

**REQUEST:**

Site Plan Level IV Review; Development of Significant Impact

Case Number	53R12	
Applicant	Grand Birch, LLC.	
General Location	321 N. Birch Road	
Property Size	27,510 SF / 0.632 acres	
Zoning	Intracoastal Overlook Area (IOA)	
Future Use	Vacant	
Neighborhood/Activity Center	Central Regional Activity Center	
Applicable Ordinance Sections	47-12 Central Beach Districts 47-25.2 Adequacy Requirements 47-25.3 Neighborhood Compatibility Requirements	
	<b>Required</b>	<b>Proposed</b>
Maximum Density	48 du/ac	22
Lot Size	N/A	27,510 SF
Setback	N/A	Varies
Building Height	120'	115'
Maximum Height	200' max	140'-10"
Height	N/A	N/A
Minimum Lot Area	25% min lot area	6,895
Units	48	48
	<b>Required</b>	<b>Proposed</b>
Front Yard	20'	20'
Side (N)	57.5' (½ building height)	30'
Side (S)	57.5' (½ building height)	30'
Rear (W)	57.5' (½ building height)	20'
Neighborhood Compatibility	Sign Notice 15 days prior to meeting	
Action Required	Approve, Approve with Conditions, or Deny	
Project Planner	Thomas Lodge, Planner II	

**PROJECT DESCRIPTION:**

The applicant proposes a project consisting of twenty-two (22) multifamily residential units, located on the Intracoastal Waterway, between Seville Street and Bayshore Drive. The development consists of an eleven-story (115') structure, which includes two levels of parking on the second and third floors and residential units on the remaining floors above. The applicant is requesting 30-foot side yard setbacks and a 20-foot rear yard setback as part of the request for the Development of Significant Impact.

**PRIOR REVIEWS:**

The Development Review Committee reviewed the proposal on July 24, 2012. All comments have been addressed. At the September 19, 2012 Planning and Zoning Board meeting, the applicant requested that the case be deferred to the November meeting.

**REVIEW CRITERIA:**

Multifamily developments up to one hundred twenty (120) feet in height are permitted in the Intracoastal Overlook Area District (IOA) zoning district, provided they meet the criteria outlined for IOA District, Central Beach Development Design Criteria, Neighborhood Compatibility and Adequacy requirements, as defined further below. The applicant has provided responses to the review criteria in the plans sets.

Pursuant to ULDR Section 47-12.5.D.1.d.i and ii, if approved as a Development of Significant Impact, the side and rear yard setback requirements may be reduced from the ½ building height requirement to thirty (30) feet for structures greater than seventy-five (75) feet and up to one hundred fifteen (115) feet and the rear yard setback may be reduced from ½ building height requirement to twenty (20) feet.

Pursuant to ULDR Section 47-12.6.B, the following criteria shall apply for developments in the Central Beach:

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.
2. It shall then be determined whether the architectural design of the proposed development is compatible with the design guidelines provided in Sec. 47-25.3. The design guidelines provided in Sec. 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.
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.
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.
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.

The draft Central Beach Master Plan was intended to take the place of previous plans for the Central Beach area and the applicant took certain efforts to accommodate the intent of the guidelines as well as the architectural design criteria of the code. As per ULDR Sec. 47-25.3.A.3.e.i.b, consideration shall be given to the recommendations of the adopted neighborhood master plan in which the proposed development is to be located, or which it abuts, although such neighborhood master plan shall not be considered to have the force and effect of law. The draft Central Beach Master Plan encourages new development fronting on the Intracoastal Waterway to preserve visual connections to the waterway from Birch Road. The proposed design of the project incorporates architectural elements that include glass treatments and balconies that animate the building façade, and include an internal parking garage for residents and guests camouflaged by architectural screens on the second and third floors. Within the proposed 30' side setbacks, the applicant provides lower scale landscaping treatment to maintain visibility, and allow for circulation of light and air.

Adequacy and Neighborhood Compatibility:

The neighborhood compatibility criteria of ULDR Sec 47-25.3 include performance standards requiring all developments to be "compatible with, and preserve the character and integrity of adjacent neighborhoods...include improvements or modifications either on-site or within the public rights-of-way to mitigate adverse impacts, such as traffic, noise, odors, shadow, scale, visual nuisances, or other similar adverse effects to adjacent neighborhoods. These improvements or modifications may include, but shall not be limited to, the placement or orientation of buildings and entryways, parking areas, bufferyards, alteration of building mass, and the addition of landscaping, walls, or both, to ameliorate such impacts"

The properties to the north and south of the site are zoned IOA, and directly to the east is the A-1-A Beachfront Area (ABA) zoning district. Overall, the buildings surrounding the site range from two to fifteen stories and the proposed project is similar to the mass and scale of structures in the surrounding vicinity. Directly to the south of the project site is an eleven-story multi-family building and directly to the north is a two-story multi-family building. There is a two-story motel building to the east and a fifteen-story multifamily building to the northeast across Birch Road.

The project preserves views to the waterway by providing clear glass treatments on the ground floor of the buildings. The design also incorporates balconies and glass treatment that helps to reduce the impact of building mass and activate the building façade, as well as incorporating parking garage screens and other architectural features to help animate the building further. The building will provide a vehicular drop off area and will accommodate trash internal to the site. Proposed site improvements also include enhancements to the streetscape environment with new sidewalks, landscaping and by incorporating a

more inviting pedestrian environment by providing an outdoor seating area at the southeast side of the building, and a decorative waterfall feature next to the front main building entrance, enhancing the overall public realm experience.

The applicant has submitted narratives regarding the project's compliance with Section 47-25.2, Adequacy Requirements, and Section 47-25.3, Neighborhood Compatibility Requirements, attached with the site plan and submittal material, to assist the Board in determining if the proposal meets these criteria. A context plan and perspective renderings depicting the height, mass, scale, shadow, materials and details, etc. of the proposed development as it relates to surrounding properties have been provided with the site plan submittal.

**Parking and Circulation:**

A total of 48 parking spaces are required for the proposed uses, as follows:

As per ULDR Sec. 47-20, Parking Requirements:

(22) 3-bedroom units + den @ 2.2 spaces = 48.4

**TOTAL: 48 parking spaces required**

The applicant is proposing to provide 48 parking spaces on site. A one-way ingress/egress has been provided with a drop off area in the front of the building. The applicant has provided a walkway from the 5-foot walkway from the main entrance to the sidewalk.

**Comprehensive Plan Consistency:**

The proposed development is consistent with the City's Comprehensive Plan in that the residential use and density proposed are permitted in the Central Regional Activity Center land use category. The Future Land Use Element of the Comprehensive Plan permits up to 5,500 dwelling units in the Beach RAC. This request is for 22 units. If approved there will be a remaining balance of 4,523 units available (including all pending projects). The total peak hour trips generated by this development is 17, if approved there will be 727 trips remaining (including all pending projects) in the Central Beach Regional Activity Center.

**STAFF FINDINGS:**

Staff recommends the Board approve this request, subject to conditions herein and consistent with:

- ULDR Section 47-12, Central Beach Districts
- ULDR Section 47-25.2, Adequacy Requirements
- ULDR Section 47-25.3, Neighborhood Compatibility Requirements

**PLANNING & ZONING BOARD REVIEW OPTIONS:**

If the Planning and Zoning Board determines that the proposed development or use meets the standards and requirements of the ULDR and criteria for review, the Planning and Zoning Board shall recommend approval or approval with conditions to the City Commission necessary to ensure compliance with the standards and requirements of the ULDR and criteria for the proposed development or use.

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

**HARBOR HOUSE EAST**

9 NORTH BIRCH ROAD

FORT LAUDERDALE, FL 33304

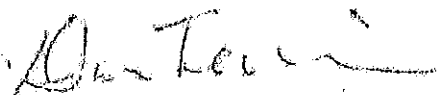
harborhouseeast@gmail.com

Dear Fort Lauderdale Planning and Zoning members,

On Monday September 10<sup>th</sup> at 9:30 am our board met to discuss the proposed project down the street from us at located at 821 N. Birch called Grand Birch. We reviewed the plans, setbacks and overall design of the building. Being a mid-sized mid century building of 7 floors on the Infracoastal we are glad to see another contemporary mid-sized building proposed rather than another high-rise on the water.

The board voted 4-0 in favor of recommending you approved this project.

Sincerely



Dan Teixeira, President

Harbor House East

Board Members Present:

Chris Kossman

Dean Strilk

Sydney Buhler

Dan Teixeira

September 19, 2012

Castillo Grand Condominium Association  
1 North Fort Lauderdale Beach Blvd.  
Ft Lauderdale, Florida 33304

City of Ft Lauderdale  
Building and Zoning Board

The owners of the Castillo Grand Condominium Association support the development of the proposed 'Grand Birch' Condominium at 321 North Birch Road.

The tasteful design of the proposed 'Grand Birch' will add value to the community in many ways. Only eleven stories, the Grand Birch will nestle in nicely with its neighbor, Birch Pointe, also 11 stories.

We respect the fact that the developer is going to keep this desirable piece of property at low density, as we understand it, only 22 units.

The building will provide new jobs for the area, new tax revenues for the city, and residents of the 22 units will increase pedestrian traffic to the beach shops and restaurants along the proposed new pedestrian way on Birch Road.

As residents the community, the owners of Castillo Grand would welcome the arrival of The Grand Birch project.

Thanks for your consideration,



Moe Berger  
President  
Castillo Grand Condominium Association