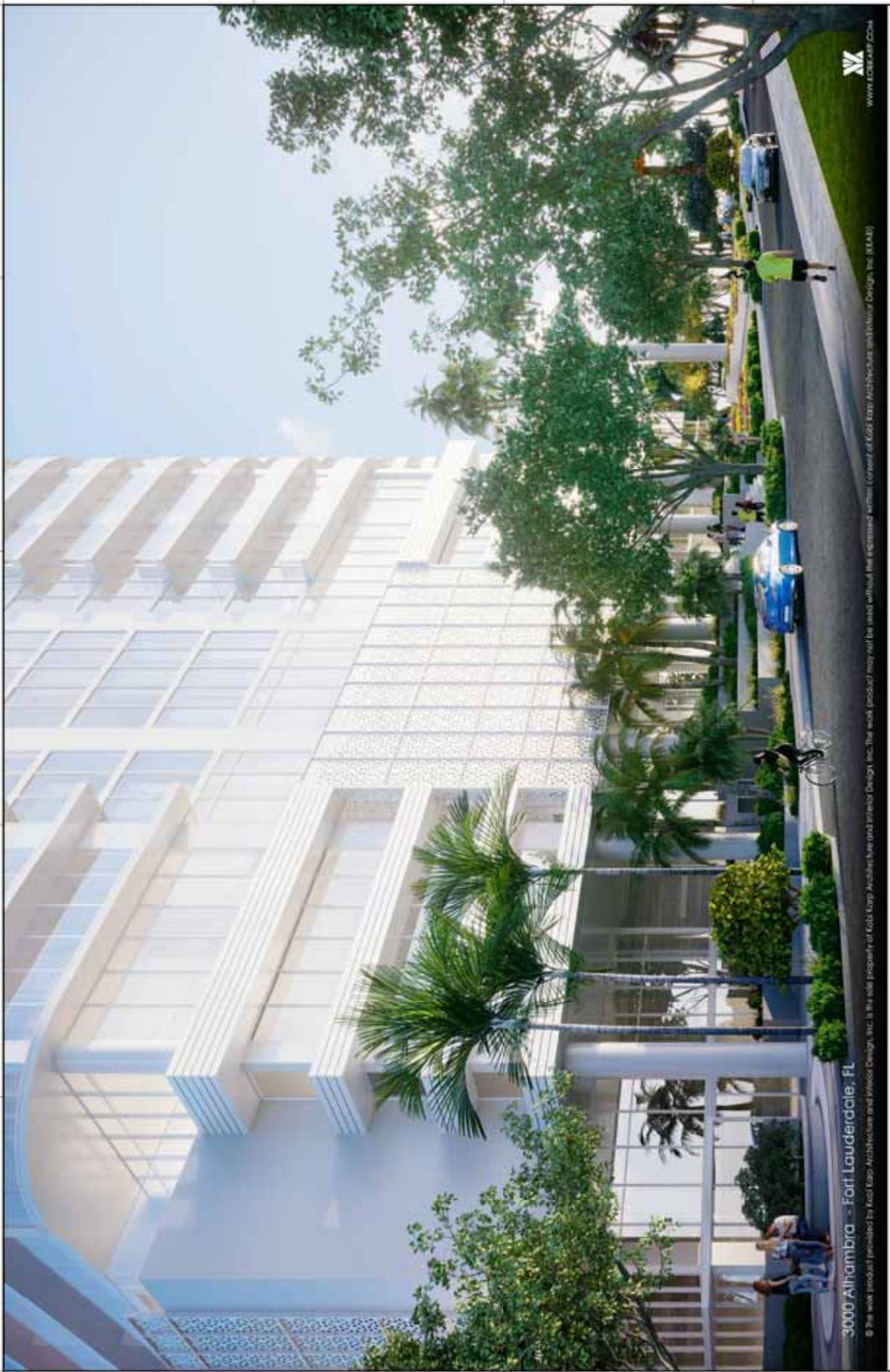
**WWW.KOBKARP.COM**

**MAN ASSOCIATES**  
 ARCHITECTS  
 2000 S. UNIVERSITY  
 SUITE 120  
 WEST PALM BEACH, FL 33411



**A8.01**

PROJECT NO.    SHEET NO.  
 DRAWING DATE    DATE



**1 PEDESTRIAN LEVEL RENDERING**

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3000 Alhambra - Fort Lauderdale, FL

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1 PEDESTRIAN LEVEL RENDERING

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

REVISIONS SUBMISSIONS

NO.	DATE	DESCRIPTION
1	08/11/2022	ISSUED FOR PERMIT
2	08/11/2022	ISSUED FOR PERMIT
3	08/11/2022	ISSUED FOR PERMIT
4	08/11/2022	ISSUED FOR PERMIT
5	08/11/2022	ISSUED FOR PERMIT
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45	08/11/2022	ISSUED FOR PERMIT
46	08/11/2022	ISSUED FOR PERMIT
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48	08/11/2022	ISSUED FOR PERMIT
49	08/11/2022	ISSUED FOR PERMIT
50	08/11/2022	ISSUED FOR PERMIT

1756

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

RENDERING 2

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

ARCHITECTS  
 INTERIOR DESIGN  
 PLANNING  
 400 N. WINDY ROAD  
 SUITE 200  
 FORT LAUDERDALE, FL 33304  
 WWW.KOBKAP.COM

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



A8.02



1 PEDESTRIAN LEVEL RENDERING

REVISIONS SUBMISSIONS


1756  
DATE: 10/10/2021  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
DATE: 10/10/2021

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

KT SEABREEZE  
ATLANTIC LP  
261 S. CLAY AVE., SUITE 100  
WEST PALM BEACH, FL, 33411

DATE: 2021.06.02  
KOSI KAPRI  
15 34 55 05 00'

ARCHITECTS  
NITTON CRISP  
FLANNERY  
AM AND KWAME  
2002 W. WOODLAWN  
SUITE 100  
FORT LAUDERDALE, FL 33404  
WWW.KOSIKAPRI.COM



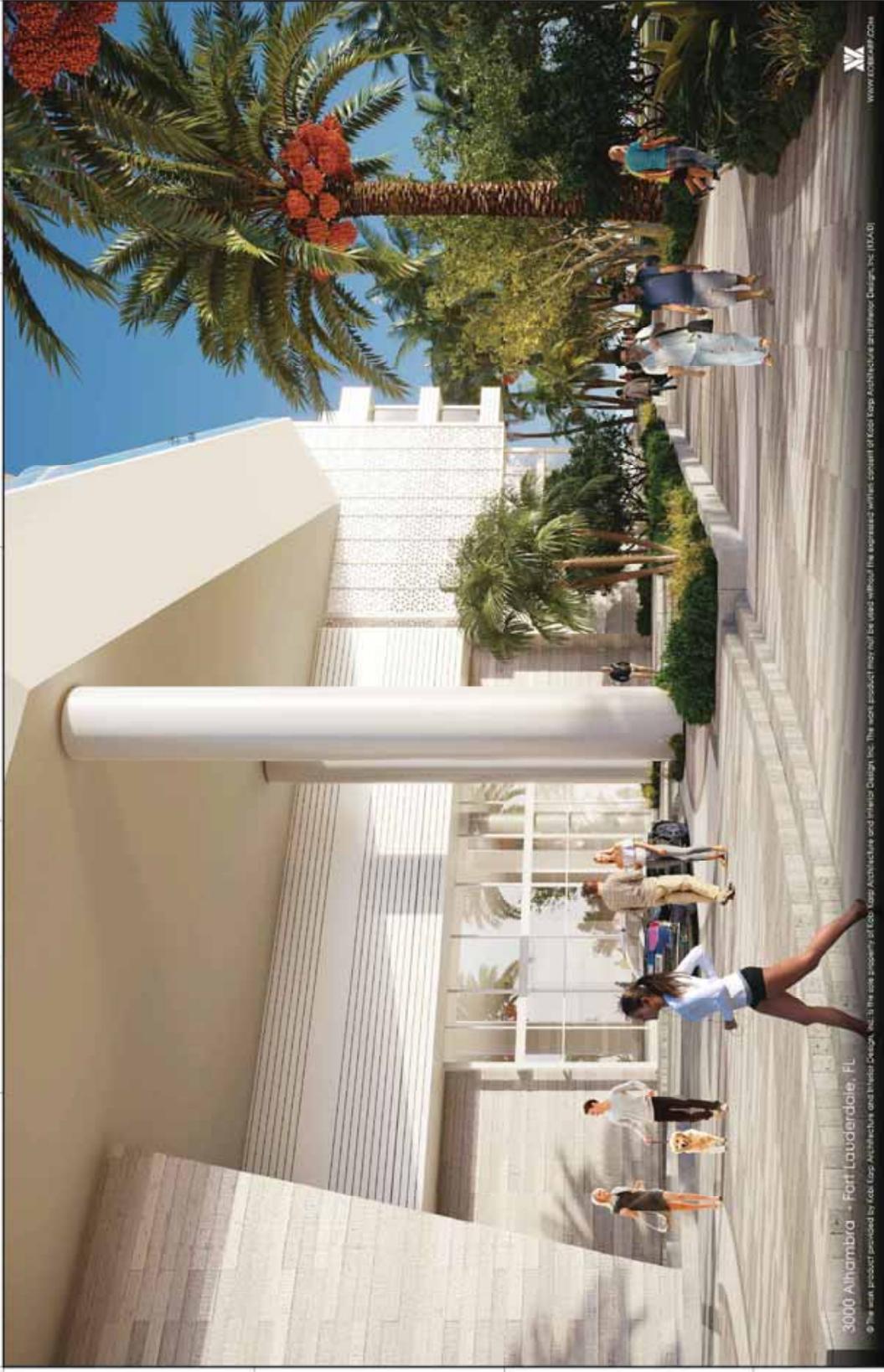
PROJECT NO. A8.03  
DATE: 08/10/2021

A8.03

3000 Alhambra - Fort Lauderdale, FL  
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3000 Alhambra - Fort Lauderdale, FL

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1 PEDESTRIAN LEVEL RENDERING



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REVISIONS SUBMISSIONS

1756

3000 ALHAMBRA  
FORT LAUDERDALE, FLORIDA 33304  
RENDERING 4

KT SEABREEZE  
ATLANTIC LP  
261 S. CLAY AVE. SUITE 104  
WEST PALM BEACH, FL 33411

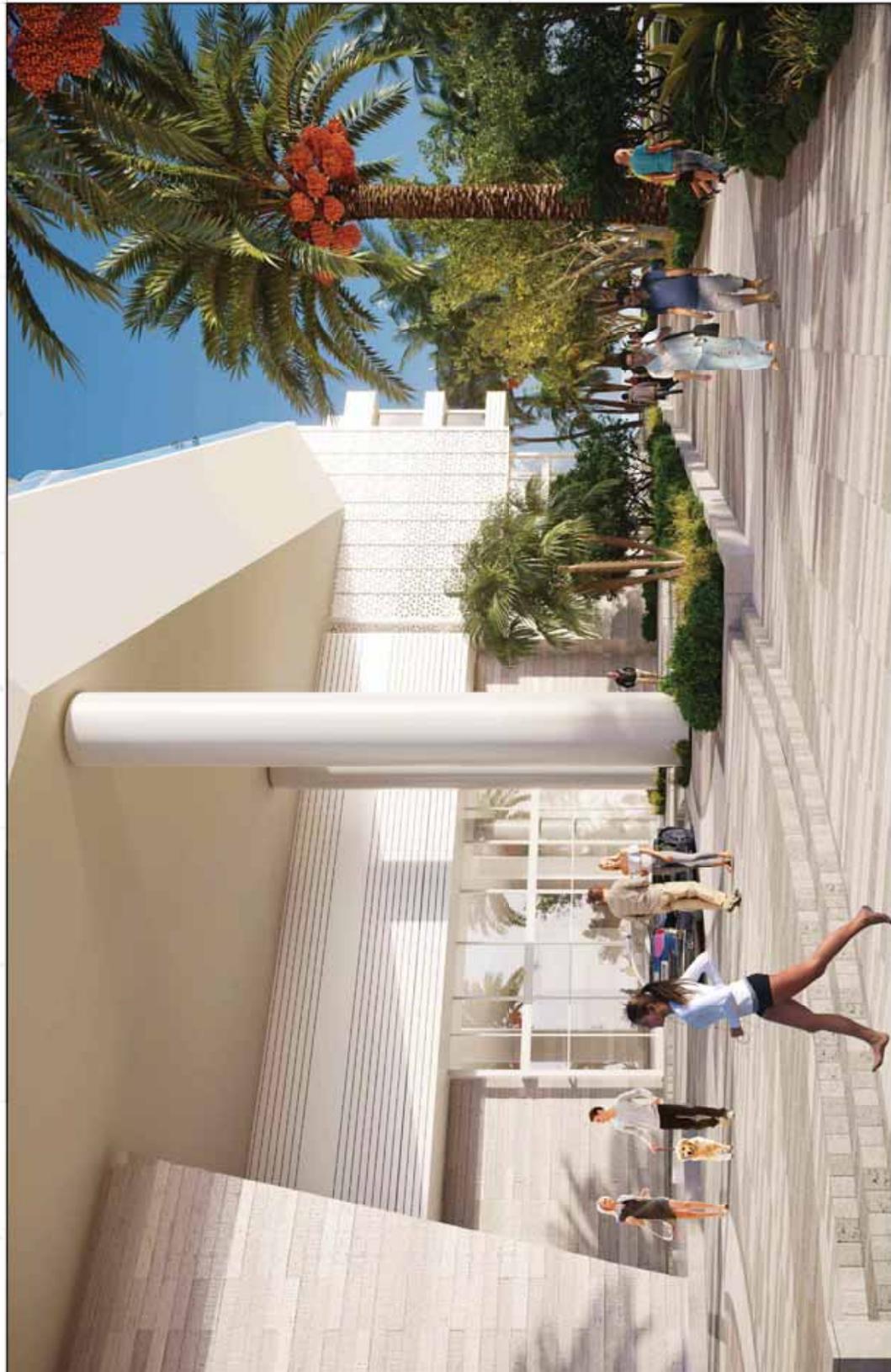
Date: 2021/02/02  
KOB GROUP  
15-95-19-0500'

ARCHITECTURE  
INTERIOR DESIGN  
PLANNING  
MANAGED BY  
KOB GROUP  
3000 ALHAMBRA  
FORT LAUDERDALE, FL 33304  
WWW.KOBGROUP.COM



DATE: 02/02/2021  
PROJECT BY: K.A. M.P.  
SCALE: A8.04

PREVIOUSLY APPROVED



1 PEDESTRIAN LEVEL RENDERING

REPRESENTS CHANGES FROM REVISION #4  
 \* ADJUSTMENT TO ADDRESS

REVISED SUBMISSIONS  
 J. KIMM COMPANY, INC. 257.961  
 1756

3000 ALHAMBRA  
 151 & 151N SEABREEZE BLVD  
 FORT LAUDERDALE, FLORIDA 33304  
 RENDERING 4

ATLANTIC LP  
 106 N. 1ST STREET  
 CORAL BEACH, FL 33444

ARCHITECTS  
 KOB I  
 500 N. 1ST STREET  
 CORAL BEACH, FL 33444  
 WWW.KOBIARCHITECTS.COM

ARCHITECTS  
 PLANNING  
 INTERIOR DESIGN  
 WWW.KOBIARCHITECTS.COM



A8.04  
 10/25/2022



① PEDESTRIAN LEVEL RENDERING

**K O S H**  
**K O S H**  
 ARCHITECTURE  
 INTERIOR DESIGN  
 PLANNING  
 200 WEST PALM BEACH BLVD.  
 SUITE 300  
 WEST PALM BEACH, FL 33411  
 WWW.KOSHKORP.COM

ARCHITECTURE  
 INTERIOR DESIGN  
 PLANNING  
 200 WEST PALM BEACH BLVD.  
 SUITE 300  
 WEST PALM BEACH, FL 33411  
 WWW.KOSHKORP.COM

Date: 2021/02/02  
 15:55:47+00:00  
 KOSH KAMP  
 TGA # KOSK2102

KT SEABREEZE  
 ATLANTIC LP  
 201 N. CLAY AVE. SUITE 100  
 WEST PALM BEACH, FL 33411

3000 ALHAMBRA  
 FORT LAUDERDALE, FLORIDA 33309  
 RENDERING 5

1756

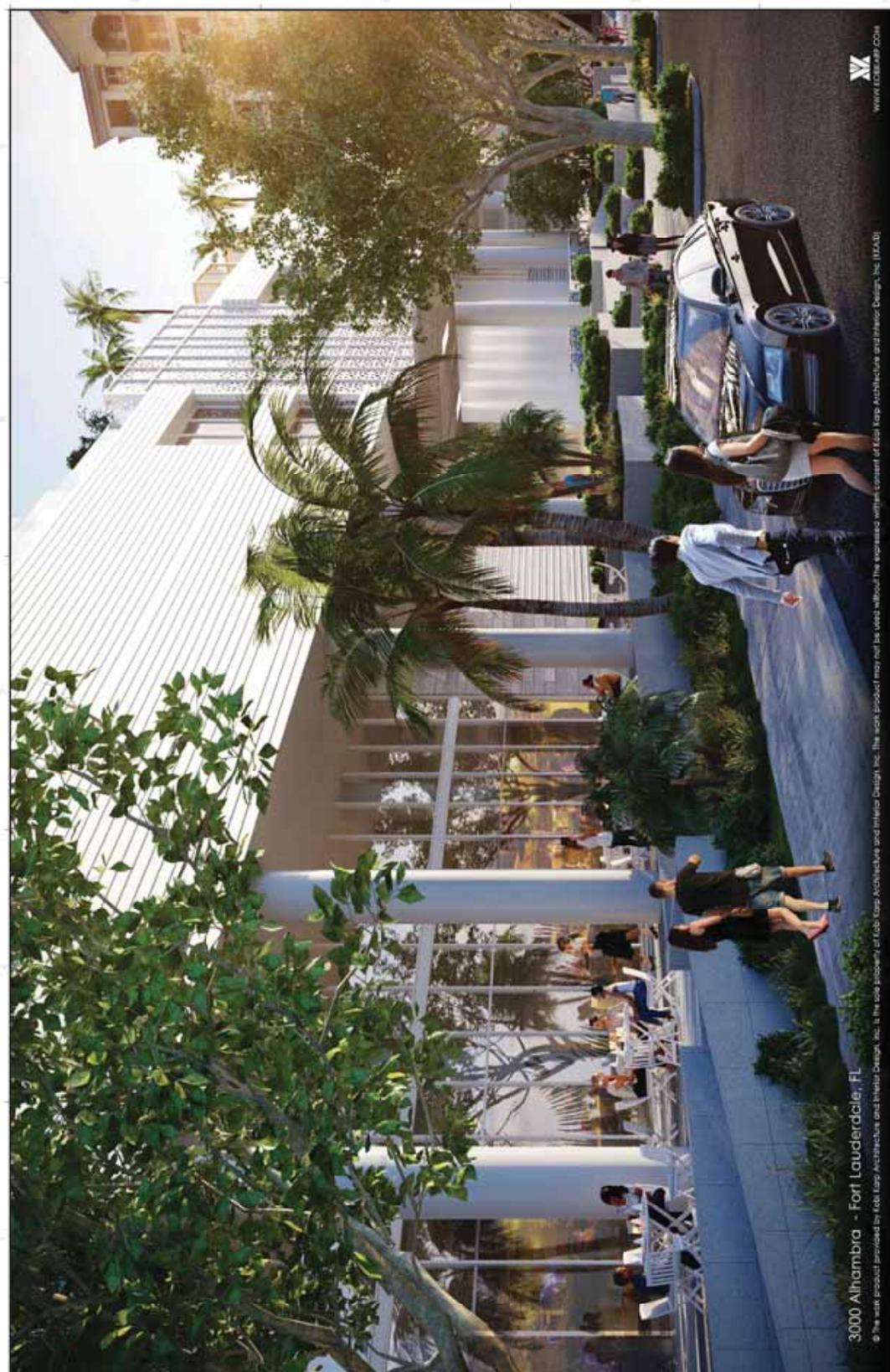
Project Name: 3000 Alhambra  
 Drawing Title: Pedestrian Level Rendering  
 Drawing Code: TGA # KOSK2102

REVISIONS	DATE	DESCRIPTION

A8.05  
 02/02/2021  
 15:55:47+00:00

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3000 Alhambra - Fort Lauderdale, FL

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REVISIONS


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 2300 W. U.S. HWY 1, SUITE 100, FORT LAUDERDALE, FL 33404

3000 ALHAMBRA  
 FORT LAUDERDALE, FLORIDA 33304  
 RENDERING 6

KT SEABREEZE  
 ATLANTIC LP  
201 N. CLAY AVE., SUITE 100  
 WEST PALM BEACH, FL 33411

Date: 2021.02.02  
 15:56:08-06:00  
KT SEABREEZE  
 ATLANTIC LP  
 201 N. CLAY AVE., SUITE 100  
 WEST PALM BEACH, FL 33411

ARCHITECTURE  
 INTERIOR DESIGN  
 PLANNING  
2000 W. U.S. HWY 1, SUITE 100  
 FORT LAUDERDALE, FL 33404  
 WWW.JOEXP.COM



A8.06  
DRAWN BY: [unreadable]  
 CHECKED BY: [unreadable]  
 DATE: 05/10/2020

PREVIOUSLY APPROVED

REVISIONS / SUBMITTIONS

NO.	DESCRIPTION

DATE: 07/20/2022

DESIGNER: J. A. KRUMHOLTZ, AIA, LEED AP

1756

RENDERING 6

3000 ALHAMBRA  
 151 & 153 N. SEABREEZE BLVD  
 FORT LAUDERDALE, FLORIDA 33004

KT SEABREEZE ATLANTIC LP  
 100 N.W. 1ST STREET  
 DEERFIELD BEACH, FL 33444

DESIGNED BY: J. A. KRUMHOLTZ  
 AIA, LEED AP  
 WWW.KOBIAKP.COM

ARCHITECTURE INTERIOR DESIGN PLANNING  
 AIA, LEED AP  
 WWW.KOBIAKP.COM



A8.06

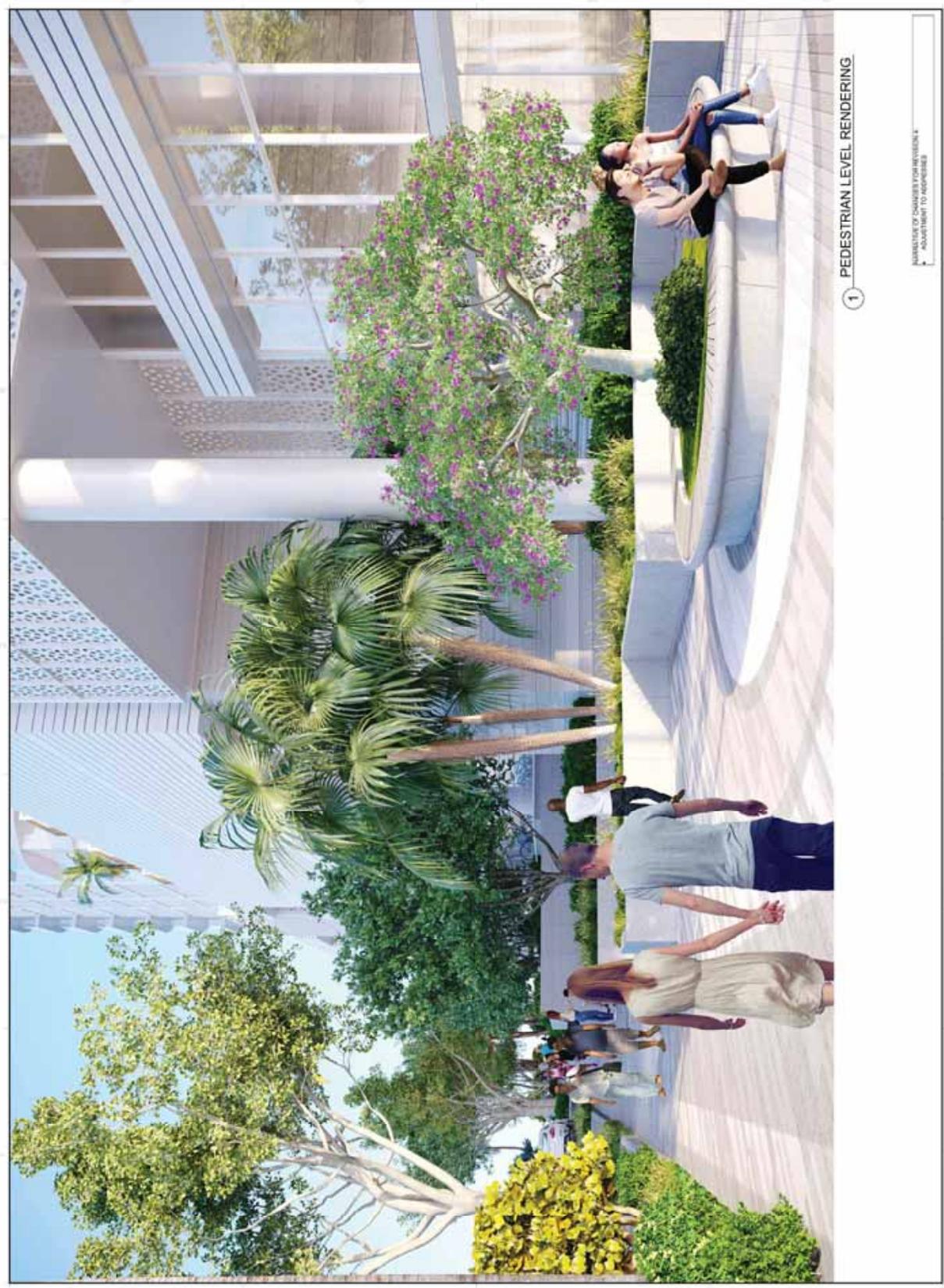


1 PEDESTRIAN LEVEL RENDERING

RENDERING FOR PEDESTRIAN LEVEL ADJUSTMENT TO ADDRESS



REVISIONS / SUBMITTIONS	1756	RENDERING 7		ARCHITECTS INTERIORS DESIGN PLANNING 300 N. ZEEB RD. SUITE 100 TAMPA, FL 33604 WWW.KOBIAVP.COM		KOB I ARCHITECTS 155 N. SEABREEZE BLVD. FORT LAUDERDALE, FLORIDA 33304	155 N. SEABREEZE BLVD. FORT LAUDERDALE, FLORIDA 33304
		155 N. SEABREEZE BLVD. FORT LAUDERDALE, FLORIDA 33304					



① PEDESTRIAN LEVEL RENDERING

MANUFACTURE OF CHAIRS FOR NETWORK  
 ADJUSTMENT TO ADDRESS

A8.07

REVISIONS SUBMISSIONS


1756

3000 ALHAMBRA  
FORT LAUDERDALE, FLORIDA 33304

RENDERING 8

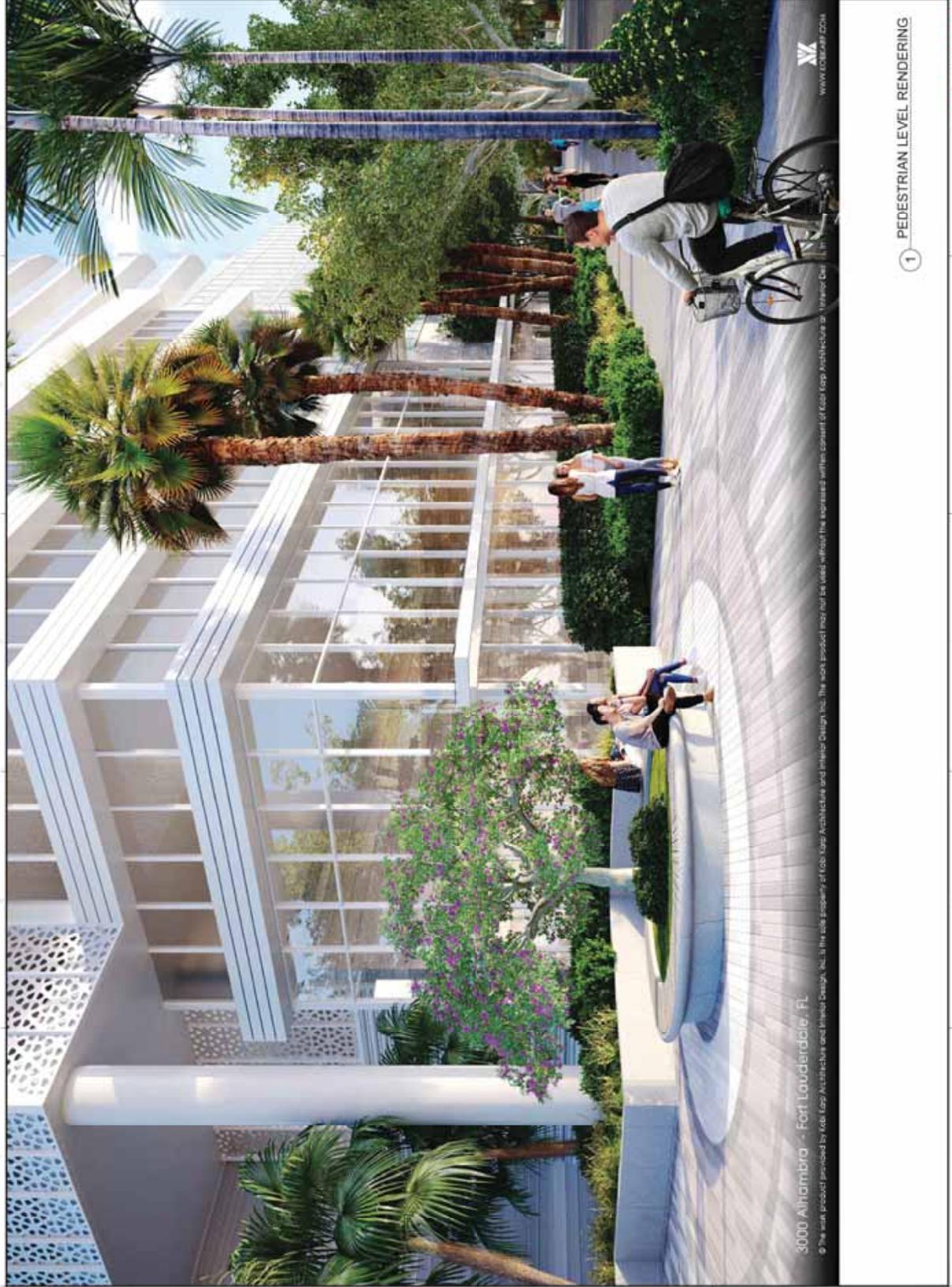
KT SEABREEZE  
ATLANC LP  
201 N. CLAY AVE. SUITE 100  
WEST PALM BEACH, FL 33411

Date:  
2022.02.08  
KORR KAPF  
15.95.33-549900  
www.korrkapf.com

ARCHITECTS  
NATTIKORN CHAIKORN  
F.L.A.S.C. INC.  
1901 S. UNIVERSITY BLVD.  
SUITE 200  
MIAMI, FL 33136  
WWW.KORR-KAPF.COM



PROJECT NO.: A-10  
DATE: 02/08/2022  
A8.08



1 PEDESTRIAN LEVEL RENDERING

3000 Alhambra - Fort Lauderdale, FL

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PREVIOUSLY APPROVED



1 PEDESTRIAN LEVEL RENDERING

RENDERING OF PROPOSED DEVELOPMENT  
 ADJUSTMENT TO ADDRESS

ARCHITECTURAL SUBMITTIONS J. JAMES CHAMBERS, AIA 1756 151 N. SEABREEZE BLVD. FORT LAUDERDALE, FLORIDA 33304	3000 ALHAMBRA RENDERING 8	MT SEABREEZE ATLANTIC LP 100 N. 1ST STREET CORAL BLISS, FL 33444	ARCHITECTS K O B I K A R P P L L C 271 NW 36th St Ft Lauderdale, FL 33309 WWW.KOBKARP.COM	PROJECT NO. 22-0608 DATE: 08/01/2022 SCALE:	A8.08
	PROJECT NO. 22-0608 DATE: 08/01/2022 SCALE:	PROJECT NO. 22-0608 DATE: 08/01/2022 SCALE:	PROJECT NO. 22-0608 DATE: 08/01/2022 SCALE:	PROJECT NO. 22-0608 DATE: 08/01/2022 SCALE:	PROJECT NO. 22-0608 DATE: 08/01/2022 SCALE:

REVISIONS

Table with multiple empty rows for revision entries.

1756

DATE: 11/27/2018  
BY: [signature]

**3000 ALHAMBRA**  
FORT LAUDERDALE, FLORIDA 33309

**RENDERING 9**

**KT SEABREEZE**  
ATLANTIC LP  
201 N. GALE AVE. SUITE 108  
WEST PALM BEACH, FL 33411

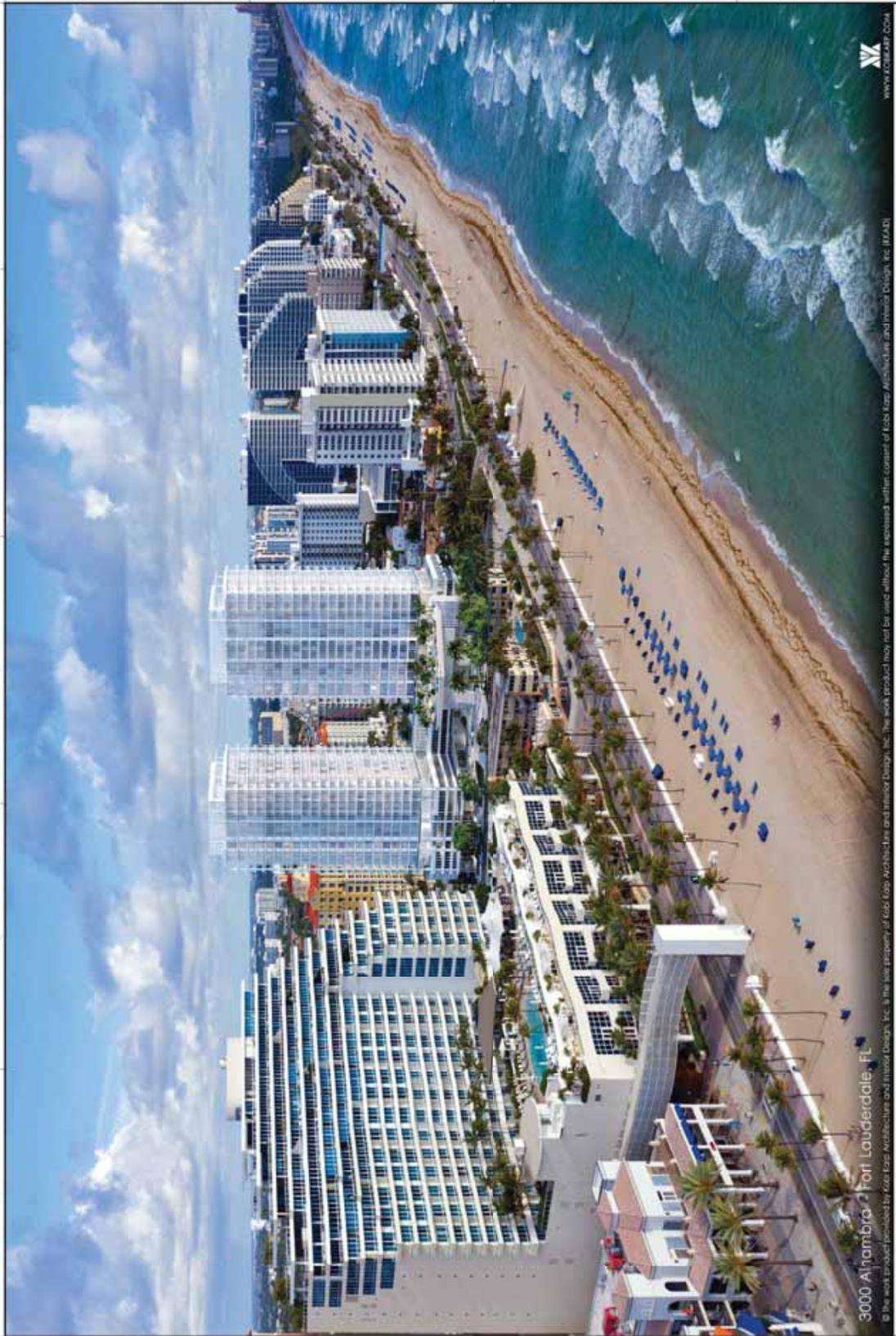
Date: 2021.02.02  
KOBKARP  
1557254500  
TIA # 00131916

ARCHITECTS  
INTERNATIONAL  
PLANNING  
L.L.P.  
1901 NW 79th Ave  
Miami, Florida 33157  
www.kobkarp.com



NO. 11  
DATE: 02/02/2021

**A8.09**



**3000 Alhambra, Fort Lauderdale, FL**  
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**1** PEDESTRIAN LEVEL RENDERING

**PREVIOUSLY APPROVED**

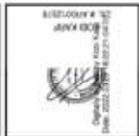
REVISIONS / SUBMITTALS

NO.	DATE	DESCRIPTION

1756  
 1756  
 1756  
 1756

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

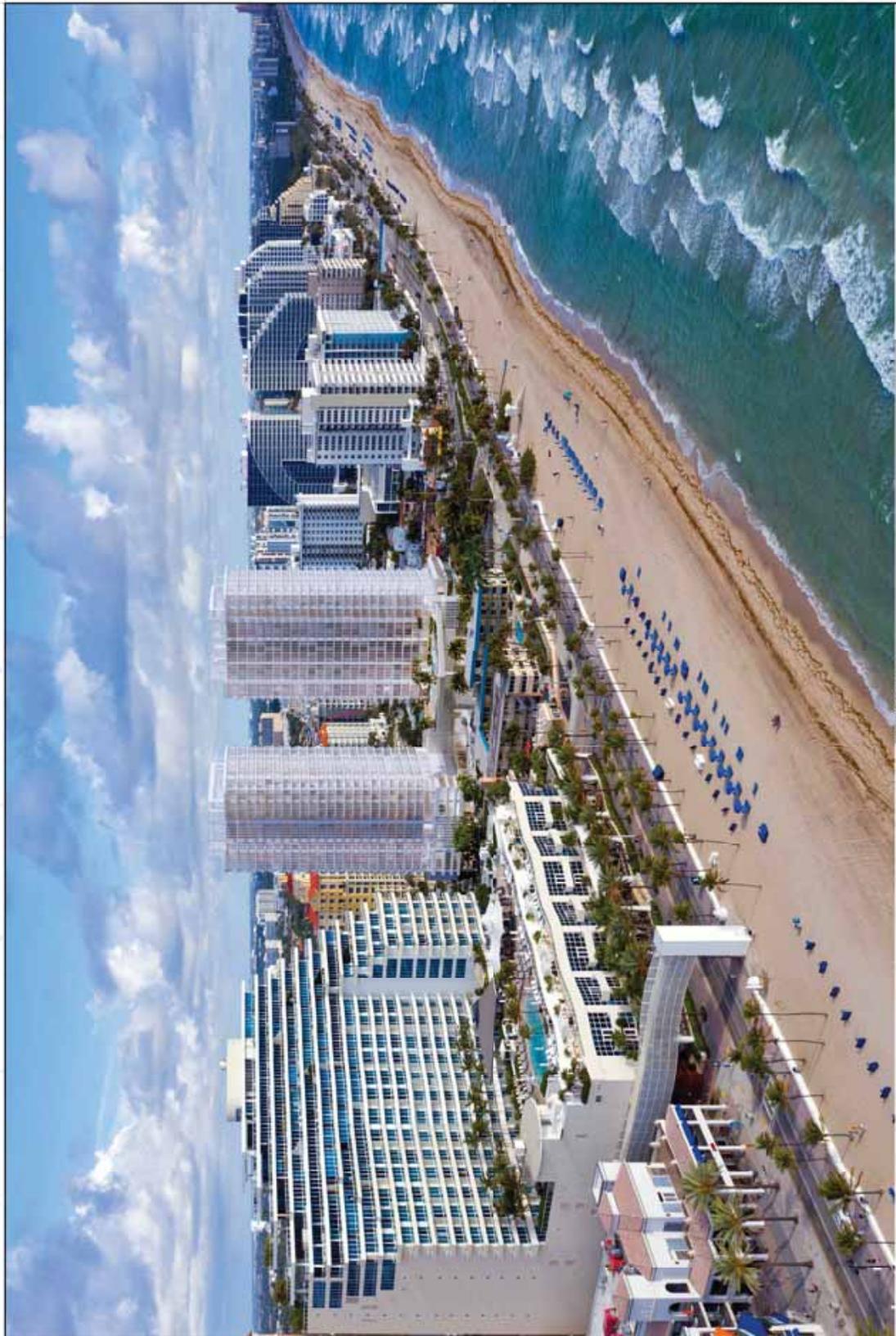
MT SEABREEZE  
 ATLANTIC LP  
 500 N. 1ST STREET  
 CENTRAL BOULEVARD, FT. LAUDERDALE, FL 33304



ARCHITECTS  
 PLANNING  
 1000 N. UNIVERSITY AVENUE, SUITE 1000  
 FORT LAUDERDALE, FL 33304  
 WWW.KOBIKARP.COM



DATE: 08/27/2024  
 DRAWING NO.: A8.09



**1** PEDESTRIAN LEVEL RENDERING

**NARRATIVE OF CHANGES**

- REINFORCEMENT OF MATERIALS & LOCATION TO IMPROVE DESIGN INTENT AND MITIGATE
- REDUCTION OF ANCHOR PROGRAM TO PROVIDE MORE OPEN VIEWS TO OCEAN FOR USERS AND NEIGHBORS
- REDUCE SLAB TO AN HEIGHT TO ACCOMMODATE 1 MORE LEVEL US TO BAL OF RESIDENTIAL JARIS WALL
- ADJUSTMENT TO ADDRESS

REVISION   SUBMISSION

1756

**3000 ALHAMBRA**  
 3000 ALHAMBRA STREET  
 FORT LAUDERDALE, FLORIDA 33304

RENDERING 10

KT SEABREEZE  
 ATLANTIC LP  
 WEST PALM BEACH, FL 33411

301 N. CLAY AVE, SUITE 100  
 WEST PALM BEACH, FL 33411

Date: 2021.02.02  
 2021.02.02  
 15 57 56-0500

ARCHITECTS  
 NATIONAL DESIGN  
 PLANNING  
 145 AND 150 N. WARD  
 WEST PALM BEACH, FL 33411  
 WWW.NATIONALDESIGN.COM



ISSUED BY: K.A. KAP  
 DATE: 08/20/2008

A8.10



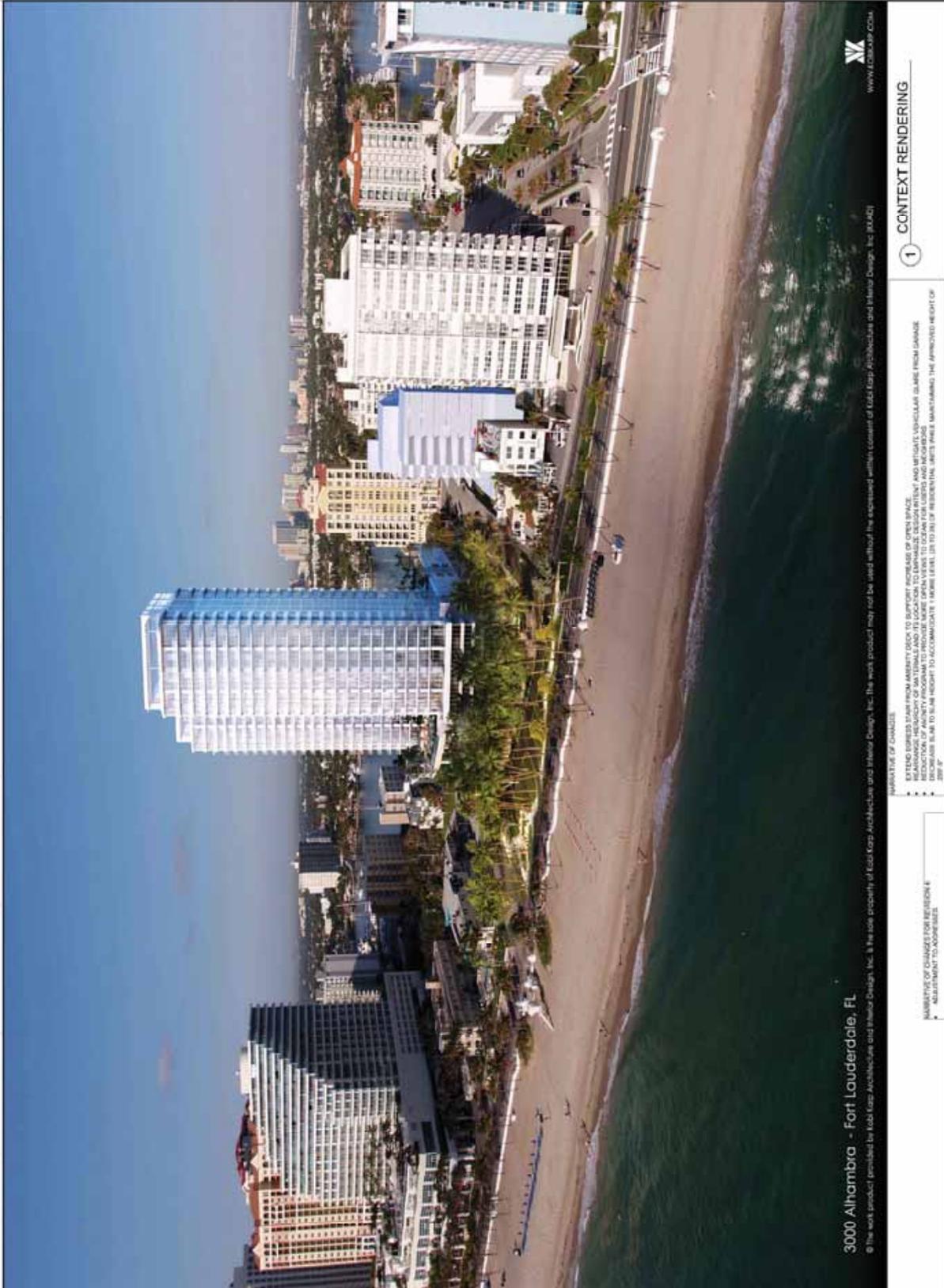
1 CONTEXT RENDERING

3000 Alhambra - Fort Lauderdale, FL

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WWW.KOBIKARP.COM

**1** CONTEXT RENDERING

PURPOSE OF CONTEXT

- EXTEND CURVED SHAPE FROM ASSEMBLY ZONE TO SUPPORT INCREASE OF OPEN SPACE
- REDUCTION OF FACILITY PROGRAM TO PROVIDE MORE OPEN VIEWS TO OCEAN FOR USERS AND RECORDS
- BECAUSE SUN TO SUN HEIGHT TO ACCOMMODATE TOWER LEVELS TO BE OF RESIDENTIAL UNITS WHILE MAINTAINING THE APPROVED HEIGHT OF 300 FT

NARRATIVE OF CHANGES FOR REVISION #

• ADJUSTMENT TO ADORNMENT

REVISIONS / SUBMISSIONS

NO.	DATE	DESCRIPTION
1	08/11/2022	ISSUE FOR PERMIT
2	08/11/2022	ISSUE FOR PERMIT
3	08/11/2022	ISSUE FOR PERMIT
4	08/11/2022	ISSUE FOR PERMIT
5	08/11/2022	ISSUE FOR PERMIT
6	08/11/2022	ISSUE FOR PERMIT
7	08/11/2022	ISSUE FOR PERMIT
8	08/11/2022	ISSUE FOR PERMIT
9	08/11/2022	ISSUE FOR PERMIT
10	08/11/2022	ISSUE FOR PERMIT
11	08/11/2022	ISSUE FOR PERMIT
12	08/11/2022	ISSUE FOR PERMIT
13	08/11/2022	ISSUE FOR PERMIT
14	08/11/2022	ISSUE FOR PERMIT
15	08/11/2022	ISSUE FOR PERMIT
16	08/11/2022	ISSUE FOR PERMIT
17	08/11/2022	ISSUE FOR PERMIT
18	08/11/2022	ISSUE FOR PERMIT
19	08/11/2022	ISSUE FOR PERMIT
20	08/11/2022	ISSUE FOR PERMIT

1756

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

RENDERING 10

MT SEABREEZE  
ATLANTIC LP  
100 N. 1ST STREET  
FORT LAUDERDALE, FL 33304

20 # ARCHITECTS  
KOB I  
ARCHITECTS  
INTERIOR DESIGN  
PLANNING  
AN. ASO. SCANS  
WWW.KOBIKARP.COM

DATE: 08/11/2022  
SCALE: 1/4" = 1'-0"  
DRAWN BY: [Name]



**A8.10**



3000 Alhambra - Fort Lauderdale, FL

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1 CONTEXT RENDERING

REVISIONS / SUBMISSIONS


1756

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**3000 ALHAMBRA**  
 3000 ALHAMBRA STREET  
 FORT LAUDERDALE, FLORIDA 33304

**RENDERING 11**

**KT SEABREEZE**  
 ATLANTIC LP  
 201 N. CLAY AVE. SUITE 100  
 WEST PALM BEACH, FL 33411

Date: 2021.02.02  
 15 56 32:05'00"

**KOB KOPY**  
 154 N. WASHINGTON

**ARCHITECTURE**  
 PLANNING  
 INTERIOR DESIGN

**K O B I**

OWNER:      NAME:

PROJECT NO.:      S.A. NO.:

DATE:      02/02/2021

**A8.11**

**PREVIOUSLY APPROVED**

REVISIONS / SUBMISSIONS

No.	Description	Date
1	AS BUILT	05/23/2017
2	REVISED	06/01/2017
3	REVISED	06/01/2017
4	REVISED	06/01/2017
5	REVISED	06/01/2017
6	REVISED	06/01/2017
7	REVISED	06/01/2017
8	REVISED	06/01/2017
9	REVISED	06/01/2017
10	REVISED	06/01/2017

1756

**3000 ALHAMBRA**  
151 & 153 N. SEABREEZE BLVD  
FORT LAUDERDALE, FL 33404

**RENDERING 11**

**RT SEABREEZE ATLANTIC LP**  
600 N.E. 1ST STREET  
FORT LAUDERDALE, FL 33404

726 # 0000115  
WWW.KOBKAPP.COM

ARCHITECTS  
INTERIOR DESIGN  
PLANNING  
AV. AND SCENE



DATE: 06/01/2017  
SCALE: 1/4" = 1'-0"  
**A8.11**



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**1** **CONTEXT RENDERING**

WWW.KOBKAPP.COM

- ASSUMPTIONS / CHANGES**
- EXTENDING STAIR TO AMENITY DECK TO SUPPORT INCREASED OPEN SPACE
  - REMOVING STAIR TO AMENITY DECK TO SUPPORT INCREASED OPEN SPACE
  - RELOCATING AMENITY PROGRAM TO PROVIDE MORE OVERLOOKS TO OCEAN FRONT LOJAS AND NEIGHBORHOODS
  - INCREASE STAIRS TO BUILD HEIGHT TO ACCOMMODATE 1 MORE LEVEL OF RESIDENTIAL UNITS WHILE MAINTAINING THE APPOINTED HEIGHT OF 260 FT

**NARRATIVE OF CHANGES FOR REVISION 1:**  
ADJUSTMENT TO ADDRESSES

REVISIONS / SUBMISSIONS


1756

3000 ALHAMBRA ST., FORT LAUDERDALE, FL 33304

3000 ALHAMBRA  
FORT LAUDERDALE, FLORIDA 33304

RENDERING 12

KT SEABREEZE  
ATLANTIC LP  
201 N. CLAY AVE., SUITE 100  
WEST PALM BEACH, FL 33411

Date: 2021.02.02  
KORP KARP  
TEL: # 407.927.0202  
15 56 55-0500'

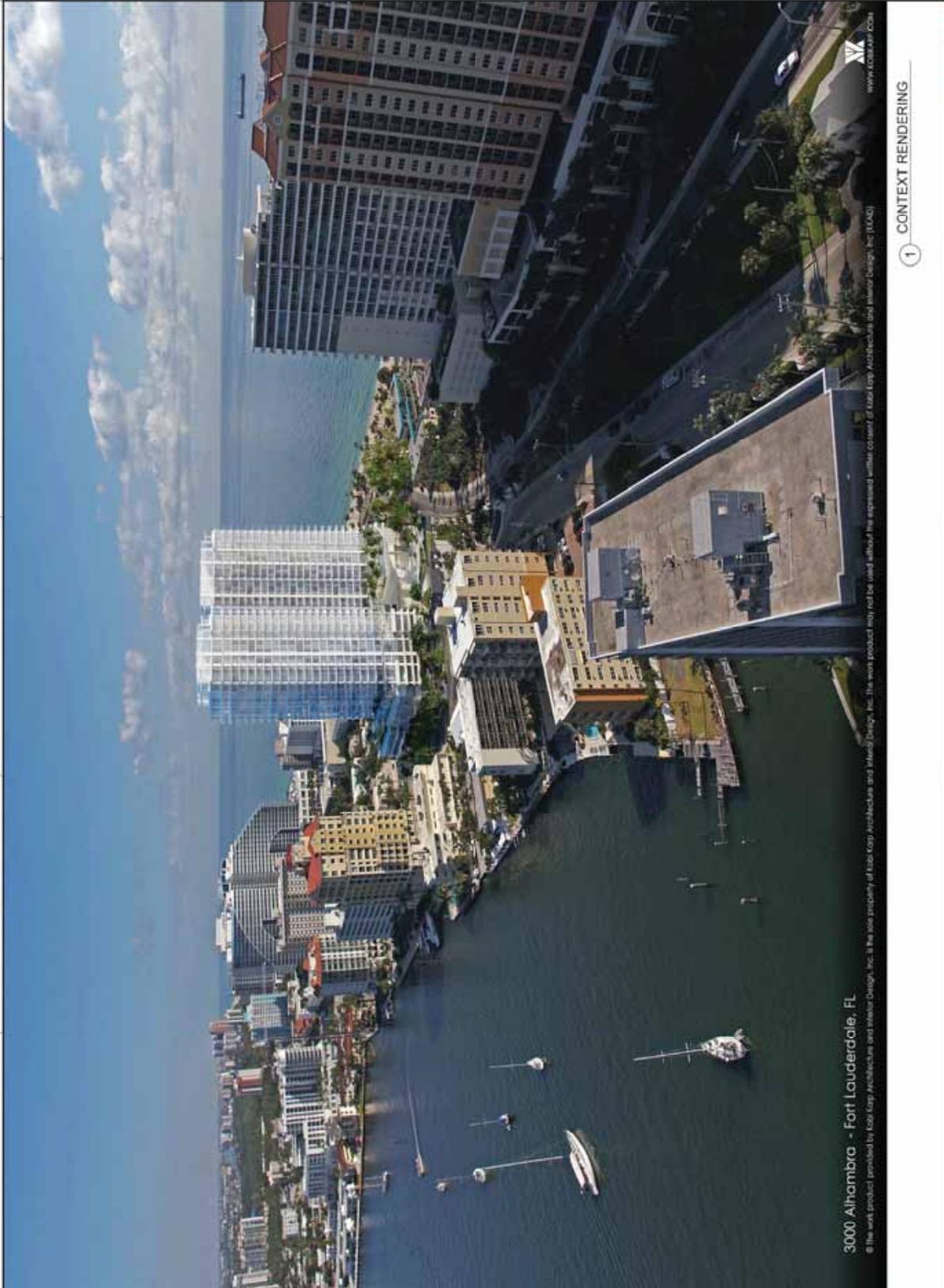
ARCHITECTS  
NATIONAL DESIGN  
PLANNING  
FIRM  
3000 ALHAMBRA  
ST. FORT LAUDERDALE  
FL 33304  
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SHEET NO.: A8.12  
DATE: 02/02/2021

A8.12

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1 CONTEXT RENDERING

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• REARRANGE HIERARCHY OF MATERIALS AND ITS LOCATION TO EMPHASIZE DESIGN INTENT AND MATERIALS VERTICALS SLAMMER FROM GARAGE  
• INCREASE SLAM TO SLAM HEIGHT TO ACCOMMODATE 1 MORE LEVEL US TO 801 OF RESIDENTIAL UNITS WHILE MAINTAINING THE APPROVED HEIGHT OF 268'4"

3000 Alhambra - Fort Lauderdale, FL

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REVISIONS / SUBMISSIONS:  
DATE: 04/11/2024  
DRAWN BY: KOB I  
SCALE: 1/4" = 1'-0"



ARCHITECTS  
INTERIOR DESIGN  
PLANNING  
ANALYSIS  
WWW.KOBKAPP.COM

155 N. W. 12TH AVE., SUITE 1000  
MIAMI, FL 33136  
TEL: 305.375.2100  
WWW.KOBKAPP.COM

ATLANTIC LP  
100 N. 1ST STREET  
CORAL BRICKS, FL 33444

3000 ALHAMBRA  
155 N. W. 12TH AVE., SUITE 1000  
FORT LAUDERDALE, FL 33304  
RENDERING 12

1756  
J. PETERSON  
T. PETERSON

**LEGEND:**

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

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

**SITE DESIGN (ON-SITE):**

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

**SITE IMPROVEMENTS (ON-SITE):**

- EASEMENTS (SIDEWALK/CORNER CHORD) TO CITY OF FORT LAUDERDALE
- EASEMENTS (CORNER CHORD/TRAFFIC WAYS) TO FDOT
- PROVISIONS AND ENHANCEMENTS FOR PEDESTRIANS WITH WIDER SIDEWALKS, LIGHTING, LANDSCAPE
- 15,500SF OF ROW IMPROVEMENTS
- MULTI-MODAL CONNECTIONS
- PUBLIC BIKE STORAGE & MAINTENANCE PLAZA
- LANDSCAPING TO MAXIMIZE SHADE AND IMPROVE AESTHETIC APPEARANCE
- IMPROVED LIGHTING ALONG THE (ALHAMBRA, BIRCH AND SEBASTIAN)
- ADDING ON-STREET DRAINAGE FOR SEBASTIAN AND ALHAMBRA STREET
- WASTEWATER CAPITAL EXPANSION FEES - \$653,728
- FORT LAUDERDALE PARK IMPACT FEES - \$526,155



**PUBLIC IMPROVEMENTS:**  
 (PER LAND SWAP AGREEMENT):

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

**PUBLIC IMPROVEMENTS (OFF-SITE):**

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

**Dennis R Shultz**  
 PROFESSIONAL ENGINEER  
 No. 12547  
 State of Florida

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

**PREVIOUSLY APPROVED**

**LEGEND:**

PROJECT LIMITS	96,858 SF
OPEN SPACE - PUBLIC WITHIN PROPERTY	45,297 SF 45.8 %
OFF-SITE PUBLIC SPACE IMPROVEMENT	14,254 SF
OPEN SPACE IMPROVEMENT AREA WITHIN R-O-W	15,680 SF
SIDEWALK IMPROVEMENTS WITHIN R-O-W	1,293 LF

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

**SITE DESIGN (ON-SITE):**

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

**SITE IMPROVEMENTS (ON-SITE):**

- EASEMENTS (SIDEWALK/CORNER CHORD) TO CITY OF FORT LAUDERDALE
- EASEMENTS (CORNER CHORD/TRAFFIC WAYS) TO FDOT
- PROVISIONS AND ENHANCEMENTS FOR PEDESTRIANS WITH WIDER SIDEWALKS, LIGHTING, LANDSCAPE
- 15,500SF OF ROW IMPROVEMENTS
- MULTI-MODAL CONNECTIONS
- PUBLIC BIKE STORAGE & MAINTENANCE PLAZA
- LANDSCAPING TO MAXIMIZE SHADE AND IMPROVE AESTHETIC APPEARANCE
- IMPROVED LIGHTING ALONG THE (ALHAMBRA, BIRCH AND SEBASTIAN)
- ADDING ON-STREET DRAINAGE FOR SEBASTIAN AND ALHAMBRA STREET
- WASTEWATER CAPITAL EXPANSION FEES - \$604,293
- FORT LAUDERDALE PARK IMPACT FEES - \$508,500

- PUBLIC IMPROVEMENTS:**  
(PER LAND SWAP AGREEMENT):
- PUBLIC PARKING (120 GARAGE SPACES + 5 ACCESSIBLE SPACES (A1A))
  - CITY WILL RETAIN REVENUE FROM PUBLIC PARKING SPACES WITHIN PARKING GARAGE
- PUBLIC IMPROVEMENTS (OFF-SITE):**
- PUBLIC OFF-SITE OPEN SPACE (BEACH PLAZA/SPECIAL EVENT AREA)
  - AREAS FOR PUBLIC ART ALONG A1A
  - MULTI-MODAL CONNECTIONS
  - LANDSCAPING TO MAXIMIZE SHADE AND IMPROVE AESTHETIC APPEARANCE ALONG THE (SEBASTIAN) AND ALHAMBRA STREET
  - ON-STREET DRAINAGE FOR SEBASTIAN AND ALHAMBRA STREET
  - ADDING OFF-SITE SEWER IMPROVEMENTS TO BIRCH ROAD (NOT REQUIRED BY CITY FOR DRG APPROVALS)
  - ADDING CROSSWALK ACROSS BIRCH ROAD (ALONG SEBASTIAN) TO PROVIDE MULTI-MODAL CONNECTION TO A1A (SUBJECT TO GOVERNMENTAL APPROVALS)
  - SHADED AND SECURE PARKING PUBLIC AREA V STANDARD PAY PARKING LOT. (SEBASTIAN AND ALHAMBRA)



REVISIONS / DIMENSIONS	1756	3000 ALHAMBRA 3000 ALHAMBRA STREET WEST PALM BEACH, FLORIDA 33411	KT SEABREEZE ATLANCIC LP 1715 OULF AVE. SUITE 108 WEST PALM BEACH, FL 33411	Date: 2021.02.03 12:29:09-05:00	ARCHITECTURE INTERIOR DESIGN PLANNING AA A&D NCARB WWW.KOBIPART.COM		A9.11 SHEET NO. PROJECT NO. DATE
		PUBLIC ART DIAGRAM		Date: 2021.02.03 12:29:09-05:00			



**PREVIOUSLY APPROVED**

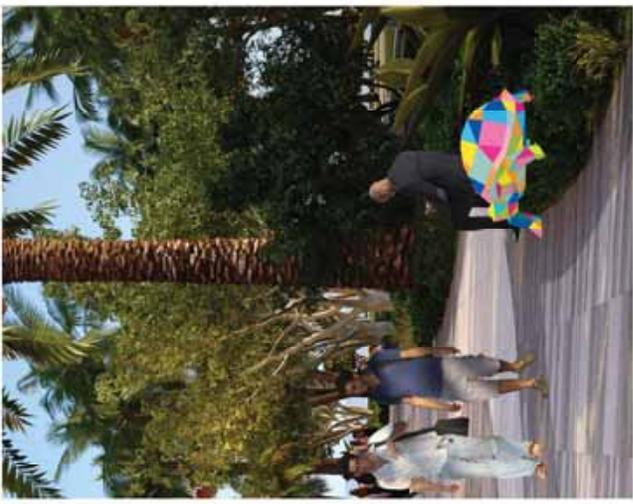


SAMPLE ART INTERVENTION PLACEMENT



SAMPLE ART INTERVENTION PIECE

REVISIONS NO. DATE DESCRIPTION 1. 05/10/2022 1756 2. 06/01/2022 1756 3. 06/01/2022 1756	1756 3000 ALHAMBRA PORT LAUDERDALE, FLORIDA 33004	PUBLIC ART DIAGRAM	RT SEABREEZE ATLANTIC LP 105 N. 1ST STREET DELRAY BEACH, FL 33444	 SCALE: 1" = 20'-0" DATE: 05/10/2022	WWW.KOBIKAMP.COM ARCHITECTURE INTERIOR DESIGN PLANNING 400 N. 30th Avenue Suite 200 Fort Lauderdale, FL 33309	 K O B I ARCHITECTURE INTERIOR DESIGN PLANNING	SHEET NO. A9.11 PROJECT NO. 1756
							DATE: 05/10/2022



SAMPLE ART INTERVENTION PLACEMENT



SAMPLE ART INTERVENTION PIECE