

Donald R. Hall for
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Dated: February 28th, 2013

GRAND BIRCH, LLC / GRAND BIRCH CONDOMINIUM
CITY COMMISSION NARRATIVE
CASE NO. 53-R-12

I. INTRODUCTION

Grand Birch, LLC, (“Applicant”) proposes to construct Grand Birch, an 11-story, 22-unit condominium located at 321 North Birch Road in the Central Beach Area of the City of Fort Lauderdale (the “Project”). The Project site is bounded on the west by the Intracoastal Waterway and on the east by Birch Road in an area which is designated as Regional Activity Center (RAC) by the City’s land use plan map and zoned Intracoastal Overlook Area (“IOA”).

The site is trapezoidal with 124.58 feet on the north side, 149.63 feet on the south side, 201.30 feet to the east on Birch Road and 200.86 feet to the west on the Intracoastal Waterway. The area is 0.632 acres. The building footprint within setbacks is 88’-3” on the north, 105’-10” on the south, 141’-2” on the east and 140’-10” on the west. That area is 0.3133 acres. The height of the building is 115 feet.

Grand Birch requests that the Project be approved as a development of significant impact and that this application for site plan approval be reviewed as a Site Plan Level IV pursuant to Sections 47-12.5(D)(1)(d)(i)(ii) and 47-12.6, of the City’s Unified Land Development Regulations (“ULDR”).

The IOA permits side yard setbacks for projects that are approved as a Level IV site plan and which meet Level IV criteria as follows: for structures greater than 75 feet up to 115 feet in height, a 30 foot side yard setback (Section 47-12.5(D)(1)(d)(i) ULDR). The setbacks which are requested for Grand Birch satisfy the IOA standard as set forth on the following chart:

Setbacks/Yards	Required yards per Site Plan Level III	Required yards per Site Plan Level IV	Grand Birch Proposed Yard
Front	20’	20’	20’
Rear	½ height (varies at building height location)	20’	20’
Side	½ height (varies at building height location)	75’ to 115’ = 30’	75’ to 115’ = 30’

The proposed side yard setbacks will provide a building separation between Grand Birch and the building to its north of 38'-0" +/- and a 60'-0" separation between Grand Birch and the building to its south. These building separations will create wide view corridors to the Intracoastal Waterway. The footprint of the building allows a significant portion of the site to be used for open space and green areas.

Grand Birch's design is characterized as contemporary style architecture exemplified by the simple and clean lines of the structure, including modern curved balconies and geometric features along the façade. The façade of the building is well articulated, providing visual variety and interest without being overwhelming or losing cohesion. The street level façade enhances the pedestrian environment by incorporating architectural features into its design which add special interest to that street environment and compatibility with nearby properties and site elements.

Grand Birch has been designed to be compatible with the City's design criteria, and both the Central Beach Revitalization Plan and the Fort Lauderdale Beach Community Redevelopment Plan. The Project's features include: (1) parking within an internal parking garage which is attractively screened and shielded from view from Birch Road, the Intracoastal Waterway and neighboring buildings; (2) active uses and amenities on the first floor that enhance the streetscape and pedestrian environment; (3) internal vehicle drop off and entryway with minimal vehicular use area; (4) internal building services including trash and loading areas; (5) generous setbacks from neighboring properties; (6) an architectural style which creates a compact building form, eliminating the "pedestal-styled" residential tower atop a large parking structure; (7) an effective design which results in a structure which is not a single continuous volume of height; and (8) undulations of the building and varying levels of architectural dimensions and features which break up the mass of the east and west facades.

II. COMPATIBILITY WITH THE FORT LAUDERDALE CENTRAL BEACH REVITALIZATION PLAN AND THE FORT LAUDERDALE BEACH COMMUNITY REDEVELOPMENT PLAN

The Revitalization Plan ("RP").

The RP was approved by the City Commission of the City of Fort Lauderdale ("City") on July 12, 1988. It provides a working document for the continued revitalization and redevelopment of the Central Beach Area ("Area"). The overall goal of the RP is the renewal of the Area to make it safer and more attractive for tourists and residents. Its purpose is to serve as a guide for future public and private development.

The RP divided the Area into six districts. The Central Beach Area Zoning Ordinance, Section 47-12, ULDR ("Zoning Ordinance"), contains the specific development standards for each district. As such, the Zoning Ordinance incorporates the private sector design guidelines of the RP for each zoning district.

The IOA was designed to allow more intense uses than permitted in the North Beach Residential Area Zoning District. This application explains the reasons why and how Grand Birch is compatible with the character of the overall plan of development contemplated by the

RP as implemented by the IOA and with the design guidelines provided in Section 47-25.3, ULDR. Among those reasons are the following:

- Its building height of 115 feet is consistent with the proposed use, adjacent development and is permitted by the IOA.
- Its building setbacks are consistent with the proposed use, adjacent development and are permitted by the IOA.
- The architectural design of the building is compatible with the character of the overall plan of development contemplated by the RP and the design guidelines provided in Section 47-25.3, ULDR, which specifically provides that those guidelines are not intended to be exclusive and that if alternative architectural design concepts are presented by the development application they will be considered during review of the application for development approval.
- The contemporary style architecture of the building features simple lines, curved balconies and geometric features along the façade. The façade of the building is well articulated, providing visual variety and interest without being overwhelming or losing cohesion.
- The street level façade enhances the pedestrian environment by incorporating architectural features, which include a water wall, into its design which add special interest to that street environment and complement nearby properties.
- The mass of the building is softened not only by its architectural design, but also by the side yard setbacks which provide air, light and expansive views of the Intracoastal Waterway.

The Community Redevelopment Plan (“CRP”).

On November 21, 1989, the City approved the CRP. The CRP specifically recognizes that redevelopment is needed in the Area in order to eliminate blighted conditions such as poor building conditions, low improvement value to land value ratios and to reverse the general physical deterioration of the area. The purpose of the CRP as stated in Section 1.1.3 is to remove the existing constraints to development and demonstrate to private developers the public commitment to redevelopment of the Area.

Section 1.1.4 of the CRP contains the redevelopment goals, objectives and policies. The Grand Birch Condominium as proposed by the application for site plan approval is consistent with these goals, objectives and policies in that it will:

- Help to stimulate redevelopment of the Area by creating and enhancing a positive physical image of the Area.
- Provide an active pedestrian experience between the Intracoastal Waterway and the beach, specifically along its frontage on Birch Road.
- Implement the CRP’s statement that the preferred redevelopment of the Area is as an urban mixed-use village and that residential development is a component of such a village.
- Provide a high-end residential development in the Area as envisioned by the CRP market study.

III. THE NOVEMBER 30, 2009 DRAFT OF THE CENTRAL BEACH MASTER PLAN – MID BEACH CHARACTER AREA (“CBMP”)

The draft of the CBMP and its guidelines for private realm development have not been adopted. Therefore, they are not applicable to this application. However, the Project is compatible with the spirit and intent of the private realm development guidelines for the mid beach area which are proposed by that plan.

The CBMP divided the Central Beach into five character areas. Grand Birch lies within the mid beach district character area which is designated for development of resort hotel and residential development use. The mid beach area is envisioned as an area which will provide a transition from the dense central beach entertainment area to the north beach neighborhood. This character area is a predominantly residential neighborhood and future development is encouraged to respect its existing fabric and scale. It also encourages new development on the Intracoastal Waterway to provide view corridors to the Intracoastal Waterway from Birch Road.

The CBMP market analysis is a key element of the CBMP and was prepared as a means of testing the market demand for various uses. The analysis found that the strongest market opportunities for the central beach over a five to 10 year period were likely to be for hotel and condominium development. It projected an opportunity for 500 to 800 units of new housing, both for sale and high-end rental, and noted that site characteristics drive market response to the type and price of new housing and that amenities such as water views and structured on-site parking are more critical for mid and high-rise construction than for other types of residential development. Therefore, it concluded that new housing on the central beach is likely to be driven by a combination of location, building form and density.

Section 3 of the CBMP explains the purpose and intent of the design guidelines. It states that these guidelines are general in nature and establish the intent of the CBMP within the character areas. It specifically provides that the guidelines are not to be prescriptive because specific site conditions and circumstances may require alternative solutions which are acceptable if they meet the overall intent of the guidelines.

Grand Birch is compatible with the CBMP and the mid beach character area because:

- It will not create wide curb cuts on Birch Road, a primary street. Vehicular use areas are minimized, with an internal drop off which also widens the pedestrian space at the entry.
- The structured parking will be internal to the building. It will be attractively screened with lightly tinted glass panels and framed screens and not visible from Birch Road, neighboring properties or the Intracoastal Waterway.
- Its first floor will include large expanses of lightly tinted glass and have gardens and patios visible from the street, creating a setting of interest and activity to enhance interaction with the pedestrian experience on the street.

- The small building footprint and wide side yard setbacks will provide expansive view corridors to and a visual connection with the Intracoastal Waterway from Birch Road. The fences are glass panels which discreetly provide security while maximizing these views.
- Its architectural design respects the existing fabric and scale of the IOA.
- The street level façade enhances the pedestrian environment by incorporating architectural features into its design which add special interest and complement nearby properties. Many features of the building are brought all the way down to this level and focal points of interest such as the water feature and glass and metal elements complement the environment.
- Its architectural style creates a compact building form, eliminating the “pedestal-styled” tower atop a large parking structure by bringing down architectural features of the façade.
- Its effective design results in a structure which is not a single continuous volume of height. The undulations of the building and varying levels of architectural dimensions and features break up the mass of the east and west facades and the building steps back from 30’ to 35’ at the 11th floor on its north and south sides.

IV. APPLICABLE ULDR SECTIONS

A. Central Beach District Requirements – IOA - Sec. 47-12.5(D)(1)(d)(i)(ii)

If a development is approved as a development of significant impact pursuant to Level IV site plan review, the side and rear yard requirements may be reduced as follows:

- a. Side yard. For structures greater than seventy-five (75) feet in height: thirty (30) feet;
- b. Rear yard. Twenty (20) feet.

B. Central Beach Development Permitting and Approval - Sec. 47-12.6

See Exhibit A.

C. Adequacy – Sec. 47-25.2

See Exhibit B.

D. Neighborhood Compatibility and Community Compatibility - Sec. 47-25.3

See below for specific criteria.

V. **NEIGHBORHOOD COMPATIBILITY AND COMMUNITY - COMPATIBILITY REQUIREMENTS §47-25.3**

A. **NEIGHBORHOOD COMPATIBILITY**

1. **Adequacy Requirements.** See Exhibit B.
2. **Smoke, odor, emissions of particulate matter and noise.** The Project will not exceed the maximum levels of smoke, odor, emissions of particulate matter and noise as regulated by Chapter 27 of the Code of Broward County.
3. **Design and performance standards.**
 - a. **Lighting.** The Project design will comply with the lighting requirements of this section.
 - b. **Control of appearance.** The Project is residential and incorporates windows, doors and entrance openings into the design on its facades. The facades contain undulating balconies, awnings, uniform cornice heights and material banding. Loading and service facilities will be screened from abutting residential uses. Rooftop mechanical equipment, stair and elevator towers will be visibly screened from abutting properties.
 - c. **Setback regulations.** N/A. This subsection only addresses nonresidential development.
 - d. **Bufferyard requirements.** The Project provides generous buffer elements which include: (i) 30' side yard setbacks with lush tropical landscaping, and (ii) dumpsters located inside the building.
 - e. **Neighborhood compatibility and preservation.** The neighborhood within which the Project is located is a mix of residential, co-op and hotel/motel uses along the Intracoastal Waterway which vary in height. The Project's height, mass, setbacks, landscaping and architectural features are compatible with the neighborhood and have been designed to maintain the neighborhood's character. In addition, the design of the building incorporates visually appealing design elements as seen from the Intracoastal Waterway and Birch Road and enhances the view corridors to the Intracoastal Waterway.

B. **COMMUNITY COMPATIBILITY REQUIREMENTS**

1. **BULK-CONTROLS**

- a. **Density.** The IOA allows a residential density of 48 dwelling units per acre. Since the Project site is 0.632 acres, it could be developed at a density of 30 dwelling units. Grand Birch proposes to construct 22 condominium dwelling units on the site.

- b. **Floor Area Ratio.** Floor Area Ratio is not restricted in the IOA zoning district.
- c. **Height.** Grand Birch's height of 115 feet is consistent and compatible with the proposed use, adjacent developments, the Central Beach Area Revitalization Plan and the IOA zoning district requirements.
- d. **Yards.** Grand Birch's yards are compatible with adjacent development and comply with the standards of the IOA Zoning District. The yards are as follows:

North (side):	30 feet
South (side):	30 feet
East (front):	20 feet
West (rear):	20 feet

These setbacks create a building separation and view corridor at street/eye level between the Project and the adjacent buildings to the north and south of 60'-0" on the south and +/- 38'-0" on the north.

2. **MASSING GUIDELINES**

- a. **Overall Height.** The effective design of Grand Birch creates a structure which is not a single continuous volume of height. The undulations of the building and varying levels of architectural dimensions and features break up the mass of the east and west facades. The east façade has a recessed arcade-like drop off entry and the west façade includes ground floor terrace lanai units with cabanas. The overall height varies both on the roof and by incorporating recessions and projections along the facade. The rooftop design elements include terraces on the east and west façade, creating variation in height and appearance and the building steps back from 30' to 35' at the 11th floor on its north and south sides.
- b. **Vertical Plane Moderation.** The design of Grand Birch incorporates various features that break the repetitive moderations such as generous balconies, window treatments, vertical picture frame moldings, cornices and fascia lines.
- c. **Facade Treatment.** The exterior facade vertical plane enhances the pedestrian environment by incorporating the following architectural features into its design: recessed and interior circular drive to bring vehicular traffic off of Birch Road which will not conflict with pedestrian traffic, decorative glass railings, ornamentation, changes in material, color and sculpting of the architectural surface, all which add special interest and compatibility to public sector site elements.

3. **STREET LEVEL**

a. **Active Use.**

- i. The first floor of Grand Birch is designed to emphasize pedestrian scale activity along both Birch Road and the Intracoastal Waterway. The structured parking facility is internal and does not front on Birch Road. The first floor frontage along Birch Road creates an active pedestrian experience with minimal interference with vehicular traffic. The main entrance and condominium lobby activates this east elevation with a lightly tinted glass first floor allowing pedestrians to look through the lobby to the Intracoastal Waterway. On the Intracoastal side, there is a spa-like pool and cabana area which makes the Project visually appealing and provides activity along the water's edge. The gym overlooks Birch Road and therefore provides active recreational activity which will be visible to pedestrians.
- ii. All furnishings and other elements associated with the active street level uses are designed and will be maintained to enhance the visual and functional quality of the streetscape and will be compatible with public sector site elements. Pavers, lighting and landscaping have been incorporated into Grand Birch's streetscape design to enhance and to be compatible with the public sector site elements.

- b. **Fenestration.** Grand Birch complements and encourages pedestrian scale along Birch Road by providing appealing architectural features such as lightly tinted glass, columns and lush tropical landscaping. Windows, doors and other architectural features are used along the structure's east and west first floor facades to allow expansive views through the lobby to the Intracoastal Waterway. Solid walls have been minimized. Reflective surfaces on windows and doors are not utilized, street level windows and doors receive special detailing to add variety to the streetscape.

- c. **Arcade.** Not required in the IOA.

- d. **Trash/Loading Facilities.** The Project will include (2) Wilkinson Hi-Rise Waste/Recycling Chute Model BSE-2RU. The BSE-2RU Model includes a Bi-Sorter using 2-yd containers. The Waste Recycling System will meet the capacity requirements of the building and will meeting the city recycling ordinance requirements.

All building facilities such as trash management and loading/receiving service areas are screened so as not to be visible from the Intracoastal Waterway, Birch Road or pedestrian circulation areas.

4. **OTHER GUIDELINES**

- a. **Energy Conservation.** Grand Birch is oriented east to west and will benefit from the southeasterly breezes. The colors and materials used are designed to be energy conscious. The mechanical and electrical system will be designed to comply with ASHRAE Standard 90.1 – Energy Standard for High Rise Buildings. The design will utilize high efficiency air conditioning units with multiple control zones for each apartment unit, a control zone is provided for each exposure to minimize overcooling and heating and high efficiency lighting fixtures in the common areas. These elements and the design will result in a building which will exceed the requirements of the Florida Energy Code.
- b. **Building Separation.** Grand Birch has been designed to provide significant space between adjacent buildings. This space allows the passage of natural breezes and light. The building has been located on the site to maintain views to the Intracoastal Waterway from existing structures.
- c. **Rooftop Design.** The rooftop is designed with features which incorporate both structural function and architectural design. The roof is finished with surface materials that do not affect the quality of views from surrounding buildings. All rooftop mechanical equipment, stair and elevator towers are designed as an integral part of Grand Birch’s volume and are screened from view.

5. **VEHICULAR CIRCULATION**

- a. **Ingress/Egress.** Access drives to Birch Road are limited to those necessary for the adequate function of the condominium and designed to minimize impact on Birch Road.
- b. **Arrival / Drop-off Areas.** The vehicular arrival and drop-off areas are from Birch Road. These areas have been designed to allow sufficient room for vehicle stacking, loading, unloading and other main entrance functions. Grand Birch owners have a separate vehicular entrance that leads directly to the parking garage. There is no interference with pedestrian entries, which are located the maximum possible distance away from the service and loading areas.
- c. **Parking.**
 - i. The parking provided is consistent with the proposed use as a condominium and satisfies Section 47-20 of the Unified Land Development Regulations. Grand Birch will provide 2.2 parking spaces for each unit.

- ii. Grand Birch will provide self-parking for the residents, with spaces at the entry level for visitors and guests. The access drives and ramps to parking are limited to those necessary for the function of Grand Birch and comply with vehicular ingress/egress guidelines.
- iii. The ULDR requires that the Project provide 48 parking spaces. Grand Birch will provide 48 parking spaces, 45 of which will be in a two level garage beginning on the second story of the building and an additional three parking spaces at the ground level.

The first level of parking is elevated and ramps up to the second floor. The parking garage is an open-air garage which is naturally vented. The parking garage is screened at all levels which will insure that cars are not visible from the Intracoastal Waterway or neighboring buildings. Screening of garage openings will minimize light spillage. The garage incorporates architectural details which when combined with the first floor uses makes the presence of the garage discreet.
- iv. Vehicular circulation within the parking areas is internal to the parking facility and public roads are not utilized as part of the parking circulation system. The parking garage driving surface will be treated to prevent tire squealing while turning.
- v. Grand Birch has internal structured parking that complies with street level and covered parking guidelines. The design is compatible with the neighboring architecture and site elements.

6. **PERIMETER TREATMENTS**

a. **Screening.**

- i. All trash handling, loading and equipment storage facilities are screened so as not to be visible from adjoining public corridors and are landscaped to moderate views from surrounding buildings.
- ii. Mechanical equipment, including handling units, exhaust outlets, transformer boxes and electric switching units will be appropriately screened by landscaping wherever they cannot be concealed within the building volume. The air-conditioning unit on the roof of the building will be screened by a wall. The unit on the north side of the building will be screened with landscaping. The FPL transformer and the pool equipment will be screened with landscaping.

- b. **Paving.** The paving systems used on Grand Birch's walkways are colored stamped concrete and pavers on sand. The paving will complement the overall fabric of the streetscape and will not dominate the visual experience.
- c. **Landscape.**
 - i. Grand Birch's planting will be consistent with the proposed use and will comply with the requirements of Section 47-21 of the ULDR. The percentage of landscaped area and open space exceeds the requirements of the ULDR.
 - ii. Plant material has been selected to fit within a contemporary urban context, acknowledging the limitations of the beach environment, creating a lush tropical environment in keeping with the visual quality of the Beach. Grand Birch will have several varieties of palm trees including Coconut Palms and Medjool Date Palms interspersed with shade trees and accent shrubs meshing the rich, lush landscape with the elegance of the building.
 - iii. Plant massing will be rich in material with special attention given to the ground plane treatment. Color will be used in bold massive statements where appropriate.
 - iv. Grand Birch's plant material will abut and be readily visible from adjoining public corridors and will reflect the species, size and spacing of the public sector landscape and provide a cohesive visual and functional transition without interruption.
 - v. Because Grand Birch is located along the Intracoastal Waterway, Medjool Date Palms and Coconut Palms with colorful understory shrubs will be planted along the water frontage.
 - vi. Street frontage landscaping will not be blocked by fences or other architectural treatments. The street frontages will have Medjool Date Palms with colorful understory plantings.
 - vii. Landscape design and maintenance will be compatible with the public sector site elements.
- d. **Site Furnishings.** Grand Birch's site furnishings will be compatible with the proposed use, adjacent development and as required by applicable codes. Site furnishings will be designed/located in an organized manner, not haphazardly distributed. Site furnishing design, materials and maintenance will be compatible with public sector site elements.

e. **Signage.**

- i. When permitted, Grand Birch's signage will be consistent with the proposed use and as required under Section 47-12 of the ULDR.
- ii. Grand Birch's signage will be restrained in character and size and will be no larger than necessary for adequate identification. Signage will be integrated with Grand Birch's architecture and will be designed to improve the pedestrian's orientation to adjoining pedestrian and vehicular circulation systems.
- iii. Grand Birch's signage will consist of vehicular entry and exit directional signs and the address of the Property. Grand Birch will not have roof signs or billboards.
- iv. The intensity and type of signage illumination will not be offensive to surrounding parcels. Grand Birch's signage style and character is intended to enhance the visual and functional quality of the adjoining public corridor. Signage design materials and maintenance will be compatible with public sector site elements.

f. **Lighting.**

- i. Grand Birch's site lighting will be compatible with the proposed use, adjacent development and as required by applicable codes.
- ii. Site lighting, an integral component of the urban streetscape, will be designed/located accordingly. Emphasis will be placed on both nighttime effects of illumination quality and the daytime impact of the light fixtures and appearance.
- iii. Site lighting will be consistent with the theme of the immediate context and will be compatible with the lighting of adjacent parcels. Light distributions will be relatively uniform and appropriate foot-candle levels will be provided for the various uses.
- iv. All exterior spaces will be sufficiently lit to allow police and citizen surveillance, enhance personal security and discourage undesirable activities. Exterior lighting will be controlled by automatic timers or photocells to insure regular activation.
- v. Site lighting which immediately abuts and is readily visible from adjoining public corridors will reflect the fixture style, light source and illumination intensity of adjoining public lighting and provide a cohesive visual and functional transition without interruption.
- vi. The site lighting design, materials and maintenance will be compatible with public sector site elements.

- g. **Utilities.** Grand Birch's utilities will be underground at the point that they enter the site.
- h. **Site Plan Objectives.** The following site plan objectives have been incorporated into the development proposal.
 - i. **Usable outdoor spaces.** This residential project provides usable outdoor recreation spaces designed to accommodate residents at the pool. A pool and lanai area along the Intracoastal provides well planned space and encourages active uses.
 - ii. **Pedestrian accessible spaces.** Only required for commercial and hotel development.
- i. **Defensible Space.** Security for the residents and their guests is of utmost importance. Therefore, the design of Grand Birch incorporates secure parking garage entry/exit and elevators, and a protected lobby entrance. In addition, the lighting and landscaping is planned in a manner so as not to obstruct or otherwise inhibit law enforcement's visibility of the property for crime prevention purposes. The security features of Grand Birch will be discussed with and approved by the Fort Lauderdale Police Department during DRC approval.

EXHIBIT A

Central Beach Development Permitting and Approval - Section 47-12.6

A. Beach development permit required.

Response:

Applicant will obtain a beach development permit prior to commencing construction of the proposed Project. With respect to items B.1-4, the Applicant has provided a point-by-point narrative indicating how the proposed Project meets the design and community compatibility criteria.

B. Design criteria.

1. 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.

Response:

The proposed development and use is compatible with the plan of development contemplated by the Fort Lauderdale Central Beach Revitalization Plan and the Fort Lauderdale Beach Community Redevelopment Plan. The Project is also compatible with the spirit and intent of the 2009 draft of the Central Beach Master Plan. That plan has not been adopted and therefore it is not applicable to this application. The proposed development is a multi-family building located in a multi-family district of the CBA which is devoted primarily to existing multi-family residential structures and uses of varying architectural themes, densities, mass and height. The residential character of the IOA district will be promoted by the addition of the Grand Birch Condominium Project. See, pages 1-7 of the narrative.

2. Whether the architectural design of the proposed development is compatible with the design guidelines provided in Sec. 47-25.3.

Response:

Grand Birch's contemporary architectural design is compatible with the design guidelines of Sec. 47-25.3. Applicant has provided a point-by-point narrative demonstrating how Grand Birch meets the beach design guidelines. See pages 1-7 of the narrative.

3. Alternative architectural and design concepts are compatible with the character of the overall plan of development contemplated by the revitalization plan.

Response:

No response necessary.

4. 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 use.

Response:

Grand Birch incorporates design and architectural elements which mitigate adverse impacts on existing uses in the area. Those elements include (i) an internal parking garage which will accommodate resident and guest parking thereby minimizing the number of vehicles which park along Birch Road, (ii) generous side setbacks and building separations which enhance the view corridor to the Intracoastal Waterway, and (iii) lush landscaping. See, pages 1-2 of the narrative.

5. No response necessary.

C. Design arbitration.

Response:

Will request if necessary.

D. Applications for development approval.

- 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.

Response:

The Project is consistent with the goals, policies, objectives and strategies of the Central Beach Area Revitalization Plan. Currently, the Project site is vacant. This is not the best and most desirable use of the property. The construction of Grand Birch will transform the vacant property into a luxury condominium that will have a positive impact on the redevelopment efforts of the City on the Birch Road corridor and the Central Beach Area. See, pages 2-4 of the narrative.

- b. Ingress and egress.

Response:

Access drives to Birch Road are limited to those necessary for ingress and egress to the parking garage and drop-off areas.

- c. Narrative description of the proposed architectural theme and character of the proposed development or use including the use goals, policies, objectives and strategies of the central beach revitalization plan.

Response:

Grand Birch's contemporary design and character is consistent with the goals, policies, objectives and strategies of the Central Beach Revitalization Plan. See, pages 2-4 of the narrative.

- 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 is compatible with the Design and Community Compatibility Criteria provided in Sec. 47-12.7 and Sec. 47-25.3 in terms of materials, signage height, mass, color, composition and lines.

Response:

See civil plans for graphic illustrations of building elevations, floor plans, and illustrations that show that the proposed development is compatible with the Design and Community Compatibility Criteria. See pages 5-9 of the narrative for a detailed description of compliance with Central Beach Design Guidelines.

- e. A parking plan showing 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.

Response:

See civil plans for parking plan.

- 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.

Response:

At the present time, there are no proposed off-site improvements.

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

Response:

See civil plans for location of pedestrian walks, malls, yards, and open spaces.

- 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.

Response:

See civil plans for the plan and elevations showing the location, character, size height and orientation of all signs on the development parcel proposed for development or use.

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

Response:

N/A. None proposed.

- 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.

Response:

A shadow study is incorporated into the architectural plans.

- E. Effect of other ULDR provisions.

Response:

No response necessary.

- F. Application for plat approval of beach development permit outside of the PRD district but within the CBA.

Response:

N/A. No response necessary.

- G. Development and permitting for PRD districts.

Response:

N/A. No response necessary.

EXHIBIT B

Adequacy Criteria – Section 47-25.2

- A. **Applicability:** Plans are in accordance with requirements.
- B. **Communication Network:** Applicant will follow the recommendation by Mark Pallans of the Information Systems department with respect to providing a 10x10x10 room on the roof of the Project to contain electronic equipment designed to mitigate actual adverse impacts on the City's communication systems resulting from the Project.
- C. **Drainage Facilities:** See civil drawings for Drainage Facilities Compliance.
- D. **Environmentally Sensitive Lands:** n/a
- E. **Fire Protection:** See architectural and civil drawings for compliance.
- F. **Parks and Open Space:** The parks and open space requirements will be satisfied.
- G. **Police Protection:** Applicant will comply with regulations for adequate Police Protection.
- H. **Potable Water Facilities:** City has acknowledged capacity; see letter dated 6/20/12.
- I. **Sanitary Sewer:** City has acknowledged capacity; see letter dated 6/20/12.
- J. **Public School Concurrency:** Applicant has applied for a public school impact statement; see School Board of Broward County letter of acknowledgement dated 6/21/12 attached. School Board response will be provided.
- K. **Solid Waste Facilities:** Project will utilize City services.
- L. **Stormwater:** See civil drawings for stormwater compliance.
- M. **Transportation Facilities:** The proposed development of 22 condominium units will not generate enough trips to warrant a traffic analysis.
- N. **Wastewater:** See civil drawings for compliance.
- O. **Trash Management Requirements:** A trash management plan will be executed if required.
- P. **Historic and Archaeological Resources:** Documentation was provided from the Broward County Historical Commission indicating that the site has no archaeological or historical significance.