

# THE AMALFI

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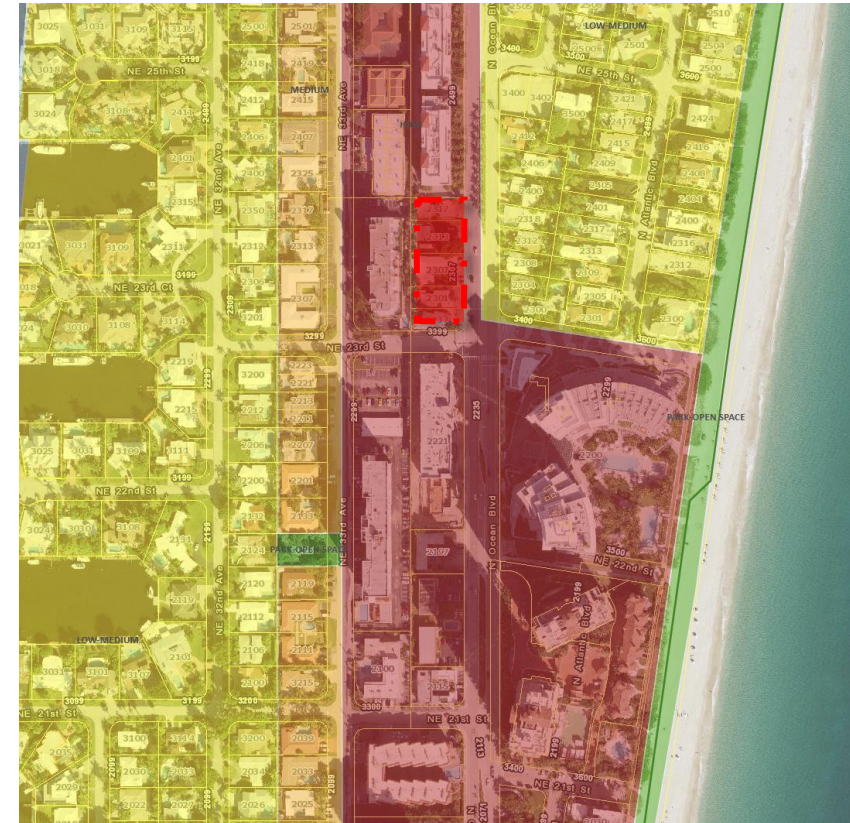
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August 25, 2025  
Dolphin Isles Public Participation Meeting

**MOORE DEVELOPMENT GROUP FLORIDA**



Aerial Map - 0.84-acre Site



Future Land Use Map – Residential High



Zoning Map – RMH-60

Central Beach  
McSorelys

Las Olas Blvd

Fort Lauderdale Airport

Downtown

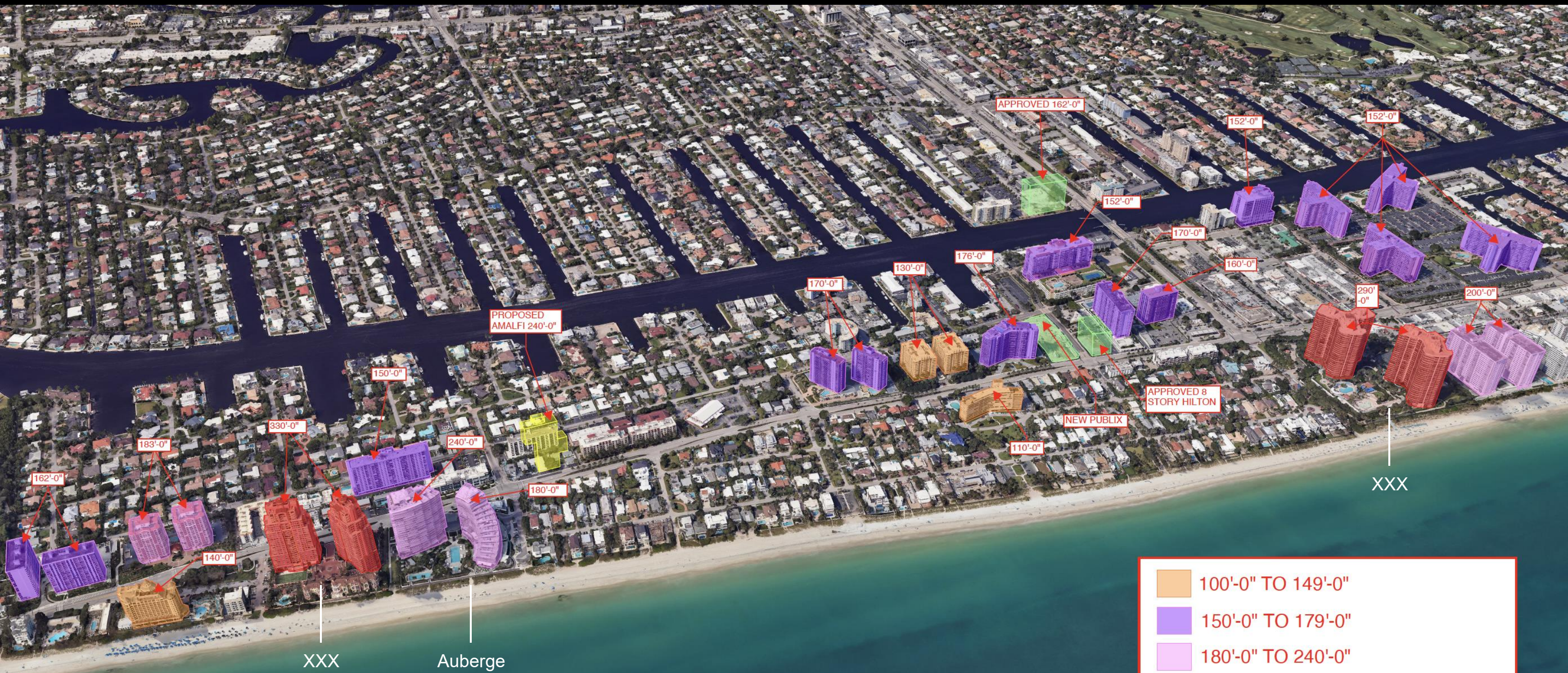
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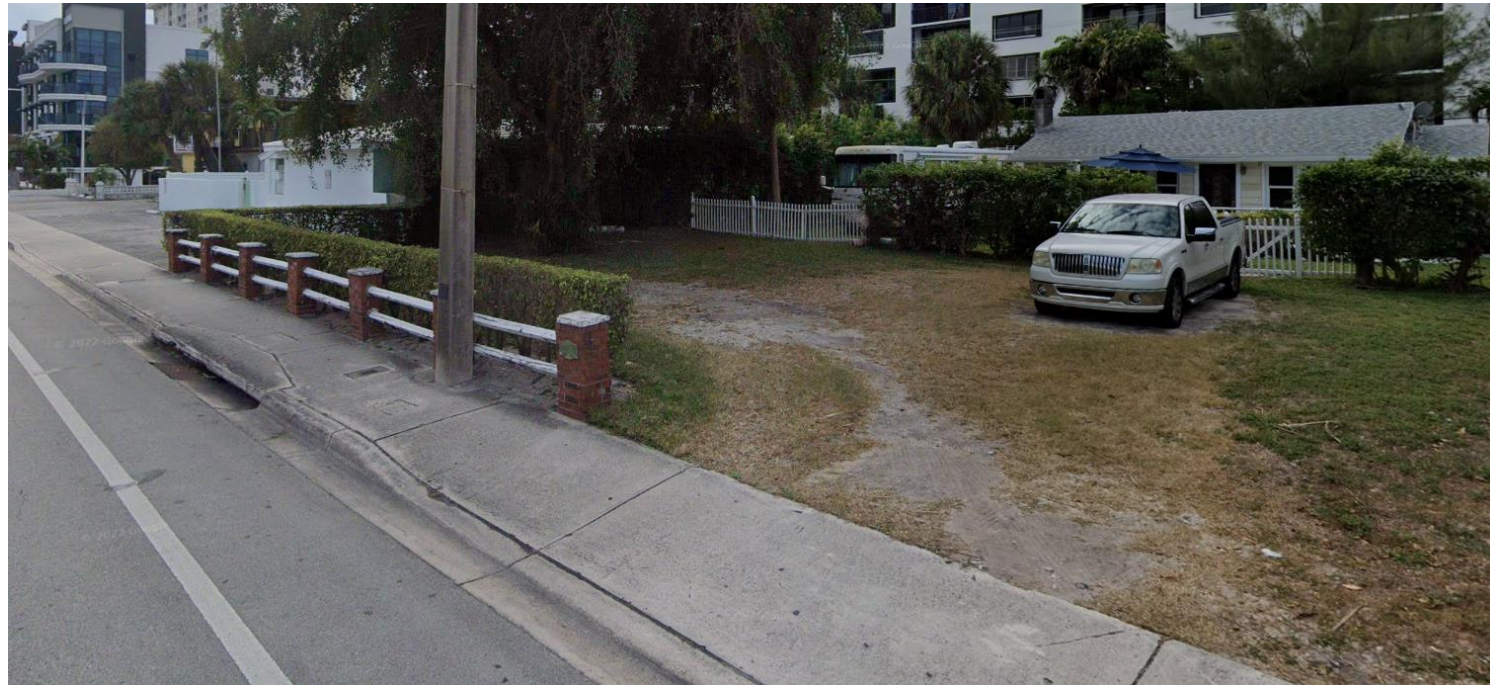
The Auberge

**THE AMALFI**

A1A







View Southwest



View North



View Northwest

# THE PROJECT

- The “Amalfi”, is a unique high-rise luxury residential development located in the upscale Dolphin Isles neighborhood of Fort Lauderdale
- Planning and Zoning Board Review for:
  - Permitted Request of building height
  - Permitted Request of Yard modification
- **21-stories** (232.5’ to roof slab of last residential level)
- **39 luxury condominium units**, ranging from 2-6 bedrooms, with average unit size of 3,522 SF
- **104 parking spaces** (exceeding 84-space code requirement), with 102 basement parking spaces and 2 ground level spaces. **On-site valet** will park and store vehicles via private car elevators.
- Vehicular access proposed along NE 23<sup>rd</sup> Street via a 2-lane, 2-way driveway
- A service entrance is proposed along NE 23<sup>rd</sup> Street with the exit along N. Ocean Boulevard (SR A1A)
- Per City’s Water/Sewer Capacity Availability Determination, **water and sewer infrastructure have the capacity to support the project demand**
- 33 PM peak hour trips (does not pull trips from the Central Beach RAC pool as property is zoned RMH-60)



	Required	Provided	Request
<b>Min. Lot Size</b>	5,000 SF	0.84 acres (36,454 SF)	Complies
<b>Max. Density</b>	48 du/net acre = 40 units	39 units (48 du/net acre)	Complies
<b>Max. Building Height</b>	120' BY RIGHT or 240' PERMITTED BY REQUEST	21-stories / 240'-0"	<b>Requested</b>
<b>Min. Lot Width</b>	50'	122'-5"	Complies
<b>Max. Building Length</b>	200'	200'	Complies
<b>Min. Floor Area</b>	400 SF (per unit)	3,522 SF condos (average)	Complies
<b>Parking</b>	84 spaces	104 spaces	Complies

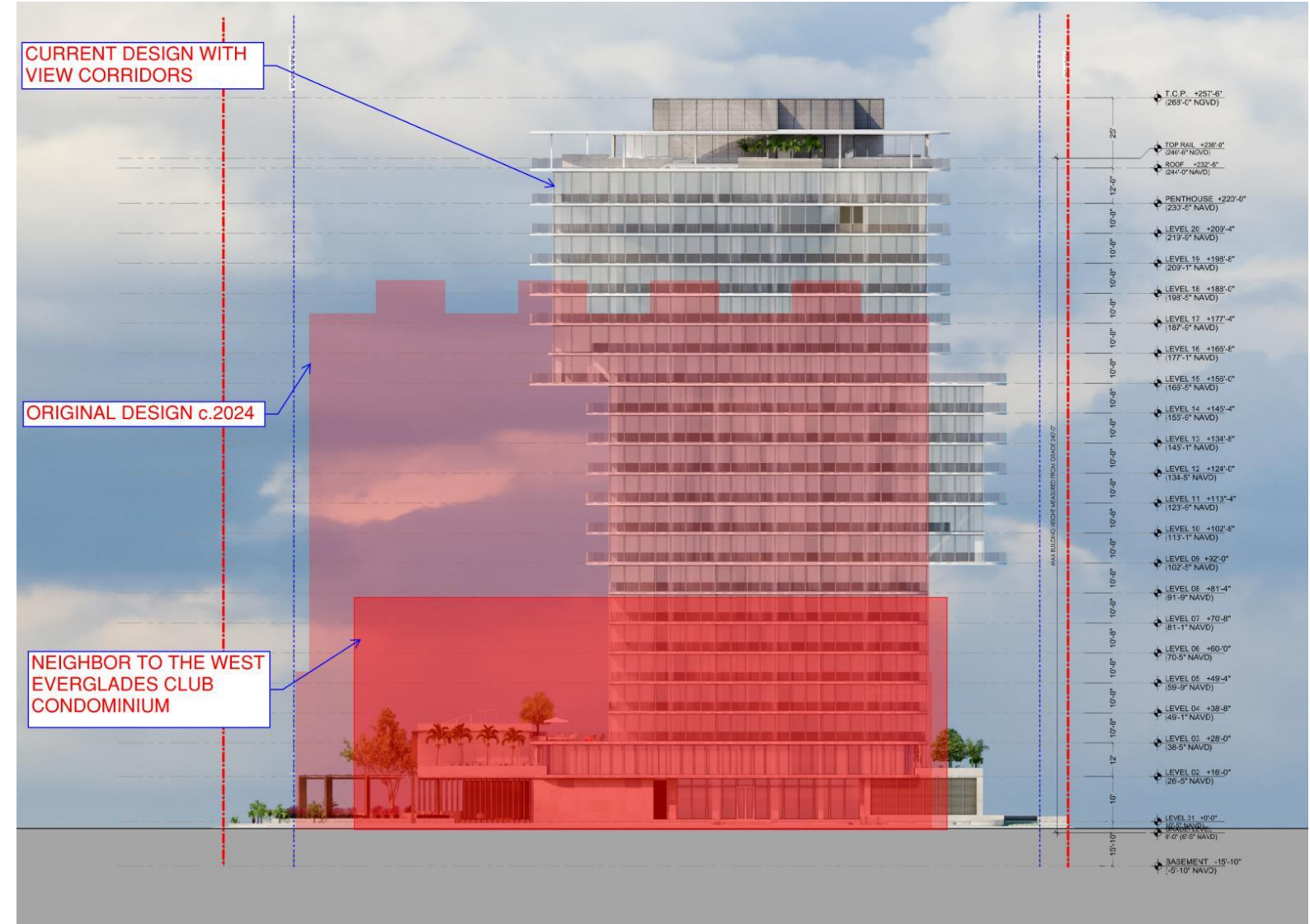
**Applicant is requesting conditional use height to permit the development of a taller, slender tower to maintain view corridors to the greatest extent**

	<b>Required*</b>	<b>Proposed</b>
<b>Front</b> (East – A1A)	<b>25 feet minimum (120 feet)</b>	<b>26.0' from Bldg. to PL</b>
<b>Side</b> (South – NE 23 <sup>rd</sup> St)	<b>10 feet minimum (120 feet)</b>	<b>68' from Bldg. to PL</b>
<b>Side</b> (North – Adj. Property)		<b>30.5' from Bldg. to PL</b>
<b>Rear</b> (West – Adj. Property)	<b>20 feet minimum (120 feet)</b>	<b>20' from Bldg. to PL</b>

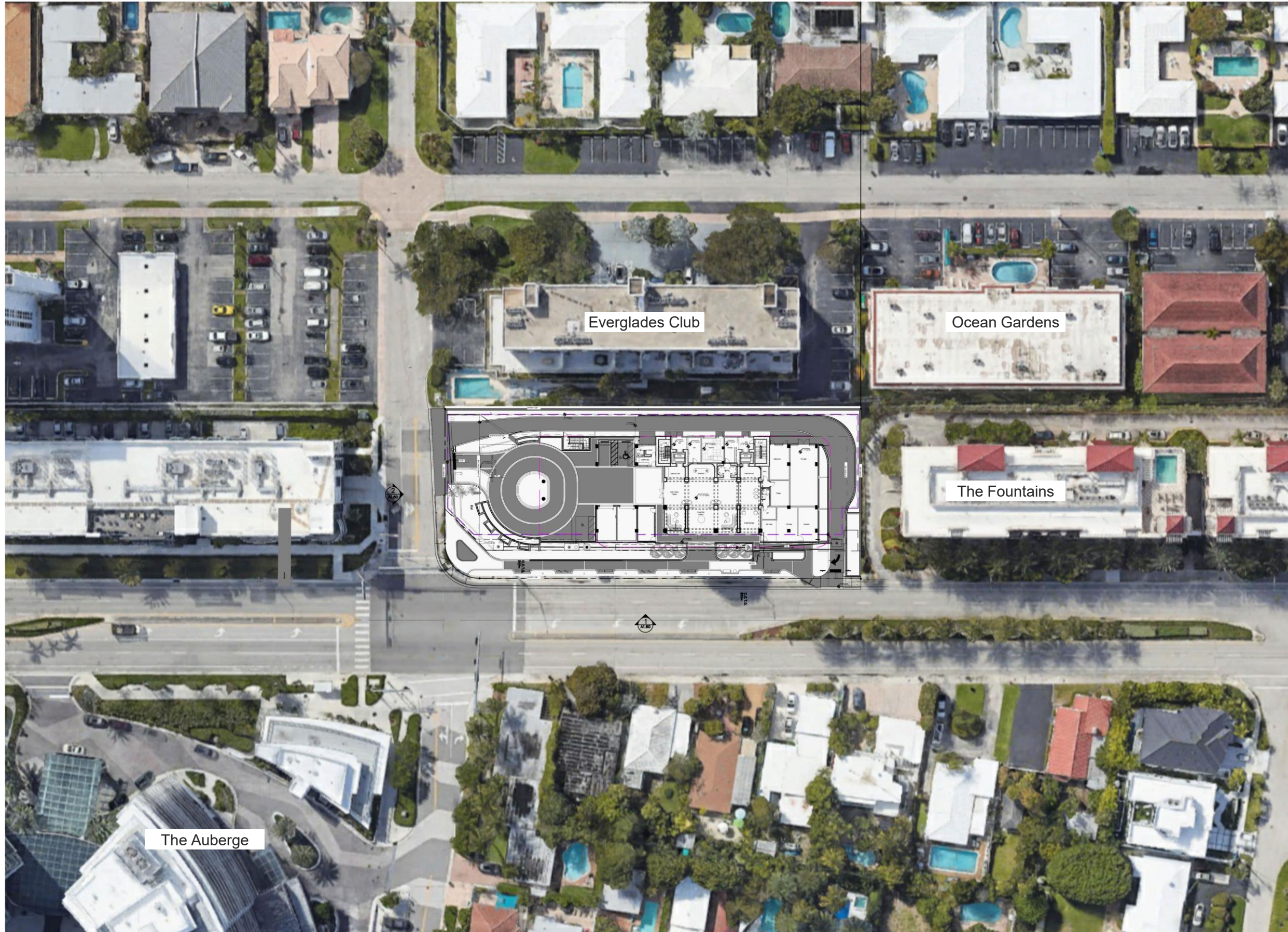
**\*Yard modifications are PERMITTED by request to Planning and Zoning Board**



**Original Design Presented to CBA in February 2024**  
 15-stories / 180' with conditional use height and yard modifications  
 blocked view corridors



**Current Design Proposed**  
 21-stories / 236.5'  
 The slender tower is situated on the north portion of the property and  
 strategically stepped-back to ensure minimal impact  
 on neighboring views







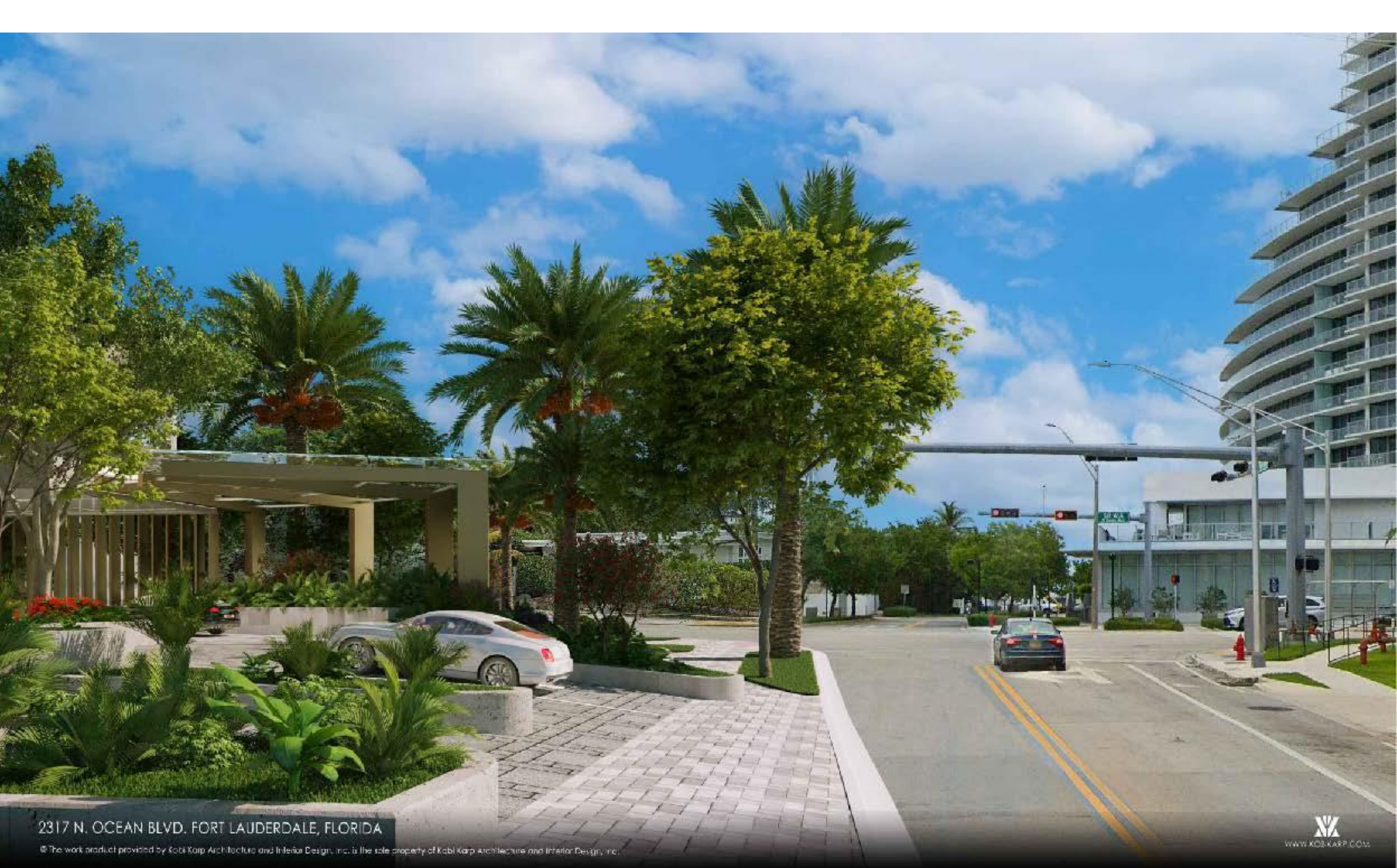






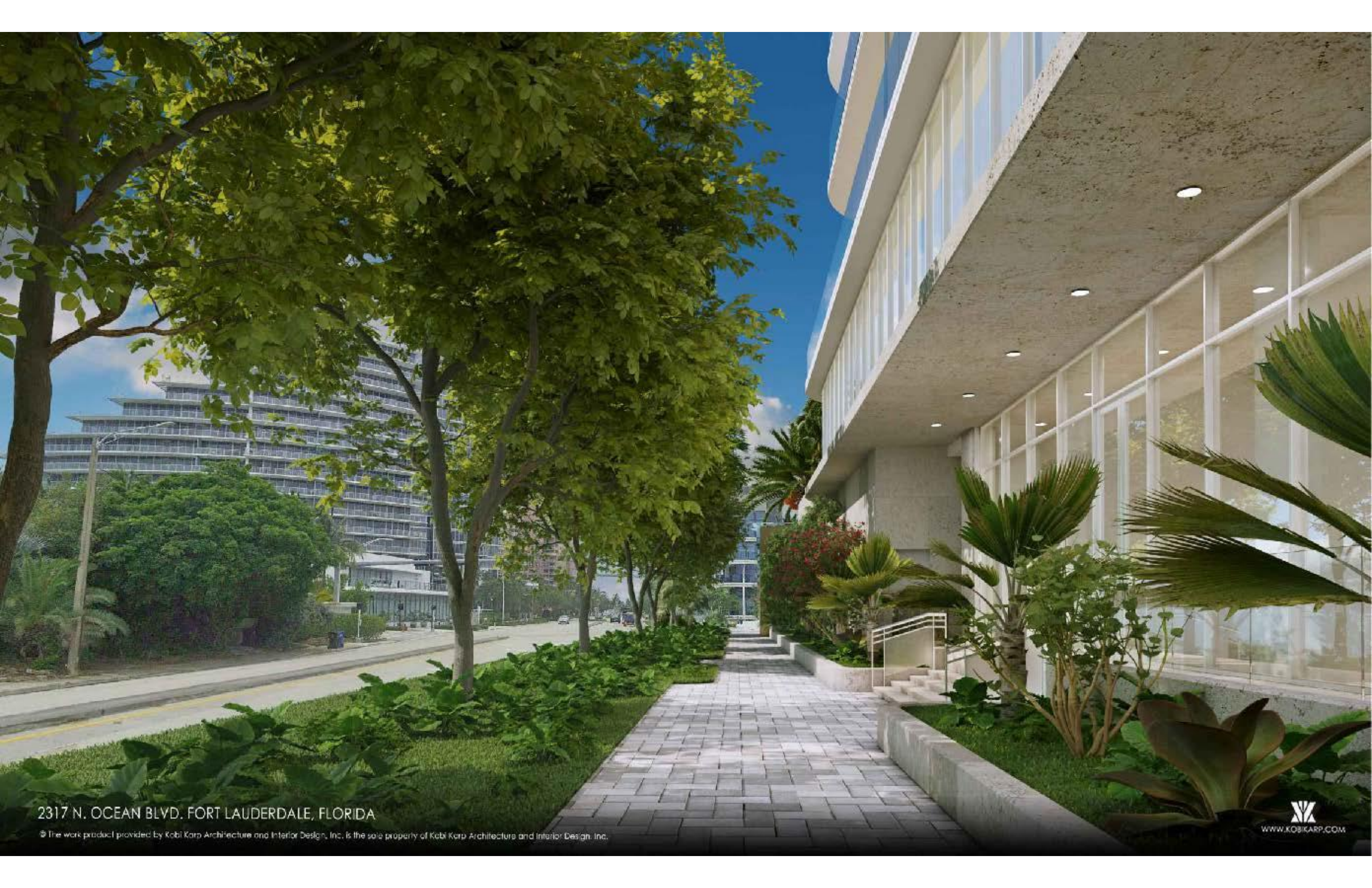






2317 N. OCEAN BLVD. FORT LAUDERDALE, FLORIDA

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<b>Feb 8, 2024</b>	<b>CBA Board Meeting Presentation #1</b>
<b>Feb 22, 2024</b>	<b>CBA Membership Meeting Presentation #1</b>
<b>Mar 27, 2024</b>	<b>Presentation to White Egret Condo Assoc. Manager</b>
<b>Apr 18, 2024</b>	<b>Presentation to CBA President, White Egret Representative and Lauderdale Beach HOA President</b>
<b>Apr 30, 2024</b>	<b>Presentation to Everglades Condo Assoc. Representative</b>
<b>May 28, 2024</b>	<b>DRC Meeting</b> Noticed to CBA, Lauderdale Beach HOA, and Dolphin Isles
<b>May 8, 2025</b>	<b>CBA Board Meeting Presentation #2</b>
<b>May 12, 2025</b>	<b>Lauderdale Beach HOA Meeting Presentation</b>
<b>Jun 10, 2025</b>	<b>Everglades Club Condo Meeting Presentation</b>
<b>Jun 19, 2025</b>	<b>Central Beach Alliance Meeting #2 and Public Participation Meeting</b>
<b>Aug 25, 2025</b>	<b>Dolphin Isles Meeting</b>
<b>Oct 15, 2025</b>	<b>Planning &amp; Zoning Board Meeting (TBD)</b> Sign and mail notice to be issued

# Questions?

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