

City of Fort Lauderdale City Commission  
September 15, 2020

# 3000 ALHAMBRA – CASE NO. PDD19001

3000 ALHAMBRA STREET  
FORT LAUDERDALE, FL 33304

***PRESENTATION WILL BEGIN SHORTLY***

**KOLTER**

KOBIKARP  
**W**  
ARCHITECTURE  
INTERIOR DESIGN  
PLANNING

**F** FLYNN  
ENGINEERING

**AAL**  
Architectural Alliance Landscape

**DC ENGINEERS, INC.**

**TOOTHAKER.ORG**  
LAND USE · DEVELOPMENT · POLITICAL  
STRATEGY · PROCUREMENT



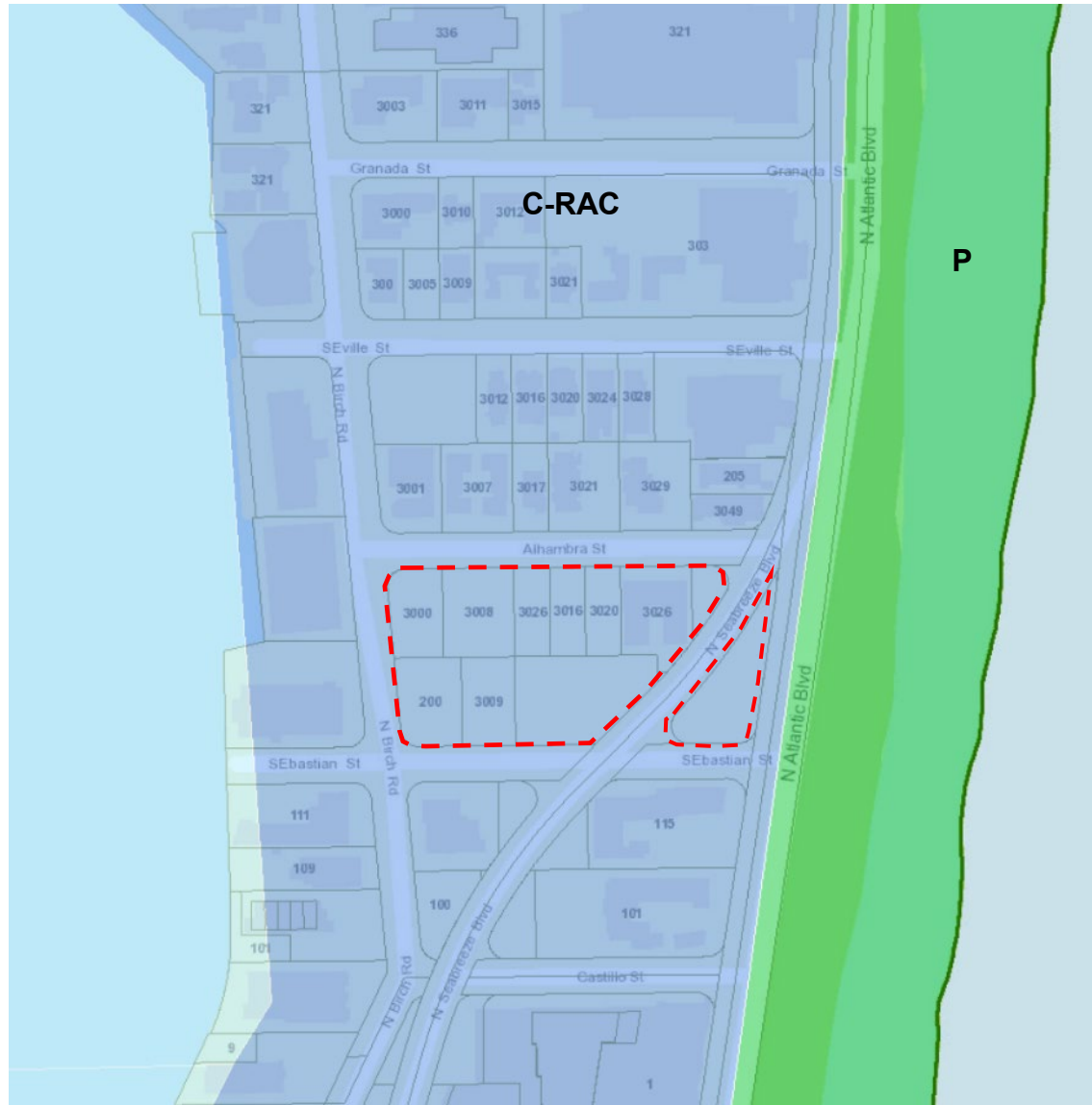


**Project Limits:**  
2.27 acres (98,858 SF)

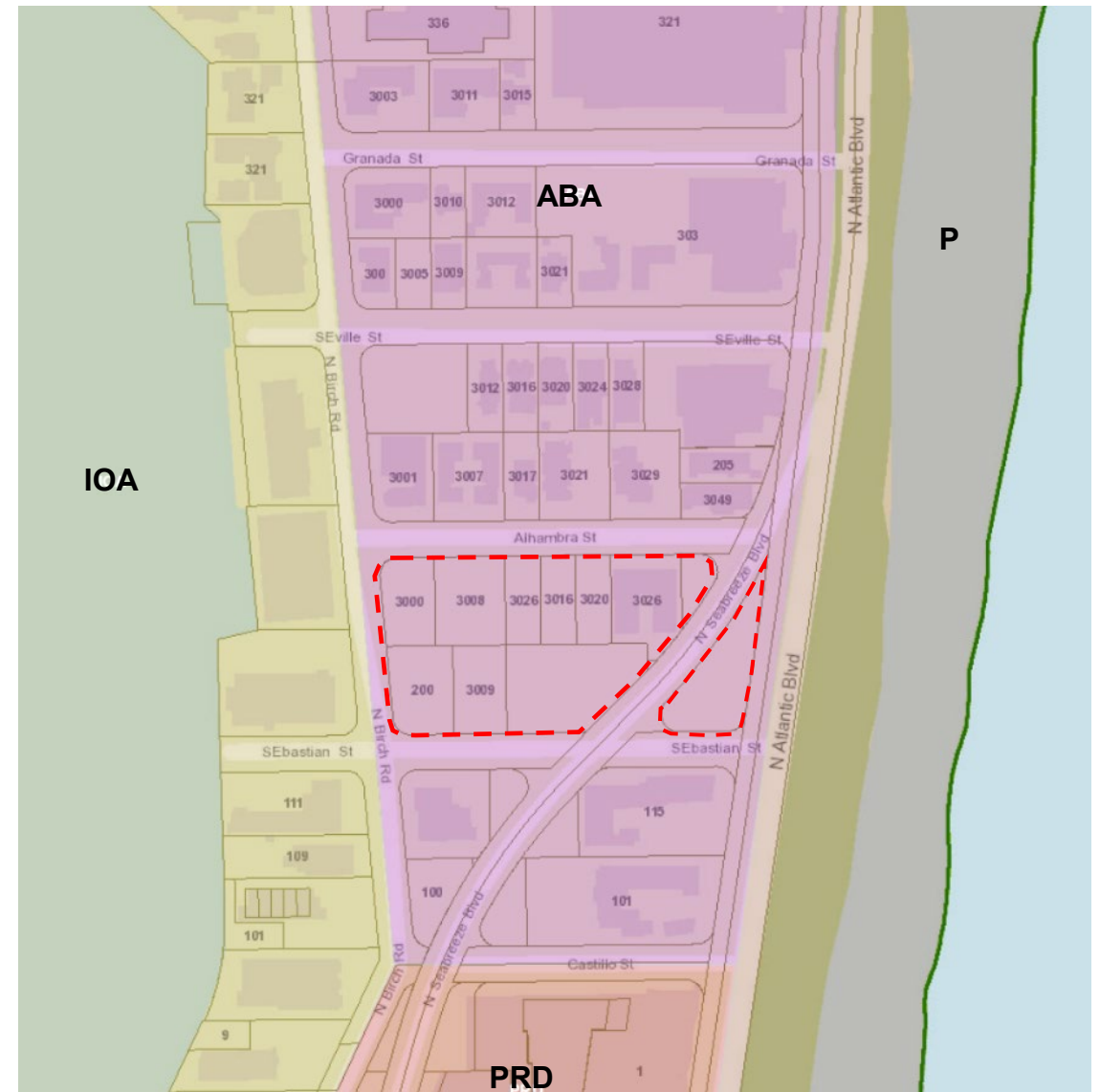
**Off-Site Public Improvement:**  
0.327 acres (14,254 SF)



# EXISTING LAND USE AND ZONING



Central Beach Regional Activity Center (C-RAC)



A-1-A Beachfront Area District (ABA)

## SURROUNDING CONTEXT – APPROXIMATE HEIGHTS

Building	Approximate Height	Zoning District	Approximate Distance to Site
Alhambra Place	18-story	ABA	194 ft
Ritz Carlton	23-story	PRD	0.1 mi
The Seasons Condo	16-story	ABA	0.2 mi
Marriott BeachPlace Towers	21-story	PRD	0.2 mi
Jackson Tower	27-story	PRD	0.3 mi
Las Olas Beach Club	29-story	PRD	0.3 mi
The W	23-story	ABA	0.3 mi
Hilton Resort	24-story	ABA	0.4 mi
Four Seasons	22-story	ABA	0.5 mi
The Conrad	24-story	ABA	0.5 mi

Source: Google Earth





**SURROUNDING CONTEXT – APPROXIMATE HEIGHTS**

This aerial view shows a coastal city area with various streets and buildings. The image includes several height markers (e.g., 100', 140', 190', 235', 240', 245', 255', 270') and street names (e.g., 3000 Alhambra St, A1A, S Birch Rd, Banyan St, Alhambra Ave, S. West Lauderdale Beach Blvd). The Google Earth interface is visible in the bottom right corner, showing the location coordinates (26°07'29.64" N, 80°05'56.34" W) and elevation (-12 ft).

3000 Alhambra St

A1A

S Birch Rd

Banyan St

Alhambra Ave

S. West Lauderdale Beach Blvd

Central Beach

100'

140'

190'

235'

240'

245'

255'

270'

150'

Google Earth


26°07'29.64" N 80°05'56.34" W elev -12 ft eye alt 2765 ft


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3000 Alhambra / Case No. PDD19001

City Commission Regular Meeting – September 15, 2020

5

1995  26°07'29.64" N 80°05'56.34" W elev -12 ft eye alt 2765 ft

1995  26°07'29.64" N 80°05'56.34" W elev -12 ft eye alt 2765 ft



## **SITE PLAN LEVEL IV REQUEST**

**Rezoning from A-1-A Beachfront Area District (ABA) to Planned Development District (PDD) with Site Plan Approval for 215 Multi-family Residential Units, 5,150 Square-Feet of Retail and Restaurant Space, and Public Parking**

**Applicable Unified Land Development Regulations (ULDR) Sections the 3000 Alhambra PDD project complies with:**

- ✓ **47-24.4, Rezoning**
- ✓ **47-25.2, Adequacy Requirements**
- ✓ **47-25.3, Neighborhood Compatibility Requirements**
- ✓ **47-37A, Planned Development District**



## HISTORY

**December 20, 2016**

### **City and Barefoot Contessa, LLC enter into a Land Swap and Development Agreement**

- The Land Swap Agreement resulted in Barefoot Contessa, LLC as predecessor acquiring ownership of the 3000 Alhambra (“Sebastian Site”) in exchange for the property adjacent to the Bonnet House known as the “Natchez Parcel”.
- Concurrently with the swap in 2017, KT Seabreeze Atlantic, LP (“Developer”) obtained ownership of the Sebastian Site from Barefoot Contessa.
- The City's stated intent of the land swap was to relocate more intense development away from the historic Bonnet House property to the central beach and to provide parking in the North Beach area.

**September 6, 2017**

### **City and Developer enter into a Declaration of Restrictive Covenants Respecting the Sebastian Site (“Declaration”)**

- The Declaration consists of an agreement by the Developer to allow the continued use of the site by the City for public parking purposes, with the City retaining all revenues from the public parking spaces, and committed the Developer to replace and rebuild, at its own cost, the existing 77 public parking spaces and 43 semi-public parking spaces for Casablanca Café within the redeveloped site.

**December 18, 2018**

### **Amendment to the Declaration**

- The Developer acquired additional property located within the same block as the Sebastian Site known as the “Maynard Property.” The amendment recognized the inclusion of the Maynard Property and **reserved 141 trips** to the site subject to ULDR requirements.
- The City maintains and operates the 77 public parking spaces and all revenues associated with the operation of the 77 public parking spaces shall be retained by the City. The City has a right of first refusal for the additional 43 semi-public parking spaces should Casablanca Café not wish to use them.



## **ORIGINAL SITE PLAN (R18025) – TIMELINE & PUBLIC PARTICIPATION**

**The Developer submitted to the City’s Development Review Committee (DRC) a Site Plan Level IV application on March 23, 2018, Case No. R18025 for an 18-story, 310-unit structure with 13,200 square feet of retail and restaurant use.**

**March 29, 2018**                      Central Beach Alliance Membership Meeting

**April 24, 2018**                      DRC Meeting (*noticed to property owners within 300 feet and Central Beach Alliance*)

**November 29, 2018**                      Central Beach Alliance Membership Meeting Voted 16 Yes to 37 No as follows:  
*YES – 15 individuals, 1 condo / NO – 30 individuals and 7 condos*

**February 20, 2019**                      **Deferred Original Planning and Zoning Board Meeting**  
*(deferred to September 16, 2020 most recently at June 2020 Planning and Zoning Board Meeting)*

**The Developer tabled the original site plan application from the Planning and Zoning Board agenda committing to work with City Staff and the property’s most affected neighbors to redesign the towers and enhance the proposed development’s neighborhood compatibility with particular attention to building mass, scale and orientation; reportioning of the tower floorplates; and density.**

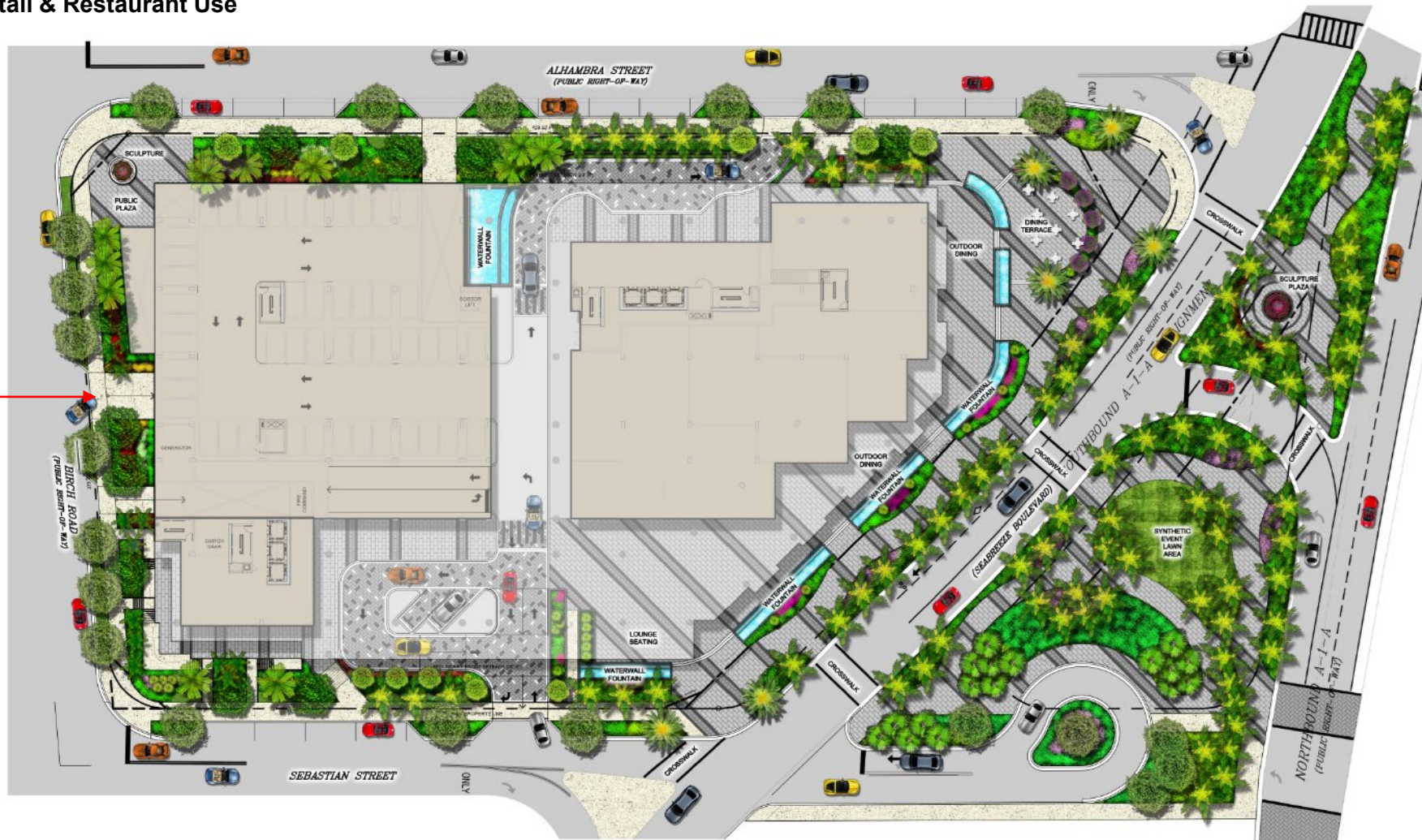
# ORIGINAL SITE PLAN (R18025) GROUND LEVEL

18-Stories

310 Units

13,200 Square Feet Of Retail & Restaurant Use

PUBLIC  
PARKING  
ENTRY  
ON BIRCH ROAD





**18-Stories**  
**310 Units**  
**13,200 Square Feet Of Retail & Restaurant Use**











3000 Alhambra - Fort Lauderdale, FL

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## REVISED PDD SITE PLAN (PDD19001) – TIMELINE & PUBLIC PARTICIPATION

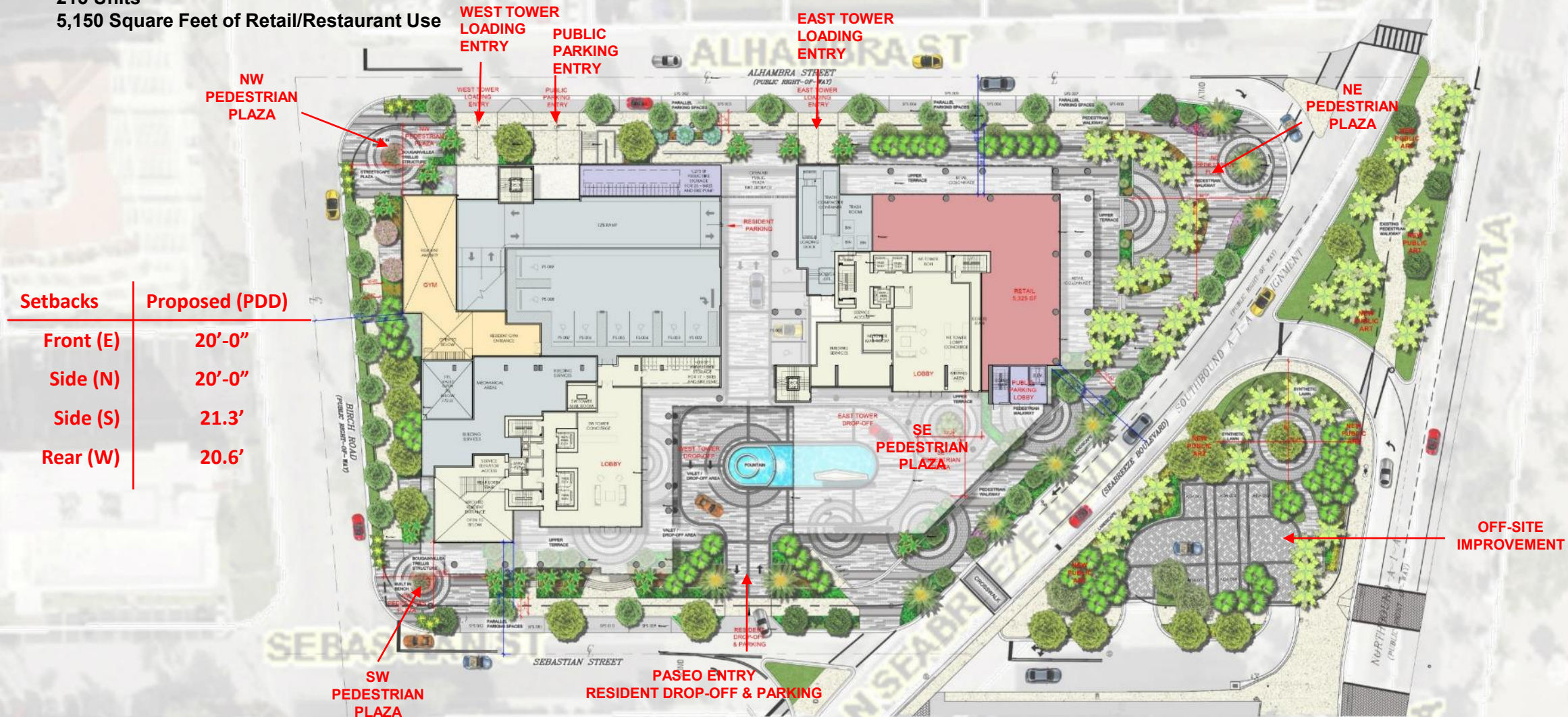
The Developer now proposes a PDD approach for two slender 26-story towers connected by an activated residential amenity deck level on the 4<sup>th</sup> level with 215 units (95 FEWER / 30% DECREASE ) and 5,150 square feet of retail/restaurant use (8,050 SF LESS / 36% DECREASE) to achieve a more compatible design where not possible by strictly following the ABA zoning regulations.

May 9, 2019	Central Beach Alliance Board Meeting
May 16, 2019	Central Beach Alliance Membership Meeting (no vote)
June 20, 2019	Community Public Outreach Meeting ( <i>noticed to property owners within ¼ mile radius</i> )
August 13, 2019	<b>DRC Meeting</b> ( <i>noticed to property owners within 300 feet and Central Beach Alliance</i> )
October 14, 2019	Post-DRC Community Meeting ( <i>noticed to property owners within ¼ mile radius</i> )
June 11, 2020	Virtual Central Beach Alliance Board Meeting
June 15, 2020	Virtual Public Participation Meeting ( <i>noticed to property owners and building associations within 300 feet radius and Central Beach Alliance</i> )
June 22, 2020	Virtual Meeting with Alhambra Place Condominium Board
July 9, 2020	Virtual Central Beach Alliance Membership Meeting Voted 19 Yes to 67 No as follows: <i>YES – 3 individuals and 16 couples / NO – 11 individuals, 6 couples, and 50 condos</i>
July 15, 2020	<b>Planning and Zoning Board Meeting (approved 8-1)</b> ( <i>noticed to property owners and building associations within 300 feet radius and Central Beach Alliance</i> )
September 15, 2020	<b>City Commission Meeting (1<sup>st</sup> Reading)</b> ( <i>noticed to property owners and building associations within 300 feet radius and Central Beach Alliance</i> )

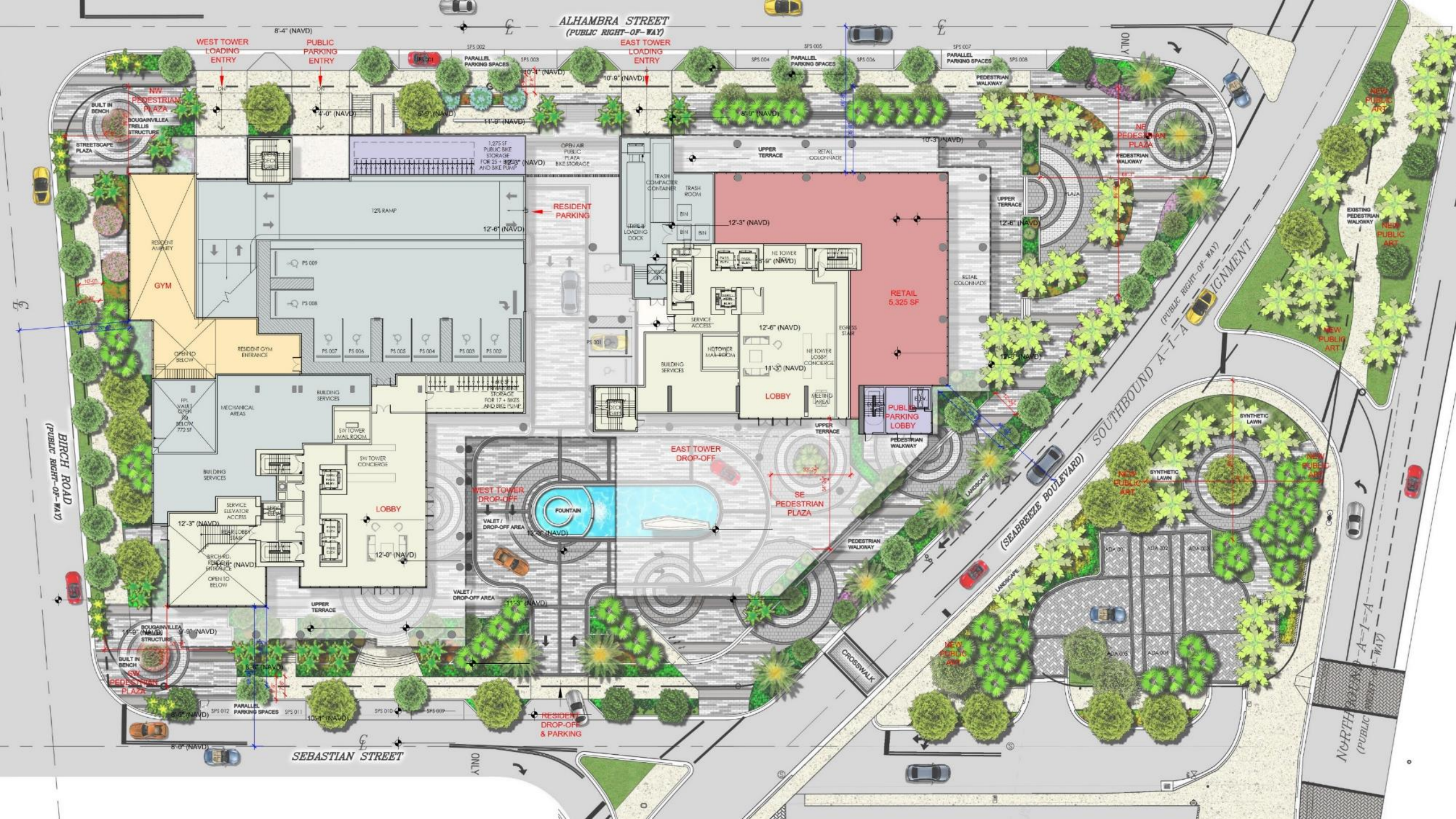


# REVISED PDD SITE PLAN (PDD19001) GROUND LEVEL

26-Stories  
215 Units  
5,150 Square Feet of Retail/Restaurant Use

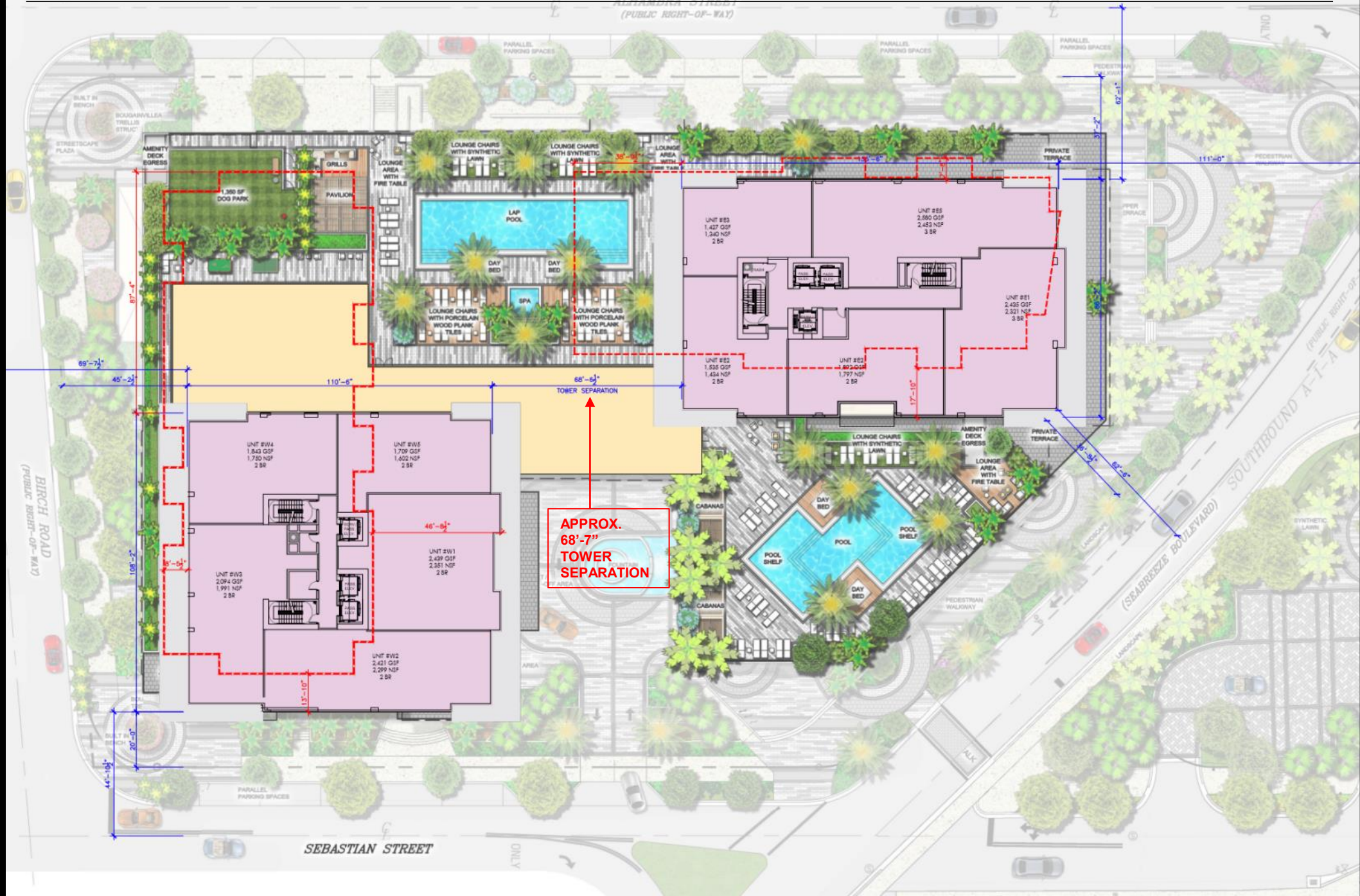






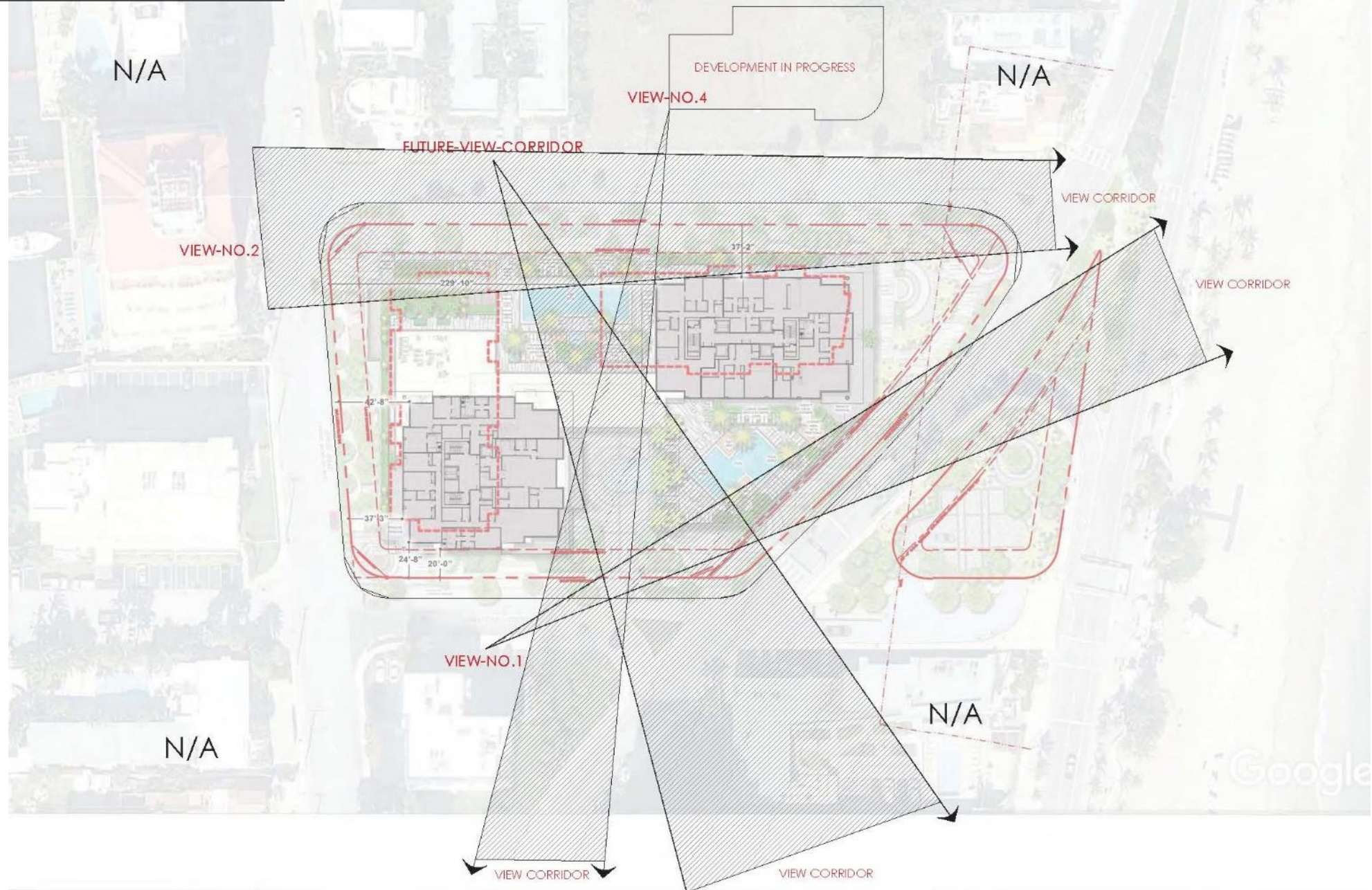


ALLAMANDRA STREET  
(PUBLIC RIGHT-OF-WAY)





# PRESERVED VIEW CORRIDORS





## **POINTS OF CLARIFICATION**

### **MAXIMUM DENSITY PERMITTED:**

- Section 47-37A.8, F. of the PDD Ordinance states:

**"Residential density shall be limited to fifty dwelling units per acre (50 du/ac) or when applicable, the maximum residential density permitted by the underlying land use designation or portion thereof..."** (emphasis added)

- In this case, the **50 du/ac limitation IS NOT applicable to the property.** The property has an underlying land use of Central Beach RAC. Density and intensity of uses in the Central Beach RAC are limited by traffic capacity (not by dwelling units per acre) based on specialized traffic studies and plans as agreed by the City and Broward County (see *City of Fort Lauderdale Comprehensive Plan, Volume I, Page 2-58 - 2-59, Future Land Use Element*).
- Pursuant to the Amended Declaration, 141 trips are reserved for development on the property. The Applicant's Traffic Study dated April 2020 confirms that approximately 127 gross PM peak hour trips would be generated with the proposed project.

### **MAXIMUM HEIGHT:**

- The Project **DOES NOT** exceed the maximum building height permitted in the PDD.
- Section 47-37A.8.H, of the PDD Ordinance states:

**"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."** (emphasis added)

- Therefore, properties with an underlying zoning of ABA are limited to a maximum height of 300-feet if rezoned to PDD.





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**NORTH-SOUTH PASEO**

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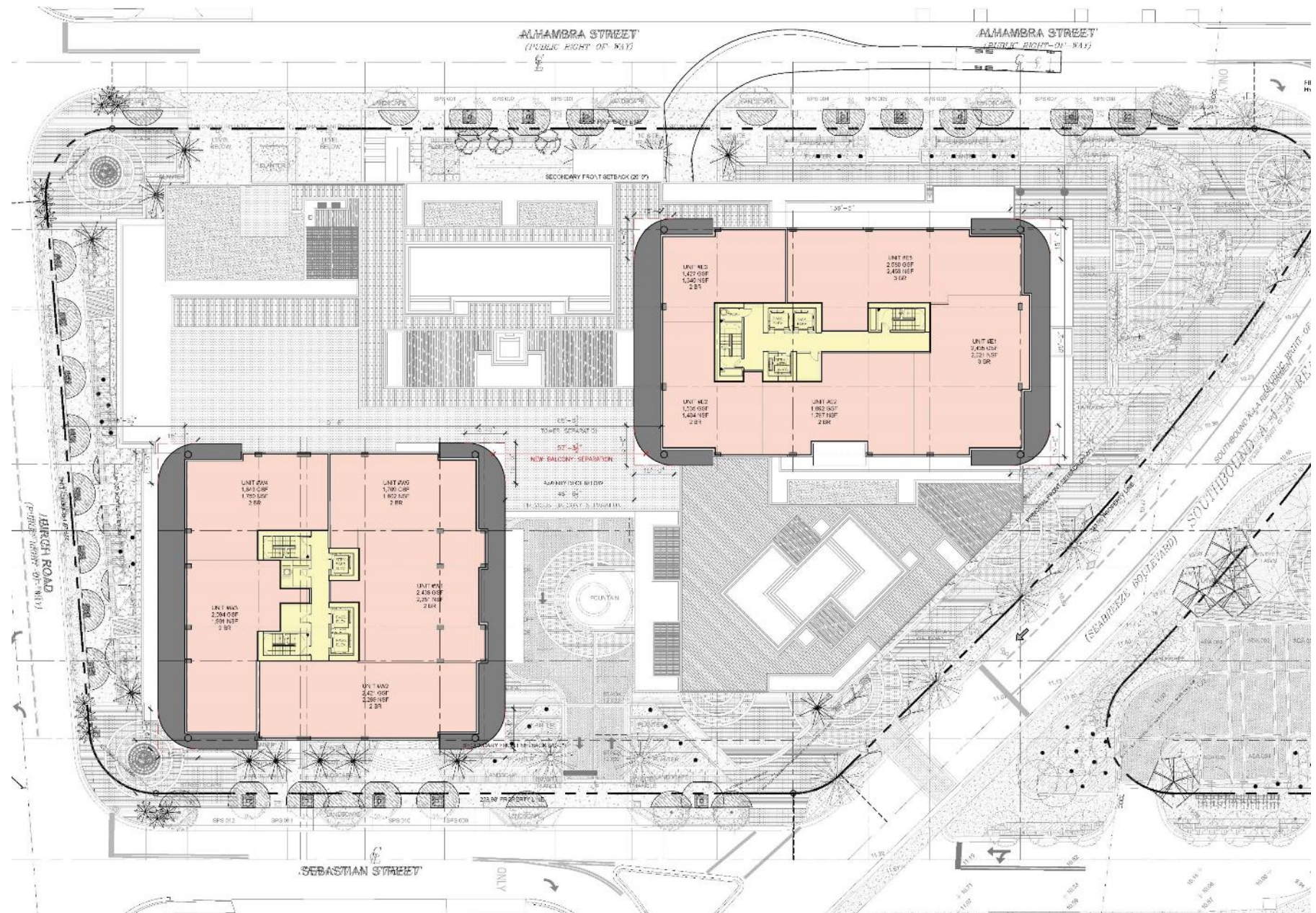
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**At the request of the community, we are proposing to bullnose the corners of the towers, which further increases the balcony separation by 8'-9" (from approx. 48'-7" to 57'-4")**





## **SEC. 47-25.3, NEIGHBORHOOD COMPATIBILITY REQUIREMENTS**

- The proposed PDD complies with the neighborhood compatibility requirements.
- The Applicant is requesting site specific design standards under the PDD zoning district in lieu of the of the ABA District, Design Compatibly and Community Character Scale, which as proposed, meets similar design intent.
- The proposed development will contain a mix of uses consisting of residential, retail, restaurant, and public parking, which are compatible uses to the surrounding character of the beach and are consistent with the uses identified in the 1989 Central Beach Revitalization Plan. The ground floor of the building has retail and restaurant space facing A-1-A and Seabreeze Boulevard, residential entrances facing Alhambra Street and Sebastian Street, and residential amenity space facing North Birch Road.
- Additionally, an enhanced pedestrian and streetscape experience is proposed along the perimeter of the site with widened 10-foot sidewalks and street trees along Alhambra Street, Sebastian Street, and North Birch Road. The public parking garage pedestrian entrance/exit is located on the east side of the building immediately adjacent to A-1-A thereby providing convenient pedestrian access.
- The residential towers are strategically placed on the project to allow for significant tower separation of 68'-7" as well as minimizing the visual impact on adjacent properties. The tower design contains expansive glazing and the building finish palette includes materials receptive and complementary to the beach and regional environment, including smooth concrete walls and stone veneer which are reflective of the surrounding Beach.
- The elevated parking garage is predominantly screened with frosted glass to minimize light pollution and will inherently prevent noise pollution. The parking podium is screened with a glazing system that is 75% opaque allowing minimum transparency to occur.



## SEC. 47-25.2, ADEQUACY REQUIREMENTS – TRAFFIC GENERATION

- The City's Transportation and Mobility Department reviewed and approved the 3000 Alhambra Traffic Impact Study prepared by DC Engineers, Inc.
- The Traffic Impact Study determined:
  - Approximately 127 PM peak trips will be generated (141 are reserved pursuant to the Declaration);
  - The surrounding roadway network has sufficient capacity to accommodate the additional vehicular trips from the proposed development; and
  - New traffic will not have a negative impact on the surrounding roadway network.
- The Applicant is pursuing a right-out-only exit motion for the public parking garage vehicles to minimize traffic along Birch Road.



CITY OF  
FORT LAUDERDALE



June 6<sup>th</sup>, 2020  
Suzanne Danielsen, P.E.  
DC Engineers, Inc.  
12743 NW 13<sup>th</sup> Court Coral Springs, FL 33071  
RE: 3000 Alhambra - Traffic Impact Study Approval Letter  
DRC Case # PDD19001

Dear Mrs. Danielsen,  
City of Fort Lauderdale Transportation and Mobility Division staff have reviewed and approved the 3000 Alhambra Traffic Impact Study (TIS) submitted July 2019 and revised April 2020. 3000 Alhambra consists of 215 multi-family housing units and 5,150 square feet of restaurant space on property bordered by Sebastian Street to the south, Alhambra Street to the north, North Birch Road to the west and southbound SR A1A to the east within municipal limits of the City of Fort Lauderdale, Broward County, Florida. The TIS was prepared by DC Engineers. Based on the data provided in the Traffic impact study, the applicant has addressed the Comprehensive Plan requirements for a DRC application. In conjunction with this outcome, the Transportation and Mobility Division recommends transportation concurrency approval with the following conditions:

1. The loss of existing metered parking spaces must be mitigated and coordinated through the City's Parking services.

Sincerely,

*Benjamin Restrepo*

Benjamin Restrepo, PE | Senior Project Manager  
City of Fort Lauderdale | Transportation & Mobility  
290 NE 3rd Ave, Fort Lauderdale, FL 33301

TRANSPORTATION AND MOBILITY DEPARTMENT  
290 NE 3<sup>rd</sup> AVENUE, FORT LAUDERDALE, FLORIDA 33301  
TELEPHONE (954) 828-3700 . FAX (954) 828-3734  
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## SEC. 47-25.2, ADEQUACY REQUIREMENTS – WATER & WASTEWATER CAPACITY

- The City's Public Works Department's Water and Wastewater Capacity letter dated April 30, 2020 determined that the existing water and sewer infrastructure have sufficient capacity to support the project.
- Water volume will increase negligibly by 0.039 MGD and sewer volume by 0.027 MGD.
- The Applicant is required to pay Water and Wastewater Capital Expansion Fee of \$653,726 (estimated) to the City of Fort Lauderdale.



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

3000 Alhambra, DRC R18025  
3000 Alhambra Street, Fort Lauderdale, Florida 33315

### PROJECT AND DESCRIPTION

Construction of a multi-tenant building with 5,150 S.F. of commercial space and 215 residential units to replace existing 21-unit condominium and a parking lot.

### DESCRIPTION OF EXISTING UTILITIES

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

**Wastewater:** The site is currently served by an 8-inch gravity sewer on Alhambra Street and an 8-inch gravity sewer on Sebastian Street, which convey flow downstream to a 10-inch sewer and to Pumping Station D-31(PS D-31), See Figure 2.

**Pumping Station:** The site is served by PS D-31 located at South Birch Road and Las Olas Circle.

### SUMMARY OF ANALYSIS AND REQUIRED ACTION

The existing water and sewer infrastructure have sufficient capacity to serve the project with no improvements required.



## **PARKING & VEHICULAR ACCESS**

- **At the request of the community, the public parking and loading entrances were relocated from Birch Road to Alhambra Street as far east as the street grades permit. The valet service area for the residential use is located off Sebastian Street.**
- **The project will contain a total 497 parking spaces with:**
  - **120 spaces for public parking use in accordance with the Land Swap Agreement with the City. The public parking will be metered and generated revenue will be collected by the City; and**
  - **377 parking spaces for private use**
- **ITE's document Parking Generation (5<sup>th</sup> Edition) shows that a maximum 488 parking spaces are needed for the proposed facility. Therefore, the 497 parking spaces proposed supports the expected parking demand of the 3000 Alhambra mixed-use project.**
- **There are an additional 17 parking spaces not included in the total parking count, including 12 on-street parking spaces on the main parcel and 5 ADA spaces on the triangle parcel.**



## PUBLIC IMPROVEMENTS SUMMARY




### 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 - \$653,726
- FORT LAUDERDALE PARK IMPACT FEES - \$526,155

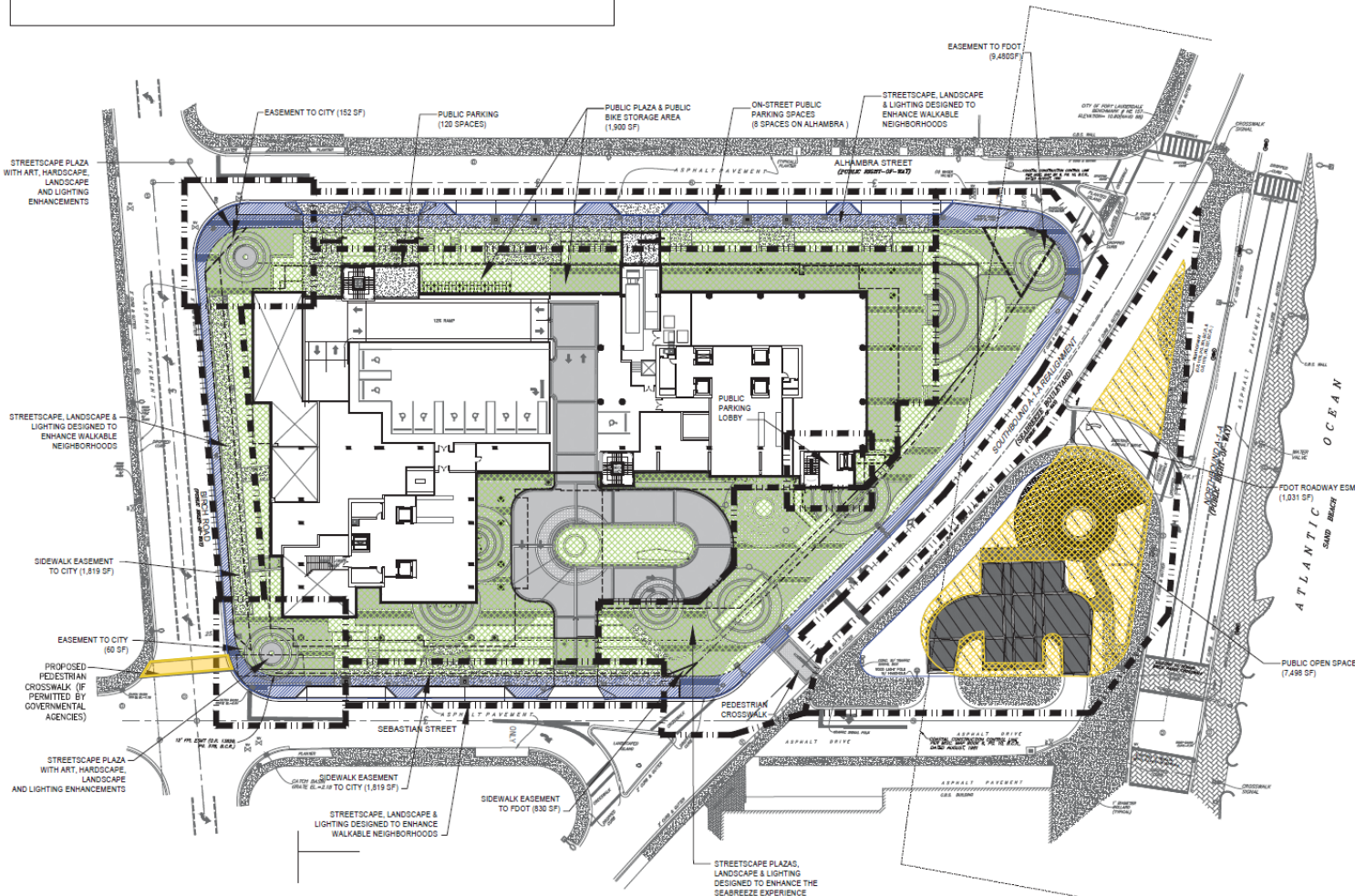
### SITE DESIGN (ON-SITE):

- 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)



## OFF-SITE TRIANGULAR PARCEL

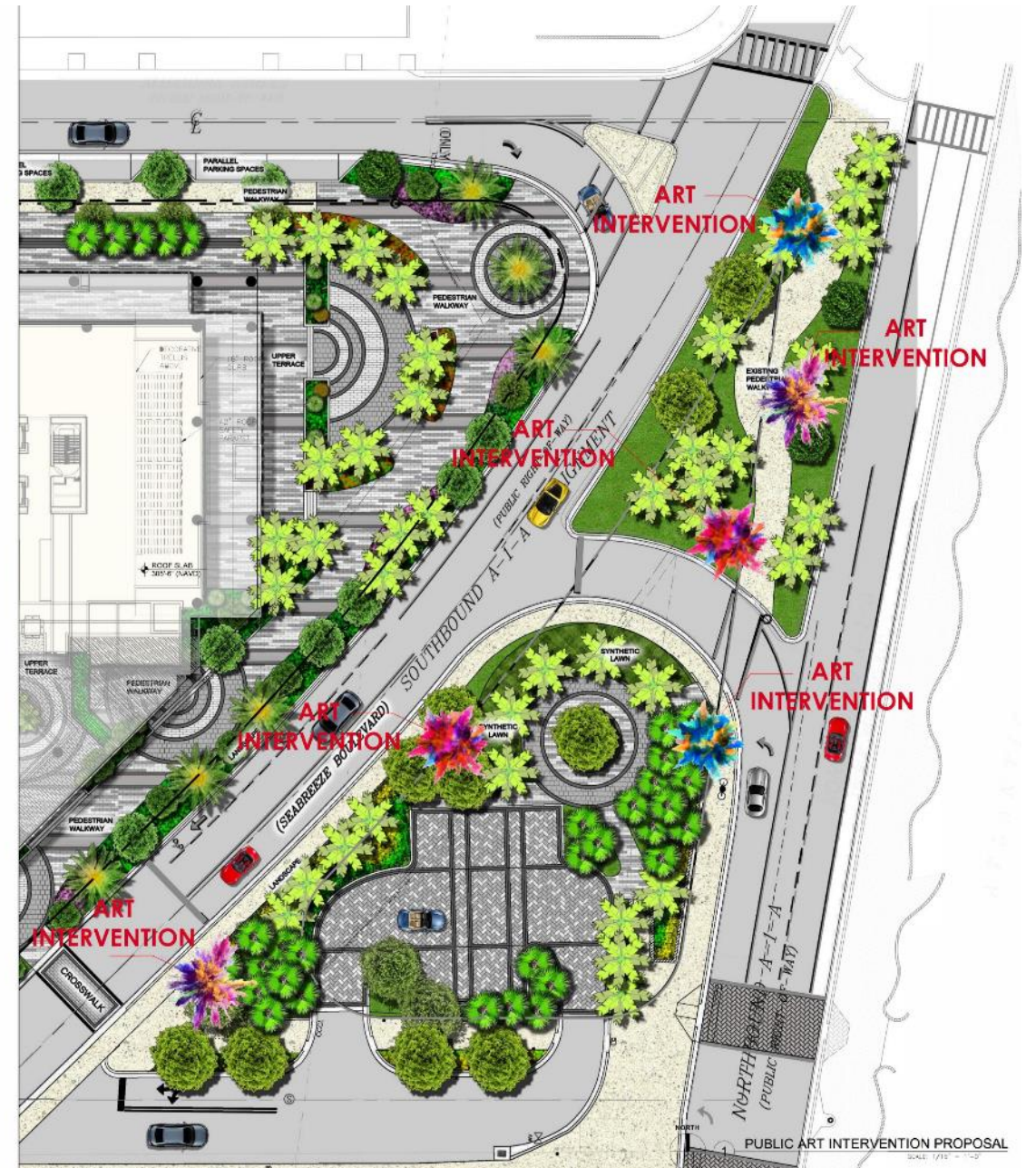
The off-site triangular parcel will be enhanced with landscape, pedestrian connections, new vehicular drop off with handicap spaces directly connecting to Sebastian beach, and public art installations.



SAMPLE ART INTERVENTION PLACEMENT



SAMPLE ART INTERVENTION PIECE





## **SEC. 47-24.4, REZONING CRITERIA**

**In summary, the proposed PDD complies with the ULDR Rezoning Criteria:**

***1. The zoning district proposed is consistent with the City's Comprehensive Plan.***

The proposed use is consistent with the City's Comprehensive Plan Goals, Objectives and Policies, including the Future Land Use Element, Goal 1, Policy 1.11.1, establishing a design character in Central Beach; Future Land Use Element Policy 1.11.2, enhancing landscaping, street and pedestrian amenities through the development review process within the Central Beach RAC; and Future Land Use Element Policy 1.11.3, by enhancing views of the oceanfront and Intracoastal waterway within the Central Beach RAC.

The underlying land use is Central Beach Regional Activity Center. The proposed PDD contains residential and commercial uses, which are permitted in this land use designation.

***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 PDD is generally consistent with the character of development in the surrounding area, which is predominantly multi-family residential with a mix of commercial uses such as restaurants, retail, and hotels. The general intensity of the surrounding area ranges from medium to high residential to resort hotels along State Road A-1-A. The proposed project is similar in character of development with the majority of the projects in the area and consists mostly of residential use, which generates lesser impacts in comparison to other land uses.

***3. The 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 proposed PDD uses are the same as those uses existing in the area and support the existing built environment. The properties to the north and south are zoned ABA district and contain residential and hotel uses. Properties to the west are zoned Intracoastal Overlook Area District (IOA) and contain residential and smaller boutique-type hotels. The proposed PDD is compatible with surrounding districts and uses.



## **SEC. 47-37A, PLANNED DEVELOPMENT DISTRICT**

Additionally, the proposed PDD complies with each of the ULDR PDD Requirements:

<b>ULDR SECTION</b>	<b>PROPOSED PDD</b>
<b>47-37A.1 Intent and Purpose</b>	The PDD proposal promotes a compact built form with unique design solutions that enhance the overall project design and relation to the surrounding context. In addition, the PDD contains substantial and recognizable improvements to the site and the existing triangular parcel as an off-site public improvement.
<b>47-37A.3 Conditions for PDD Rezoning</b>	At 2.27 acres, the site meets the minimum .5 acre PDD size requirement. The project site is a single tract of land under unified control. The proposed PDD is consistent with the goals and objectives of the Plans adopted for the City's Regional Activity Centers.
<b>47-37A.4 Uses Permitted</b>	The PDD proposes multifamily residential and commercial uses as a permitted use consistent with the City's Comprehensive Plan.
<b>47-37A.5 Application Public Outreach</b>	The Applicant has conducted or attended all required public participation meetings.
<b>47-37A.6 Application Requirements</b>	The Applicant has provided all the necessary documentation regarding application submittal.
<b>47-37A.7 Performance Standards for Permitted Uses</b>	As described in the Adequacy and Neighborhood Compatibility sections, the proposed uses and design are compatible with the surrounding context.
<b>47-37A.8 PDD Criteria and Limitations</b>	Applicant has established specific design standards.
<b>47-37A.9 PDD Public Improvements</b>	The proposed PDD provides substantial, significant and recognizable public improvements and a long-term beneficial effect to the neighboring community and the City of Fort Lauderdale.
<b>47-37A.10 Review Process</b>	Applicant conducted a pre-application meeting with staff on May 8, 2019. The application will be presented to the Planning and Zoning Board and City Commission.



An aerial photograph of a coastal city, likely Miami, featuring a wide sandy beach in the foreground, a line of palm trees, and several high-rise apartment buildings. The ocean is visible on the left, and the city skyline extends into the background under a clear sky.

THANK YOU



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LAND USE · DEVELOPMENT · POLITICAL  
STRATEGY · PROCUREMENT

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ANSWERS TO QUESTIONS  
ON NEXT SLIDES



## PROPOSED PDD STANDARDS

The table below provides a zoning comparison of the ABA requirements and proposed PDD zoning standards.  
The PDD proposes alternative FAR, Structure Length (for podium only), Building Height, Parking, and Landscape Area zoning standards only:

	Required (ABA)	Proposed (PDD)
Density	N/A	95 units per acre; 215 units
Lot Size	N/A	98,858 square feet / 2.27 acres
Lot Width	N/A	200'-0"
Floor Area Ratio (FAR)	4.0 (max)	<b>4.5 Residential Use</b> 2.5 Nonresidential Use <b>Justification:</b> The greater FAR allows for the tower's increased height in order to improve the surrounding view corridors by providing a greater number of compact floor plates as opposed to a reduced number of expansive floor plates.
Structure Length (E-W)	200'-0" (max)	<b>356'-3" (podium)</b> 136'-6" (east tower) / 110'-6" (west tower) <b>Justification:</b> Increased building podium length allows the project to maximize parking efficiency. In return this provides for a greatly reduced podium volume 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 utilized to access the beach across A1A.
Structure Width (N-S)	200'-0" (max)	198'-10" (podium) 88'-2" (east tower) / 108'-2" (west tower)
Building Height	200'-0" (max) 240'-0" If approved as development of significant impact	198'-10" (podium) <b>299'6" (east and west towers)</b> <b>Justification:</b> Increased heights allow for slender towers with smaller floorplates thereby reducing building mass and allowing light and air to filter around and in between the towers.
Building Separation	20'-0" or 20% of tallest building = 60'-0" (min)	68'-7"
Parking	609 spaces	497 spaces 120 public parking spaces <b>Justification:</b> Shared parking amongst uses.
Landscape Area	25% / 24,715 SF	<b>11% / 11,267 square feet</b> <b>Justification:</b> There is 48,451 square feet of total open space provided on-site. The proposed 11,267 square feet of landscape is on-site pervious area and <u>does not include</u> off-site improvements proposed by the PDD for the triangular parcel. Collectively, the on-site and off-site pervious area would equal 23,541 square feet.



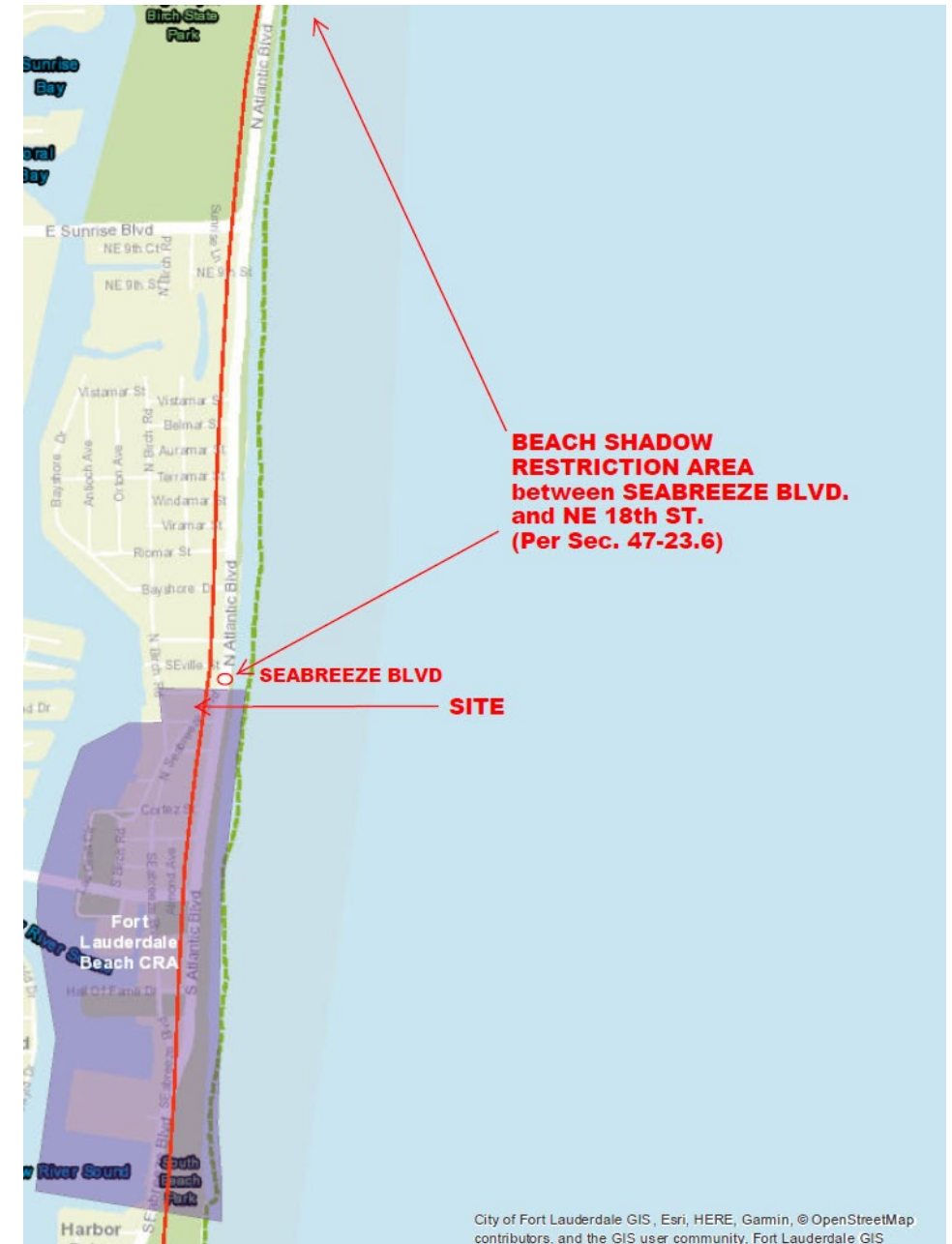
**PROPOSED PDD STANDARDS CONTINUED**

The table below provides a zoning comparison of the ABA requirements and proposed PDD zoning standards.

Setbacks	Required (ABA)	Proposed (PDD)
Front (E)	20'-0"	20'-0"
Side (N)	20'-0"	20'-0"
Side (S)	20'-0"	21.3'
Rear (W)	20'-0"	20.6'



The beach shadow area requirements are  
**NOT** applicable to the property.















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