

Donald R. Hall

April 16, 2013  
Grand Birds

Dem,  
I apologize for their  
late response to your  
about community improvement.  
Attached is the proposal  
that we will make  
this evening. I would  
appreciate your comments.  
Don

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## Streetscape Improvements to the Intersection of Granada Street and Birch Road

- Grand Birch, LLC ("GB") proposes to construct a 22 unit residential condominium building at 321 N. Birch Road (the "Project"), directly west of the intersection of Granada Street and Birch Road.
- The building was designed to implement the goals of the Central Beach Revitalization Plan and the criteria of the ULDR, one of which to create an enjoyable pedestrian experience on Birch Road.
- This was accomplished by providing 30' clear unobstructed side setbacks and a clear glass first level of the building which will provides views to the ICW from Birch Road.
- This evening we want to add to that by agreeing to construct streetscape improvements to Granada Street at its intersection with Birch Road as depicted on sheet 9 of the EDSA Fort Lauderdale Beach Streetscape Plan, 2004 edition, a copy of which is attached ("Improvements").
- Grand Birch agrees that it will construct the Improvements after the approval of the site plan is final and non-appealable, and will

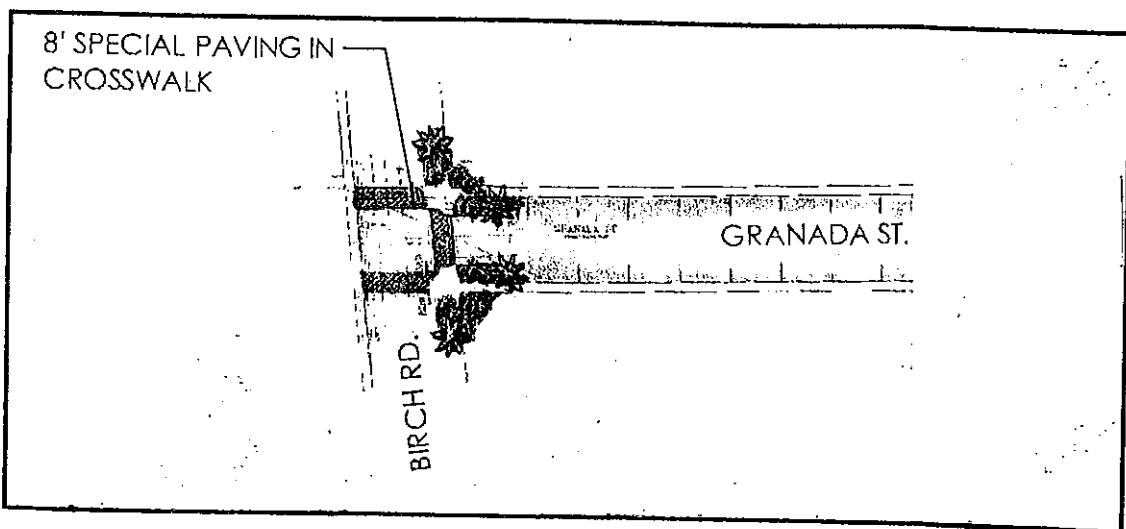
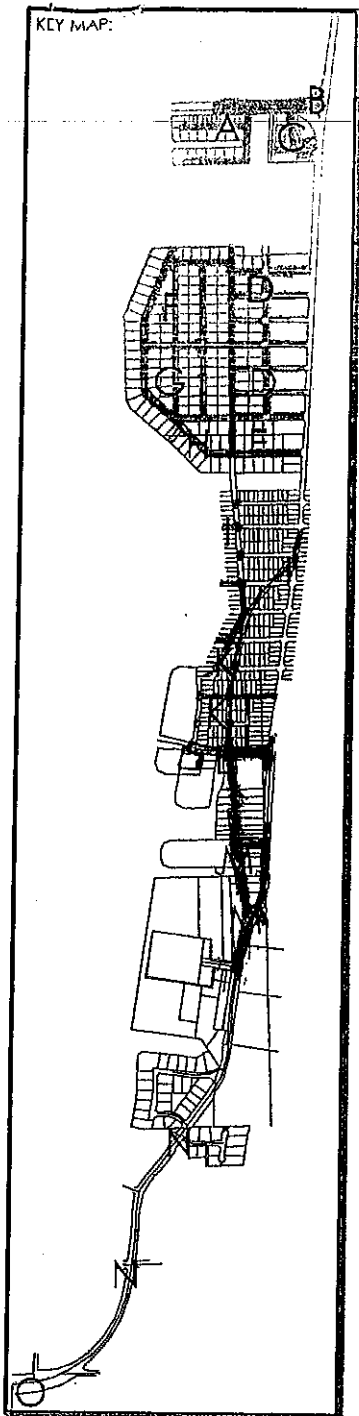
construct the following Improvements at its sole cost and expense in accordance with the following conditions:

1. Three "stamped" crosswalks and four ADA curb cuts as depicted on the EDSA Plan. This will require milling the underlying pavement and the creation of "ramps" to create ADA compliant slopes, and
2. "Bulb outs" of Granada Street at its intersection with Birch Road.

Taken together these improvements will add to the safe and enjoyable pedestrian experience which GB will create and the "bulb-out" reduction of the width of Birch Road will calm traffic and further enhance pedestrian safety.

3. Submit a conceptual off-site plan for the construction of the Improvements prior to final DRC site plan sign off.
4. Substantially complete construction of the Improvements prior to and as a condition of the issuance of a certificate of occupancy for the Project.

KEY MAP:



SCHEMATIC MASTER PLAN

**FORT LAUDERDALE  
BEACH STREETSCAPE**  
FORT LAUDERDALE, FLORIDA

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