

**GRAND BIRCH, LLC / GRAND BIRCH – Case No. 53-R-12  
APRIL 16, 2013 CITY COMMISSION MEETING**

R-5

**INDEX OF RECORD**

1. DRC Application for site plan approval filed July 6, 2012.
2. Hughes Hughes, Inc. Trip Generation Statement dated July 3, 2012.
3. November 28, 2012 Planning and Zoning Board Staff Report.
4. November 28, 2012 Planning and Zoning Board Record.
  - A. Planning & Zoning Board hearing presentation slides.
  - B. CV of George Fletcher, Adache Group Architects.
  - C. CV of Cecelia Ward, AICP, JC Consulting Enterprises.
  - D. Cecelia Ward Summary of Findings and Conclusions dated November 8, 2012.
  - E. Hughes Hughes, Inc. Parking Analysis dated October 31, 2012.
  - F. Meetings with Neighbors & City Staff.
  - G. Support Letters.
5. November 28, 2012 Planning and Zoning Board Transcript.
6. Revised Grand Birch Narrative for City Commission submittal dated February 28, 2013.
7. City Commission Agenda Memo dated April 16, 2013.
8. Grand Birch Power Point presentation to the City Commission.
9. George Fletcher, Adache Architects – Grand Birch Presentation and Power Point.
10. Cecelia Ward, AICP, JC Consulting, Inc.- Summary of Findings and Conclusions and Supporting Documentation dated March 21, 2013, and Presentation Bullets.
11. CV of Molly Hughes, AICP, PTP, AVS, Hughes Hughes, Inc.
12. Hughes Hughes, Inc. Parking Analysis dated October 31, 2012 with revised Attachment 1.
13. Molly Hughes, Hughes Hughes, Inc. – Parking and Traffic Presentation.
14. Letter to David Berlin, Cormona Apartments, dated September 5, 2012.
15. Updated Meetings with Neighbors & City Staff.
16. Support letters.

**TAB 1**

**Page 1: DRC Site Plan – Applicant Information Sheet**

**INSTRUCTIONS:** Please print or type all information. The application must be filled out accurately and completely. Answer all questions. Do not leave an item blank. If an item does not apply, write N/A (Not Applicable). The following information requested is per Unified Land Development Regulations (ULDR). Incomplete applications will not be accepted.

NOTE: To be filled out by Department

Case Number	
Date of complete submittal	

NOTE: For purpose of identification, the PROPERTY OWNER is the APPLICANT

Property Owner's Name	Grand Birch, LLC
Property Owner's Signature	<i>[Signature]</i> Manager
Address, City, State, Zip	20801 Biscayne Boulevard, Suite 501, Aventura, FL 33180
E-mail Address	gkorn@leopoldkorn.com
Phone Number	305-935-3500
Proof of Ownership	<input checked="" type="checkbox"/> Warranty Deed or <input type="checkbox"/> Tax Record

NOTE: If AGENT is to represent OWNER, notarized letter of consent is required

Applicant/Agent's Name	Donald R. Hall (Gunster, Yoakley & Stewart)
Applicant/Agent's Signature	<i>[Signature]</i>
Address, City, State, Zip	450 East Las Olas Blvd., Suite 1400, Fort Lauderdale, FL 33301
E-mail Address	dhall@gunster.com
Phone Number	954-468-1358
Letter of Consent Submitted	Yes

Development/Project Name	Grand Birch	
Development/Project Address	Existing: 315-325 N. Birch Road	New: 321 N. Birch Road
Legal Description	Lots 1, 2, 3 and 4 in Block 9 of LAUDER DEL MAR, according to the Plat thereof recorded in Plat Book 7, Page 30, of the Public Records of Broward County, Florida. TOGETHER WITH: A Parcel of Dry Land in New River Sound adjacent to Lots 1, 2, 3 and 4, Block 9, LAUDER DEL MAR, according to the Plat thereof, as recorded in Plat Book 7, Page 30, of the Public Records of Broward County, Florida, more fully described as follows: Commencing at the Southeast corner of said Lot 4; thence North 90°00'00" West, on the South line of said Lot 4, a distance of 125.00 feet to the Point of Beginning; thence continuing North 90°00'00" West, on the Westerly extension of the West line of said Lot 4, a distance of 25.31 feet; thence North 02°34'56" East, on the wet face of an existing seawall cap marking the East edge of New River Sound, a distance of 200.86 feet to a point on the North line of said Lot 1, 125.00 feet West of the Northeast corner of said Lot 1; thence South 04°38'00" East on the approximate West line of said Lot 1, 2, 3 and 4, a distance of 201.32 feet to the Point of Beginning.	
Tax ID Folio Numbers (For all parcels in development)	5042 12 10 1010 5042 12 10 1020	
Request/Description of Project	Site plan approval for an 11 story, 22 unit condominium. See attached narrative.	
Applicable ULDR Sections	Sec. 47-12.5(D)(1)(d)(i)(ii) and Sec. 47-12.6	
Total Estimated Cost of Project	\$21,394,000	(Including land costs)

Future Land Use Designation	Central Beach - RAC
Proposed Land Use Designation	Same
Current Zoning Designation	IOA
Proposed Zoning Designation	Same
Current Use of Property	Vacant land
Residential SF (and Type)	94,180 SF Condominium
Number of Residential Units	22
Non-Residential SF (and Type)	N/A
Total Bldg SF (include structured parking)	163,224 SF including balconies
Site Adjacent to Waterway	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Dimensional Requirements	Required	Proposed
Lot Size (SF/Acreage)	N/A	27,510 SF / 0.632 Acres
Lot Density	48 dwelling units per acre permitted	22 dwelling units (site would allow 34)
Lot Width	N/A	124.58' N / 149.63' S
Building Height (Feet/Levels)	120' limit	115' / 11 stories
Structure Length	200' limit	140'-6" / 140'-10" x 88.0' / 105'-6"
Floor Area Ratio	N/A – no limit in the IOA	N/A
Lot Coverage	N/A – but must meet setbacks	13,646 SF
Open Space	N/A	12,884 SF
Landscape Area	25% of lot area	6,895 SF
Parking Spaces	48	50

NOTE: State north, south, east or west for each yard.

Setbacks/Yards	Required	Proposed
Side [N]	30	30
Side [S]	30	30
Front [E]	20	20
Rear [W]	20	20

GRAND BIRCH LLC  
3250 N 39TH ST  
HOLLYWOOD, FL 33021

1002

63-4630 FL  
820

PAY TO THE ORDER OF

City of Fort Lauderdale

\$ 4,570.00

DOLLARS



Bank of America

ACH RT 08310277

for annual fire rates = monthly

FOR

DR C Applicant Fee

⑆001002⑆ ⑆08300004⑆ ⑆229044788932⑆

*[Signature]*

MP

Page 2: Required Documentation / Submittal Checklist

One (1) copy of the following documents:

- Completed application (all pages must be filled out where applicable)
- Proof of ownership (warranty deed or tax record), including corporation documents if applicable
- Property owners signature and/or agent letter signed by the property owner.
- Public school concurrency verification letter from the School Board of Broward County (754-321-8350)
- Address verification letter from Building Services Department (954-828-5233)
- Traffic study for projects that meet the trip threshold (see Sec. 47-24 or contact DRC Engineering Rep.) N/A. See trip generation statement attached
- Color photographs of the entire property and all surrounding properties, dated and labeled and identified as to orientation.

One (1) original set, signed and sealed, with plans at 24" x 36"

Four (4) copy sets, with plans at 24" x 36"

Ten (10) copy sets, with plans at 11" x 17"

**NOTE: FOR INITIAL SUBMITTAL, SUBMIT SIGNED/SEALED SET ONLY. COPIED SETS WILL BE REQUESTED AFTER 5-DAY REVIEW.**

- Narrative describing project specifics, to include but not be limited to: architectural style and important design elements, trash disposal system, security/gating system, hours of operation, dock facilities, etc. Narratives must be on letterhead, dated, and with author indicated.
- Narrative quoting all applicable sections of the ULDR, with point-by-point responses of how project complies with such criteria. Narratives must be on letterhead, dated, and with author indicated.
- Land Use and Zoning maps indicating all properties within 700 ft. of the subject property. These should be obtained from Urban Design & Development, 700 NW 19 Avenue, 954-828-3266. Site should be highlighted or marked clearly to easily locate the parcel.
- Cover sheet on plan set to state project name and table of contents.
- Current survey(s) of property, signed and sealed, showing existing conditions; survey must be As-Built and Topographic with Right-of-Way and Easement Vacations Excluded. The survey should consist of the proposed project site alone. Do not include adjacent properties or portions of lands not included in the proposed project unless specifically requested by the City.
- Most current recorded plat including amendments, with site highlighted. This may be obtained from Broward County Public Records at 115 S. Andrews Ave. *Note: for Change of Use applications, this is not required.*
- Aerial photo indicating all properties within 700 ft. of the subject property. Must be clear and current with site highlighted.
- Plans "A" thru "H" with all elements as listed under Technical Specifications. *Note, for Change of Use applications, items asterisked (\*) are only required if proposed changes affect these plans. Otherwise, these items should be obtained from Property Records if showing current conditions.*

- |                         |                           |
|-------------------------|---------------------------|
| A. Site Plan            | E. Additional Renderings* |
| B. Details*             | F. Landscape Plans*       |
| C. Floor Plans          | G. Photometric Diagram*   |
| D. Building Elevations* | H. Engineering Plans*     |

- Note:** All copy sets must be clear and legible. If original set is in color, copy sets must also be in color.
- Note:** Plans must be bound, stapled and folded to 8 1/2" x 11". All non-plan documents should be 8 1/2" x 11" and stapled or bound.
- Note:** Civil Engineering plans are only required at Final-DRC sign-off. Contact DRC Engineering Representative for details.
- Note:** For examples of project narratives, site plan data tables, and renderings required with your application, please refer to the "Submittal Reference Book" available at the Planning & Zoning Department office.

**Applicant's Affidavit**

I acknowledge that the Required Documentation and Technical Specifications of the application are met:

Print Name JOSEPH N. BIORDI  
APACHE GROUP ARCHITECTS

Signature [Handwritten Signature]

Date 7/6/12

**Staff Intake Review**

For Urban Design & Development staff use only:

Date \_\_\_\_\_

Received By \_\_\_\_\_

Tech. Specs Reviewed By \_\_\_\_\_

Case No. \_\_\_\_\_

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Prepared by and return to:  
Mark R. Wysocki, Esq.  
Mombach, Boyle & Hardin, P.A.  
500 East Broward Boulevard  
Fort Lauderdale, Florida 33394

[Space Above This Line For Recording Data]

**SPECIAL WARRANTY DEED**

THIS INDENTURE, made as of the 1<sup>st</sup> day of MAY, 2012, by and between

315 BIRCH, LP, a Florida limited partnership ("Grantor"), whose address is 3201 W. Griffin Road, Suite 106, Dania Beach, Florida 33312,

and

GRAND BIRCH L.L.C. a Florida limited liability company ("Grantee"), whose address is c/o Gary A. Korn, Esquire, 20801 Biscayne Blvd, Suite #501, Aventura, Florida 33180.

THIS IS NOT AN OFFICIAL COPY

**WITNESSETH:** That said Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida, more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

And the said Grantor hereby covenants with Grantee that the Grantor is lawfully seized of said land in fee simple; that said Grantor has good right and lawful authority to sell and convey said land, and does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other; and that said land is free of all encumbrances, except (i) that certain Mortgage Deed and Security Agreement dated September 12, 2007 and recorded September 14, 2007 in Official Records Book 44612, Pages 1559-1577 of the Public Records of Broward County, Florida; and (ii) taxes for calendar years 2010, 2011 and 2012.

3

**NO MERGER WITH MORTGAGE.** THIS CONVEYANCE is not given in satisfaction of that certain Mortgage dated September 12, 2007, executed by 315 BIRCH, LP in favor of OPTIMUM BANK, and recorded in O.R. Book 44612, Page 1559, securing the original principal sum of TWO MILLION NINE HUNDRED TWENTY FIVE THOUSAND DOLLARS (\$2,925,000.00). This conveyance is an absolute conveyance subject to said mortgaged indebtedness, and it is the intent of Grantor and Grantee that the interest conveyed by this instrument not be merged with the Mortgage.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered  
in the presence of

315 BIRCH, LP, a Florida limited partnership

By: 315 BIRCH, LLC, a Florida limited  
liability company, General Partner

Print Name: Mark S. London

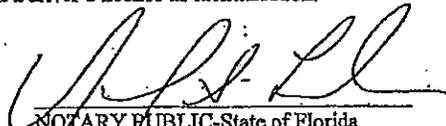
Print Name: Mark S. London

Print Name: Gordon Deckelbaum  
BY: Gordon Deckelbaum, Manager

**THIS IS NOT AN  
OFFICIAL COPY**

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 1 day of May, 2012, by GORDON DECKELBAUM, as Manager and on behalf of 315 Birch, LLC, a Florida limited liability company, the General Partner of 315 Birch, LP, a Florida limited partnership. He is  personally known to me or \_\_\_\_\_ has produced a driver's license as identification.



NOTARY PUBLIC-State of Florida  
Print/Type/Stamp Name:  
Commission Expiration Date:  
Notary Seal:

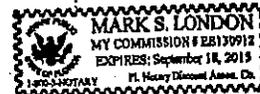


EXHIBIT "A"

Legal Description

Lots 1, 2, 3 and 4 in Block 9 of LAUDER DEL MAR, according to the Plat thereof recorded in Plat Book 7, Page 30, of the Public Records of Broward County, Florida.

TOGETHER WITH:

A parcel of Dry Land in New River Sound adjacent to Lots 1, 2, 3 and 4, Block 9, LAUDER DEL MAR, according to the Plat thereof, as recorded in Plat Book 7, Page 30, of the Public Records of Broward County, Florida, more fully described as follows:

Commencing at the Southeast corner of said Lot 4; thence North 90°00'00" West, on the South line of said Lot 4, a distance of 125.00 feet to the Point of Beginning; thence continuing North 90°00'00" West, on the Westerly extension of the West line of said Lot 4, a distance of 25.31 feet; thence North 02°34'56" East, on the wet face of an existing scawall cap marking the East edge of New River Sound, a distance of 200.86 feet to a point on the North line of said Lot 1, 125.00 feet West of the Northeast corner of said Lot 1; thence South 04°38'00" East on the approximate West line of said Lot 1, 2, 3 and 4, a distance of 201.32 feet to the Point of Beginning.

FLORIDA DEPARTMENT OF STATE  
DIVISION OF CORPORATIONS



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**Detail by Entity Name**

**Florida Limited Liability Company**

GRAND BIRCH LLC

**Filing Information**

Document Number L12000016622  
FEI/EIN Number NONE  
Date Filed 02/03/2012  
State FL  
Status ACTIVE

**Principal Address**

20801 BISCAYNE BLVD.  
SUITE #501  
AVENTURA FL 33180 US

**Mailing Address**

20801 BISCAYNE BLVD.  
SUITE #501  
AVENTURA FL 33180 US

**Registered Agent Name & Address**

LEOPOLD KORN LEOPOLD & SNYDER, PA  
20801 BISCAYNE BLVD.  
SUITE 501  
AVENTURA FL 33180 US

**Manager/Member Detail**

**Name & Address**

Title MGR  
KORN, GARY A  
20801 BISCAYNE BLVD., SUITE 501  
AVENTURA FL 33180 US

**Annual Reports**

No Annual Reports Filed

**Document Images**

02/03/2012 -- Florida Limited Liability

Note: This is not official record. See documents if question or conflict.

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# GRAND BIRCH, LLC

20801 Biscayne Boulevard  
Suite 501  
Aventura, FL 33180

April 10, 2012

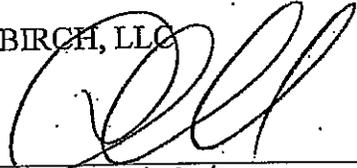
Mr. Jonda K. Joseph  
City Clerk  
City of Fort Lauderdale  
100 N. Andrews Avenue  
Fort Lauderdale, FL 33301

Re: Owner's Letter of Consent - Property Located at 315 N. Birch Road, Fort Lauderdale, Florida

Dear Ms. Joseph:

Gunster, Yoakley & Stewart, P.A. (specifically Donald R. Hall and Heidi Davis Knapik) is authorized to submit applications, appear before the City's Boards and meet with City staff and elected officials on behalf of the undersigned in connection with the above-referenced project.

GRAND BIRCH, LLC

By: 

GARY A. KORN

Its: Manager

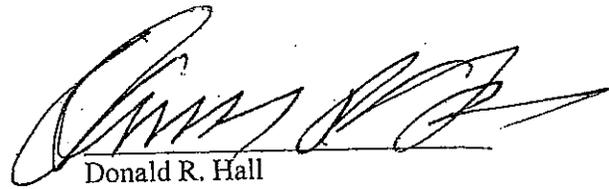
STATE OF FLORIDA     )  
                                  ) SS.  
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of April, 2012, by GARY A. KORN, Manager of Grand Birch, LLC. He is personally known to me, or has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public  
My commission expires:  
Notary Public Number:



FTL\_ACTIVE 4211263

Donald R. Hall

Dated: July 5, 2012

**GRAND BIRCH, LLC**  
**GRAND BIRCH CONDOMINIUM - DRC NARRATIVE**

**I. INTRODUCTION**

The Applicant, Grand Birch, LLC, 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 104.58 on the north, 129.63 on the south, 141.30 feet on the east and 140.86 feet on the west. That area is .31145 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. The street level façade enhances the pedestrian environment by incorporating architectural features into its design which add special interest and compatibility with nearby properties and site elements.

Grand Birch has been designed to be compatible with the City's design criteria, 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 screened and shielded from view from Birch Road, the Intracoastal Waterway and neighboring buildings; (2) active uses and amenities on the first floor; (3) internal vehicle drop off and entryway; (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" 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
- The street level façade enhances the pedestrian environment by incorporating architectural features into its design which add special interest 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 curve cuts on Birch Road, a primary street.
- The structured parking will be internal to the building. It will be screened and not visible from Birch Road, neighboring properties or the Intracoastal Waterway.
- Its first floor will be clothed with lightly tinted glass.
- The building footprint and side yard setbacks will provide wide view corridors to and a visual connection with the Intracoastal Waterway from Birch Road.
- 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.
- Its architectural style creates a compact building form, eliminating the "pedestal-styled" tower atop a large parking structure.

- 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 11<sup>th</sup> 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:

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

- 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.

- Lighting. The Project design will comply with the lighting requirements of this section.
- 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 34 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:

<b>North (side):</b>	30 feet
<b>South (side):</b>	30 feet
<b>East (front):</b>	20 feet
<b>West (rear):</b>	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 11<sup>th</sup> 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 façade 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 50 parking spaces, 46 of which will be in a two level garage beginning on the second story of the building and an additional four parking spaces at the ground level. The 50 parking spaces which will be provided exceed the requirement of the ULDR.

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 will be provided from the Historical Commission with respect to whether the site has any archaeological or historical significance. The applicant will provide a response to this item prior to final DRC sign-off.

**Q. Hurricane Evacuation:** Documentation will be provided from the Broward County Emergency Management Agency confirming that the proposed Project (i) will not diminish the level of service for the designated hurricane evacuation routes and (ii) will not have a negative impact on the capacity of Broward County's shelters.

FTL\_ACTIVE 4228674.4



Y OF  
**FORT LAUDERDALE**

*City of America*

June 20, 2012

Neal Janov, P.E.  
2295 NW Corporate Boulevard, Suite 125  
Boca Raton, Florida 33431

**Subject: WATER AND WASTEWATER CAPACITY AVAILABILITY LETTER**  
**Grand Birch Condominium, 315 & 325 N. Birch Rd., Ft. Lauderdale 33304**

Dear Mr. Janov:

You have submitted information indicating that the abovementioned project area would include redevelopment of the site to construct twenty two (22) condo units. You have indicated that the projected water and sewer flows would generate approximately 0.805 ERC's per unit for a total of 17.71 ERC's. We approve the proposed sanitary sewer connection point to our existing 10-inch main located along N. Birch Road. However, we prefer that the proposed 4-inch tap water service connection be made to the existing 6-inch water main located at the intersection of N. Birch Road and Granada Street as we do not allow transmission mains (12-inch or greater) to be tapped for service connections. We request that you revise your water service design prior to final submittal to our Building Services Department for approval.

The water distribution system surrounding the project is comprised of 6, 10, 12 and 20-inch water mains which have enough capacity for the intended use. Pump Station D-31 and the gravity sewer collection system which is comprised of 10-inch mains, which provide service for the project's area have enough capacity to accommodate the projected sewer flow contribution.

The City of Fort Lauderdale owns and operates George T. Lohmeyer Regional Wastewater Treatment Plant (GTLWWTP), which provides wastewater treatment for the City of Fort Lauderdale. The GTLWWTP three-month average daily flow is 55.7 MGD. Additionally, the City owns and operates two Water Treatment Plants, namely Fiveash and Peele Dixie, and they are permitted for 70 mgd and 12 mgd treatment capacities, respectively.

Inquiries concerning charges for connection and consumption should be directed to the City of Fort Lauderdale as utility owner. Appropriate Permit Applications should be routed through the City's One-Stop-Shop Permitting Division, 700 NW 19th Avenue, Fort Lauderdale, Florida 33311-7834 (Denis Girisgen, P.E.).

Should you have any questions or require any additional information, please contact me at (954) 828-5675 (jorgeh@fortlauderdale.gov).

**PUBLIC WORKS DEPARTMENT (ENGINEERING AND ARCHITECTURAL SERVICES)**

100 NORTH ANDREWS AVENUE, FORT LAUDERDALE, FLORIDA 33301

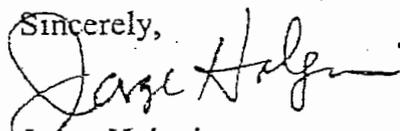
TELEPHONE (954) 828-5772

ENGINEERING FAX (954) 828-5074 • ARCHITECTURE FAX (954) 828-5070

EQUAL OPPORTUNITY EMPLOYER

PRINTED ON RECYCLED

Sincerely,



Jorge Holguin  
Project Engineer

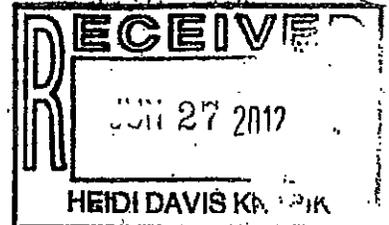
C: Dennis Girisgen, P.E.  
File sewer connection letters

**TAB 2**

*The School Board Of Broward County, Florida*  
Facility Management, Planning & Site Acquisition Department

Christopher O. Akagbosu, Director  
Growth Management Department

June 21, 2012



Gunster, Yoakley & Stewart  
c/o Heidi Davis Knapik  
450 East Las Olas Blvd., Suite 1400  
Fort Lauderdale, Florida 33301

Attached is a Receipt for the application for the Grand Birch Condominium Site Plan that was submitted to The School Board of Broward County, Florida (SBBC) which includes the SBBC project number assigned to your project.

Please use this number in any correspondence or communication with the School Board regarding this project. Also, you can check on the status of your project on the Growth Management Department website at:  
[http://www.broward.k12.fl.us/propertymgmt/Growth management/search.asp](http://www.broward.k12.fl.us/propertymgmt/Growth%20management/search.asp)

If you have any questions, please E-mail Linda Houchins, Secretary IV, Growth Management Department at: [linda.houchins@browardschools.com](mailto:linda.houchins@browardschools.com).

Thank you.

Attachment

600 Southeast Third Avenue, 8<sup>th</sup> Floor  
Fort Lauderdale, Florida 33301  
Telephone: (754) 321-2162 Fax: (754) 321-2179



**GUNSTER**  
FLORIDA'S LAW FIRM FOR BUSINESS

Our File Number: 34592.00001  
Writer's Direct Dial Number: 954.468.1391  
Writer's E-Mail Address: hdavis@gunster.com

June 21, 2012

**VIA HAND DELIVERY**

Ms. Lisa Wight  
Planner Growth Management Impact  
Broward County Public Schools  
600 S.E. Third Avenue  
Fort Lauderdale, FL 33301

Re: **Public School Impact Application, Grand Birch Condominium, 321 N. Birch Road, Fort Lauderdale, FL**

Dear Lisa:

Enclosed please find a Public School Impact Application for Grand Birch and Check No. 22213 in the amount of \$55.00. Please provide a Broward County Public School concurrency verification letter for the proposed Grand Birch Condominium at your earliest convenience.

Thank you for your assistance in this matter. Please do not hesitate to contact me if you have any questions.

Sincerely,

Heidi Davis Knapik

HDK/mh  
Enclosures  
FTL\_ACTIVE 4228849.1

# PUBLIC SCHOOL IMPACT APPLICATION

The School Board of Broward County, Florida  
Growth Management Department  
Facility Management, Planning & Site Acquisition  
600 SE 3rd Avenue, 8th Floor, Fort Lauderdale, FL 33301 Phone: 754-321-2177, Fax: 754-321-2179  
www.browardschools.com

## GENERAL PROJECT INFORMATION

### APPLICATION TYPE

Land Use     DRI     Rezoning     Flex/Reserve Allocation     Plat     Site Plan

### FOR INTERNAL USE ONLY

School Board Number

County Project Number

City Project Number

Project Name

Has this project been previously submitted (since Feb. 01, 2008)?  No    If yes, provide the SBBC Number

Application Fee Amount Due/Paid\*     Check No.     Is proof of Payment attached?  Yes

\* Make check payable to "School Board of Broward County." No cash will be accepted.

### PROJECT LOCATION AND SIZE

Section     Township     Range

General location of the project     Side of

at/between     and

Area Acreage     Jurisdiction

### APPLICANT INFORMATION

Owner's Name     Phone

Address     City     State     Zip

Developer/Agent

Address     City     State     Zip

Phone     Fax Number

Agent's E-mail

### DEVELOPMENT DETAILS

Land Use Designation Existing     Proposed

Zoning Designation Existing IOA Proposed IOA

PERMITTED					PROPOSED			
Residential Type	Total Units	Built Units	Bedroom Mix	Un-built Units	Bedroom Mix	Residential Type	Number of Units	Bedroom Mix
Single Family			___ 3 BR or Less ___ 4 BR or >		___ 3 BR or Less ___ 4 BR or >	Single Family		___ 3 BR or Less ___ 4 BR or >
Townhouse/ Duplex/ Villa			___ 1 BR or Less ___ 2 BR ___ 3 BR or >		___ 1 BR or Less ___ 2 BR ___ 3 BR or >	Townhouse/ Duplex/ Villa		___ 1 BR or Less ___ 2 BR ___ 3 BR or >
Garden Apartment			___ 1 BR or Less ___ 2 BR ___ 3 BR or >		___ 1 BR or Less ___ 2 BR ___ 3 BR or >	Garden Apartment		___ 1 BR or Less ___ 2 BR ___ 3 BR or >
Mid Rise						Mid Rise		
High Rise	30					High Rise	23	
Mobile Home			___ 2 BR or Less ___ 3 BR or >		___ 2 BR or Less ___ 3 BR or >	Mobile Home		___ 2 BR or Less ___ 3 BR or >
Total	30					Total	23	

Does this project include a non-residential development? No

If yes, please describe other proposed uses \_\_\_\_\_  
 \_\_\_\_\_

**VESTED RIGHTS/EXEMPTION INFORMATION**

Amount of Vested/Exempt development (including number of units, type, and bedroom mix) \_\_\_\_\_

Exemption Criteria (check any/all as applicable)	Vesting Criteria (check any/all as applicable)	Associated Application Number
___ Generates less than one student*	___ Located within previously approved plan amendment or rezoning with a valid mitigation agreement with the School Board through an executed and recorded DRC or Tri-Party*	
___ Age restricted to persons 18 and over*	___ Obtained site plan final approval prior to February 1, 2008*	
___ Statutory exemption* ___ Applicable Statute*	___ Site plan located within a plat for which school impacts have been satisfied*	
___ Site Plan located within a plat with a valid final SCAD letter*		Associated Plat Number: _____

\* Supporting documentation is required

Signature of Applicant/Agent: [Signature] Date: June 21, 2012



## HUGHES HUGHES INC.

July 3, 2012

Gary A. Korn, Esq.  
Manager, Grand Birch, LLC  
20801 Biscayne Boulevard, Suite 501  
Aventura, FL 33180

**Delivered Via Email**

**RE: Grand Birch Condominium Trip Generation Statement**

HHI Project No. 12010.1

Dear Mr. Korn:

The City of Fort Lauderdale's Development Review Committee (DRC) process requires that a trip generation analysis be performed for the above-referenced project. The purpose of the trip generation analysis is to establish the number of trips anticipated to be generated by the project, and thereby determine whether additional traffic analyses are required. The site's proposed site plan is provided in Attachment 1.

The proposed 22 dwelling unit Grand Birch Condominium building is to be located on two currently vacant lots owned by Grand Birch LLC, with street addresses of 315 and 325 North Birch Road. The project's street address is to be known as 321 North Birch Road. The Fort Lauderdale Beach site is bordered on the west by the Intracoastal Waterway, on the east by North Birch Road, on the north by the 7-unit Cormona Apartments Co-op at 333 North Birch Road, and on the south by the 16-unit Birch Pointe Condominium at 301 North Birch Road.

The site's access is proposed to be obtained via a semicircular, one-lane one-way driveway that enters approximately 21 feet from the north end of the approximately 200-foot Birch Road frontage and exits approximately 32 feet north of the south end of the frontage. The Cormona Apartments are served by backout parking extending to within approximately 4 feet of the site's north lot line. The Birch Pointe Condominium's driveway is located approximately 8 feet south of the project's south lot line.

The site is located in the Intracoastal Overlook Area (IOA) zoning district within the Central Beach Area. It lies within the Central Beach Alliance neighborhood.

Gary A. Korn, Esq.  
July 3, 2012  
Page 2

Projected trip generation for the proposed condominium was prepared using trip generation rates contained in the Institute of Transportation Engineers' *Trip Generation* manual, 8<sup>th</sup> Edition. As detailed in Attachment 2, the facility is projected to generate a maximum of 15 total trips during the morning peak hour, and a maximum of 17 total trips during the afternoon peak hour, with 172 total maximum daily trips during the course of an average weekday.

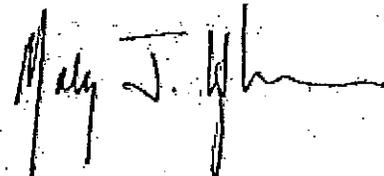
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Section 47-25.2.M.4 of the City's Unified Land Development Regulations requires a full traffic impact analysis for proposed projects when they are projected to generate more than 1,000 daily trips (which this project does not), or when more than 20% of the projected daily trips (in this case, more than 34 trips) are anticipated to occur during the peak 30 minutes (this is not projected to occur). In fact, the gross daily trip generation projected for the proposed project is less than 18% of the traffic study "trigger." According to City Code, the project does not require further traffic impact analysis.

The site will provide 4 parking spaces on the ground level (see Attachment 1b for plan sheet A-15, 1<sup>st</sup> Floor Plan), 22 on the first elevated level (see Attachment 1c for plan sheet A-16, 2<sup>nd</sup> Floor Plan), and 24 on the level above (see Attachment 1d for plan sheet A-17, 3<sup>rd</sup> Floor Plan) for a total of 50 parking spaces as shown on Attachment 1a (see plan data sheet A-02). The proposed condo will provide 16 3-bedroom-plus-den units requiring 2.2 spaces per unit, and 6 2-bedroom-plus-den units requiring 2.1 spaces per unit, for a total of 47.8 or 48 spaces required by Code. Located on the ground floor, the two extra spaces will provide greater flexibility for short-term guest parking.

If you have any further questions, please don't hesitate to contact me.

Sincerely,



Molly J. Hughes, AICP, AVS  
President

Trip Statement.wpd  
Attachments

# GRAND BIRCH CONDO-DATA SHEET OF CALCULATIONS

## PARKING DATA:

### PARKING REQUIRED:

USE:  
 72 CONDO UNITS  
 6-2 BED ROOM UNITS WITH DEN OR  
 (3 BEDROOM) 6 X 2.1 SPACES PER UNIT=  
 16-1 BEDROOM UNITS WITH DEN OR  
 (4 BEDROOM UNITS) 16 X 2.2 SPACES PER UNIT=  
**TOTAL=48 CARS REQUIRED**

### PARKING SPACE REQUIREMENT:

REQUIRED PARKING  
 12.6 CARS  
 35.2 CARS  
**TOTAL=48 CARS REQUIRED**

### PARKING PROVIDED:

FLOOR  
 FIRST FLOOR (GROUND) 1 CAR  
 SECOND FLOOR 1 CAR  
 THIRD FLOOR 0 CAR  
**TOTAL=2 CARS**

### ACCESSIBLE PARKING STANDARD PARKING PROVIDED:

3 CARS  
 21 CARS  
 24 CARS  
 48 CARS  
**TOTAL=99 CARS PROVIDED**

LOADING DOCK-NOT APPLICABLE

## SETBACK DATA:

SITE PLAN LEVEL IV DEVELOPMENT OF SIGNIFICANT IMPACT

LOCATION	REQUIRED	PROVIDED
FRONT (NORTH BIRCH ROAD)	20'-0"	20'-0"
SIDE (NORTH SIDE)	30'-0"	30'-0"
SIDE (SOUTH SIDE)	30'-0"	30'-0"
REAR (INTRACOASTAL WATERWAY)	20'-0"	20'-0"

## AREA CALCULATIONS (SQUARE FEET)

### SQUARE FEET

BUILDING AREA  
 1ST FLOOR (GROUND FLOOR)  
 2ND FLOOR  
 3RD FLOOR  
 4TH FLOOR  
 5TH-10TH FLOOR (TYPICAL CONDO. UNIT FLOORS) 11,869x6=  
 11TH FLOOR (PENTHOUSE FLOOR)  
 ROOF (PENTHOUSE TERRACES)=1,271 SF, MECH. EQUIP.=4,258 SF  
**TOTAL: 146,756 SF-BUILDING TOTAL**

BALCONIES:  
 4TH-2,064 SF, 5TH-1,074-1,983 SF X 6=11,896 SF, 11TH-2,508 SF  
**16,468 SF-BALCONY TOTAL**

**163,224 SF-GROSS BUILDING TOTAL**

### LAND AREA

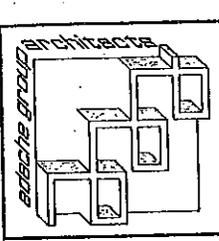
**27,510 SF (632 ACRES)-SITE**

### FLOOR AREA RATIO (FAR)

**BUILDING TOTAL AREA DIVIDED BY LAND AREA= 146,756 SF DIVIDED BY 27,510 SF = 5.33 FAR**

## DENSITY:

**NUMBER OF DWELLING UNITS PER ACRE-GROSSNET**  
**22 UNITS/90.632 ACRE = 34.81 DWELLING UNITS PER ACRE**



**PROJECT DESIGN TEAM:**  
**ARCHITECTS**  
 ANDREW GROUP ARCHITECTS  
 1000 AVENUE OF THE ARTS  
 SUITE 1000  
 MIAMI, FL 33133  
**LANDSCAPE ARCHITECTS**  
 ANDREW GROUP ARCHITECTS  
 1000 AVENUE OF THE ARTS  
 SUITE 1000  
 MIAMI, FL 33133  
**CIVIL ENGINEERS**  
 ANDREW GROUP ARCHITECTS  
 1000 AVENUE OF THE ARTS  
 SUITE 1000  
 MIAMI, FL 33133  
**CONSTRUCTION**  
 ANDREW GROUP ARCHITECTS  
 1000 AVENUE OF THE ARTS  
 SUITE 1000  
 MIAMI, FL 33133

**OWNER:**  
 GRAND BIRCH CONDOMINIUM  
 321 NORTH BIRCH ROAD  
 FORT LAUDERDALE, FL 33004

**DESIGNED FOR:** DRAC SUBMISSION  
**DATE:** 7/26/12

**REVISIONS:**  
 NO. DATE REMARKS

**SHEET TITLE:**  
 DATA SHEET

**DATE:** 7/26/12  
**SCALE:** NTS  
**DRAWN BY:** SW  
**CHECKED BY:** JB  
**JOB NO.:** 22.01A

**SHEET NO.:**  
**A-2**

THIS DOCUMENT IS UNCLASSIFIED AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ANDREW GROUP ARCHITECTS. THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF ANDREW GROUP ARCHITECTS AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ANDREW GROUP ARCHITECTS. THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF ANDREW GROUP ARCHITECTS AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ANDREW GROUP ARCHITECTS.







**Attachment 2**

**Trip Generation  
Grand Birch Condominium**

Land Use	(ITE Land Use Code)	Scale	Units	AM Peak Hour Trips		PM Peak Hour Trips		Daily Trips				
				Entering	Exiting	Entering	Exiting	Entering	Exiting	Total		
Residential Condominium/Townhouse (230)		22	du	3	13	15	12	6	17	86	86	172

**Notes:**

The site is located at 315/325 N. Birch Road, Fort Lauderdale Beach.

Based on the following rates from the Institute of Transportation Engineers' "Trip Generation" manual, 8th Edition:

Unit of Measure	AM Peak Hour	PM Peak Hour	Daily
Residential Condominium/Townhouse (230) du	$\text{Ln(T)} = 0.80 \text{ Ln(X)} + 0.26$	$\text{Ln(T)} = 0.82 \text{ Ln(X)} + 0.32$	$\text{Ln(T)} = 0.87 \text{ Ln(X)} + 2.46$



Venice of America

CITY OF  
FORT LAUDERDALE

**ADDRESS VERIFICATION SHEET**

**See George Sutcavage to confirm 954-828-5233**

**Project Address:** 321 N Birch Rd 33304

**Previous Address:** 313, 315, 325, 327 N Birch Rd.

**Notes:** New MFD

**Folio #** 0212101010, 0212101020

**Legal Description:** Lauder Del Mar 7-30 B

Lots 1 thru 4 and filled land adjoining said lots  
on West Block 9

**DRC #** \_\_\_\_\_

**Authorized Signature:** George Sutcavage

**Date:** 06/12/12





## HUGHES HUGHES INC.

July 3, 2012

Gary A. Korn, Esq.  
Manager, Grand Birch, LLC  
20801 Biscayne Boulevard, Suite 501  
Aventura, FL 33180

### Delivered Via Email

**RE: Grand Birch Condominium Trip Generation Statement**  
HHI Project No. 12010.1

Dear Mr. Korn:

The City of Fort Lauderdale's Development Review Committee (DRC) process requires that a trip generation analysis be performed for the above-referenced project. The purpose of the trip generation analysis is to establish the number of trips anticipated to be generated by the project, and thereby determine whether additional traffic analyses are required. The site's proposed site plan is provided in Attachment 1.

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TRANSPORTATION ENGINEERS & PLANNERS  
728 SW 4 Place ■ Suite 103 ■ Ft. Lauderdale, FL 33312-2595  
954/563-1121 ■ Fax 954/563-9790 ■ [www.HughesHughesInc.com](http://www.HughesHughesInc.com)

Gary A. Korn, Esq.  
July 3, 2012  
Page 2

Projected trip generation for the proposed condominium was prepared using trip generation rates contained in the Institute of Transportation Engineers' *Trip Generation* manual, 8<sup>th</sup> Edition. As detailed in Attachment 2, the facility is projected to generate a maximum of 15 total trips during the morning peak hour, and a maximum of 17 total trips during the afternoon peak hour, with 172 total maximum daily trips during the course of an average weekday.

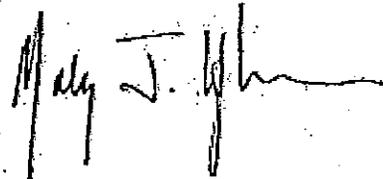
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Sincerely,



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President

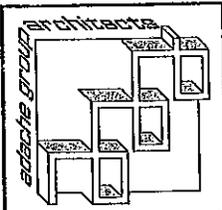
Trip Statement.wpd  
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954/563-1121 ■ Fax 954/563-9790 ■ www.HughesHughesInc.com









**PROJECT DESIGN TEAM:**  
**ARCHITECTS:** BOBBIE ARCHITECTS  
 1000 W. WASHINGTON AVENUE, SUITE 200  
 PORT LAUDERDALE, FL 33455  
 PHONE: 754-875-1111  
 FAX: 754-875-1112  
 WWW.BOBBIEARCHITECTS.COM

**LANDSCAPE ARCHITECTS:**  
 LANDSCAPE ARCHITECTS  
 1000 W. WASHINGTON AVENUE, SUITE 200  
 PORT LAUDERDALE, FL 33455  
 PHONE: 754-875-1111  
 FAX: 754-875-1112  
 WWW.LANDSCAPEARCHITECTS.COM

**M.E.P. ENGINEER:**  
 M.E.P. ENGINEER  
 1000 W. WASHINGTON AVENUE, SUITE 200  
 PORT LAUDERDALE, FL 33455  
 PHONE: 754-875-1111  
 FAX: 754-875-1112  
 WWW.MEPENGINEER.COM

**CIVIL ENGINEER:**  
 CIVIL ENGINEER  
 1000 W. WASHINGTON AVENUE, SUITE 200  
 PORT LAUDERDALE, FL 33455  
 PHONE: 754-875-1111  
 FAX: 754-875-1112  
 WWW.CIVILENGINEER.COM

**GENERAL CONTRACTOR:**  
 GENERAL CONTRACTOR  
 1000 W. WASHINGTON AVENUE, SUITE 200  
 PORT LAUDERDALE, FL 33455  
 PHONE: 754-875-1111  
 FAX: 754-875-1112  
 WWW.GENERALCONTRACTOR.COM

**OWNER:**  
 GRAND BIRCH LLC  
 321 NORTH BIRCH ROAD  
 PORT LAUDERDALE, FL 33455  
 PHONE: 754-875-1111  
 FAX: 754-875-1112  
 WWW.GRANDBIRCH.COM

**PROJECT:**  
 GRAND BIRCH CONDOMINIUM  
 321 NORTH BIRCH ROAD  
 PORT LAUDERDALE, FL 33455

**ISSUED FOR:** DRG SUBMISSION  
**DATE:** 7/24/12

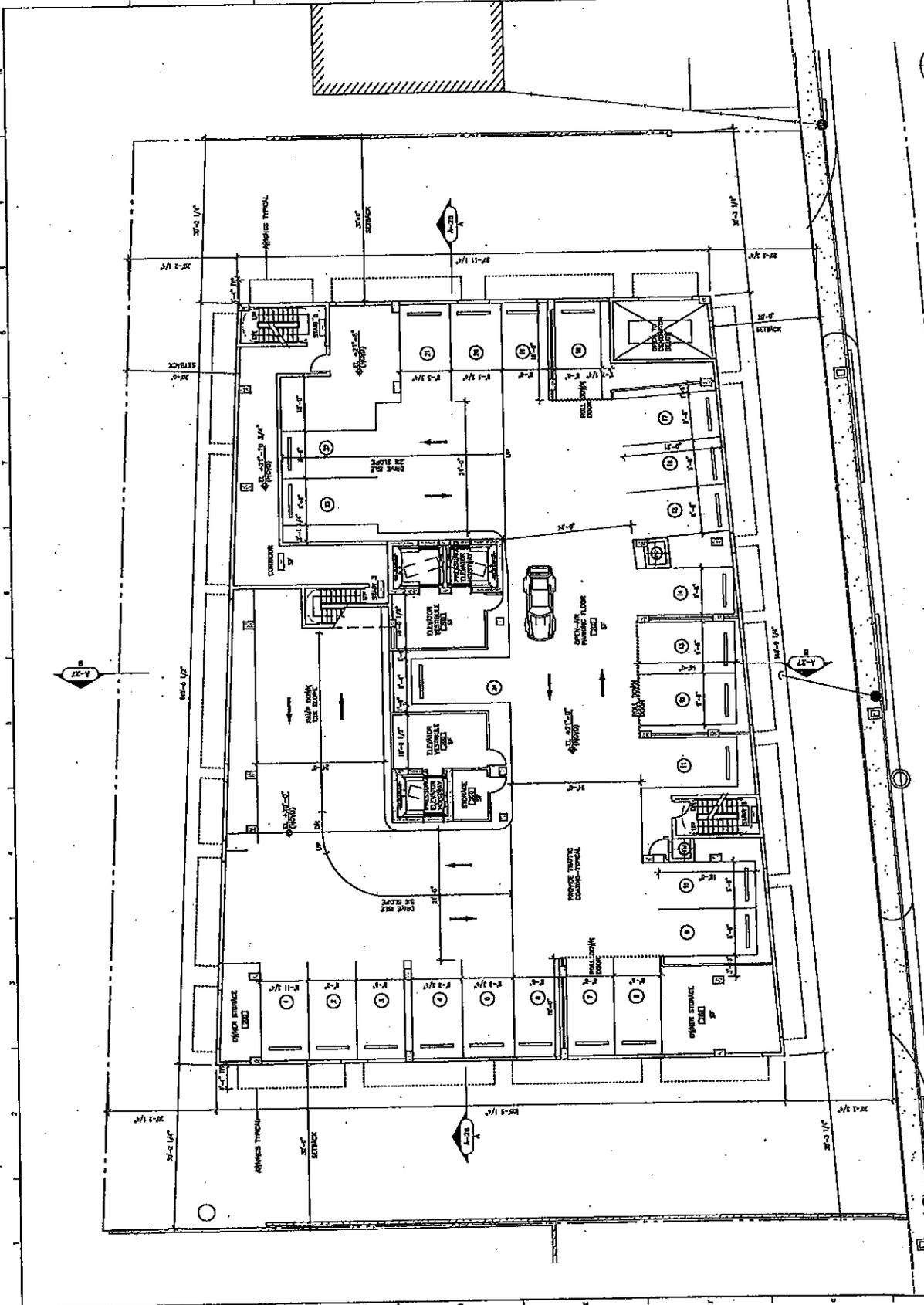
REVISIONS:	NO.	DATE	REMARKS

**PROJECT TITLE:**  
 3RD FLOOR PLAN  
 (UPPER PARKING FLOOR)

ALL IDEAS, DESIGN, MANAGEMENT, PLANS AND SPECIFICATIONS ARE THE PROPERTY OF BOBBIE ARCHITECTS AND WILL REMAIN THE PROPERTY OF BOBBIE ARCHITECTS. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BOBBIE ARCHITECTS. BOBBIE ARCHITECTS SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. BOBBIE ARCHITECTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS. BOBBIE ARCHITECTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS. BOBBIE ARCHITECTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS.

**DATE:** 7/24/12  
**SCALE:** 1/8" = 1'-0"  
**DRAWN BY:** SW  
**CHECKED BY:** JB  
**JOB NO.:** 22/DIA

**SHEET NO.:**  
**A-17**



**1 3RD FLOOR PLAN (PARKING)**  
 SCALE 1/8" = 1'-0"  
 THIS LAYER IS FOR PARKING SPACES

Attachment 2

Trip Generation  
Grand Birch Condominium

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**TAB 3**

**Page 1: PZB Site Plan – Applicant Information Sheet**

**INSTRUCTIONS:** Please print or type all information. The application must be filled out accurately and completely. Answer all questions. Do not leave an item blank. If an item does not apply, write N/A (Not Applicable). The following information requested is per Unified Land Development Regulations (ULDR). Incomplete applications will not be accepted.

**NOTE:** To be filled out by Department

Case Number	53-R-12
Date of complete submission	

**NOTE:** For purpose of identification, the PROPERTY OWNER is the APPLICANT

Property Owner Name	Grand Birch, LLC
Address (Street, City, State, Zip)	If a signed agent letter is provided, no signature is required on the application by the owner. 20801 Biscayne Boulevard, Suite 501, Aventura, FL 33180
Phone Number	gkorn@leopoldkorn.com 305-935-3500
Record of Title	<input checked="" type="checkbox"/> Warranty Deed or <input type="checkbox"/> Tax Record

**NOTE:** If AGENT is to represent OWNER, notarized letter of consent is required

Applicant Name	Donald R. Hall (Gunster, Yoakley & Stewart)
Address (Street, City, State, Zip)	<i>Donald R. Hall</i> 450 East Las Olas Blvd., Suite 1400, Fort Lauderdale, FL 33301
Phone Number	dhall@gunster.com 954-468-1358
Relationship to Applicant	Yes

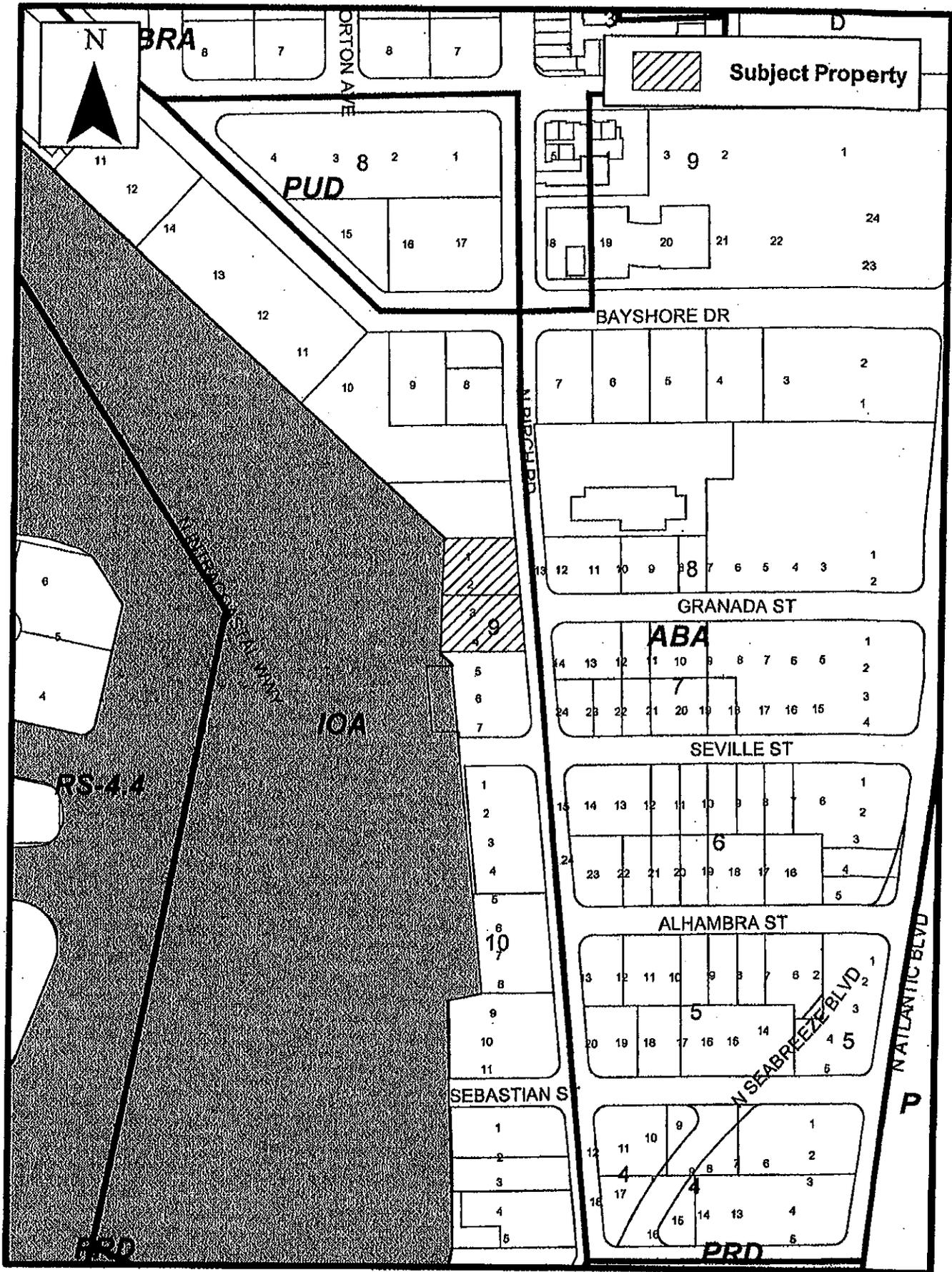
Development Project Name	Grand Birch
Development Project Address	Existing: 315-325 N. Birch Road   New: 321 N. Birch Road
Legal Description	Lots 1, 2, 3 and 4 in Block 9 of LAUDER DEL MAR, according to the Plat thereof recorded in Plat Book 7, Page 30, of the Public Records of Broward County, Florida. TOGETHER WITH: A Parcel of Dry Land in New River Sound adjacent to Lots, 1, 2, 3 and 4, Block 9, LAUDER DEL MAR, according to the Plat thereof, as recorded in Plat Book 7, Page 30, of the Public Records of Broward County, Florida, more fully described as follows: Commencing at the Southeast corner of said Lot 4; thence North 90°00'00" West, on the South line of said Lot 4, a distance of 125.00 feet to the Point of Beginning; thence continuing North 90°00'00" West, on the Westerly extension of the West line of said Lot 4, a distance of 25.31 feet; thence North 02°34'56" East, on the wet face of an existing seawall cap marking the East edge of New River Sound, a distance of 200.86 feet to a point on the North line of said Lot 1, 125.00 feet West of the Northeast corner of said Lot 1; thence South 04°38'00" East on the approximate West line of said Lot 1, 2, 3 and 4, a distance of 201.32 feet to the Point of Beginning.
Parcel ID Number	5042 12 10 1010
Parcel ID Number	5042 12 10 1020
Request for Approval of Plans	Site plan approval for an 11 story, 22 unit condominium. See attached narrative.
Applicable Code Sections	Sec. 47-12.5(D)(1)(d)(i)(ii) and Sec. 47-12.6
Estimated Construction Costs	\$21,394,000 (including land costs)

Lot/Land Use Zoning	Central Beach - RAC
Proposed Land Use	Same
General Land Use District	IOA
Proposed Land Use District	Same
Proposed Land Use District	Vacant land
Proposed Land Use District	94,180 SF Condominium
Number of Residential Units	22
Non-Residential Use Area	N/A
Total Lot Area (including balconies)	163,224 SF including balconies
Site Address (to be used for record)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

	Required	Proposed
Lot Size (SF) (Acres)	N/A	27,510 SF / 0.632 Acres
Max Units	48 dwelling units per acre permitted	22 dwelling units (site would allow 34)
Front Yard	N/A	124.58' N / 149.63' S
Building Height (ft) (stories)	120' limit	115' / 11 stories
Side Yard	200' limit	140'-6" / 140'-10" x 88.0' / 105'-6"
Floor Area Ratio	N/A – no limit in the IOA	N/A
Lot Coverage	N/A – but must meet setbacks	13,646 SF
Open Space	N/A	12,884 SF
Landscaping Area	25% of lot area	6,895 SF
Permitted Stories	48	50

**NOTE:** State north, south, east or west for each yard.

Setback (feet)	Required	Proposed
Side Yard	30	30
Side Yard	30	30
Front Yard	20	20
Rear Yard	20	20



0 50 100 200 300 400 Feet

53R12

**REQUEST:**  
Site Plan Level IV Review; Development of Significant Impact

Case Number	63R12	
Applicant	Grand Birch, LLC.	
Site Location	321 N. Birch Road	
Project Size	27,610 SF / 0.632 acres	
Zoning	Intracoastal Overlook Area (IOA)	
Current Use	Vacant	
Neighborhood	Central Regional Activity Center	
Applicable Ordinance	47-12 Central Beach Districts 47-26.2 Adequacy Requirements 47-25.3 Neighborhood Compatibility Requirements	
	<b>Required</b>	<b>Proposed</b>
Units per acre	48 du/ac	22
Area	N/A	27,610 SF
Height	N/A	Varies
Front Setback	120'	116'
Side Setback	200' max	140'-10"
Rear Setback	N/A	N/A
Min Lot Area	25% min lot area	6,895
Min Lot Width	48	48
	<b>Required</b>	<b>Proposed</b>
Rear Yard Setback	20'	20'
Side Yard Setback	57.5' (½ building height)	30'
Side Yard Setback	57.5' (½ building height)	30'
Side Yard Setback	57.5' (½ building height)	20'
Neighborhood Requirements	Sign Notice 15 days prior to meeting	
Action Requested	Approve, Approve with Conditions, or Deny	
Prepared by	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 (116') 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.1.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 facade, 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 47-26.3 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 facade, 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 47-26.2, Adequacy Requirements, and Section 47-26.3, 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 6-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**

**8 NORTH BIRCH ROAD**

**FORT LAUDERDALE, FL 33304**

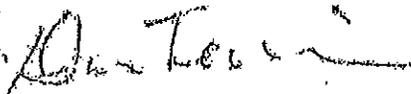
**harborhouseeast@gmail.com**

Dear Fort Lauderdale Planning and Zoning members,

On Monday September 16<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 Intracoastal 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 Takelra, President

Harbor House East

Board Members Present:

Chris Kossman

Dean Sivilik

Sydney Buhler

Dan Takelra

September 19, 2012

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

City of Fort 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 of 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

**TAB 4A**

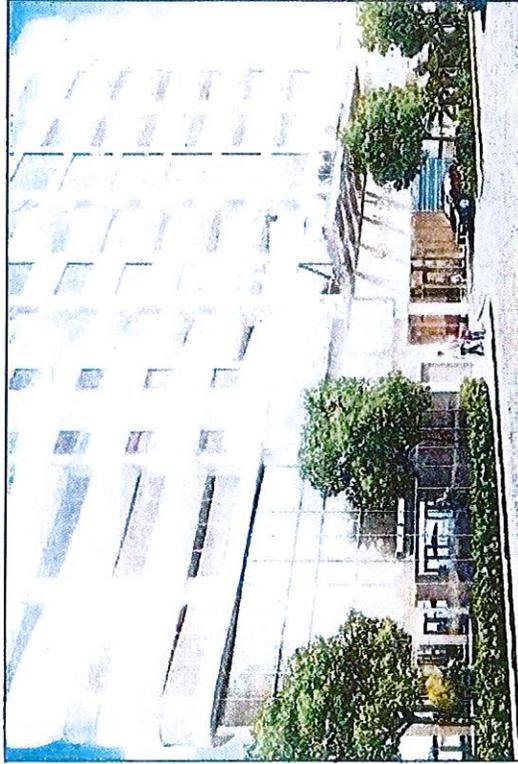




ARTISTS\_RENDERING-DESIGN #1



ARTISTS\_RENDERING-DESIGN #2



ARTISTS\_RENDERING-PROPOSED









**TAB 4B**

# Resume



## George Fletcher

Design Principal-In-Charge



### Years Experience

Thirty

### Education

Illinois Institute of Technology  
Bachelor of Architecture

### Registrations / Affiliations

NCARB  
Construction Specification Institute

### Relevant Experience

Margaritaville Beach Resort - Hollywood, FL  
\$150,000,000 | 349 Guest Rooms | 1,200,000 SF

Margaritaville Beach Resort - Pensacola, FL  
\$36,000,000 | 162 Guest Rooms | 222,000 SF

W Fort Lauderdale  
\$235,000,000 | 364 Guest Rooms | 820,000 SF

LuLang Resort Hotel  
\$180,000,000 | 120 Guest Rooms | 700,000 SF

Beaches Boscobel Resort a Sandals Resort  
\$13,000,000 | 223 Guest Rooms | 325,000 SF

Sandpearl Resort - LEED Silver Certified  
\$56,000,000 | 162 Guest Rooms / 253 Resort  
Units

Best Western Gateway Grand  
\$6,008,900 | 152 Guest Rooms | 86,000 SF

JW Marriott Resort - Quito, Ecuador  
241 Guest Rooms / 16 Guest Suites

Port De Plaisance - St. Marteen  
88 Guest Suites

### Professional Bio

George Fletcher has more than 30 years of global expertise designing resort properties for clients across the world. As Principal-in-Charge, Mr. Fletcher leads the day to day administration of the firm, client liaison, contract negotiations, design concepts, feasibility analysis and the overall production of contract documents and construction management. With his accumulated experience, accompanied with his creative talent Mr. Fletcher has set the tone and demands upon the firm which has resulted in world class architecture. The firm has a reputation that far exceeds the competition in quality, value and bottom line efficiency.

"Reputation, knowledge and experience are the key elements that make our company the right architectural, planning & interior design team for today's competitive market."



**TAB 4C**

## CURRICULUM VITAE

### ***Cecelia Ward, AICP***

#### ***President***

JC Consulting Enterprises, Inc. (Established 2006)  
102 NE 2<sup>nd</sup> Street, #145  
Boca Raton, Fl 33432  
T. 561.451.2937 Mobile. 954.815.4298  
[cward@jcconsultinginc.net](mailto:cward@jcconsultinginc.net)

#### ***Experience***

- Member of the American Institute of Certified Planners (AICP) since 1990
- 30 Years of Planning and Zoning experience
- Specialized Skills: land use, zoning, building codes, long range planning, visioning and project management.

#### ***Private and Public Sector Professional Planning Positions Held***

- President of JC Consulting Enterprises, Inc., 2006
- Planning Commissioner Town of North Hempstead, New York - 2006
- Deputy Director of Strategic Planning, City of New York, 2004
- Director of Construction Services Bureau, City of Fort Lauderdale, 1999
- Planning Administrator, City of Fort Lauderdale, 1998
- Senior Planner, City of Fort Lauderdale, 1995
- VP Governmental Planning, Coral Ridge Properties, 1986
- Senior Planner, Coral Ridge Properties, 1984
- Senior Planner, Mid-South Engineering, 1978

#### ***Education and Certification***

- Bachelor of Arts-Political Science, Florida Atlantic University
- American Institute of Certified Planners (AICP), since 1990

#### ***Affiliations***

- National American Planning Association, 1990
- Florida American Planning Association, 1986
- Florida Planning Law Division, 1991
- Broward County American Planning Association, member since 1986
- Pi Sigma Alpha Member – National Political Science, 1994

### *Honors and Awards*

- Awarded Former Exemplary Employee – City of Fort Lauderdale – 2007
- Leadership Fort Lauderdale – (professional award) 1999, 2000, 2001
- City of Fort Lauderdale – Commitment to Excellence in Business 2003
- Fort Lauderdale's Finest (professional award) – 2003
- Cecelia Hollar [maiden name] Appreciation Day – Fort Lauderdale Downtown Development Authority for contributions to Downtown Economic Development Planning – 2004
- Certificate of Appreciation for Participation in Community Redevelopment Plan for Atlantic Beach CRA – City of Pompano Beach 2000-2001

### *Community Service*

- League of Women Voters, 1991
- Coral Springs Economic Development Task Force, 1991
- South Florida Regional Planning Council Strategic Regional Policy Plan, 1994
- City of Pompano Beach Planning and Zoning Board, Alternate Member, 1991-2001
- City of Pompano Beach –Beach Community Redevelopment Advisory Board Member, 2001
- Marjorie Stoneman Douglas High School Mentor Program, 1992 and 1993
- Junior Achievement, Student Assistant – 1993
- Leadership Fort Lauderdale, 1999- 2004

## *Cecelia Ward, AICP*

Prior to establishing Cecelia Ward AICP Inc and JC Consulting Enterprises, Inc, Ms. Ward had more than 25 years in the field of land development, zoning and land use planning, including long range and visioning, with work experiences in Florida, New York, Maine and Nova Scotia, in both the private and public sectors.

Starting her career in the late 1970s Ms. Ward worked on the Town of Davie Comprehensive Plan, one of the first Comprehensive Plans ever developed in the State of Florida. She continued to develop her professional planning and zoning skills through the 1980s while working for Coral Ridge Properties, a then Fortune 500 land development company, where she developed land use and zoning regulations for corporate land holdings located in the City of Parkland.

After more than nine years with Coral Ridge Properties, Ms. Ward was retained by the City of Fort Lauderdale, for the express purpose of updating and bringing that city's Comprehensive Plan into compliance, which had not been updated for more than 10 years. Ms. Ward was also tasked with updating Fort Lauderdale's entire zoning code, which was more than 40 years old and internally inconsistent with the vision established for certain redevelopment areas, including the Fort Lauderdale Beach, the Downtown and Community Redevelopment Areas. Meeting a 2-year deadline, Ms. Ward was successful in bringing both the City's Comprehensive Plan into compliance, by completing the preparation of the City's 1999 Evaluation and Appraisal Report (EAR) through the State mandated EAR process, and updating the City's land development regulations into what is currently referred to as the Fort Lauderdale Unified Land Development Code.

As a result her successful efforts Ms. Ward was promoted to Director of Construction Services, which included supervising all activities and functions of the City's Planning, Zoning, Building Departments, with responsibility of interpreting and implementing the City's Comprehensive Plan, Land Development and Zoning regulations. During this time, Ms. Ward oversaw the creation of a Downtown Master Plan, ensuring that such plan provided for new urbanism and smart growth standards. Because of her leadership in this regard, Downtown Fort Lauderdale has developed into a vibrant and pedestrian friendly area, for which Ms. Ward was awarded Fort Lauderdale's Finest by a local community grass-roots organization, and was honored by the City's Downtown Development Authority, a not-for-profit authority, for her outstanding contribution to the renaissance of the downtown area of Fort Lauderdale.

Ms Ward has also utilized her planning and zoning experience in the State of New York, where she provided planning and zoning related services for the City of New York, the Town of North Hempstead, and the City of Ogdensburg, including the preparation of various zoning regulations and vision plans. As Planning Commissioner, she managed the development of a Vision Plan for Port Washington, a large multi-neighborhood waterfront area located in North Hempstead.

Ms. Ward also acted as land use and zoning expert on behalf of private land owners with properties in New York, Maine and Nova Scotia. One of her more significant long term projects was the land use and zoning management of a planned eco-oriented community envisioned for a 3,000 acre site located in the State of Maine. For more than 5 years she guided a high level

consultant team of professionals, including architects, engineers, and ecologists toward the development of a vision plan for this property, including the creation of land use and zoning controls based on "green code" principles. The interaction with such professionals on this unique project has allowed her to continue to keep up with the latest trends in "green" zoning, land use and architectural design standards being developed both nationally and internationally.

### **JC Consulting Enterprises Inc.**

Established in 2006 in New York under Cecelia Ward, AICP Inc., incorporated in the State of Florida in 2008, JC Consulting Enterprises Inc. is headed by Cecelia Ward, AICP, and specializes in the field of developing vision plans, comprehensive land use planning, zoning and land development regulations. JC Consulting services include review of land development regulations, zoning codes and comprehensive land use plans and community redevelopment plans, and providing a comparative analysis of existing regulations, drafting of plan amendments and zoning text amendments. The firm operates primarily in South Florida, and has served both private and public clients in the cities of Pompano Beach, Fort Lauderdale, Lauderdale-By-The-Sea, Village of Surfside, and Key Biscayne, as well as public and private entities located in New York City, North Hempstead, Ogdensburg, Loon Lake, and Maine and Nova Scotia.

### ***Recent Municipal Comprehensive Planning, Land Development and EAR related work***

1. 2009 City of Pompano Beach, East Community Redevelopment Area - Analysis of City Comprehensive Plan Applicable to East CRA and Creation of Implementing Zoning Regulations
2. 2010 City of Pompano Beach, NW Community Redevelopment Area - Analysis of City Comprehensive Plan Applicable to NW CRA and Creation of Implementing Zoning Regulations
3. 2010/2011 - Preparation of Land Use Plan Amendment Application for Transit Oriented Corridor for Downtown Pompano Beach.
4. 2010/2011 - Town of Lauderdale-By-The-Sea - Comparative Analysis of Town Comprehensive Plan, Master Plan, Land Development Regulations and Town Charter
5. 2011 - Town of Lauderdale-By-The-Sea - ULDR amendments - Sign Code, Architectural Review, Hotel Study.
6. 2012 - Town of Lauderdale-By-The-Sea - ULDR amendments - Various code sections

### ***Other Relevant Comprehensive Planning, Land Development and EAR related work***

1. City of Fort Lauderdale - Project Manager 1999 EAR Report and EAR based Amendments
2. Town of North Hempstead - Planning Commissioner / Port Washington Vision Plan - 2005-2006
3. Winter Harbor Properties - Winter Harbor, ME - Project Manager 3,300 Acre -creation of Eco Community Vision Plan- 2006 - 2010
4. Loon Gulf Properties, Loon Lake, NY - Project Manager - Vision Plan for 1,900 Acre Golf Course Community - 2006 - 2010

**TAB 4D**

**MEMORANDUM**

To: Heidi Davis Knapik  
Don Hall  
Gunster, Yoakley & Stewart, PA

From: Cecelia Ward, AICP, JC Consulting Inc

Date: November 8, 2012

RE: Grand Birch LLC/Grand Birch - Development of Significant Impact/Site Plan Level IV  
Case No. 53 R-12  
Central Beach - Intracoastal Overlook Area (IOA)

---

The following provides my professional planning and zoning review of the City of Fort Lauderdale Case No. 53-R-12 - Site Plan Level IV Approval/IOA - Grand Birch.

**SUMMARY OF FINDINGS AND CONCLUSIONS:**

***The proposed Grand Birch development is:***

- CONSISTENT WITH THE 1988/1989 CENTRAL BEACH AREA REVITALIZATION PLAN
- CONSISTENT WITH THE CITY OF FORT LAUDERDALE ADOPTED COMPREHENSIVE PLAN /FUTURE LAND USE ELEMENT
  - Central Beach Regional Activity Center Goals, Objectives and Policies
  - Central Beach Regional Activity Center Future Land Use Designation
- COMPLIES WITH ALL APPLICABLE CITY OF FORT LAUDERDALE UNIFIED LAND DEVELOPMENT REGULATIONS (ULDRS) CHAPTER 47
  - Sec. 47-12 Central Beach Districts
  - Sec. 47-12.5 IOA Zoning District
  - Sec. 47-12.6 Central Beach Development Design Criteria
  - Sec. 47-20 Parking and Loading
  - Sec. 47-21 Landscaping and Tree Preservation Requirements
  - Sec. 47-24 Development Permits and Procedures
  - Sec. 47-24.2 Site Plan Development Permits
  - Sec. 47-25.2 Adequacy Requirements
- COMPLIES WITH THE PROVISIONS OF SEC. 47-25.3 NEIGHBORHOOD COMPATIBILITY
- COMPLIES WITH THE PROVISIONS OF SEC. 47-25.3 COMMUNITY COMPATIBILITY CRITERIA
- ACCOMMODATES THE DESIGN GUIDELINES OF THE CENTRAL BEACH MASTER PLAN UPDATE (2009)

Attachment 1 provides the Support Documentation in support of my professional findings and conclusions.

**ATTACHMENT 1**

**CECELIA WARD, AICP**

**JC CONSULTING INC.**

**GRAND BIRCH - CASE NO. 53 R 12**

**SUPPORT DOCUMENTATION**

**PLANNING AND ZONING FINDINGS AND CONCLUSIONS**

---

**1**

C Ward / JC Consulting Inc. 11.8.12  
Grand Birch - Planning and Zoning Board Public Hearing  
53R12

Attachment 1 - SUPPORTING DOCUMENTATION OF FINDINGS AND CONCLUSIONS

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## 1. PROJECT DESIGN

The building has been designed in a contemporary style that incorporates curved balconies, geometric features along the facade and glass treatment of the parking levels. Street level-outdoor seating areas are proposed on the southeast side of the building, including a decorative waterfall feature adjacent to the main building entrance from Birch Road.

## 2. APPLICATION REQUEST (SETBACKS)

In accordance with Sec. 47-12.5.D.1.b. and c., IOA, Setbacks, the side and rear yard are one-half (1/2) the height of the building, unless otherwise approved as a development of significant impact. ULDR Sec. 47-12.5.D.1.d states: "If a development is approved as a development of significant impact, the side and rear yard requirements may be reduced as follows:

- i. Side yard: For structures greater than one hundred fifteen (115) feet in height: forty (40) feet; for structures greater than seventy-five (75) feet in height: thirty (30) feet; for structures greater than thirty-five (35) feet in height: twenty (20) feet; for structures up to thirty-five (35) feet in height: ten (10) feet.
- ii. Rear yard: twenty (20) feet."
  - PROPOSED NORTH AND SOUTH SIDE YARDS: Building height between 75' and 115' - 30 feet, as permitted as a development of significant impact
  - PROPOSED WEST REAR YARD: 20 feet, as permitted as a development of significant impact

### □ SUPPORT FOR PROPOSED SIDE AND REAR YARDS:

- Provides 60 feet of building separation between residential portion of the building on the south side (Birch Point) and the proposed development.
- Provides 38 feet of building separation between the residential building on the north side (Cormona Apts.) and the proposed development.
- Structural design of parking on 2nd / 3rd floors restricts ability to provide setbacks greater than 30 ft.
- Allows for design of building to create open views to Intracoastal Waterway at ground level to break up mass of building.
- Architectural design of building complies with Central Beach Design Guidelines and Accommodates Master Plan Draft 2009 design guidelines.
- Request is consistent with approvals for DSI granted for other developments in the IOA over the past 20 years, including the adjacent development to the south (Birch Point).

- ❖ Birch Point was approved as a Development of Significant Impact in 1993, which granted a side yard setback of 30 feet from the north property line for the residential tower portion of the building and 20 foot south side setback (without step-backs) to a height of 114 feet. The DSI permitted the parking ramp of that building to be setback 10 feet from the north property line.
- ❖ That DSI approval also granted a rear yard setback of 20 feet from the Intracoastal Waterway.
- ❖ At the time that development was approved, a 2 story multifamily residential building was located on the Grand Birch subject property.

### 3. SURROUNDING USES/ ZONING.

#### South:

The property to the south of the subject site is also zoned IOA. An 11 story multifamily building is located on the abutting site (Birch Point), which was approved as a Development of Significant Impact in 1993, which granted a side yard setback of 30 feet from the north property line for the residential tower portion of the building and 20 foot south side setback (without step-backs) to a height of 114 feet. That DSI approval also granted a rear yard setback of 20 feet from the Intracoastal Waterway and permitted the parking ramp of that building to be setback 10 feet from the north property line. At the time that development was approved a 2 story multifamily residential building was located on the Grand Birch subject property.

#### North:

A series of two story, older multifamily residential buildings are located on the adjacent site to the north (Cormona Apartments) and the nearest of these are set back 8 feet from the shared property line. That site was developed prior to the adoption of the Central Beach Revitalization Plan, Central Beach RAC and Central Beach zoning designations.

#### East:

A series of two and three story older multifamily "guest houses" are located in the ABA - A-1-A Beachfront Area zoning district, which also existed prior to the establishment of the Central Beach Revitalization Plan, Central Beach RAC and Central Beach zoning districts. In accordance with the intent of the Central Beach Revitalization Plan, that ABA zoned area is intended to encourage redevelopment of the area for destination resort hotels, allowing for buildings up to 200 feet in height, 20 foot setbacks from a public right of way and 10 foot side yard setbacks when not abutting a public right of way.

West: Intracoastal Waterway.

### 4. HISTORICAL BACKGROUND - IOA ZONING DISTRICT

The IOA zoning has been the zoning that applicable to the subject property for more than 30 years, with the adoption of the Central Beach Area zoning in 1988 (Ord. No. C-88-51).

The provisions regarding the ability to request side and rear yards, as proposed for the subject property, have also been in place for more than 30 years.

## 5. 2004 REDUCTIONS TO THE IOA ZONING DISTRICT HEIGHT AND DENSITY

In 2002, the City instituted a Zoning in Progress and then subsequently adopted amendments in 2004 (Ord. No. C-04-10), reducing the maximum height and densities permitted for residential development in the Central Beach area. Included in those amendments was a reduction in the maximum height and density permitted in the IOA zoning district:

- Height reduction from 150 feet to 120 feet
- Density reduction from 60 du/ac to 48 du/ac

These changes included extensive input and study by the City with input from neighborhood representatives, and were based on an analysis of existing development patterns and the recommendations of the Urban Land Institute as provided in the 2002 ULI study.

(Minutes City Conference Meeting July 25, 2002)

## 6. RESIDENTIAL DEVELOPMENT NECESSARY TO REALIZE THE VISION OF THE CENTRAL BEACH REVITALIZATION PLAN:

In 2002, the ULI performed a study of the Central Beach Area. In that report, the ULI concluded that residential development was an important part of the balance to achieve the resort community vision as originally established by the Central Beach Revitalization Plan.

*"Residential Development Potential. The panel concurs that achieving the vision of a resort community with a beach lifestyle requires a **blended balance of residential and hospitality development as well as appropriate levels of supporting amenities such as retail and restaurants. To that end, the panel offers qualified support for new housing in the Central Beach.**"*

(Page 19 - Residential Development Potential - ULI Central Beach Fort Lauderdale Florida, A Vision and A Strategy - Nov. 10-15, 2002.)

The City recently amended the Central Beach zoning districts to allow for residential development in areas of the Central Beach where residential development was previously prohibited.

## 7. CONSISTENT WITH THE CENTRAL BEACH REVITALIZATION PLAN (1988/1989).

The 1988/1989 Central Beach Revitalization Plan is the foundation and framework *for review and approval of all development located within the Central Beach Area.*

- *The overall goal of the Plan is "to begin a renewal of the Central Beach Area to make it a safer and more attractive area for tourists and residents alike."*

*(Central Beach Revitalization Plan 1988*

*Pg 1- II. Overview of the Central Beach Area A. Introduction)*

- *The overall purpose of the Plan is "to serve as a guide for future public and private development within the Central Beach Area".*

*(Central Beach Revitalization Plan 1988*

- The purpose of the Plan *"is to be used by City staff and boards which will be become involved in revitalization of the Central Beach Area to coordinate decisions of those entities and to ensure consistency in the revitalization effort"*.

(Central Beach Revitalization Plan 1988  
Pg 5 A. Purpose of the Revitalization Plan)

- The Central Beach Area zoning ordinance, created Section 47-72 of the City's Code of Ordinance (adopted 1997 ULDRs 47-12). The zoning ordinance incorporates the private sector design guidelines, and *"provides for a review process intended to ensure that individual developments within the Central Beach Area are compatible with this Plan"*.

(Central Beach Revitalization Plan 1988. Pg 9 - 4. Central Beach Area Zoning Ordinance)

□ CONSISTENT WITH THE GOALS AND POLICIES OF THE CENTRAL BEACH REVITALIZATION PLAN.

*Goal b. TO MAKE THE BEACH AN INTEGRAL PART OF THE CITY FOR USE BY LOCAL RESIDENTS.*

- To make the beach attractive to local residents.

*The proposed development provides for an attractive redevelopment of a vacant site for residential use.*

- To discourage additional residential development which conflicts with tourist uses.

*The proposed residential development does not conflict with tourist uses.*

*Goal c. TO IMPROVE CIRCULATION FOR AUTOS, BICYCLES AND PEDESTRIANS WITHIN AND THROUGHOUT THE CENTRAL BEACH AREA.*

- To make the pedestrian environment complement the positive experience of visiting the beach.

*Pedestrian enhancements are provided at the ground level of the proposed development site including: enhanced landscape open space areas, sitting areas, a waterfall feature, and glass treatment at the ground level to preserve views to the Intracoastal Waterway.*

*Goal d. TO CREATE AND ENHANCE A POSITIVE VISUAL AND PHYSICAL IMAGE OF THE BEACH THROUGH DESIGN GUIDELINES.*

- To establish a uniform design character for the Central Beach Area.

*The proposed development complies with the design character as established for the Central Beach Area; and,*

*Enhances the character of the Central Beach by accommodating the design criteria provided for in the Updated Central Beach Master Plan Draft (2009).*

- To increase the amount of landscaping and street amenities within the Central Beach Area.

*The proposed development provides for enhanced landscaping at the ground floor area, including pedestrian amenities with sitting areas, a waterfall feature and pedestrian connections to Birch Road.*

- To enhance views of oceanfront and Intracoastal Waterway.

*The proposed development preserves views to the Intracoastal Waterway by providing clear glass treatment on the ground floor of the building.*

*(Central Beach Revitalization Plan 1988 - Pgs. 6 and 7 - 1.)Goals)*

- CONSISTENT WITH THE IOA ZONING DISTRICT AS ESTABLISHED BY THE CENTRAL BEACH REVITALIZATION PLAN.

The IOA is designed to "*allow slightly more intense uses than permitted in the North Beach Residential Area (NBRA).*"

*(Central Beach Revitalization Plan 1988 Page 4 - Part II.) B. Description of Districts)*

- 8. CONSISTENT WITH THE ADOPTED CITY OF FORT LAUDERDALE COMPREHENSIVE PLAN.

- CONSISTENT WITH DESIGNATION OF REGIONAL ACTIVITY CENTER.

- The City of Fort Lauderdale Comprehensive Plan has designated the entire 425 acre Central Beach from Sunrise Boulevard to Holiday Drive as a Regional Activity Center (RAC). According to the Plan, the definition of a Regional Activity Center is:

*"Regional Activity Center (RAC) - A compact, high intensity, high density multi-use area designated as appropriate for intensive growth ..."*

City of Fort Lauderdale Comprehensive Plan (Ordinance C-08-18)  
Volume I - Administration and Implementation Element Page 1-27

- CONSISTENT WITH THE CITY'S LONG RANGE REDEVELOPMENT PLANNING OF THE CENTRAL BEACH AREA.

"Long Range Redevelopment Planning: Central Beach RAC and Associated Studies

The Central Beach RAC was created in order to encourage private sector redevelopment/revitalization efforts in a 425 acre area, primarily commercial in character. In the late 1980's, blight and crime contributed to a decline in the Central Beach Area's character and image, physical appearance and overall attractiveness to tourists.

Public and private sector redevelopment is ongoing, including infrastructure improvements, residential and commercial uses.

Several planning studies including the Central Beach Revitalization Plan, CRA Community Redevelopment Plan and Urban Land Institute study were completed in the late 1980's and early 1990's to create a framework for redevelopment and public improvements..."

City of Fort Lauderdale Comprehensive Plan (Ordinance C-08-18)  
Volume II - Future Land Use Element Page 1-28

□ **CONSISTENT WITH THE CENTRAL BEACH REGIONAL ACTIVITY CENTER (CENTRAL RAC) - FUTURE LAND USE DESIGNATION:**

- Permits up to 5,500 dwelling units in Central Beach RAC
- Request is for 22 dwelling units
- If approved - remaining balance 4,523 units available (including pending projects)
- Meets limits set by the Fort Lauderdale Beach Action Plan - restricts development to no more than 3,200 peak hour trips.
- Only 17 peak hour trips will be generated by proposed development - 727 remaining trips.

***"Central Beach Regional Activity Center***

General Location: South of Sunrise Boulevard, north of Harbor Drive, between the Atlantic Ocean and the Intracoastal Waterway.

***Density and Intensity of Land Uses:***

Density and intensity of uses will be limited by traffic capacity based on specialized traffic studies and plans as agreed by the City and Broward County.

***List of Permitted Uses:***

Residential 5,500 Dwelling Units

Limited by peak hour trip cap described in Comment #2below

...

**Comments:**

1. In 1990, a land use designation change was made in the Central Beach Area, from residential and recreation and open space to Regional Activity Center (RAC), in order to encourage private sector redevelopment/revitalization efforts in a 262 acre area, primarily commercial in character. Blight and crime had contributed to a decline in the Central Beach Area's character and image, physical appearance and overall attractiveness to tourists. A redevelopment

plan was adopted to guide revitalization of the Central Beach and redevelopment is ongoing, including completed infrastructure improvements and new time-share and commercial uses. More details on this are discussed in the Coastal Element.

2. Development shall be consistent with the Fort Lauderdale Beach Action Plan, as approved by the Broward County Commission, which restricts development growth to the equivalent of no more than 3,220 peak hour traffic trips. Peak hour trip generation rates are based on the Institute-of Transportation Engineers Trip Generation Manual, Fourth Edition."

...

(City of Fort Lauderdale Comprehensive Plan (Ordinance C-08-18) Volume I – Future Land Use Element Page 2-58 - 2-59)

□ **CONSISTENT WITH THE CENTRAL BEACH RAC ADOPTED GOALS, OBJECTIVES AND POLICIES OF THE FUTURE LAND USE ELEMENT:**

- OBJECTIVE 1.11
- POLICY 1.11.1
- POLICY 1.11.2
- POLICY 1.11.3
- OBJECTIVE 1.12 (SEE ALSO EVALUATION MEASURE)
- POLICY 1.12.1

**OBJECTIVE 1.11: CENTRAL BEACH REGIONAL ACTIVITY CENTER (CENTRAL BEACH-RAC) DESIGN GUIDELINES**

Utilize the Beach Design Guidelines to create and enhance a positive visual and physical image of the Central Beach-RAC.

**POLICY 1.11.1: Establish a design character in the Central Beach-RAC.**

**POLICY 1.11.2: Enhance landscaping, street and pedestrian amenities through the development review process within the Central Beach -RAC.**

**POLICY 1.11.3: Enhance views of the oceanfront and Intracoastal Waterway within the Central Beach-RAC.**

**OBJECTIVE 1.12: CENTRAL BEACH-RAC ZONING**

Monitor and evaluate development in the Central Beach-RAC zoning districts to ensure compliance with goals and objectives of the adopted Central Beach Revitalization Plan.

Evaluation Measure: Annual record of monitoring and evaluation of development within the Central Beach-RAC zoning district for compliance with the adopted Central Beach Revitalization Plan.

**POLICY 1.12.1: Central Beach-RAC zoning districts shall require land uses consistent with the adopted Central Beach Revitalization Plan**

City of Fort Lauderdale Comprehensive Plan (Ordinance C-08-18)  
Volume I – Future Land Use Element Page 2-11 - 2- 12

9. COMPLIANCE WITH ALL APPLICABLE UNIFIED LAND DEVELOPMENT REGULATIONS (ULDR)

□ SEC. 47-12 CENTRAL BEACH ZONING

- The proposed development is consistent the Central Beach Development permitting and approval regulations (Sec. 47-12.6.A. and B.):
- The proposed development is consistent with the development standards as provided Sec. 47-12.5.D. for the Intracoastal Overlook Area (IOA) District: Sec. 47-12.6.A.
  - Residential Multifamily: Permitted Use Height: Maximum Permitted 120' - Proposed 115'
  - Density: Maximum Permitted 48 du/ac - proposed 22 units
  - Length and Width of Structures: Maximum 200' - proposed maximum 140' 10"
  - Setbacks:
    - Front - 20 feet required - 20 feet proposed
    - Side - 57.5' (1/2 height of building) unless proposed as DSI - 30 feet for buildings between 75' and 115' in height - 30 feet proposed
    - Rear - 57.5' (1/2 height of building) unless proposed as DSI - 20 feet - 20 feet proposed.

□ Design Criteria (Sec. 47-12.6.B.):

- 1) The proposed development is compatible with the character of the overall plan of development contemplated by the revitalization plan.

*As previously discussed, the proposed development for multifamily residential use is consistent with the plan for redevelopment contemplated by the revitalization plan, as further expressed in the Central Beach Revitalization Plan, the Central Beach RAC FLUE, the IOA Zoning District, and the development pattern in the IOA established over the past 20 years, in accordance with the Central Beach area plan.*

- 2) The architectural design of the proposed development is compatible with the design guidelines provided in Section 47-25.3. (Neighborhood Compatibility and Community Compatibility)

□ SEC. 47-20 - PARKING AND LOADING REQUIREMENTS

- 48 parking spaces required - 48 spaces provided.
- No loading zone is required for residential development in the IOA.
- Front entrance drive aisle has also been designed in accordance with city regulations.
- Parking and Loading Requirements - have been reviewed the Transportation Consultant, Molly Hughes - Hughes & Hughes Inc.

□ SEC. 47-21 - LANDSCAPE AND TREE PRESERVATION

- 6, 878 s. f. landscape area required
- 6,895 sf provided
- Landscape plans have been submitted in conjunction with the Site Plan application, and have been reviewed by the City's Landscape Plans Examiner, as part of the DRC review process.

□ SEC. 47-24 DEVELOPMENT PERMITS AND PROCEDURES /  
SEC. 47-24.2 SITE PLAN DEVELOPMENT PERMITS

Application for a development of significant impact has been submitted as a Site Plan Level IV application - which requires:

- Site Plan Application Review by the City's Development Review Committee
- Site Plan Application Review and Recommendation by the City's Planning and Zoning Board
- Site Plan Review and Approval by the City Commission

□ SEC. 47-25.2 ADEQUACY REQUIREMENTS

- The application contains narratives, which provides details regarding how the proposed development complies with Section 47-25.2. Adequacy Requirements.
- These responses were reviewed by the City's Development Review Committee on July 24, 2012
- Based on my review of application and DRC review of the information contained therein, the proposed development complies with all of the requirements provided under ULDR Sec. 47-25.2 Adequacy Requirements.

10. COMPLIANCE WITH SEC. 47-25.3 NEIGHBORHOOD COMPATIBILITY REQUIREMENTS

Sec. 47-25.3

Sec. 47-25.3.A.3.e.i.a. and b.

The application contains narratives regarding the projects compliance with Sect. 47-25.3. - Neighborhood compatibility requirements, as reviewed by the City's Development Review Committee on July 24, 2012, and as further provided for in the Staff PZ Report dated 9.19.12 .

The following summarizes the documentation submitted in the application, demonstrating compliance with the Neighborhood Compatibility Requirements of ULDR Sec. 47-25.3.

- **The proposed development specifically complies with Section Neighborhood Compatibility Section 47-25.3.A.3.e.i.a. and b., as follows:**
  - The proposed development is compatible with and preserves the character and integrity of adjacent neighborhoods, which includes the Central Beach area IOA and ABA zoned properties, compatible with the Central Beach Revitalization Plan.
  - A development pattern has evolved over the past 20 years compatible with the setback, height, mass and scale of the proposed development. (Refer to comparison charts previously discussed).
  - There are no adverse effects to adjacent neighborhoods created by the proposed development. *(Including but not limited to no adverse effects associated with traffic, noise, odors, shadow, scale, visual nuisances, or other similar adverse effects.)*
  - The proposed development provides for:
    - Structured parking that is completely contained within the building envelope, screened from view from adjacent properties;
    - Open views in the building envelope from Birch Road to the Intracoastal Waterway;
    - Ground floor landscaped areas, waterfalls, enhanced pedestrian seating and connections, including drop off areas.
  - Consideration has been given to the adopted "master plan" that is applicable to the subject property. This would include the Central Beach Revitalization Plan, the Central Beach RAC (FLUE), and although not yet adopted, the Central Beach Master Plan Update 2009.

- The proposed development is compatible the Central Beach Revitalization plan, as required by the plan, the Central Beach RAC, and the Central Beach zoning district regulations.
- The proposed development is compatible with the Central Beach Regional Activity Center Future Land Use plan provisions of the adopted City Comprehensive Plan.
- The proposed development accommodates the Central Beach Master Plan Draft 2009.
- A shadow study was submitted as required by the Site Plan application, illustrating no adverse impacts or adverse effects on adjacent neighborhoods created by the proposed development.

11. COMPLIANCE WITH SEC. 47-25.3  
 COMMUNITY COMPATIBILITY CRITERIA  
 Sec. 47-25.3.A.3.e.iv.- a) thru o).

The application contains narratives regarding the projects compliance with ULDR Section 47-25.3. Community Compatibility Criteria/.

The narrative responses contained within the application demonstrates compliance with the Community Compatibility Criteria, as required in this Section, and as summarized below:

...  
 b. **Bulk Controls**

- Density is consistent with development as required under the Central Beach Area
- Building Floor Area – Not required under the Central Beach Area in the IOA
- Maximum Height
  - Less than Maximum Permitted height – compatible with heights of buildings permitted in accordance with the Central Beach regulations.
- **Yards**
  - i. Proposed yards are consistent with the proposed use of adjacent development that approved in accordance with Central Beach Area zoning regulations (post 1988).
  - ii. Proposed yards are greater than the side yards provided for existing development in the IOA.
  - iii. Proposed rear yards are consistent with development pattern established along the ICW.

iv.

**c. Massing Guidelines**

- Height - Building height varies – provides for step back of penthouse floor.
- Vertical Plane Moderation - vertical and horizontal plane moderations provided in architectural design.
- Façade Treatment – sculpting of architectural surface provided with curved balconies, glass features.

**d. Street Level Guidelines**

- Active first floor providing for pedestrian environment – seating areas, open views, connections to sidewalk, enhanced landscaping and waterfall feature.
- Structured parking contained within building envelope - architecturally articulated.

**Fenestration**

- Street level windows and doors include special design and detailing, adding variety to the streetscape.

**Canopies**

Canopy provided at ground floor main entrance to building.

**Trash / Loading Facilities**

- Incorporated within building volume and screened so from street and pedestrian circulation areas.

**e. Other Guidelines**

**Energy Conservation**

Exterior glass surfaces are tinted to improve energy efficiency, light in color to encourage maximum reflection/ minimum transmission of heat.

**Building Separation**

Proposed building is sited to allow significant separation between structural masses:

- North – proposed setback 30 ft – separation from buildings to the north is 38 ft
- South – proposed setback is 30 ft
  - Separation from building to building parking structure – 40 ft
  - Separation from building to residential building – 60 ft

### **Rooftop Design**

Mechanical equipment is designed to be an integral part of the building, and adequately screened.

### **f. Vehicular Circulation**

**Ingress and Egress** - a one-way ingress/egress has been provided with a drop off area in the front of the building.

### **g. Pedestrian Circulation -- open space areas**

An outdoor seating area is provided at the street level along the street at the southeast side of the building, with decorative waterfall feature next to main front building entrance.

Walkway is provided from the main entrance of the building to the sidewalk.

### **Parking**

There are 48 parking spaces proposed, which is consistent with the proposed use and as requirements of Section 47-20.

### **h. Perimeter Treatments**

#### **Screening**

Trash disposal areas have been incorporated into the building envelop.

**Paving** - paving shall be provided in accordance with city paving and drainage standards.

**Landscape** - 6,895 sf of landscape area is provided, which is in excess of the required 25%, and has been designed consistent with the requirements of Sec. 47-12 and Sec. 47-21 Landscape Code.

### **i. Site Furnishings**

**Site furnishings** providing for seating areas on the street level, have been designed as an integral component of the streetscape and designed accordingly.

**j. Signage** when permitted, shall comply with all applicable City regulations of Sec. 47-12 and 47-22 Sign Code.

**k. Lighting** - has been designed to be compatible with the proposed use, adjacent development and as required by the code.

**l. Utilities** - will be underground at the point they enter the development site.

### **m. Site Plan Objectives**

**n. Usable outdoor spaces** - provides outdoor recreation spaces, designed to accommodate a pool, lanai area along the Intracoastal Waterway.

o. **Defensible Space** - security for the residents and guests is incorporated into a secure parking garage entry/exit and elevators, protected lobby entrance. Lighting and landscaping has been designed consistent with the City's DRC for compliance.

12. ACCOMMODATES THE FORT LAUDERDALE DRAFT CENTRAL BEACH MASTER PLAN UPDATE (DRAFT 2009).

- The Draft Central Beach Master Plan Update and its guidelines divide the Central Beach Area into five planning character areas.
- The subject property is located in the Mid Beach district area, which is designated for resort hotel and residential uses.
- The Mid Beach area is envisioned to provide a transition from the dense central beach entertainment area to the north beach neighborhood.
- This transition area is predominantly residential, encouraging view corridors to be provided to the Intracoastal Waterway from Birch Road.
- As noted on Page 2 of the staff report, (PZ Memorandum dated 9.19.12) the design guidelines of Central Beach Master Plan Draft 2009 have been accommodated in this application. The proposed development is compatible with this plan in that it:
  - Minimizes Vehicular Use Areas by providing an internal drop off areas which widens the pedestrian space at the entrance to the building.
  - The contemporary design incorporates modern curved balconies and geometric features along the facade.
  - Structured parking is providing entirely within the buildings, screened with tinted glass panels, and not visible from adjacent properties.
  - The street level includes outdoor seating areas to the southeast side and a decorative waterfall feature in the main front building entrance.
  - Architectural design of the building breaks up the mass on the east and west facades, providing open views at the ground level to the Intracoastal Waterway, stepping back of the building at the north and south side from 30 to 35 feet at the 11th floor.

City of Fort Lauderdale PZ Staff Report - 53 R 12 - dated 9.19.12 - pg 2  
Central Beach Master Plan Draft 2009  
Grand Birch Site Plan Level IV Application 53-R-12

**PLANNING AND ZONING PRESENTATION:**

• **Central Beach Revitalization Plan:**

- Subject property is located in the Central Beach Area, which was established in for the purpose of promoting revitalization and redevelopment of the Central Beach, as set forth in the 1988/1989 Central Beach Revitalization Plan.
- All development in the Central Beach Area must be reviewed for compatibility with the Central Beach Revitalization Plan.
- The Central Beach Revitalization Plan is required to be used by City staff and boards as the foundation and framework when reviewing development applications in the Central Beach Area to ensure compatibility with the Central Beach Revitalization Plan.
- As such, for more than 20 years, redevelopment has been approved in the Central Beach Area in accordance with the vision established by the Revitalization Plan and in accordance with the Central Beach zoning districts regulations.

*(Aerial presentation of existing development - prepared by Heidi Davis)*

• **Central Beach Regional Activity Center - Future Land Use Designation**

- The Central Beach RAC - Future Land Use Designation was adopted in 1990 for also for the purpose of implementing the Central Beach Revitalization Plan.
- The RAC designation promotes compact, high intensity, high density multi-use area development.
- The proposed development is consistent with the FLUE Central Beach RAC goals, objectives and policies, specifically those that require development to be reviewed consistent and compatible with the Central Beach Revitalization Plan.
  - OBJECTIVE 1.11
  - POLICY 1.11.1
  - POLICY 1.11.2
  - POLICY 1.11.3
  - OBJECTIVE 1.12 (SEE ALSO EVALUATION MEASURE)
  - POLICY 1.12.1

- The proposed development is consistent with the residential use and density permitted in the Central Beach RAC:
  - Permits up to 5,500 dwelling units in Central Beach RAC
  - Request is for 22 dwelling units
  - If approved - remaining balance 4,523 units available (including pending projects)
  - Meets limits set by the Fort Lauderdale Beach Action Plan - restricts development to no more than 3,200-peak hour trips.
  - Only 17 peak hour trips will be generated by proposed development - 727 remaining trips.

- **Central Beach Design requirements:**

- The building has been designed in a contemporary style that incorporates curved balconies, geometric features along the facade and glass treatment of the parking levels. Street level outdoor seating areas are proposed on the southeast side of the building, including a decorative waterfall feature adjacent to the main building entrance from Birch Road.

*(As described by Aduche Architects)*

- **Intracoastal Overlook Area (IOA) Zoning District:**

- The subject property is located in the Intracoastal Overlook Area (IOA) District in the Central Beach Area.
- In accordance with the Central Beach Revitalization, the IOA is designed to allow slightly more intense uses than permitted in the North Beach Residential Area (NBRA).
- The proposed development is consistent with the IOA intensity and density of uses, as established by the Central Beach Revitalization Plan and as providing for in the IOA zoning district.
  - Residential Multifamily: Permitted Use
  - Height: Maximum Permitted 120' - Proposed 115'
  - Density: Maximum Permitted 48 du/ac - only 22 units proposed (75% of maximum permitted density)
  - Length and Width of Structures: Maximum 200' - proposed maximum 140' 10"

- **IOA Setbacks:**

- Front yard - 20 feet required and proposed.
- Side and Rear Yards:

The side and rear yard setbacks are one-half (1/2) the height of the building, *unless otherwise approved as a development of significant impact.* If a

development is approved as a development of significant impact, the side and rear yard requirements may be reduced.

- Side - 57.5' (1/2 height of building), unless proposed as DSI - 30 feet for buildings between 75' and 115' in height - 30 feet proposed
- Rear - 57.5' (1/2 height of building), unless proposed as DSI - 20 feet - 20 feet proposed.
- **Support for side and rear yard setbacks, as proposed:**
  - Provides 60 feet of building separation between residential portion of the building on the south side (Birch Point) and the proposed development.
  - Provides 38 feet of building separation between the residential building on the north side (Cormona Apts.) and the proposed development.
  - Structural design of parking on 2nd / 3rd floors restricts ability to provide setbacks greater than 30 ft.
  - Allows for design of building to create open views to Intracoastal Waterway at ground level to break up mass of building.
  - Architectural design of building complies with Central Beach Design Guidelines and Accommodates Master Plan Draft 2009 design guidelines.
  - Request is consistent with approvals for DSI granted for other developments in the IOA over the past 20 years, including the adjacent development to the south (Birch Point).

*(Comparison Chart of Developments approved as DSI -  
for setbacks - prepared by Heidi Davis)*

- ❖ Birch Point was approved as a Development of Significant Impact in 1993, which granted a side yard setback of 30 feet from the north property line for the residential tower portion of the building and 20 foot south side setback (without step-backs) to a height of 114 feet. The DSI permitted the parking ramp of that building to be setback 10 feet from the north property line.
- ❖ That DSI approval also granted a rear yard setback of 20 feet from the Intracoastal Waterway.
- ❖ At the time that development was approved, a 2 story multifamily residential building was located on the Grand Birch subject property.
- **IOA Height:**
  - The maximum height permitted in the IOA zoning district is 120'.
  - This maximum height was reduced in 2004 from 150' to 120' in response to a 2002 Zoning in Progress and study of existing conditions by the City, input of

neighborhood groups, affected parties in the Central Beach, and review of the Central Beach Area land use and zoning regulations by the Urban Land Institute.

- The proposed development is consistent with height of development approved in the IOA.

*(Height comparison chart prepared by Heidi Davis)*

- The proposed development is significantly less in height than the maximum height permitted for redevelopment of adjacent ABA zoned properties (up to 200').

- **Neighborhood Compatibility Requirements**  
(Sec. 47-25.3 / Sec. 47-25.3.A.3.e.i.a. and b.)

- The proposed development is compatible with and preserves the character and integrity of adjacent neighborhoods, which includes the Central Beach area IOA and ABA zoned properties, compatible with the Central Beach Revitalization Plan.
- A development pattern has evolved over the past 20 years compatible with the setback, height, mass and scale of the proposed development. (Refer to comparison charts previously discussed).
- There are no adverse effects to adjacent neighborhoods created by the proposed development. *(Including but not limited to no adverse effects associated with traffic, noise, odors, shadow, scale, visual nuisances, or other similar adverse effects.)*

**Traffic and Parking:**

- A traffic study is not required to be submitted due the significantly low-number of peak hour trips (17) generated by the proposed development.
- A loading zone is not required for residential development in the IOA.
- Parking has been provided in accordance with the design regulations of the code.
- 48 parking spaces are required and proposed.
- The design width of the parking spaces (8'8") is in compliance with the parking standards of the code.
- Structured parking that is completely contained within the building envelope, screened from view from adjacent properties.

*(As analyzed for compliance by Molly Hughes)*

**Shadow:**

- A shadow study was submitted as required by the City, which illustrating that there are no adverse impacts or adverse effects on adjacent neighborhoods.
- Additional shadow analysis was performed by Adache Architect. Existing adjacent development (Birch Point) shadows much of the pools to the west, and its own pool on the west side of the building.  
*(As presented by Adache Architects)*
- There are no pools existing on the adjacent property to the north (Comona Apts.) that would be impacted by a shadow created by the proposed development.
- The proposed development only creates a shadow on the Birch Crest pool, at 4 pm on December 22nd and Granada's pool on June 22 at 4pm. There are no adverse effects resulting from this minimal shadow.
- Open views in the building envelope from Birch Road to the Intracoastal Waterway;
- Ground floor landscaped areas, waterfalls, enhanced pedestrian seating and connections, including drop off areas.

**Consideration of Adopted Plan:**

- Consideration has been given to the adopted "master plan" that is applicable to the subject property. This would include the Central Beach Revitalization Plan, the Central Beach RAC (FLUE), and although not yet adopted, the Central Beach Master Plan Update 2009.
- The proposed development is compatible the Central Beach Revitalization plan, as required by the plan, the Central Beach RAC, and the Central Beach zoning district regulations.
- The proposed development is compatible with the Central Beach Regional Activity Center Future Land Use plan provisions of the adopted City Comprehensive Plan.

**Consideration of the Draft Central Beach Master Plan Update 2009:**

- The proposed development accommodates the Central Beach Master Plan Draft 2009.
  - The Draft Central Beach Master Plan Update and its guidelines divide the Central Beach Area into five planning character areas.
  - The subject property is located in the Mid Beach district area, which is designated for resort hotel and residential uses.

- The Mid Beach area is envisioned to provide a transition from the dense central beach entertainment area to the north beach neighborhood.
- This transition area is predominantly residential, encouraging view corridors to be provided to the Intracoastal Waterway from Birch Road.
- As noted on Page 2 of the staff report, (PZ Memorandum dated 9.19.12) the design guidelines of Central Beach Master Plan Draft 2009 have been accommodated in this application. The proposed development is compatible with this plan in that it:
  - Minimizes Vehicular Use Areas by providing an internal drop off areas which widens the pedestrian space at the entrance to the building.
  - The contemporary design incorporates modern curved balconies and geometric features along the facade.
  - Structured parking is providing entirely within the buildings, screened with tinted glass panels, and not visible from adjacent properties.
  - The street level includes outdoor seating areas to the southeast side and a decorative waterfall feature in the main front building entrance.
  - Architectural design of the building breaks up the mass on the east and west facades, providing open views at the ground level to the Intracoastal Waterway, stepping back of the building at the north and south side from 30 to 35 feet at the 11th floor.

*(As presented by Adache Architects)*

- **Central Beach Design and Community Compatibility Criteria**  
(Sec. 47-25.3/ Sec. 47-25.3.A.3.e.iv.- a) thru o).
  - Bulk Controls and Massing Guidelines:
    - Density is consistent with development as required under the Central Beach Area
    - Building Floor Area – Not required under the Central Beach Area in the IOA
    - Maximum Height
      - Less than Maximum Permitted height – compatible with heights of buildings permitted in accordance with the Central Beach regulations.
      - Building height varies – provides for step back of penthouse floor.
    - Vertical Plane Moderation - vertical and horizontal plane moderations provided in architectural design.
    - Façade Treatment – sculpting of architectural surface provided with curved balconies, glass features.
  - Additional Community Compatibility Design Criteria:
    - Internalized, structured parking contained within building envelope - architecturally articulated.
    - Internalized trash disposal- incorporated within building volume and screened so from street and pedestrian circulation areas.
    - Active first floor providing for pedestrian environment – seating areas, open views, connections to sidewalk, enhanced landscaping and waterfall feature.
    - Enhanced street level fenestration - street level windows and doors include special design and detailing, adding variety to the streetscape.
    - Canopy provided at ground floor main entrance to building.
    - Exterior glass surfaces are tinted to improve energy efficiency, light in color to encourage maximum reflection/ minimum transmission of heat.
    - Building is sited to allow significant separation between structural masses.
    - Rooftop mechanical equipment is designed to be an integral part of the building, and adequately screened.

- Ingress and egress vehicular circulation provided in a one-way ingress/egress, with a drop off area in the front of the building.
- Pedestrian circulation and open space - provides outdoor seating area at the street level along the street at the southeast side of the building, with decorative waterfall feature next to main front building entrance.
- Walkway is provided from the main entrance of the building to the sidewalk.
- Site furnishing for seating areas on the street level have been designed as an integral component of the streetscape and designed accordingly.
- Signage, when permitted, shall comply with all applicable City regulations of Sec. 47-12 and 47-22 Sign Code.
- Lighting has been designed to be compatible with the proposed use, adjacent development and as required by the code.
- Utilities will be underground at the point they enter the development site.
- Provides useable outdoor recreation spaces, designed to accommodate a pool and lanai area along the Intracoastal Waterway.
- Defensible space - security for the residents and guests is incorporated into a secure parking garage entry/exit and elevators, protected lobby entrance. Lighting and landscaping has been designed consistent with the City's DRC for compliance.  
( As presented by Adache Architects)
- **Proposed Landscape Area** - 6,895 sf of landscape area is provided, which is in excess of the required 25%, and has been designed consistent with the requirements of Sec. 47-12 and Sec. 47-21 Landscape Code.
- **Residential development Important part of the balance necessary to achieve Central Beach Vision**
  - 2002 ULI study of the Central Beach Area concluded that residential development is an important part of the balance to achieve the resort community vision as originally established by the Central Beach Revitalization Plan.
  - The City recently amended the Central Beach zoning districts to allow for residential development in areas of the Central Beach where residential development was previously prohibited.

# Consistency, Compliance, and Compatibility

## The proposed Grand Birch development:

### IS CONSISTENT with the Central Beach Revitalization Plan (1988/1989)

- The foundation and framework for review and approval of all development located within the Central Beach Area.

### IS CONSISTENT with the City of Fort Lauderdale adopted Comprehensive Plan

- Goals, Objectives and Policies and Central Beach RAC Future Land Use Designation

- ("A compact, high intensity, high density multi-use area designated as appropriate for intensive growth...")

City of Fort Lauderdale Comprehensive Plan (Ordinance C-95-28 - Volume I - Administration and Implementation Element Page 3.27)

### IS IN COMPLIANCE with the City of Fort Lauderdale Unified Land Development Regulations (ULDR - Chapter 47)

- SEC. 47-12. CENTRAL BEACH DISTRICTS
- SEC. 47-12.5. IOA ZONING DISTRICT
- SEC. 47-12.6. CENTRAL BEACH DEVELOPMENT DESIGN CRITERIA
- SEC. 47-20. PARKING AND LOADING
- SEC. 47-21. LANDSCAPING AND TREE PRESERVATION REQUIREMENTS
- SEC. 47-24. DEVELOPMENT PERMITS AND PROCEDURES
- SEC. 47-24.2. SITE PLAN DEVELOPMENT PERMITS
- SEC. 47-25.2. ADEQUACY REQUIREMENTS

### IS IN COMPLIANCE with the provisions of Sec. 47-25.3 Neighborhood Compatibility (Sec. 47-25.3.A.3.e.i.a. and b.)

- Is compatible with and preserves the character and integrity of adjacent neighborhoods.

*(As established by the Central Beach Revitalization Plan, which is required by the ULDRs to be considered in the review of Neighborhood Compatibility - the adopted neighborhood "master plan" applicable to the subject property.)*

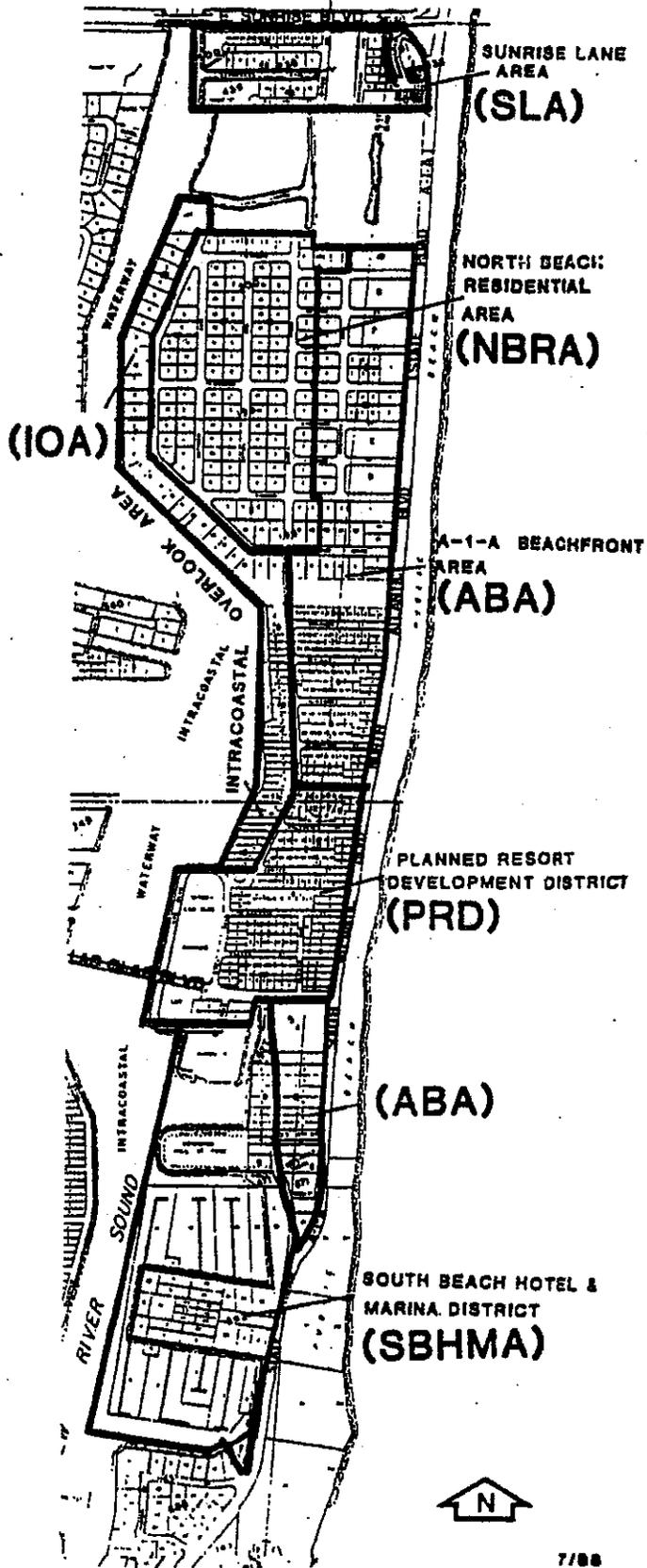
- No adverse effects to adjacent neighborhoods are created by the proposed development.

*(Traffic, noise, odors, shadow, scale, visual nuisances, or other similar adverse effects.)*

### IS IN COMPLIANCE with the Central Beach Design Guidelines and Community Compatibility Criteria - Sec. 47-25.3.e.iv. a) through o)

### ACCOMMODATES the design guidelines of the Central Beach Master Plan Update (2009)

# FORT LAUDERDALE CENTRAL BEACH AREA ZONING DISTRICTS



**TAB 4E**



## HUGHES HUGHES INC.

October 31, 2012

Joe Samaha  
Managing Member  
Cynergie Group LLC  
12555 Orange Drive, Suite 251  
Davie, FL 33330

**RE: Grand Birch Condominium Project (DRC 53-R-12)**  
HHI Project No. 12010.1

Dear Joe:

I have analyzed the three parking and loading related issues you requested that I investigate, and I have addressed each below. In addition, I reviewed and summarized existing and future area parking conditions.

**Issue #1: Grand Birch Condo owners or "visitors" (visitors defined here as guests, employees, service providers, and deliveries) might choose to park in off-site parking spaces due to the narrowness of some of the proposed on-site parking spaces.**

First, the City does not envision the need to require oversized parking spaces. As indicated in Section 47-20.11 Geometric Standards of the City's Code, all parking spaces including perpendicular parking spaces are to be 8 feet and 8 inches in width. The applicant's current plan provides 20 parking spaces (or 43% of its non-disabled parking) that exceed this width and 26 parking spaces that conform to this dimension. It's worth noting that among those 26 parking spaces that meet but don't exceed Code width, 21 of these spaces (or 46% of its non-disabled parking) do actually provide wider door-area widths due to the placement of support columns, walkways and other adjoining configurations that actually result in wider spaces at the door-opening area of the parking space, but due to generic Code definitions, are deemed as meeting but not exceeding Code. The net result is that 89% of the site's non-disabled parking provides wider passenger entering and exiting room than required by Code. Only 5 8-foot 8-inch wide spaces with no extra width are provided.

Second, the applicant's plan compares favorable with most area sites, as documented in the attached table which summarizes the on-site parking space widths of nearby sites.

TRANSPORTATION ENGINEERS & PLANNERS  
728 SW 4 Place ■ Suite 103 ■ Ft. Lauderdale, FL 33312-2595  
954/563-1121 ■ Fax 954/563-9790 ■ [www.HughesHughesInc.com](http://www.HughesHughesInc.com)

A proactive way to address this concern would be for area property owners to improve the visibility of Tow Away signage and utilize better enforcement of Tow Away Zones, which result in severe consequences for inappropriate usage of their on-site parking. This may be particularly useful for those properties incorporating back-out parking where unknowledgeable drivers (tourist, etc.) may confuse the partial use of public right-of-way to accommodate on-site parking as an invitation to utilize it themselves. (This is not expected to be the case with area residents including residents of the Grand Birch condominium, who are generally very clear on the consequences of parking on a neighboring property.)

**Issue #2: Grand Birch Condo provides no on-site loading bay.**

First, the City does not require a loading zone or area for multi-family projects, as indicated by the "N/A" under the column "Loading Zone Requirement" in Section 47-20.2 C., Table 1 of the City's Code. (The site's location in the Central Beach Regional Activity Center (C-RAC) land use designation and its location in the Intracoastal Overlook Area (IOA) zoning district do not alter Table 1's loading zone requirements for multi-family buildings.)

The reasoning behind this is that almost all deliveries to multi-family buildings are brief and made using single unit vehicles that can be accommodated in all vehicular areas on the site. The primary exceptions to this are move-ins and move-outs that include a several-hour drop-off or pick-up of unit furnishings, usually by a larger vehicle. These infrequent activities are normally scheduled by building management to occur during non-peak periods so that building elevators and public areas are not monopolized during heavy use periods. These heavy-use periods correspond with peak street traffic, and so by default, move-ins and move-outs generally are not scheduled to occur during peak traffic conditions. In many buildings, move-ins and move-outs are also prohibited on Saturdays and Sundays, as well.

Second, over-sized parking spaces known as loading zones are needed when sufficient demand exists to benefit from an oversized area reserved for this specific purpose only. After initial occupancy, a move-in and move-out can be expected to occur approximately every 10 years or so, per unit. With 22 units, this would result in an estimated 4 move-in or move-out events annually, each of less than 4 hour's duration. When sufficient demand does not exist, as in this case, the provision of a reserved loading area is generally discouraged as an unattractive (and unnecessary) visual intrusion into the otherwise aesthetically balanced building design and landscape program. Further, the unnecessary addition to the impervious surface area generates additional and unnecessary drainage retention requirements, environmental heat generation, and is otherwise judged to be environmentally insensitive. Because of the infrequent need for a loading zone, we recommend

that the applicant agree to incorporate off-peak management parameters in its building operations commitments.

It has been reported that, on occasion, deliveries to Birch Pointe are made by trucks "standing" in a travel lane on Birch Road, with an implied expectation that the same might occur at the proposed Grand Birch. To the extent that this is occurring at Birch Pointe, it is likely due to the low awning (approximately 11 feet above grade) that forms the building's porte cochere and prevents some trucks from traveling underneath it, forcing them instead to stand in the street. A single panel truck's design standard is between 13 and 14 feet. The maximum height (including load) of any vehicle traveling on a Florida roadway is 14 feet (FS 316.515 (2)).

Unlike the Birch Pointe porte cochere, the proposed Grand Birch's porte cochere is 20 feet and 3 inches, so all trucks and other vehicles can be served from the Grand Birch's porte cochere pull-through. For this reason, we do not expect a similar condition at the Grand Birch.

**Issue #3: The amount of on-site parking provided by Grand Birch condominium is insufficient because no parking spaces are being provided for visitors.**

This issue may be better described as ". . . no extra parking spaces are being provided for visitors." The concern appears to be based on a lack of understanding of the developmental basis of parking rates. In order to accommodate all anticipated visitors, parking rates are developed to provide for the parking needs of not only the individual unit, but also all visitors (i.e., guests, employees, service providers, and deliveries).

A careful look at parking rate development documents this distinction. Though commonly and correctly referred to as parking rates or ratios, these mathematical formulas are actually based on independent variables that could be available to the designer prior to construction, allowing the design to accurately provide for sufficient parking in advance of experiencing actual demand (after occupancy). A common independent variable selected for parking rate development is the number of residential units, not because of an interest in knowing the number of parking spaces needed for each dwelling unit, but because the number of units can be mathematically tied to the overall site's parking demand through parking studies that then form the basis for a parking rate.

Parking studies are performed for an overall site because is it much easier to conduct the study and because there is no market or audience interested in the number of parking spaces needed for an isolated unit sans the site's overall support, since the remainder of the site's needs must be met in addition to the individual unit's needs—a good example of this is condominium employees such as a building manager and cleaning staff. Parking spaces for these and others are, through the

Joe Samaha  
October 31, 2012  
Page 4

techniques of the parking analyses performed in the development of the parking rate, factored in to the "per unit rate" mathematically.

Further, to agree that Code parking rates do not address all associated parking needs would suggest that the City's rates should not be relied upon for any application, as they would tend to underestimate the total parking demand for any given site.

### **Area Parking Conditions**

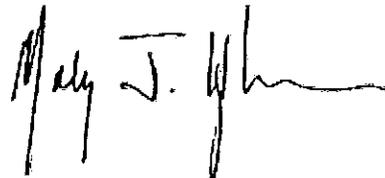
It's worth noting that, according to Diana Alarcon, Director of the Department of Transportation and Mobility, the City has received no parking complaints of any sort in the project area, whether related to short- or long-term "standing" or parking by vehicles on private property, or blocking back-out parking, or loading activities blocking traffic flow in any way.

In addition, I investigated the availability and terms of use for public general parking in the nearby Weston Beach Resort and Spa garage, which provides a driveway entrance on Granada Street approximately 475 feet to the east of the Grand Birch site. The general public can utilize this parking for a daily fee of \$11. While the Weston offers no hourly parking rates (or half-day rates), this cost compares favorably with metered on-street parking in the vicinity of the Grand Birch site, which costs \$1.25/hour, is limited to 4 hours maximum duration, and where expired meter parking results in parking citations of more than double the Weston's \$11 daily charge.

Finally, additional future parking is going to be provided in the immediate area of the proposed Grand Birch condominium. Earlier this month, the City Commission identified a preferred option for Sebastian Parking Lot improvements that will increase the number of parking spaces from the existing 75 spaces to 140 spaces, a net increase of 65 spaces.

If you have any questions, please don't hesitate to contact me.

Sincerely,



Molly J. Hughes, AICP, PTP, AVS  
President

cc: Heidi Davis Knapik  
parking issues response.wpd  
Attachment

TRANSPORTATION ENGINEERS & PLANNERS  
728 SW 4 Place ■ Suite 103 ■ Ft. Lauderdale, FL 33312-2595  
954/563-1121 ■ Fax 954/563-9790 ■ www.HughesHughesInc.com

## Attachment 1

**Off-Site Parking Space (Width) Analysis  
Grand Birch Condominium**

<u>Property</u>	<u>Type of Parking</u>	<u>Parking Space Width</u>
The Seasons Condo	Garaged/Secure On-site surface lot	N/A 9' 6" average
Alhambra Place Condo	Garaged/Secure	N/A
Birch Pointe Condo	Garaged/Secure 5 Back-out	N/A 9' 1" average
Birch Crest Condo	On-site surface lot	8' 4" average
Ft. Lauderdale Surf Club Apartments	Back-out	9' 0" average
Cormona Cooperative	9 Back-out	9' 0" average
Westin Hotel & Spa	Garaged/Secure	N/A
Little Paris Hotel & Apartments (Ask Me Inn)	Back-out	8' 6" average
Granada Inn	Back-out	7' 5" average
3000 Granada	Back-out	7'10" average
La Casa del Mar	Back-out	7' 6" average
Coconut Cove Guesthouse	Back-out	7' 9" average
<b>Grand Birch Condo</b>	<b>Garaged/Secure</b>	
	5 Standard	8' 8" each
	20 Exceed Width Standard*	10' 0" average
	26 Exceed Width Standard at Door-opening Area**	11' 2" average
	2 Disabled	17' 0" each

\*Range of widths of 20 spaces that "Exceed Standard": 9' 0" - 11' 4'.

\*\*Range of widths of 26 spaces that "Exceed Standard at Door-opening Area": 9' 3" - 14'.

**TAB 4F**

**GRAND BIRCH CONDOMINIUM, CASE NO. 53-R-12**  
**MEETINGS WITH NEIGHBORS & CITY STAFF**

4/6/12 Meeting with City Staff - Ella Parker and Anthony Fajardo

4/6/12 Central Beach Alliance Board Meeting – present site plan

4/19/12 Meeting with Vice Mayor Charlotte Rodstrom

4/20/12 Meeting with City Staff - Ella Parker and Anthony Fajardo

4/24/12 Birch Crest Board Members – John Struzzi, Mel Rubenstien, Jay Silver and Judy Scher.

4/25/12 Birch Point Board Members

5/3/12 Central Beach Alliance Board Meeting – present revised design

5/16/12 Meeting with City Staff - Ella Parker, Dave Gennaro and J. Sajadi

5/30/12 Meeting with City Staff - Ella Parker and Anthony Fajardo

7/13/12 Meeting with City Staff - Ella Parker, Anthony Fajardo and Tom Lodge

8/6/12 Meeting with City planner - Ella Parker

8/8/12 Meeting with City CRA Staff - Don Morris and Earl Prizlee

8/20/12 Meeting with City Staff - Ella Parker and Tom Lodge

9/4/12 Two telephone conferences with Marsha at Hickock & Superty, Registered Agent for Cormona Apts.

9/4/12 Voicemail for David Berlin, Cormona Apartments

9/5/12 Telephone conference with David Berlin  
Fed Ex site plan to David Berlin

9/6/12 Central Beach Alliance Board meeting

9/13/12 Central Beach Alliance membership meeting (**1<sup>st</sup> Meeting held since May 2012**)

9/28/12 Meeting with Keith Poliakoff and Michelle Klymko, Attorneys for Residents for Responsible Growth (“RRG”), LLC

10/16/12 Meeting with City Staff – Ella Parker, Tom Lodge and Anthony Fajardo

10/18/12 Meeting with Attorneys Keith Poliakoff and Michelle Klymko and expert for RRG – Michele Mellgren

10/31/12 Meeting with Attorneys Keith Poliakoff and Michelle Klymko

11/1/12 Telephone conference with John Weaver

**TAB 4G**

Greater Fort Lauderdale

# TRAVELHOST *Elite*

Dear Planning and Zoning Board Member,

I am writing this on behalf of the Grand Birch project.

I have been deeply committed to the redevelopment of Fort Lauderdale Beach since 1985 when I founded the Beach Council of the Greater Fort Lauderdale Chamber of Commerce. I have worked tirelessly to create the beach as a world-class destination, to be enjoyed by residents and visitors.

I currently serve on the Beach Redevelopment Advisory Board; Chair of the Beach Council; on the board of Florida Restaurant & Lodging Association; vice chair of the Marketing Advisory Committee of the Convention and Visitors Bureau; on the board of the Greater Fort Lauderdale Chamber of Commerce.

In looking at the Grand Birch project, I think this will be a definite enhancement to creating our beach as a world-class destination. It certainly is within the vision established for the revitalization and redevelopment of the Central Beach.

There has not been any new development since 2006. In my opinion, we should be encouraging this kind of upscale project. Especially in this economic climate, the jobs and taxes Grand Birch will generate are very important. It is my understanding that there is a favorable staff report indicating Grand Birch meets code.

In looking at Grand Birch, this should be a "win" for the Central Beach destination and the City.

Sincerely,



Ina Lee, President

LINDA L. GILL

P.O. BOX 21277

FORT LAUDERDALE, FLORIDA, 33335

November 16, 2012

Planning and Zoning Board

City of Fort Lauderdale, Florida via: Hand Delivery

Re: Grand Birch Condominiums

321 N. Birch Road – Site Plan Review/Development of Significant Impact

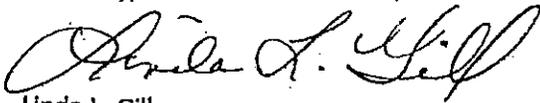
Dear Planning and Zoning Board Members,

I have seen the Site Plan and design(s) for the Grand Birch Condominiums project (the "Grand Birch"), as proposed in connection with the pending Application #53R12. Besides the upscale design, it is notable that the Developer is requesting approval for twenty-two (22) Units, where thirty (30) Units could be allowed without a zoning variance on the subject site.

After following and participating in the development of the Fort Lauderdale Beach area since the 1960's, I hope our P & Z Board, and City, grants its approval for the Grand Birch.

I believe the entire Fort Lauderdale Community will benefit from the addition of another quality project like the Grand Birch, as proposed on our beautiful Intracoastal Waterway.

Sincerely,



Linda L. Gill

**LANDRY TREBBI INVESTMENTS CORP.**

111 N. Birch Rd.  
Fort Lauderdale, FL  
(954) 467-9637

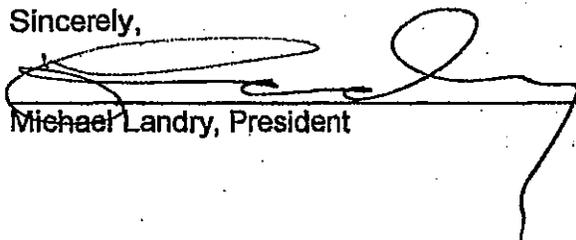
Planning and Zoning Board  
City of Fort Lauderdale

RE: The Grand Birch Condominium Project at 321 North Birch Rd. / Planning and Zoning Board Application #53R12

Dear Planning and Zoning Board Members,

I have looked at the proposed elevation and site plan drawings for the Grand Birch Condominium Project. As a Fort Lauderdale resident and operator of The Pillars Hotel, located on North Birch Rd., so long as the project meets existing codes we support and recommend approval for The Grand Birch Condominiums, as proposed.

Sincerely,

  
Michael Landry, President

# Fort Lauderdale Media Associates, Inc.

401 E. Las Olas Blvd., Ste. 130-599, Fort Lauderdale FL 33301

Tel: 954.828.1337 | [www.ftlauderdalemedia.com](http://www.ftlauderdalemedia.com)

George M. Mihaiu, President/Publisher

November 28, 2012

Chair & Board Members  
Planning & Zoning Board – City of Fort Lauderdale  
700 NW 19<sup>th</sup> Ave.  
Fort Lauderdale FL 33311

Dear Board members and Commissioners,

Having recently seen the plans for the proposed Grand Birch Condominium project that is being proposed and considered for 321 Birch Road, I felt compelled to write a note to you expressing my support for this project. From my recent work in researching the renewed development activities around Fort Lauderdale, I believe the design and scope of this project is exactly the kind of development that is needed to continue the revitalization of the Central Beach area.

As a high-end, low density building with only 22 units and an outstanding design that has obviously taken both esthetics and practical considerations into account, I'm of the strong belief that the City of Fort Lauderdale and the beach area will benefit from this development.

As such, I am pleased to add my name to the many others supporting this project and hope that the Planning & Zoning Board and City Commission will approve it.

Sincerely,

*George M. Mihaiu*

George M. Mihaiu  
President

November 27, 2012

Planning and Zoning Board  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, FL 33311

LETTER IN SUPPORT - Grand Birch Project

Dear Sir/Madam:

We support the Grand Birch project to be located at 321 North Birch Road which you will consider on November 28, 2012.

As beach area residents, it is our opinion that the design of the building is exactly what the vision was supposed to be for the central beach.

This Intracoastal architectural wonder will be a beautiful addition to the beach. The Project's modest height is consistent with code requirements and in line with surrounding buildings.

This development should be encouraged by the City, and we urge the Planning and Zoning Board and City Commission to approve this project.

*Jellee*  
Jaqueline DiCiacco  
86 1/2 of Venice Drive #2  
Fort Lauderdale, FL 33301

11/27/2012

City of Fort Lauderdale  
Planning and Zoning Board  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33311

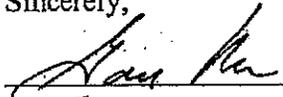
Dear Board Members:

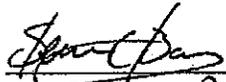
We support the development of the proposed 'Grand Birch' Condominium.

The graceful, contemporary design of the building will be a welcome addition to the central beach and will fit nicely with neighboring buildings along Birch Road. We appreciate the fact that the developer has limited this desirable piece of property to a density of twenty-two (22) units.

As residents of the central beach, we welcome the arrival of Grand Birch and hope that you approve it.

Sincerely,

  
GARY MERCADO

  
STEVEN BARNES

ELYSIUM RESORT  
552 & 550 N. BIRCH ROAD

November 27, 2012

Chair and Board Members  
Planning and Zoning Board  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, FL 33311

Re: Grand Birch Project

Ladies and Gentlemen:

As a resident of the Beach Area, I strongly support the Grand Birch project being brought before you on November 28, 2012. The design of the building and the site plan will be a great asset to the community. The building will be a beautiful addition to Birch Road and the surrounding beach area.

This development is definitely needed and developments like this should be encouraged by the city. I hope that you will recommend his project and approve it.

Thank you,

Todd Bludworth

Todd Bludworth

American Meetings, Inc. (AMI)

111 SW 6<sup>th</sup> St

Fort Lauderdale, FL 33301

954-553-2870

November 27, 2012

Chair and Board Members  
Planning and Zoning Board  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, FL 33311

To whom it may concern:

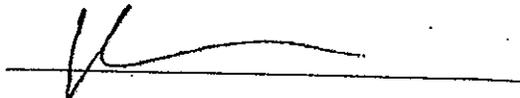
This letter is in support of the Grand Birch project proposed for Birch Road.

I have seen the plans for the Grand Birch project to be located at 321 North Birch Road which will be considered on November 28, 2012. This building design goes perfectly with the long term vision for beach development.

The site plan allows for views of the Intracoastal from Birch Road and creates a beautiful addition to the street and the neighborhood. The Project's large side setbacks and modest height conform to code requirements and should be repeated in future beach development.

This project should be encouraged by the City. For these reasons, I urge the Planning and Zoning Board and City Commission to approve this project.

Yours truly,



Keith Blackburn

401 E. Las Olas Blvd  
STE 130-160

Fort Lauderdale, FL

33301

November 26, 2012

Chair and Board Members  
Planning and Zoning Board  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, FL 33311

**Grand Birch Project**

Dear Sir/Madam:

I strongly support the Grand Birch project which you will consider on November 28, 2012. The design of the building will be a beautiful addition to the beach area and Birch Road.

This is the type of development that should be encouraged by the city. I hope that you will recommend that the City Commission approve it.

Yours truly,



STEVE MCALEER  
3045 N Federal Hwy # 24  
Ft Lauderdale FL

November 26, 2012

Chair and Board Members  
Planning and Zoning Board  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, FL 33311

Re: GRAND BIRCH

Ladies and Gentlemen:

It is so good to know that finally a new project is being proposed for the beach area I not only support the Grand Birch project on Birch Road, (which you will consider on November 28, 2012), but in my opinion, the design of the building is the vision we have always had for the beach. The site plan preserves views to the Intra-coastal from Birch Road and creates a beautiful addition to the beach. The Project's expansive side setbacks and modest height are consistent with code requirements and should be repeated in future beach development.

This type of development should be encouraged by the City. For these reasons, I urge the Planning and Zoning Board and City Commission to approve this project.

Best Regards,

*Andy McNeill*

*Andy McNeill*

116 SW 6<sup>th</sup> St  
Fort Lauderdale, FL 33301  
(954) 816-1551

November 19, 2012

Mayor and Commissioners  
City of Fort Lauderdale  
100 N. Andrews Avenue  
Fort Lauderdale, FL 33301

Chair and Board Members  
Planning and Zoning Board  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, FL 33311

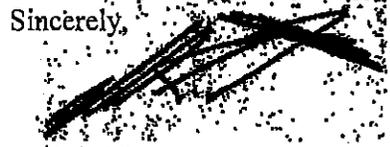
Re: LETTER IN SUPPORT – Grand Birch Project (Case # 53-R-12)

Ladies and Gentlemen:

I am writing this letter in support of Grand Birch, the proposed project to be located at 321 North Birch Road. I reside at La Cascade, located just north of Grand Birch on Bayshore Drive. We met with the developer's representatives and feel that the project's design exemplifies responsible beach development, complies with the vision of the Central Beach and positively responds to the concerns of residents and business owners. Grand Birch's site plan preserves the view corridors along the Intracoastal and Birch Road and creates a beautiful addition to the beach. The Project's expansive side setbacks, appropriate density and modest height are characteristics which are consistent with code requirements and should be repeated in future beach development.

This Project is precisely the type of development which should be encouraged and applauded by the City. For these reasons, I urge the City's Planning and Zoning Board and City Commission to approve this project.

Sincerely,



Neil Strickland  
Secretary / Treasurer La Cascade Condominium  
Association

cc: Ms. Ella Parker (email: [eparker@fortlauderdale.gov](mailto:eparker@fortlauderdale.gov))  
Mr. Tom Lodge (email: [tlodge@fortlauderdale.gov](mailto:tlodge@fortlauderdale.gov))  
Ms. Jonda Joseph – City Clerk (email: [jjoseph@fortlauderdale.gov](mailto:jjoseph@fortlauderdale.gov))

**HARBOR HOUSE EAST**

**9 NORTH BIRCH ROAD**

**FORT LAUDERDALE, FL 33304**

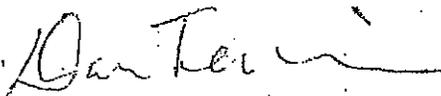
[harborhouseeast@gmail.com](mailto:harborhouseeast@gmail.com)

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 321 N.Birch called Grand Birch. We reviewed the plans, setbacks and overall design of the building. Being a midsized mid century building of 7 floors on the Intracoastal we are glad to see another contemporary midsized 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 Sirilik

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

**TAB 5**

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CITY OF FT. LAUDERDALE  
PLANNING AND ZONING BOARD

IN RE: GRAND BIRCH CONDOMINIUMS

COPY

City Hall  
Ft. Lauderdale, Florida  
November 28, 2012  
6:32 p.m.

BEFORE:

PATRICK McTIGUE, Chairperson  
LEO HANSEN, Vice Chairman  
BRAD COHEN  
JAMES McCULLA  
MICHELLE TUGGLE  
THOMAS WELCH  
STEPHANIE DESIR-JEAN  
MICHAEL FERBER  
PETE WITSCHEN

D'WAYNE SPENCE, ESQ.  
ELLA PARKER, ESQ.

APPEARANCES:

DONALD HALL, ESQ.  
HEIDI DAVIS KNAPIK, ESQ.  
On behalf of the Applicant

KEITH M. POLIAKOFF, ESQ.  
MICHELLE L. KLYMKO, ESQ.  
On behalf of the Opponents

REPORTED BY:

MARCIA L. ALF, R.P.R.  
Notary Public - State of Florida

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(Thereupon, the following proceedings were had)

CHAIRMAN McTIGUE: Item number 1, the applicant has requested formally an extension of time, 30 minutes, it's at the discretion of the board. To approve the 30 minutes time instead of a typical 15.

Is that okay? Okay.

Then also we have members from Becker and Poliakoff which will be representing a number of associations, they will amass some of the time to about 15, 20 minutes, they'll compile those.

Is that standard or do we have to have a vote on that?

MR. SPENCE: That's standard.

We have to make sure we have the assent of the associations that they are relinquishing their time to Becker and Poliakoff. They are representatives of the associations?

MR. POLIAKOFF: Yeah.

CHAIRMAN McTIGUE: Then item number 1.

MR. FERBER: Site visit and to meet and speak with the attorneys for the applicant and the attorneys representing

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the opponents of the applicant. And several emails.

CHAIRMAN McTIGUE: Do you have any disclosures?

MS. DESIR-JEAN: Yes, several emails and discussion with both parties, both attorneys representing both sides.

CHAIRMAN McTIGUE: Mr. Welch?

MR. WELCH: Discussion with both attorneys representing both sides and several emails.

MR. SPENCE: If we could get the names of the attorneys, for the record.

MS. DESIR-JEAN: Heidi Davis for the presenter, and I spoke with actually Michelle from Becker Poliakoff, representing the association.

MR. SPENCE: Thank you.

MR. WELCH: Same for me.

CHAIRMAN McTIGUE: Mr. Cohen, any disclosures?

MR. COHEN: Emails, I spoke with representatives of the association, I site visited, and I spoke with lawyers for the project, but I was never contacted for

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lawyers against the project.

CHAIRMAN McTIGUE: Mr. McCulla?

MR. McCULLA: I spoke with the same two attorneys and 74 emails.

CHAIRMAN McTIGUE: Miss Tuggle?

MS. TUGGLE: I have had several emails, and I met with several parties, as well as Michelle.

CHAIRMAN McTIGUE: Mr. Hansen?

MR. HANSEN: I met with attorneys from both sides. I had a site visit, and if it was only 74, that seemed like the minimum.

MR. McCULLA: I wasn't counting the ones we had last time.

CHAIRMAN McTIGUE: And I spoke with both attorneys briefly on the phone, same attorneys. I received the numerous emails and I also did a site visit.

I'll turn the floor over to you.

MR. SPENCE: For efficiency, if I can have all individuals that are going to speak on this item be sworn in at this time.

(All parties duly sworn)

CHAIRMAN McTIGUE: I'd like to just

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25

1 say for all those who are going to speak,  
2 it's most valuable to keep the information  
3 pertinent, new information, things like  
4 that. If everybody starts to say the exact  
5 same things, it disrupts and people gloss  
6 over.

7 Please give us your best information.  
8 Thank you.

9 MS. KNAPIK: Good evening, board  
10 members. My name is Heidi Davis from the  
11 law firm of Gunster, and together with Don  
12 Hall, we are representing Grand Birch, a  
13 22 unit luxury condominium located at 321  
14 Birch Road in Fort Lauderdale Beach,  
15 overlooking the intracoastal waterway.

16 Don is going to hand out some  
17 additional information for you. These are  
18 letters of support that we did not email  
19 because we didn't want to flood your email  
20 boxes, but these are hard copies of letters  
21 in support for our project.

22 We are here tonight on behalf of Grand  
23 Birch, LLC, the owner and developer whose  
24 principals lived in South Florida since  
25 1977 and have been developing luxury

1 condominiums and office buildings in the  
2 area for over 12 years.

3 In my 16 years and in Don's 37 years  
4 of practicing land use and zoning law in  
5 the City of Fort Lauderdale, we are so  
6 excited to be presenting a project like  
7 this, like Grand Birch to you tonight. One  
8 that received such a favorable staff report  
9 because it meets or exceeds all of the  
10 City's zoning requirements, complies with  
11 the City's land use provisions, satisfies  
12 the neighborhood compatibility  
13 requirements, and is designed in accordance  
14 with community compatibility design  
15 provisions of the code.

16 Grand Birch has even been designed to  
17 accommodate the newly proposed but not  
18 approved Central Beach Master Plan.

19 No variances are being requested with  
20 this application.

21 The Grand Birch property is at the  
22 intersection of Granada and Birch. It's  
23 currently two vacant lots on one of Fort  
24 Lauderdale intracoastal's widest parts.

25 Grand Birch is located within the

1 intracoastal outlook area zoning district.

2 Since we started with the Grand Birch  
3 project, we have worked extremely hard with  
4 staff, the neighbors and the community to  
5 come up with a beautifully designed project  
6 that meets or exceeds all applicable land  
7 uses provisions and the vision of Fort  
8 Lauderdale Beach.

9 We met with City staff over nine times  
10 throughout the site planning process and  
11 completely redesigned the building three  
12 different times to make sure staff was in  
13 full support of the project, and to ensure  
14 that Grand Birch was in full compliance  
15 with the code, land use plan,  
16 revitalization plan and proposed Central  
17 Beach Master Plan.

18 As you can see from the favorable  
19 staff report, Grand Birch got it right.

20 The site plan is designed to provide a  
21 very small footprint which allows very  
22 generous open space and landscaped area,  
23 large setbacks allowing expansive  
24 unencumbered view corridors from the street  
25 to the waterway. Pedestrian scale

1 architectural features which activate the  
2 public grounds, and a building design which  
3 allows air and light to flow through and  
4 along the building.

5 What is compatible? I've heard that  
6 it's basically if you like the project or  
7 you don't like the project. This is not  
8 correct. Although it's not defined in the  
9 ULDR, the dictionary defines compatible as  
10 capable of existing or operating together  
11 in harmonious, agreeable or congenial  
12 combination.

13 Under the ULDR, an incompatible use is  
14 one which will impose an actual fact-based,  
15 harmful adverse impact on an adjacent or  
16 neighboring use, an impact so harmful the  
17 use of the neighboring property could not  
18 be enjoyed.

19 As you will hear testimony from our  
20 experts, Grand Birch is compatible and  
21 capable of existing or operating together  
22 in harmony and in accordance with the ULDR  
23 and the revitalization plan.

24 Additionally you will hear from our  
25 experts that Grand Birch produces no

1 adverse or harmful impacts. Adverse is  
2 also not defined in the ULDR, but the  
3 dictionary definition is acting against or  
4 hostile to the interest of another in a  
5 manner that is harmful.

6 Grand Birch comes to you this evening  
7 with a recommendation of approval from City  
8 staff. The staff report does not identify  
9 any adverse impacts.

10 With us tonight is Cecelia Ward, our  
11 expert witness, which Don is gonna hand out  
12 her CV for you.

13 And as most of you know, she was the  
14 City planning and -- with the City's  
15 planning and zoning department for over ten  
16 years and the director of construction  
17 services.

18 While at the City she was instrumental  
19 in revising and updating the City's  
20 confidence plan and the entire zoning code.  
21 Cecelia has over 30 years of planning and  
22 zoning experience and will present  
23 testimony as to how the Grand Birch  
24 application satisfies all of the applicable  
25 compliance, consistency and compatibility

1 criteria.

2 She will also discuss that Grand Birch  
3 is compatible with adjacent and neighboring  
4 properties, and why it will produce  
5 beneficial, not adverse impacts on the  
6 neighborhood, the Central Beach and the  
7 City.

8 We ask that the board accept Miss Ward  
9 as an expert in land planning and  
10 development.

11 Also with us tonight is George  
12 Fletcher who is the president of Adache  
13 Architects, who will explain the  
14 significant design and architectural  
15 elements of Grand Birch, and the many  
16 reiterations and designs the architect and  
17 developer worked on with City staff in  
18 order it to come up with the final Grand  
19 Birch design which meets and/or exceeds all  
20 of the design criteria and the vision of  
21 the Central Beach Revitalization and  
22 proposed master plan.

23 Also with us tonight is Molly Hughes  
24 of Hughes Hughes, Inc., our traffic and  
25 parking consultant. If you have any

1 questions with regard to those issues.

2 Before I turn it over to Cecelia and  
3 George, in conclusion I just wanted to say  
4 that we've worked extremely hard to make  
5 Grand Birch a signature building.

6 Since 2006 there has not been a  
7 building on the beach developed. It is  
8 time for responsible development like Grand  
9 Birch to be approved and developed.

10 Grand Birch is the City's vision of  
11 what an exceptional development should be.  
12 We hope that you will support Grand Birch.

13 And I would also like to request at  
14 this time rebuttal after everybody is done.  
15 Thank you.

16 Cecelia.

17 CECELIA WARD: Thank you, Heidi.

18 Good evening, Mr. Chair, members of  
19 the board.

20 Cecelia Ward, JC Consulting, Inc.  
21 located at 102 N.E. 2nd Street in Boca  
22 Raton, Florida.

23 What I'll be doing this evening is  
24 presenting testimony and facts based on  
25 planning and zoning principals.

1 The basis will be concluding all my  
2 findings which are based on more than 30  
3 years as Heidi said of planning and zoning  
4 experience. Additionally, my ten years  
5 with intimate knowledge of the City's  
6 planning and zoning regulations.

7 And more specifically a review of all  
8 the applicable land use and zoning  
9 regulations that apply to this site plan  
10 application.

11 I'm going to go through the six key  
12 components and I'm just going to summarize  
13 that on the chart. That Heidi has put on  
14 the overhead.

15 The first being that the proposed  
16 development is consistent with the Central  
17 Beach Revitalization Plan which was  
18 established in 1988. It is also consistent  
19 with the City of Fort Lauderdale's adopted  
20 Comprehensive Plan specifically, the  
21 Central Beach Regional Activity Center  
22 designation, as well as the golden  
23 objective and policies of the plan.

24 It is in compliance with all the  
25 applicable unified land development

1 regulations, specifically section 47-12,  
2 47-12.5, 47-12.6, 47-20, 47-21, 47-24,  
3 47-24.2, and 47-25.2.

4 It is in compliance with all the  
5 neighborhood compatibility criteria as  
6 provided in section 47-25.3 of the ULDR.  
7 It is also in compliance with all of the  
8 criteria for design and community  
9 compatibility as also provided in  
10 section 47-25.3 of the ULDR.

11 And lastly, this project goes beyond  
12 compliance with the current land use and  
13 zoning regulations by accommodating a plan  
14 that has not been adopted by the City but  
15 establishes a future vision that adds to  
16 the vision that's been established in 1988  
17 as part of the Central Beach Master Plan  
18 update that was prepared in 2009 for the  
19 City.

20 I'm going to walk through each of the  
21 components, the first being the Central  
22 Beach Revitalization Plan.

23 The staff actually noted on the page 2  
24 of the staff report that section 47-12.6.B  
25 of the Central Beach regulations requires

1 first and foremost a determination by the  
2 board that an application is compatible  
3 with the Central Beach Revitalization Plan.  
4 That is a key component of all the  
5 decisions for review of any application  
6 before you this evening.

7 The reason is that the Central Beach  
8 Revitalization Plan establishes the  
9 foundation and the framework upon which all  
10 land use has been implemented by the City  
11 for over 20 years. As well as all zoning  
12 regulations that had been adopted by the  
13 City for over 20 years.

14 And I know this because I was with the  
15 City for ten years and was responsible for  
16 a good portion of that time for both  
17 interpreting and ensuring consistency and  
18 compliance with those land use and zoning  
19 regulations.

20 The Central Beach Revitalization Plan  
21 created a vision. The master plan for the  
22 entire Central Beach.

23 It also created a foundation upon  
24 which the City then adopted the Central  
25 Beach Regional Activity Center future land

1 use designation.

2 Now, this is very important  
3 distinction, first being the Central Beach  
4 Revitalization Plan to revision the master  
5 plan, the Central Beach Regional Activity  
6 Center is a future land use designation  
7 that's part of the City's comprehensive  
8 plan.

9 By law, that Regional Activity Center  
10 land use designation implemented the vision  
11 that was established in 1988.

12 The Central Beach Regional Activity  
13 Center also became the foundation upon  
14 which the zoning regulations could be  
15 implemented and adopted by the City.

16 The Regional Activity Center land use  
17 basically says that this is an area that's  
18 supposed to be developed for very high  
19 density, high intensity mixture of uses.  
20 And that complies with the vision that was  
21 established as part of the Central Beach  
22 area plan.

23 The Central Beach Revitalization Plan,  
24 the Central Beach Regional Activity Center  
25 Land Use were both revisited or

1 revitalization plan was revisited at least  
2 ten times in the time period that I was  
3 with the City. Each time we reconfirmed as  
4 the appropriate vision as the appropriate  
5 plan for the Central Beach area.

6 The Central Beach Regional Activity  
7 Center was revisited every five years as  
8 part of requirements of the road management  
9 laws of Florida. And each time it was  
10 reconfirmed as the appropriate future land  
11 designation for the Central Beach area.

12 The subject property is contained  
13 within both of those planning areas, it is  
14 part of the vision that was established 20  
15 years ago.

16 The Central Beach Revitalization Plan  
17 then evolves into a future land  
18 designation, but also evolved into the  
19 implementation and adoption of zoning  
20 district regulations. Those were adopted  
21 20 years ago.

22 Again, I know this since I was with  
23 the City for ten years, I was responsible  
24 for ensuring the implementation and  
25 consistency of those zoning district

1 regulations.

2 One of those is the Intracoastal  
3 Overlook Area, which is where the subject  
4 property is contained.

5 The Intracoastal Overlook Area was  
6 created specifically to permit residential  
7 multifamily, high-rise development in --  
8 excuse me, consistent with the regulations  
9 that were established for the district 20  
10 years ago.

11 It's very important to understand the  
12 relationship of the Intracoastal Overlook  
13 Area to the other Central Beach zoning  
14 districts, and Heidi put the map on the  
15 overhead.

16 The subject property's here and the  
17 staff has shown it actually in the backup.  
18 And to the east is the ABA district, which  
19 is the A1A district.

20 The ABA allows development at a scale  
21 of 200 feet in height, very large scale  
22 resort hotel development. So the intent  
23 when the zoning was laid out 20 years ago  
24 was that the Intracoastal Overlook Area  
25 would allow residential multifamily

1 development, high-rise development, in  
2 consideration of what would be allowed  
3 directly to the east, which is large scale  
4 resort hotel development.

5 This is a pattern that was established  
6 in the vision 20 years ago, that was  
7 established in the Central Beach Regional  
8 Activity Center, that was established in  
9 the adoption of the Intracoastal Overlook  
10 Area. So this isn't anything new, this has  
11 been the plan for over 20 years.

12 The Intracoastal Overlook Area has  
13 certain specific standards that are  
14 required to be met. I'm going to walk  
15 through how the proposed development meets  
16 that.

17 First, residential multifamily is  
18 permitted use, that's what we are  
19 proposing.

20 Secondly, the height is a maximum of  
21 120 feet, we are proposing a height that is  
22 less than the maximum permitted, which is  
23 115 feet.

24 I need to note that prior to 2004 you  
25 were allowed to have buildings up to 150 in

1 the IOA. That was changed in 2004 with  
2 input from the community, input from the  
3 development community, and input from the  
4 neighborhood, and input from the City. I  
5 actually worked on that when I was with the  
6 City.

7 And the reason why that was changed  
8 from 150 to 120 was because it was  
9 determined in 2004 that the pattern of  
10 development that should be permitted are  
11 buildings up to 120 feet in height.

12 Additionally the density. The maximum  
13 permitted is 48 units per acre. That would  
14 yield approximately 30 units on this  
15 subject property. We are only proposing 22  
16 dwelling units, which is significantly less  
17 than the density that is permitted.

18 Again, this was changed in 2004. You  
19 used to be able to have 60 units per acre,  
20 but based on that study it was reduced to  
21 48, again from input from the neighborhood,  
22 the community and the City. In determining  
23 that that was the appropriate density for  
24 this area.

25 Also in the staff report it will show

1 the length and width of the structure meet  
2 the maximums that are permit, 200 feet is  
3 allowed, we're only proposing 140 feet ten  
4 inches at our maximum point, and that we  
5 also complied on exceeding the minimum  
6 landscape area that is required.

7 Just talking through now the  
8 neighborhood compatibility provisions of  
9 the code. I've touched on some of those as  
10 far as density and height, but looking at  
11 bulk and mass.

12 The staff report actually notes on  
13 page 2 of the report that the bulk amass of  
14 the proposed building is consistent with  
15 the structures that exist within the area.

16 Bulk and mass according to the  
17 community compatibility criteria in the  
18 code is based on height and is based on  
19 density. And as I just noted, we meet if  
20 not we are far less than the maximums that  
21 are permitted.

22 It is not based on floor area ratio.  
23 There are some zoning districts within the  
24 code that have a maximum floor area ratio,  
25 those are the districts such as ABA which

1 allow a much larger aggravation of  
2 property, much larger resort and hotel  
3 development, and that's why FAR was  
4 included in those zoning districts and is  
5 not included in the IOA. Because the IOA  
6 was a vision to the smaller development  
7 parcels with the type of scale of  
8 multifamily that we are proposing.

9 In fact, there is a pattern that has  
10 been approved over time, and looking at the  
11 slide that we have up. To the south of us  
12 we see the Birch Pointe Development, which  
13 was approved in 1993, it was approved as a  
14 development of significant impact. And  
15 even though it was next to a -- basically a  
16 two story building, it was still considered  
17 consistent with the IOA and the vision that  
18 was establish for the Central Beach. That  
19 was back in 1993.

20 Since that time several additional  
21 projects were approved in the IOA. There  
22 was La Cascade, which is to the north of  
23 the subject site. Which is approximately  
24 120 feet in height, et cetera.

25 Then if you go to La Rieve, La Rieve

1 was another project that shows a good  
2 example of the type of development,  
3 multifamily development that was approved  
4 in the IOA.

5 The key difference, if you look at  
6 La Rieve alongside La Cascade, they have a  
7 different type of architectural style.  
8 They have what's called a wedding cake  
9 setback. And that's how this these  
10 projects met the half the height of the  
11 building.

12 The half the height of the building  
13 was measured as each level of the building  
14 grows to its height, and it encouraged that  
15 wedding cake design.

16 That's no longer encouraged in the  
17 Central Beach Master Plan update that the  
18 staff has utilized in reviewing the  
19 project.

20 In fact, the Central Beach Master Plan  
21 update says if you're on the intracoastal,  
22 we really want you to provide a development  
23 that enhances the use from the Birch Road  
24 to the intracoastal. And we've done that  
25 by proposing 30 foot setbacks to the north

1 and south, clear setbacks, not at half a  
2 height stepping back.

3 We've also done that by not including  
4 a parking ramp, or by not including the  
5 trash disposal services within the setback,  
6 we've incorporated those interior and  
7 internalized those into the design of the  
8 project which George Fletcher is going to  
9 go into more detail.

10 We've heard some discussions about  
11 development -- request to allow less --  
12 something alternative to half the height of  
13 the building is a variance. That is not  
14 the case.

15 The code has for 20 years, and again I  
16 know this because I was with the City for  
17 ten years and had to interpret that, apply  
18 that. The code has always allowed and had  
19 to come in and request an alternative to  
20 providing the half the height of the  
21 building.

22 The reason why that has always been  
23 provided in the code is to encourage  
24 flexibility and design.

25 And, again, in order for us to be able

1 to internalize the parking structure as  
2 part of the development, in order to  
3 internalize the trash disposal services, in  
4 order to provide in addition to 30 percent  
5 of the site being provided in setbacks,  
6 70 percent of the front facade at ground  
7 level is transparency so that you can see  
8 views out to the intracoastal.

9 In order to do all those enhancements  
10 in this proposed development, that is some  
11 of the provisions that are provided for  
12 when you're asking for an alternative in  
13 half the height of the building.

14 And your staff has done an excellent  
15 job in encouraging those changes to the  
16 proposed development.

17 Originally when it came in, as  
18 Mr. Fletcher is going to show, it was a  
19 Mediterranean style building, very bulky.  
20 And the staff has actually encouraged all  
21 these changes at great expense, and great  
22 expense to the application, but it actually  
23 has resulted in a very enhanced project.

24 The project also complies with all the  
25 parking requirements. We are not asking

1 for parking reduction.

2 I can tell you over the years that  
3 I've dealt with the City there is  
4 significant projects that asked for parking  
5 reductions. We meet all the code  
6 requirements, we provide for the 48 spaces  
7 that are required in the design that  
8 they're required to be provided.

9 There is no loading zone required for  
10 residential development, has never been  
11 required in the City. Has never been  
12 required in any zoning district in the  
13 City, however we do provide a drop off and  
14 pick up area as well as, as I said,  
15 internalizing trash disposal area.

16 One of the other components for  
17 neighboring compatibility is the shadow  
18 study.

19 We have provided that as part of the  
20 application. We've also demonstrated that  
21 there are no adverse impacts as a result of  
22 any shadowing.

23 Corona has not have any pool, exterior  
24 pools to the north. And additionally we  
25 shadow I think Birch Crest for about one

27

1 hour in December, late in the day, 4 p.m..  
2 And the Granada's pool in June for one hour  
3 at the end of the day.

4 None of these are result in any type  
5 of adverse impact as a result of the  
6 minimal shadowing.

7 In conclusion I would like to  
8 reiterate that as I've said in the  
9 beginning, in my professional opinion based  
10 on my 30 years experience, my direct  
11 experience with the City's code and  
12 regulations, that the proposed development  
13 complies with all the land use and zoning  
14 regulations that are applicable to this  
15 subject property.

16 I also just would like to state that I  
17 think not only has the application met the  
18 criteria of the code and actually is coming  
19 in under the maximums that are permitted by  
20 the code, but that we've actually gone  
21 beyond that.

22 We could have come in with a wedding  
23 cake design, which would have met half the  
24 height. We could have come in with putting  
25 the parking and trash disposal within the

1 side of the setbacks and asking for as  
2 minimal as ten feet, we have not done that.  
3 And the reason why we have not done  
4 that is because there is a new additional  
5 vision established for the Central Beach as  
6 the staff has pointed out. And that's the  
7 future thinking for this area.

8 The staff wanted us to provide clear  
9 setbacks to the north and the south, which  
10 we have done, 30 feet. And actually if you  
11 measure from building to building, to the  
12 south there is a 60 foot separation from  
13 the residential portion of the building to  
14 our residential building. To the north is  
15 a 38 foot separation from the residential  
16 building to our residential building. That  
17 does not exist anywhere else in the Central  
18 Beach that I'm aware of.

19 Additionally we have accommodated, as  
20 I've said, all the staff's desires to  
21 comply with the Central Beach Master Plan  
22 update.

23 And I believe at the end of the day we  
24 are a model for the future new development  
25 of this area. This is something for the

29

1 future, it does not go back to the types of  
2 design that have been approved in the past.

3 With that I would recommend approval  
4 by the board.

5 Thank you very much.

6 GEORGE FLETCHER: Mr. Chair, board  
7 members, good evening.

8 My name is George Fletcher with the  
9 Adache Group Architects, our address is 550  
10 South Federal Highway.

11 When we initially embarked on this  
12 journey with our client, their desire was  
13 for a Mediterranean style building, which  
14 we felt was extremely cumbersome, heavy  
15 with materials. Barrel tile roofs.  
16 Generally speaking, very heavy ornaments,  
17 wrought iron.

18 And they also wanted to, like most  
19 developers, get as much floor area on that  
20 particular site.

21 The mandate that we had was difficult  
22 and challenging and the slide above you on  
23 the left-hand side is where we started,  
24 which is the Mediterranean style, very  
25 boxy.

1 And through the course of the summer  
2 we met on numerous occasions with City  
3 staff, listened to the request. They were  
4 extremely well received with our staff.  
5 And as the collaboration with them, we  
6 modified the original concept which is the  
7 next one over, and we complied with most of  
8 the requirements, going back and forth with  
9 the City, we actually changed it one more  
10 time, and the bottom is another view of  
11 that.

12 And we have to say that we have been  
13 extremely thankful and appreciative for  
14 their time they provided us to date.

15 And I think from our initial  
16 presentation, we have been able to meet all  
17 their concerns and have met all the  
18 requirements that is set forth to date  
19 here.

20 We applaud them for their extensive  
21 effort, and I think they worked diligently  
22 with our team, and the end result, Heidi,  
23 if you could, the next slide.

24 Successful collaboration, the project  
25 changed dramatically as you see on the

1 slide in front of you.

2 This is the Birch Road elevation. The  
3 architectural character and the theme is  
4 extremely different from what we started on  
5 the journey. It's more of a contemporary  
6 feel to it that has crisp lines, they're  
7 clean.

8 The motivation behind it was a marine  
9 and nautical influence. There is a wavy  
10 pattern to all the balconies. There is no  
11 hard corners or surfaces in the building.  
12 Again, that impacts construction costs  
13 tremendously, but our client felt it was  
14 appropriate and more conducive with the  
15 environment that's surrounding it.

16 As was previously mentioned, the  
17 building itself regardless of the setbacks  
18 at the moment, the building itself is  
19 70 percent transparent. That is visualized  
20 here in this, this is the Birch Road closer  
21 vision of what the front entry is, and you  
22 can see how light and airy and dynamic the  
23 shapes and shadows will play on the  
24 building. You can see the ungluation of  
25 the balconies up above. In fact, there

1 were some great challenges structurally to  
2 accommodate the parking garage and the  
3 parking ramps within the building  
4 footprint.

5 Actually, the first level of units  
6 don't even begin until the fourth level,  
7 but the appearance from the street, if you  
8 look closely, you can see right through the  
9 building.

10 All the services have been  
11 internalized, FP&L vaults, your generator  
12 room, your vertical transportation, your  
13 trash removal, all of your service unlike a  
14 lot of the other properties on the beach,  
15 those are all internalized as well. So  
16 there was some tremendous challenges to  
17 make that accommodation structurally within  
18 the billing.

19 This was to not only engage the  
20 pedestrian zone on Birch, but also to  
21 engage the pedestrians. To give it more  
22 life, to give it more visual appearance.  
23 To enhance the landscaping, we felt it was  
24 best to do more lush landscaping as opposed  
25 to hardscaping. I think it's the

1 environmentally responsible thing to do.  
2 And, again, it was more of a challenge to  
3 get that in there.

4 Working with staff we were able to  
5 accommodate the means of egress and egress  
6 out of the site by only doing two small  
7 drives and curb cuts on Birch. We do have  
8 a double entry into the building which  
9 allows for guests, residents, services and  
10 deliveries to all handle internally on to  
11 the site and not impede any kind of traffic  
12 or movement on Birch Road.

13 The actual entry to the building is  
14 even further setback from the front street  
15 line.

16 Again, the image I think up there  
17 shows the view corridors, it shows the  
18 canopy, which is very light. Actually  
19 quite expensive to do as well because it's  
20 all stainless steel and glass. It's very  
21 transparent, there is nothing heavy about  
22 the building and its lines.

23 And I think that if you look at it  
24 close enough and on the site plan, you'll  
25 find we also engage an entertainment area

1 on the southeast corner of the property to  
2 give more life to Birch Road, to have  
3 seating areas and entertainment areas, and  
not just have this block of a building with  
5 an impact with the view corridor to the  
6 intracoastal.

7 Speaking of the intracoastal, here is  
8 a shot from the water. I think this is a  
9 great illustration that shows the open  
10 clear space, which is all green from the  
11 building line to the property line.

12 You're seeing, or lack of not seeing  
13 the ramp going into the parking garage,  
14 side elevations again unguate, they step  
15 in and out. You've got the huge recesses  
16 on the base of the building to allow it a  
17 more life style resort type of feel. The  
18 sides are all landscaped and not  
19 hardscaped.

20 We strategically made sure that the  
21 planting areas are to the property line as  
22 well as to the base of the building line,  
23 again visually opening up that spread of a  
24 view corridor at eye level, at pedestrian  
25 level, so you see straight through from

1 Birch Avenue all the way to the  
2 intracoastal.

3 I think it's equally as important as  
4 Birch Road and the adjacent sides is the  
5 rear elevation or the intracoastal side.

6 We tried to capture as much of the  
7 playfulness in the movement of the building  
8 on all four sides. You've got huge  
9 recesses in the balconies, you have the  
10 wave movements of -- there is my bell.

11 RECORDING SECRETARY: That's  
12 30 minutes.

13 GEORGE FLETCHER: We do step back on  
14 the penthouse level, we do step up at the  
15 upper levels.

16 We have been doing this in the  
17 business, in the industry for over 43  
18 years, we have a passion for this. And I  
19 think the painstaking efforts in allowing  
20 the City to work with us and having a  
21 client that was willing to spend the extra  
money structurally, we are very excited and  
proud. I think it is a vision for the  
24 future of Fort Lauderdale. I think it's  
25 very transparent, I think it's -- it's

1 something that's not going to become dated  
2 like some of the other buildings down  
3 there. And hopefully you'll agree with us.  
4 Whispering in my ear.

5 But the end result, though, and you  
6 heard Cecelia's testimony, it does meet all  
7 the design criteria. We're not asking for  
8 any variances.

9 And that's all I have to say this  
10 evening. Because I think my time is up.

11 CHAIRMAN McTIGUE: Thank you.

12 MS. KNAPIK: I just also wanted to  
13 introduce Cecelia's testimony into the  
14 record, I'll give all the information that  
15 we showed to the clerk.

16 CHAIRMAN McTIGUE: Thank you.

17 The City staff, come up.

18 TOM LODGE: Mr. Chairman, members of  
19 the Board, Tom Lodge, Urban Design and  
20 Planning.

21 The applicant proposes a project  
22 consisting of 22 multifamily residential  
23 units. The development consists of an  
24 11 story, 115 foot structure, which  
25 includes two levels of parking on the

1 second and third floor and residents units  
2 on the remaining floors above.

3 Pursuant to ULDR section 47-12.5.D.1  
4 D.1 and 2, if approved, the development of  
5 significant impact, the side and rear yard  
6 setback requirements may be reduced from  
7 half the height of the building to 30 feet,  
8 for structures greater than 75 and up to  
9 115 feet. And the rear yard may be from  
10 half the height to 20 feet.

11 The proposed development's consistent  
12 with the City's comprehensive plan and  
13 residential use and density proposed or  
14 permitted in the Central Regional Activity  
15 Center Land Use.

16 And staff recommends the board approve  
17 this request with all applicable -- if they  
18 meet all applicable ULDR requirements.

19 CHAIRMAN McTIGUE: I believe we have a  
20 question, Tom.

21 Mr. Hansen?

22 MR. HANSEN: Tom, I would like to talk  
23 about the parking issue, I know they meet  
24 the parking.

25 What has been your experience as far

1 as the ratio of parking and in similar  
2 units, in similar kind of situations?

3 Have you ever had any issues, to your  
4 knowledge, that that ratio that has been  
5 used for here has created any problems for  
6 the condominiums of similar size?

7 MR. LODGE: No, not that I've come  
8 across in any of my projects, but some of  
9 the other planners may have had some -- who  
10 have had some other beach projects may have  
11 come across.

12 I don't think so. Not in my --

13 MR. HANSEN: Not in your experience?

14 MR. LODGE: Not in my experience.

15 MR. WITSCHEN: The question of the  
16 applicant or you.

17 I have the September 19th submittal  
18 here. Detail to me what the changes are  
19 from this submittal to the submittal in  
20 front of us on the 19th as to elevations  
21 and setbacks.

22 MS. KNAPIK: There have been no  
23 changes since September 19th.

24 MR. WITSCHEN: Thank you.

25 CHAIRMAN McTIGUE: Mr. McCulla?

1 MR. McCULLA: Probably, I'll start  
2 with Tom.

3 Can you describe, or is there a set of  
4 criteria that we used to determine if  
5 something is in development or  
6 significantly impact?

7 MR. LODGE: The development of  
8 significant impact is site plan 104 as  
9 defined in the code prior to -- prior to  
10 1997.

11 And as -- and this code for this  
12 district, a significant impact if it meets  
13 these -- if the building can meet these  
14 criteria, it can go forward as development  
15 of significant impact. They can ask for  
16 the additional setbacks or half the height.

17 MR. McCULLA: What are those?

18 MR. LODGE: It's -- the significant  
19 impact, development of significant impact.

20 MR. McCULLA: Is it written down?

21 MR. LODGE: Yeah, section 47-12.5.D.1  
22 D.1 and 2.

23 MR. SPENCE: If I may clarify.

24 The request for the reduction in the  
25 setback makes the project subject to the

1 requirements of section 47-12.5.D.1.

2 And by the terms -- by the terms of  
3 the request, the project would be  
4 designated as a development of significant  
5 impact. And what that means is it goes  
6 through a site plan level for review.

7 So it's not that there is a criteria  
8 that makes it a development of significant  
9 impact, it means that because of the  
10 requests that the applicant is seeking, it  
11 needs to undergo a development of  
12 significant impact review and be subject to  
13 a site plan level 4 review.

14 And also the criteria for the  
15 neighborhood compatibility and beach  
16 development permit requirements of 47-12.

17 MR. McCULLA: And the requirements for  
18 site plan level 4 --

19 MR. SPENCE: It's the review level.  
20 And the final review is City commissioner  
21 review.

22 MR. McCULLA: And the criteria or  
23 depth of review for site plan level 4 is  
24 significantly different than level 3?

25 MR. SPENCE: Yes and no.

1 The criteria for review in the Central  
2 Beach area is subject to 47-12.2 for a  
3 Central Beach development permit.

4 And you'd be looking at the design  
5 criteria of section B, design arbitration  
6 and the criteria of that section.

7 So these are the elements that  
8 differentiate a beach development permit  
9 from a regular site plan level 4  
10 development permit.

11 MR. McCULLA: I don't think you  
12 answered my question.

13 Is there a higher bar you have to  
14 clear in level 4 from level 3?

15 MR. SPENCE: It's the approval level.

16 MR. McCULLA: What's the significance?

17 MR. SPENCE: It's the distinction of  
18 who reviews and approves project.

19 Level 3 stops with the Planning and  
20 Zoning Board. Unless the City Commission,  
21 in some cases the City Commission calls it  
22 up.

23 The level of development has been  
24 predetermined in the code to require City  
25 Commission approval in this type of

1 development.

2 So it's -- I guess what I'm saying is  
3 I can't -- the code already defines the  
4 level of development that requires greater  
5 scrutiny. The size and all of that  
6 information.

7 So it's by the virtue that this  
8 project is already designated as a -- as  
9 something to be considered for development  
10 of significant impact, you're already at a  
11 higher threshold of review.

12 MR. McCULLA: And that higher  
13 threshold is the highest threshold, it has  
14 to be approved by the commission?

15 MR. SPENCE: Correct.

16 CHAIRMAN McTIGUE: Mr. Witschen?

17 MR. WITSCHEN: This question is for  
18 staff.

19 Along the intracoastal, between  
20 Granada and Terramar, what's the height of  
21 the tallest building in that segment?

22 Do you have an idea?

23 MR. LODGE: I believe it's about the  
24 same -- about the same height along the  
25 water.

1 The Hallbrit (sic) is 15 stories.

2 MR. WITSCHEN: Where is that?

3 The point of reference, Granada which  
4 intersects with this property.

5 So from there, say up to Terramar, can  
6 you tell me what the height of the  
7 properties are in that area?

8 MR. LODGE: I think they're generally  
9 two and three stories, most of them.

10 CHAIRMAN McTIGUE: Let me go to  
11 Mr. Hansen.

12 MR. HANSEN: Tom, I have a question  
13 for you.

14 I'm looking at the difference between  
15 the design as it would have been allowed  
16 under the level 3 versus the level 4.  
17 Specifically the -- the previously called  
18 wedding cake setback.

19 And the way I see it, I don't know if  
20 your staff, the City did a -- a thorough  
21 analysis of comparison of the two.

22 Quickly when I do it I see a  
23 difference per square foot of 1500 square  
24 feet per lineal feet of building. Of a  
25 additional setback that the building is

1 doing. Because you're going from 20 feet  
2 to 30 feet for a height of 75 feet. So  
3 that's -- so that's 75 times 20 or one --  
4 1500 square feet.

5 Now, what they're asking for, so the  
6 trade-off for that 1500 square feet, and  
7 I'm seeing if you're -- you agree with my  
8 calculations here. Again, per length of  
9 building, is between 75 and 115, there is  
10 30 times -- so that's 40 feet times the 30  
11 or 1200.

12 So you're taking 1500 square feet here  
13 and adding it over there. You're trading  
14 off 1500 for 1200; does that seem about  
15 right to you or did you all look at that a  
16 little bit?

17 MR. LODGE: Yeah, we did review it for  
18 bulk massing. I don't know the exact  
19 numbers off the top of my head. What the  
20 trade number.

21 MS. PARKER: If I can interject, I  
22 think what you're referring to is that the  
23 height requirement would be lesser, so the  
24 building would be perhaps stockier if the  
25 developer chose to do the setbacks at half

1 the height.

2 So you would actually have a structure  
3 that's potentially lower but bulkier and  
4 would take up more of the site setbacks.

5 MR. HANSEN: Yeah. So for instance,  
6 under the level 3 they would be required  
7 20 feet up to a certain level, and this  
8 little chart on the letter from Gunster  
9 it's -- that 20 feet is up to the 75 feet,  
10 is that correct?

11 MR. LODGE: I'm sorry?

12 MR. HANSEN: My point is you all  
13 looked at this. You as a staff you looked  
14 at, okay, we're getting more setback for  
15 the first 75 feet, and as a trade-off we're  
16 getting less -- less setback and additional  
17 height at those levels, is that correct?

18 MR. LODGE: Correct.

19 CHAIRMAN McTIGUE: Any other questions  
20 for staff at this time?

21 Seeing none, I'll open it up to the  
22 public and I'll ask the representative  
23 Becker Poliakoff to start.

24 MR. POLIAKOFF: They're passing out  
25 Power Point presentation and Michelle is

1 going to operate it.

2 Good evening, Mr. Chair, members of  
3 the board. Keith Poliakoff, Becker and  
4 Poliakoff.

5 Here on behalf of ten associations,  
6 and I'll explain to you how we got to where  
7 we are in a second. I thank you all for  
8 taking the time to hear from us and the  
9 community tonight.

10 And when I hear things like this  
11 developer met with staff so many times to  
12 make this project, I only wish that they  
13 had taken the time to meet with all of us  
14 about this project. And worked so hard as  
15 they claim they did with staff to make it  
16 compatible with us and the surrounding  
17 community.

18 About a couple months ago we started  
19 receiving calls from associations. They've  
20 been in the process of developing this site  
21 now for over a year, they said, about a  
22 year. Wasn't until a couple months ago  
23 that we received calls.

24 Dr. Kaltman called, a couple of the  
25 other associations in the audience called.

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1 And they said, what do you know about this  
2 project? I said not much, what do you  
3 know? They said not much.

4 I think there were only two  
5 associations who had ever each been reached  
6 out to by the developer about what was  
7 going on here.

8 So all of a sudden we started signing  
9 up individual HOA's and condos and motel  
10 owners and property owners who wanted our  
11 assistance in representing the rights of  
12 the property owners, which is what we do.

13 We said, wait a minute here, there is  
14 too many people here, it's getting too  
15 crazy with all these meetings. Do us a  
16 favor, let's create a corporation for the  
17 purposes of this meeting in order to come  
18 with a unified voice so that we don't have  
19 to be here saying the same thing over and  
20 over again for everyone.

21 So together all of these associations  
22 formed Residents For Responsible Growth.

23 What is Residents For Responsible  
24 Growth? It's comprised of hundreds of  
25 residents, tourists and businesses all in

1 this area. They're impacted directly by  
2 this project.

3 Here is the list, Birch Pointe  
4 Condominium, Cormona Apartments, Alhambra  
5 Place Condominium Association, Lauderdale  
6 Surf Club Apartments, the Seasons of Fort  
7 Lauderdale Condominium Association, Granada  
8 Inn Luxury Bed & Breakfast, 3000 Granada  
9 Inn, La Costa Del Mar, Coconut Cove Guest  
10 House, Versailles Cooperative Association,  
11 and not to mention the petitions you  
12 received and the hundreds of other  
13 residents who have participated through our  
14 meetings, through our discussions in  
15 opposition to this project.

16 I hope in the next 20 minutes that  
17 myself and our expert Michele Mellgren,  
18 will be able to address all the issues of  
19 the general public. And by doing so we can  
20 curtail much of the public debate and rely  
21 on our testimony, our transcript and turn  
22 it over to the board.

23 But what I'd like to do at this point  
24 in order to show this board, if you are in  
25 support of the RRG and in opposition of

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1 this project, if you could please stand now  
2 to be recognized by the council to try to  
3 curtail the debate and discussion later.

4 Thank you.

5 I'd also like to thank Tom Lodge for  
6 wearing a shirt in support as well.

7 The next slide represents the RRG  
8 members. And what we did is we showed  
9 where their project was, which is the red  
10 box, and then we put yellow stars  
11 surrounding it of all the individual groups  
12 that we represent surrounding this project.

13 We also then went one step further  
14 because we saw in the backup that the  
15 developer had given you two letters of  
16 support, but unfortunately the Google map  
17 didn't go far enough to show us exactly  
18 where those letters of support came from.

19 So you'll see those two red stars on  
20 the map, the lower part, and those are the  
21 two letters that you had in your backup of  
22 letters of support by the developer.

23 And I know they showed in their  
24 presentation several high-rise buildings in  
25 the same district, they are nowhere near

1 this part of the beach, nowhere near where  
2 we're located here.

3 And I think the most poignant question  
4 that was asked so far is what is to the  
5 north here? And the answer was clear, two  
6 and three story buildings.

7 I want to make sure everyone knows  
8 this area and site history. Because for  
9 many of you say it feels like deja vu.  
10 Feels like deja vu for me when I was doing  
11 the Cortez project, and I know for a lot of  
12 these condominiums here, they're saying,  
13 wait a minute, we just went through this.

14 That's because in 2006, Michael Shiff,  
15 who built the condo next door, Birch Pointe  
16 in 1993, had an option contract to buy the  
17 property for \$11 million. He submitted  
18 plans to the DRC and the DRC said, wait a  
19 minute here, this project is too high. The  
20 setbacks of 30 feet is too close and it has  
21 insufficient parking. That was in 2006.

22 2006 the Central Beach Alliance voted  
23 the Shiff project down 120 to five.

24 Subject to that he said, well, I don't  
25 have community support, I'm ditching this

1 project, I'm not going forward. And the  
2 property sold for approximately \$8 million.

3 In 2012 the bank foreclosed on the  
4 \$8 million loan, and in May of 2012 Grand  
5 Birch, LLC purchased this property for  
6 2.45 million.

7 In May, 2012 the developer met with,  
8 as I said, Birch Pointe and Birch Crest,  
9 and those were the two that I've heard so  
10 far they met with. And they said, don't  
11 worry, we're going to do a site plan  
12 level 3 review.

13 And I know the question was asked,  
14 well, level 3, level 4, what's the  
15 difference? It's a major difference. It's  
16 a major difference to declare a project of  
17 one of significant impact.

18 I know you heard the attorney for the  
19 applicant say we're not seeking any  
20 variances. No, of course not, we're  
21 seeking waivers, not variances, they're  
22 waivers. We're seeking to waive the code  
23 requirements as it relates to setback.  
24 We're seeking to waive it as it relates to  
25 a swimming pool that shouldn't be where

1 it's located. We're gonna ignore the fact  
2 that we don't have the rear buffer and all  
3 these things we'll see in a few minutes.

4 On September 13th, 2012, the developer  
5 presented before the CBA and represented  
6 that there was no opposition in the  
7 project.

8 In September 13th, 2012, though, the  
9 CBA voted against the project 170 to 11.  
10 Very similar to what happened several years  
11 before on a very similar project.  
12 94 percent of the Central Beach Alliance is  
13 opposed to this project.

14 I'd like to discuss first the standard  
15 review.

16 Contrary to some of the things you may  
17 have heard, the applicant is not entitled  
18 to this development as a right. If the  
19 developer was entitled to this as a right,  
20 they wouldn't be here today. You wouldn't  
21 be reviewing this project. You wouldn't be  
22 seeking to grant their waivers on setbacks.  
23 And all the other things that they're  
24 seeking you to waive. They would just put  
25 in a building permit. You know?

1 It's here because the code sets  
2 maximum restrictions and the developer must  
3 prove why it should get those maximum  
4 restrictions. And in doing so, they have  
5 to say, we're compatible with the  
6 surrounding area.

7 Not as the developer's tried to pin on  
8 you the reverse, saying that they have to  
9 demonstrate why it's incompatible. No.  
10 It's their burden to prove by competent  
11 substantial evidence that it's compatible  
12 with the surrounding area.

13 The next slide shows the applicant  
14 must prove by competent and substantial  
15 evidence, that its site plan application is  
16 in conformity with the relevant plans and  
17 laws of the State of Florida, Broward  
18 County and Fort Lauderdale.

19 The developer, rather than the City  
20 Commission, rather than your board, has the  
21 initial burden of proof to show that it  
22 meets the statutory criteria.

23 Now, I know that we heard from Cecelia  
24 Ward who told us at least six times that  
25 she's worked for the City in the past and

1 that it's compliant with the City's plan,  
2 you know?

3 I've been doing this now for 15 years.  
4 Of home owner groups. And I've never come  
5 to a City Commission meeting, a Planning  
6 and Zoning Board meeting where an expert,  
7 whether it be a traffic expert, a planner  
8 that come up there and say, hey, we violate  
9 the plan. But, boy is it a great project.  
10 You know, you'll love our project, we  
11 violate the code.

12 You know, no. Instead, every time  
13 it's the exact same thing, you know? We're  
14 in conformity with the plan, approve us.  
15 It's not true and we'll show you why.

16 The site here is slightly more than a  
17 half acre, .63, totalling 25,000 square  
18 feet. 25,000 square feet site that a  
19 developer is proposing to put  
20 163,740 square feet of concrete.

21 They have 22 units, and of those  
22 22 units they are proposing 48 parking  
23 spots, most which are only eight feet wide.  
24 And the way they broke it up is two per  
25 unit for 44 spots, three guest spots,

1 because, you know, these are expensive  
2 units and most wealthy people don't have  
3 friends. And one, one spot, only one spot  
4 for someone to work at the building.

5 Contrary to what you may have heard,  
6 when you look at all the towers on the  
7 building, the elevator equipment and  
8 everything else, the building is 129.2 feet  
9 tall. Nearly 13 stories tall. You know?

10 Of the 22 units, 82 bedrooms. The  
11 applicant states three bedrooms per unit  
12 plus a den, 82 bedrooms there.

13 Looking at the applicant's proposal,  
14 the total building height we said was  
15 nearly 13 stories, which is not 11 stories.  
16 It's taller than Grand Birch, Birch Pointe  
17 that was next door, and we do not want to  
18 make the same mistakes that were done in  
19 the past.

20 And they speak about wedding cake  
21 design and separation, this is 30 feet of  
22 separation between their balconies and  
23 Grand Birch. Between Grand Birch and Birch  
24 Pointe. 30 feet.

25 Dr. Jay who will speak in a few

1 minutes will tell you he has no interest in  
2 reaching across and borrowing mayonnaise  
3 from a new neighbor. It's too close. It  
4 is not compatible, it is too close.

5 It will also completely visually block  
6 the Cormona building, which is one of the  
7 few historically designated buildings in  
8 this area.

9 What the developer's counsel and  
10 experts overlooked is key components of the  
11 code.

12 Neighborhood compatibility. They have  
13 to demonstrate this, what does this mean?

14 The development will be compatible  
15 with and will preserve the character and  
16 integrity of the adjacent neighborhoods.

17 The developer has to show by competent  
18 substantial evidence that it has done  
19 everything in its power to mitigate adverse  
20 impacts such as traffic, noise, odor,  
21 shadow, scale, visual nuisances or other  
22 adverse effects to the adjacent  
23 neighborhoods.

24 Have they done that?

25 In the 30 minutes that they came

1 before you, did they demonstrate to you  
2 that they've done everything in their power  
3 to make sure that it's compatible? No.  
4 Instead they said we're not not  
5 incompatible, so that means we're  
6 compatible.

7 You know, that's not what the code  
8 said. It's clear, you know, we were born  
9 at night but not last night.

10 Neighborhood compatibility again, and  
11 I'm reading right from your codes section  
12 ULDR 47-25.3A3E4E. New building masses  
13 should be sited to the extent feasible so  
14 they maintain reasonable views to the ocean  
15 and intracoastal waterway from existing  
16 structures.

17 So they have to design their building,  
18 a new building, in a manner to ensure the  
19 views to maintain reasonable views from the  
20 neighbors.

21 What have they done? The only thing  
22 that I heard is they designed the building  
23 to represent Wonder Woman's airplane, you  
24 know?

25 70 percent transparency, so if you

1 look through the building; that maybe you  
2 can see the intracoastal waterway. That's  
3 not what this code suggests, it is not what  
4 is required.

5 One thing I want to bring up is out of  
6 all our clients and all of them that are  
7 here tonight, they keep telling us the same  
8 thing.

9 We're not opposed to development of  
10 this site. We don't want a parking lot  
11 here, we don't want a park here, we're not  
12 looking for nothing here, we're looking for  
13 a structure that is compatible.

14 So what is compatibility to them?

15 They go back to the 2008 goals of the  
16 CBA that were recommended to the City.

17 What did the CBA say? All future  
18 construction on the remaining undeveloped  
19 property in the IOA district shall not  
20 exceed 70 feet at the highest point.

21 You know, what's compatible? That's  
22 compatible. 221 members were in favor of  
23 these goals in 2008. This was submitted to  
24 the City Commission and we'll show a plan  
25 similar to that in the future.

1 We just quickly wanted to show you a  
2 massing study, because Grand Birch is  
3 taller than everything else in this area,  
4 and it gives you a good visualization of  
5 Grand Birch against Birch Pointe and then  
6 Cormona.

7 Again, we went to their highest line,  
8 you know, as far as where their elevator  
9 shaft goes, which is the 13 stories we  
10 spoke about.

11 If you look at the next slide you see  
12 the City's massing study. What does the  
13 City's own study show in that location? A  
14 two story building.

15 The point was asked before, you can  
16 look north all day long and you will not  
17 see high-rises like this building that's  
18 being proposed here on this segment of the  
19 beach.

20 This would be a mistake, it has no  
21 step up to where the mistake was made with  
22 Birch Pointe. What it does is it continues  
23 a wrong and it does not protect the beach.

24 You can't ignore the current news,  
25 everyone is speaking about A1A and the fact

1 it may no longer be four lanes.

2 You know, this is compounding the  
3 problem. You know, everyone keeps speaking  
4 about Birch Park, which is in this area,  
5 and how the waves destroyed it. You know,  
6 this is this section.

7 So now you're going to compound the  
8 problem by adding more concrete and more  
9 issues to this area? It's not compatible  
10 at this time.

11 Again, you know, the next slide shows  
12 a good massing detail which shows the two  
13 story building then, which was in vision  
14 the City's plan, and then you see what they  
15 proposed, which is the highest building on  
16 the beach.

17 I know it was mensed by Cecelia Ward,  
18 the FAR. Although FAR is not in this  
19 district we wanted to show it to you.  
20 Because it's interesting to note that of  
21 all the projects recently approved in the  
22 City, some major, major projects, out of  
23 all of them this one would be the most  
24 dense in this area.

25 And you can look at Beach Place, has

1 an FAR of 4.4. You can look at Ocean Wave,  
2 4.8. Yankee Trader, 2.3, the south  
3 building, 2.8. Look at Grand Birch, 5.3.  
4 Look at it if you included their balconies,  
5 5.9. That's because they're trying to  
6 amass too much structure on a half acre  
7 lot.

8 I know Cecelia Ward mentioned that she  
9 didn't think that sun and shade on pools is  
10 an adverse impact, we disagree with that  
11 notion. And so we wanted to show you from  
12 their own shadow study, and we'll bring it  
13 up, you know, how many pools they  
14 destroyed.

15 And we were asked, I appreciate Heidi  
16 Davis getting it for me because they've  
17 gone back in storage, but I pulled out the  
18 1993 memorandum from the City when Birch  
19 Pointe was developed.

20 And, do you know what? The City staff  
21 report looked at the shadows, and do you  
22 know what they said? They said that Birch  
23 Pointe shadows are not really going to be  
24 harmful, and here is the reason why.

25 First off they designed their building

1 in an octagonal fashion to try to prevent  
2 shadowing around it. Okay?

3 Then they said that the structures on  
4 the existing property were oriented away  
5 from the south perimeter to only affect an  
6 interior courtyard of the neighbor, which  
7 is the current property we have here. And  
8 then it said the fact that the proposed  
9 building would shadow its own pool, you  
10 know?

11 So the staff actually looked at that  
12 '93 and the staff said, you know, Birch  
13 Pointe, you're not going to create that big  
14 of an adverse impact, you're not destroying  
15 the pools of everyone around you, you're  
16 destroying your pool and you're destroying  
17 an interior courtyard next to you.

18 That was looked into, that was  
19 research and that was in the plan in 1993.

20 I want to look real quickly at the  
21 traffic and loading area. As we discussed,  
22 there is no bypass lane. You get in there,  
23 you're stuck, you know?

24 The site plan allows for two to three  
25 vehicles to stack max, there is no loading

1 zone, so after that you're in the middle of  
2 the roadway. And that showed on the next  
3 slide as well.

4 Here are the photos from the old  
5 developer that you saw a minute ago, you  
6 know? No bypass lane. Single car there.

7 And I want to note to you all, what  
8 cars they keep showing being here, they're  
9 small cars. \$2 million units with small  
10 cars, and there is a reason why and we'll  
11 show you in a second.

12 The next slide shows you their only  
13 guest spots, three spots for the entire  
14 condominium outside. Where are the people  
15 going to park that are going to the  
16 building?

17 I know Tom Lodge said that he hasn't  
18 seen a problem, he should speak with Dr.  
19 Kaltman on the Birch Pointe project, you  
20 know? Want to talk about parking? Ask him  
21 what happens there when they have a party  
22 where everyone parks, there is 17 units.

23 It was brought up by Cecelia Ward that  
24 when they were approved in 1993 they were  
25 allowed 60 units per the acre, but do you

1 know what? Even in '93 a developer wasn't  
2 crazy enough to go there.

3 There are 16 units, they're  
4 under-parked and they have major problems  
5 as a result of it.

6 The next slide, most of their garage  
7 is eight foot spaces. What car is gonna  
8 fit in an eight foot spot today? Most  
9 SUV's could not legitimately circulate a  
10 garage and fit easily into an eight foot  
11 spot. On a surface lot, absolutely  
12 possible. But in a tight garage, you need  
13 maneuvering room, you need ability to park  
14 in these spots. They cram as much as  
15 possible into this plan, it's going to  
16 create major problems for the beach.

17 Before I turn over our expert planner,  
18 I just want to show you three slides that  
19 were given to you by the developer, they're  
20 very interesting.

21 The first slide is an artist rendering  
22 that they proposed first, okay?

23 What's interesting about this slide is  
24 that it shows when you look directly to the  
25 south, look at the size of the setback?

1 They built a much -- they proposed a much  
2 smaller building with a huge setback to  
3 Birch Pointe.

4 But, no, no, no, let's not do that,  
5 let's see what we can do more. So they  
6 then proposed artist rendering two. We'll  
7 get a little bit closer to Birch Pointe,  
8 we're going to start getting rid of their  
9 setback even more.

10 Then finally to where we are today,  
11 we're going to hire the great Don Hall and  
12 Heidi Davis, and we're going to take you to  
13 the biggest square box you can possibly  
14 find, put it on the site to maximize the  
15 density, the amount of concrete we can  
16 possibly put on the site, and destroy our  
17 setbacks and make it 30 feet from our  
18 neighbors.

19 This is not compatible with Birch  
20 Pointe, it's not compatible with anyone  
21 directly to the north of us. This project  
22 violates the code.

23 I'm now going to turn over to Michele  
24 Mellgren, who will show you in the code  
25 itself how they're completely overlooking

1 and misanalyzing certain sections as  
2 relates to this project.

3 (Audience applause)

4 CHAIRMAN McTIGUE: Please, no  
5 clapping.

6 MICHELE MELLGREN: Thank you, Mr.  
7 Chair, members of the Board, good evening.  
8 My presentation will be much shorter than  
9 Mr. Poliakoff.

10 For the record my name is Michele  
11 Mellgren, I'm the principal of the Mellgren  
12 Planning Group with offices located at 6535  
13 Nova Drive in Davie, Florida.

14 For my background, just to let you  
15 know, I have a Master's degree in Urban and  
16 Regional Planning from the George  
17 Washington University, with a concentration  
18 in urban design. I am certified by the  
19 American Institute of Certified Planners.  
20 And I have more than 25 years, I quit  
21 counting at 25, but more than 25 years of  
22 experience in planning, zoning and land use  
23 matters.

24 I have qualified in Circuit Court on a  
25 number of occasions as an expert witness in

1 planning and zoning matters. And not shown  
2 on the screen but is important I think for  
3 you to know, I think before Ms. Ward ever  
4 got to the City, I was here already.

5 I worked for the City of Fort  
6 Lauderdale in the Beach Redevelopment  
7 office on the Central Beach from 1989 until  
8 the mid 1990's. So I was there immediately  
9 after the revitalization plan and  
10 development plan were adopted and I have  
11 intimate knowledge of how that has  
12 transpired and progressed and what was  
13 intended there on Central Beach.

14 I'm going to talk to you about some of  
15 the technical violation of the code that I  
16 found in reviewing the plans for the site  
17 applicant.

18 First I would like to refer you to  
19 Section 47-12.2.A.4 which has the purpose  
20 and intent of the Intracoastal Overlook  
21 Area for the IOA district, the focus and  
22 intent of that district. And it states:  
23 It's to encourage the preservation of  
24 existing structures and uses that front on  
25 the intracoastal waterway.

1 It is my professional opinion the  
2 proposed development is not consistent with  
3 the ULDR.

4 The planning -- the American Planning  
5 Association, which is our professional  
6 organization within our planning  
7 professional, actually published a document  
8 called Planning and Urban Design Standards.  
9 And it states that, and I quote from that  
10 document: Abrupt changes in building scale  
11 creates an inharmonious environment that  
12 maximizes the negative effects of tall  
13 buildings on adjacent uses.

14 Why is this important? Well, the  
15 subject building, as Mr. Poliakoff  
16 indicated, should provide a transition to  
17 the historic Cormona that's immediately to  
18 the north. That is a two story building.  
19 And as a result of the abrupt change in  
20 height from the proposed structure to the  
21 historic Cormona, it's my opinion that this  
22 does not meet the purpose and intent of the  
23 IOA district.

24 Second of all, I would say it doesn't  
25 meet the purpose and intent because of the

1 shadows it will create.

2 As this graphic shows, you can see  
3 here the red block represents the building  
4 in the area, arrows pointing to the areas  
5 that will be shadowed.

6 The next slide actually shows,  
7 according to the applicant's own shadow  
8 study, the various motels and lodging  
9 places that will be affected by shadows.

10 The Surf, the tourism industry, the  
11 economic engine of the Central Beach.

12 So I would think very carefully about  
13 causing any damage or incompatibility with  
14 these important uses.

15 The third violation I would find in  
16 the purpose and intent of the IOA district  
17 is the height of the Grand Birch will  
18 negatively affect the panoramic views of  
19 the Birch Pointe Condominium, and will  
20 dwarf the Cormona Hotel immediately to the  
21 north.

22 So, for this reason it's my  
23 professional opinion that the proposed  
24 development violates the purpose and intent  
25 of the very zoning district in which it is

1 located.

2 I want to talk next about setbacks.  
3 And refer you to section 47.19.BB.2, which  
4 states and I quote from your code: A  
5 swimming pool, hot tub or spa when  
6 accessory to hotel or multifamily dwelling;  
7 that would be the subject application;  
8 shall; emphasize; be subject to the minimum  
9 yard requirements of the zoning district in  
10 which it is located. The minimum required  
11 rear yard per code, if you approve the  
12 waivers, and they don't have these waivers  
13 by right, that yard would be 20 feet.

14 So why does this violate this code  
15 requirement? As the next slide shows, the  
16 proposed pool and pool deck is only seven  
17 feet ten inches from the property line,  
18 which is in direct contradiction of this  
19 code requirement.

20 On to the next slide I would like to  
21 refer you to section 47-23.8.B.1 that  
22 states that a 20 foot landscape yard, a 20  
23 foot landscaped yard is required adjacent  
24 to the existing bulkhead, that would be on  
25 the west side of the site.

1 The required 20 feet landscape yard is  
2 supposed to be used for landscaping, not  
3 hardscaping, it should have shrubs and  
4 other growing materials in it.

5 The applicant has not met this code  
6 requirement. This is again in direct  
7 violation of this code requirement.

8 And I would like to point out the  
9 applicant is requesting a waiver of the  
10 rear setback requirements as part of site  
11 plan level 4. Section 47-12.5.D.1 states  
12 that the final reviewing authority may  
13 permit the minimum side setback to be  
14 reduced to ten feet.

15 Well, the pool and deck aren't even at  
16 ten feet, first of all, they are seven feet  
17 ten inches. And second of all, the pool  
18 and deck are in the rear yard, not the side  
19 yard.

20 So there is no code provision to  
21 address a reduction of the rear yard to the  
22 extent that they're requesting. It would  
23 require a variance, and that's a whole  
24 process you go through. That process is  
25 described in the code.

1 The applicant has not even submitted  
2 an application for variance from these code  
3 provisions, and I would really submit to  
4 you this application is not ripe for your  
5 consideration because you don't have a  
6 variance application to consider or one has  
7 not been reviewed and granted.

8 Finally, I would like to talk about  
9 the technical requirements of the code  
10 section 47.24.2.A.3.D.6, which requires the  
11 City Commission to determine the proposed  
12 development meets all of the requirements  
13 of the ULDR.

14 Well, as I've just demonstrated, it  
15 violates several requirements.

16 So, in summary then, I would point out  
17 the proposed site plan violates the  
18 following sections of ULDR, which I've  
19 already stated for the record, but  
20 basically it violates the purpose and  
21 intent of the zoning district in which it  
22 is located. It violates the required  
23 20 foot setback on the rear property line  
24 because of the pool and the pool deck. It  
25 does not provide the required 20 foot

1 landscape buffer on the west side.

2 The variance applications are  
3 required, this is what they propose to do  
4 and those have not been submitted or that  
5 process followed.

6 And finally, the site plan does not  
7 meet the code and therefore should be  
8 denied.

9 Thank you.

10 (Audience applause)

11 CHAIRMAN McTIGUE: I think we're at  
12 the point where the citizens have a  
13 standing to speak.

14 MR. POLIAKOFF: We're -- just to sum  
15 up.

16 The project not only violates the  
17 technical requirements of the code, but we  
18 hope you have found that the key portion of  
19 the code, the one that makes it site plan  
20 level 4, they shouldn't be held to the  
21 waiver, it's not compatible with the  
22 surrounding area.

23 And as such, we hope, we pray on  
24 behalf of all the home owners that have  
25 come out, we would respectfully request you

1 send a recommendation of denial to the City  
2 Commission.

CHAIRMAN McTIGUE: Thank you.

And I have a question, do you know  
5 what the setbacks are on the north side of  
6 Birch Pointe?

MR. POLIAKOFF: Of Birch Pointe?

In their staff report, the siting of  
9 the proposed 11 story building, and again,  
10 I know we've made this point, we hope you  
11 don't make the same mistake again.

Indicates setbacks of 30 feet from the  
13 north side of the property line, 20 feet  
14 from the east property line, 20 feet from  
15 the south property line. And 20 feet from  
16 the west rear property line.

That speaks about the ramp, but you're  
18 not interested in the parking ramp.

CHAIRMAN McTIGUE: Right. What about  
20 swimming pool, where does that sit from the  
21 southern line?

MR. POLIAKOFF: That is not -- it's  
23 not in the site plan.

I asked for a site plan, but we  
25 request it be pulled from storage.

CHAIRMAN McTIGUE: Do you have a  
2 question?

MR. HANSEN: It's about his testimony.  
4 Question for you, Ella.

There is a document in that -- in  
6 Mr. Poliakoff's proposal, the 2008 goals of  
7 the CBA.

And it looks like part of that goals  
9 they wanted to reduce the IOA height down  
10 to 70 feet; do you know if there was --  
11 one: Do you know who prepared these goals  
12 and whether that was ever taken to the  
13 City? Or is there anything -- is there  
14 anything official that happened from this  
15 proposal?

MS. PARKER: Not officially at the  
17 City level that I'm aware of. What has  
18 happened is we have looked the at, as part  
19 of the master plan effort back in 2008,  
20 accommodating the different viewpoints from  
21 the different residents and neighboring  
groups and coming up with that plan.

Unfortunately those regulations in  
24 terms of the design guidelines were never  
25 fully adapted. We'll be taking that up in

1 the very near future. We're going to go  
2 back to the community, additional input so  
3 we can finally codify the guidelines and  
4 move forward.

But, no, not now.

MR. HANSEN: There was no formal  
7 request from any -- any -- any association  
8 on the beach to actually enact that 70 feet  
9 in the last four years?

MS. PARKER: Not that I'm aware of.  
11 Other than the input we have received from  
12 the Central Beach throughout the time of  
13 the development of the master plan, which  
14 was there was significant provided at that  
15 time.

MR. HANSEN: Thank you.

MS. TUGGLE: Tom. Do you have a copy  
18 of Mr. Poliakoff's --

MR. LODGE: Presentation?

MS. TUGGLE: There are several, and I  
21 was thinking that if we -- if I ask you  
22 this, it might solve some questions.

Your pages aren't numbered, it's  
24 towards the back and it says the violation  
25 of technical requirements of the code.

1 And I don't know, it might be Ella,  
2 either one is fine.

Can you tell us if this is a correct  
4 statement that the -- the proposed  
5 development violates the section?

The first one is 47-12-2 -- I'm sorry,  
7 .8.4, the preservation of existing  
8 structure.

Is that an opinion or is it a fact?

MS. PARKER: It's an intense statement  
11 tonight for the district.

The lot is a vacant lot, there is no  
13 existing structures on it. That's an  
14 intense statement -- it defines the intent  
15 of that district.

MS. TUGGLE: So is the applicant in  
17 violation of this requirement?

MS. PARKER: It's not a requirement.  
19 I mean, it's up to the board to make the  
20 determination.

I would say there are no existing  
22 structures.

MS. TUGGLE: So it's an opinion.

And then -- sorry.

And then the next page has the abrupt

1 change; that's also an opinion?

2 The APA.

3 MR. POLIAKOFF: It's not an opinion.

MS. PARKER: The landscape buffer?

5 MS. TUGGLE: The Planning and Urban

6 abrupt change in the building scale

7 creates, and talks about the two story

8 building.

9 It's just the next page.

10 MR. POLIAKOFF: While Miss Parker

11 looks, these aren't opinions, these are a

12 point of reference --

13 MS. TUGGLE: I understand that.

14 MR. POLIAKOFF: Okay.

15 MS. TUGGLE: But these are some

16 traumatic violations of technical --

17 MR. POLIAKOFF: Absolutely, but

18 they're requirements of the code, they're

19 not opinions. Those are requirements.

20 It's for the board to make that

21 determination.

22 MS. PARKER: I'm not seeing which page

23 are you referring to, which page are you

24 on?

25 That's just a quote from the American

1 Planning Association.

2 MS. TUGGLE: And then -- oh, in the

3 swimming pool, two pages down and it talks

4 about the section 47.19.BB.2, swimming

5 pool; is that a requirement for this

6 development?

7 MS. PARKER: The swimming pool is

8 actually not a structure, it's at grade.

9 So it can be within five feet of the

10 property line.

11 MS. TUGGLE: Can you repeat that?

12 MS. PARKER: The swimming pool is not

13 considered a structure, it's at grade. So

14 it can be located within five feet of the

15 property line.

16 MS. TUGGLE: Thank you.

17 And thank you.

18 CHAIRMAN McTIGUE: Mr. Hansen?

19 MR. HANSEN: This is for -- this

20 question is actually for the last couple

21 speakers, or anybody that was on the

opponent side.

22 What is the official designation of

23 the Cormona Apartments?

24 What is the official historical

25

1 designation of the Cormona Apartments?

2 MR. POLIAKOFF: Yeah, I don't know.

3 MR. HANSEN: Is it National Register

4 of Historic Places?

5 What is the official designation?

6 MR. POLIAKOFF: I believe it's a City

7 designation. There is a plaque on the

8 building.

9 UNIDENTIFIED SPEAKER: From Fort

10 Lauderdale Historic Society. There is a

11 designation number.

12 MR. HANSEN: It's that oval plaque

13 that the Fort Lauderdale Historical

14 Society, you could get from the Historical

15 Society several years ago, is that correct?

16 UNIDENTIFIED SPEAKER: You could, yes.

17 ANTHONY FAJARDO: Anthony Fajardo with

18 Urban Design and Planning.

19 Those plaques are not issued by the

20 City, it sounds like you know that, I want

21 to make sure everyone is clear on that

22 case.

23 That property was not locally

24 designated by the City Commission.

25 MS. KNAPIK: I did some research on

1 that. This is Heidi Davis from Gunster.

2 If it pleases the board, for me to

3 answer that question.

4 We did call the Historical Society of

5 Fort Lauderdale, and if your property is 60

6 years old or older, you could request a

7 plaque to be put on your property.

8 Now, there doesn't have to be

9 designated historic, and in fact it was a

10 fund raiser for the Historic Society.

11 So, I live in a 1953 house, so I could

12 go and get a plaque on my house. Although

13 there is nothing historic about it, it's 50

14 years old. For \$250 you can plop down and

15 get a plaque. And that's what the Cormona

16 did.

17 So there is nothing historic about it

18 other than it's 50 years old or more.

19 CHAIRMAN McTIGUE: Any other questions

20 at this time?

21 Otherwise, I'll open it up to the

22 public.

23 MR. COHEN: About the staff.

24 The pool, you were stating something

25 about the structure, I'm reading

1 47.19.BB.2, it says the swimming pool.  
2 What do you mean by the structure? I  
3 didn't understand what you were saying.

4 Not a structure.

5 ANTHONY FAJARDO: Because it's below  
6 grade, we could look at it differently. If  
7 it were above grade, it would have to meet  
8 certain requirements.

9 MR. COHEN: So then, why does it say  
10 swimming pool?

11 ANTHONY FAJARDO: That's the  
12 interpretation that has been made.

13 MR. POLIAKOFF: Just a point of word.  
14 It's a direct quote, that's not an  
15 interpretation being made.

16 The code says: The swimming pool  
17 shall be subject to the minimum yard  
18 requirements. That's a quote from your  
19 code.

20 MS. KNAPIK: This is Heidi Davis.

21 Before you open it up to the public,  
22 can I ask a few questions?

23 CHAIRMAN McTIGUE: I'd rather you wait  
24 until everybody is finished.

25 MR. SPENCE: Would you like me to

1 clarify that now?

2 CHAIRMAN McTIGUE: Were you looking to  
3 make it to the parties?

4 MR. SPENCE: Or to the board?

5 CHAIRMAN McTIGUE: Or statements made?

6 MS. KNAPIK: Tell me again?

7 CHAIRMAN McTIGUE: Are you making  
8 statements to the board about  
9 clarification?

10 MS. KNAPIK: Yes.

11 CHAIRMAN McTIGUE: We'll waive. It's  
12 not going to be cross-examination.

13 MS. KNAPIK: No, no.

14 MR. SPENCE: All right.

15 CHAIRMAN McTIGUE: So at this point  
16 I'd like to open it up to the public.

17 Those of you who have been sworn in  
18 and wish to speak, please come around. We  
19 should probably cue up six or seven at a  
20 time, stand over there.

21 State your name for the record. If  
22 you haven't been sworn in, please let us  
23 know.

24 DEAN TRANTALIS: Good evening, my name  
25 is Dean Trantalis, 1430 N.E. 18th Avenue,

1 Fort Lauderdale. Good evening.

2 Members of the board and members of  
3 the public, I think we can all be seduced  
4 by pretty picture.

5 I think that the statements made by  
6 the proponents and those who have been here  
7 represented by the condominium associations  
8 have certainly done their homework and I  
9 think a lot of people should be applauded  
10 for their efforts in trying to propose what  
11 they're here for tonight.

12 Unfortunately, you know, this is a  
13 very tragic moment for our community. And  
14 the reason why I say tragic is because the  
15 aggravation that the developers are going  
16 through tonight is not -- should not be the  
17 manner in which something is done in the  
18 City.

19 But even more importantly, this  
20 community should not be subjected to the  
21 aggravation and the harassment. And having  
22 to come out and spend their evenings and  
23 having to hire good counsel to try to  
24 defend their point of view and defend the  
25 environment in which they live.

1 What I propose is that in the future  
2 we follow a four point plan. The four  
3 points are as follows:

4 First of all, obviously, identify the  
5 area that needs to be redeveloped.

6 Secondly, we need to determine what is  
7 it exactly we're looking for there?

8 Now, there are codes and there are  
9 opinions, and there are subjective points  
10 of view. But I think it's been  
11 consistently said since years ago, this is  
12 just -- nothing seems to change decade  
13 after decade. That when the people come to  
14 this community and want to invest, they  
15 should first look to see what the people of  
16 the community who already live here have  
17 agreed to.

18 What the City believes is the  
19 appropriate type of development that's  
20 going to enhance the quality of life for  
21 the people who already live here, visit  
22 here, and want to make this their home.

23 The third thing we need to determine  
24 is what incentives we give to investors.  
25 Why do they want to come here? What makes

1 it important for them to be part of the  
2 community? And what makes them want to  
3 spend their dollars here.

This type of approach is never going  
5 to work. We are -- we are refusing  
6 investment by pushing them back in this  
7 manner.

8 Finally, we need to find a manner in  
9 which to develop consensus. If we cannot  
10 develop consensus we will never have a  
11 community that Fort Lauderdale is known  
12 for. To be friendly, to be open, armed.

13 We want people to come here. But this  
14 type of procedure only is a detriment to  
15 the quality of life that we embrace here.

16 We want to see development here, we  
17 want to see people come into this  
18 community, and the people that live here  
19 want to protect the quality of life that  
20 they have -- that they came to Fort  
21 Lauderdale to -- to live for and to invite  
22 their friends and family.

23 So tonight I'm asking that this -- the  
24 board, Planning and Zoning Board, deny the  
25 application. Because this project needs to

1 be totally reworked. It doesn't fit in the  
2 manner in which the City styles itself  
3 after. And I just don't think this project  
4 as developed, while it's a pretty picture,  
5 is appropriate for the area which it's  
6 being proposed.

7 Thank you.

8 CHAIRMAN McTIGUE: Thank you.

9 JAY KALTMAN: Hi. My name is Jay  
10 Kaltman, and I kind of got started with  
11 Residents For Responsible Growth. Because  
12 when we --

13 I want to step back because I know  
14 Mr. Poliakoff did great talking points on  
15 Michael Shiff, but we had a special  
16 relationship with Michael Shiff. Because  
17 he came to us in 2006 as the past builder  
18 and architect of our building and asked for  
19 a favor.

20 He said, I've got a lot here. That's  
21 .6 of an acre, that's 16,930 feet, and the  
22 price on this is \$11 million. And I can't  
23 build on a level 3 action. I must ask your  
24 building to please do me a favor and allow  
25 me to go to your step, which he never did,

1 he never went to Planning and Zoning,  
2 because when he presented it to the CPA as  
3 Keith Poliakoff just adequately said, it  
4 was voted down 120 to five.

5 Well, then the building -- then the  
6 lot went to another developer, went into  
7 foreclosure, and this developer picked it  
8 up for a song.

9 When it slipped in like a Stealth  
10 bomber in the summer when no one was here,  
11 we woke up and we had a meeting with him.  
12 And I asked Mr. Don Hall directly, and  
13 Heidi Davis, are you tweaking the code,  
14 sir? And he said to me three times, no,  
15 I'm not. We are building this at the level  
16 that it was designed for.

17 We didn't say a word. I went down  
18 with my (inaudible) ranch finder and I  
19 zeroed in from 60 feet away from my  
20 property line and 60 feet away from Marcona  
21 and I came up with the Washington monument  
22 with windows. Because you could not build  
23 at a level 3.

24 Level 4 was never discussed.

25 When he met with Birch Crest, it was

1 never discussed.

2 But here is the most egregious thing  
3 of this whole thing. The developer with  
4 his attorneys never went to the community.  
5 They never went to Alhambra, they never  
6 went to (inaudible), they never went to  
7 Cheryl Steffanos who owns three hotels  
8 right across the street.

9 But the most egregious thing is they  
10 never met with Mr. Dave Berlin who owns  
11 this 1941 so-called historical building  
12 that's gorgeous. He never called him.

13 When the Central Beach Alliance met at  
14 their executive board, Mr. John Weaver said  
15 to the attorneys and to the developer, you  
16 know, you're asking for a level 4. Well,  
17 the developer looked at Mr. Don Hall like  
18 he fell out of the chair. I don't think  
19 the developer knew what a level 4 was.

20 Then purported this to us as a given,  
21 inalienable right from the heaven that they  
22 must do level 4. It was never discussed  
23 until the yellow sign went on the site pump  
24 fence and said we're going to present a  
25 level 4 to the Planning and Zoning.

1 And in the code here it basically says  
2 if it is significant impact, if it is  
3 significant impact, there is no definition.  
There is no definition.

5 Is it so grand and so luxurious that  
6 they mandate a level 4?

7 It's up to you guys to say yes or no.  
8 And we're hoping you're going to say no.

9 But this is the interesting fact.

10 CHAIRMAN McTIGUE: Quickly, please,  
11 the time.

12 JAY KALTMAN: Very quickly.

13 This was the Executive Board meeting  
14 of May the 3rd, Heidi Davis was present  
15 with Joe Samaha and Mr. Don Hall.

16 The developer in his own words said, I  
17 will not pursue a level 4 variance. Unless  
18 there was initial support for it from the  
19 local residents.

20 At that point he was deceiving the  
21 Central Beach Alliance. We have it here on  
22 record.

23 I hope you look at this humanistically  
24 and say, hey, this is really too big for  
25 this area.

1 We're not saying go home like Michael  
2 Shiff did, we're not. We're saying come  
3 back, make something reasonable, make it  
4 smaller. Make the setbacks, maybe to  
5 level 3. But make a deal.

6 But don't, as this developer said to  
7 us, my way or the highway. And that's how  
8 he bullied his way into us, into Birch  
9 Crest, and into our attorney's office. It  
10 was unscrupulous the way I look at it.

11 My record here, I'm past president of  
12 the Broward County Dental Association, I  
13 reviewed ethics and peer review in this  
14 county for over 20 years. I had he said,  
15 she said my whole life. And it's  
16 miscommunication that causes problems in  
17 communities. And we were miscommunicated.

18 Thank you for your time.

19 CHAIRMAN McTIGUE: Thank you.

20 If you want to submit that paper for  
21 the record. The one you referred to,  
please.

Next speaker.

24 DAVE BERLIN: I'll be brief here. I'm  
25 Dave Berlin, I'm president of Cormona

1 Apartments, it operates as a co-op. Seven  
2 apartments, built in 1942.

3 I don't know, as far as the historic  
4 preservation that we have, what we were  
5 told was that there was a very famous  
6 architect who did a lot of work down in  
7 South Beach. But so, I think he may have  
8 been the son of the original developer down  
9 there, but he also did four buildings in  
10 Fort Lauderdale and we were one of them.

11 So I don't know if that qualifies, but  
12 it certainly makes it historic.

13 As far as our position on this and our  
14 residents, we're probably more affected by  
15 this than anybody. If you look at any of  
16 those pictures, it's pretty obvious, nobody  
17 gave us any consideration at all. Let's  
18 just build this thing and, you know, hope  
19 somebody doesn't drop something out of the  
20 window, it will land on our tile. And it's  
21 literally that close.

22 The dimensions, and I think this was  
23 earlier, from our wall to their wall is  
24 38 foot. Now, 38 foot when you're going up  
25 120 foot like that, puts us completely in

1 their shadow.

2 And in addition to that they put -- if  
3 you look at the plans, they have air  
4 conditioning, large central air  
5 conditioning units, they appear to be about  
6 eight foot square per setback from the  
7 outside of the building on our side.

8 Now we're talking 25 feet. Now,  
9 that's about from here to that desk. Big  
10 fans blowing air, and I'm sure it's going  
11 to be noisy, right where our windows are.

12 So, yes, our residents have a beef  
13 with that part of it.

14 The shadow study, their own shadow  
15 study not only shows it covering our  
16 building, it shows it going over to the  
17 next property, Fort Lauderdale Beach, Fort  
18 Lauderdale Yacht.

19 I mean, we'll be in the dark for an  
20 awful lot of time. Several hours a day,  
21 several months a year. I don't think it's  
22 fair. And it certainly does not qualify as  
23 being harmonious or not adverse. I mean,  
24 how could anybody say anything like that?

25 And, another thing, and I really don't

1 know what to say, when they're doing  
2 pilings across the sound on those mansions  
3 over there, we can feel the vibrations. I  
4 can't imagine putting pilings in 25 feet  
5 from us.

6 This is a nonreinforced eight story  
7 building.

8 I don't know, maybe it has nothing to  
9 do with this council, but certainly going  
10 to have something to do with our building,  
11 I can't imagine we'll escape without all  
12 kinds of problems there.

13 And lastly, and I'm not sure if this  
14 is also something for the commission, but  
15 the fact is we were told there was no --  
16 there wasn't going to require any variance.  
17 But in fact they're showing finger dockings  
18 straight out, I know the rules on that very  
19 well. And I didn't say specific, I said  
20 any variances, no, no variances.

21 Well, that's a variance. You got ten  
22 foot per the dock, that's a rule, we put a  
23 new one in during our restoration. Then  
24 you got about another 15 foot for dolphin  
25 pilings, that's it.

1 So those are a few of my complaints.

2 I guess last, let me say this.

3 If this code isn't worded in a  
4 situation that protects the traditional  
5 places like ours, what protects us?

6 I mean, you read through that, most of  
7 those things are in the negative, you can't  
8 do this, you can't do that to your  
9 neighbor. And then somehow you get  
10 level 4, I don't understand that. And  
11 we're no longer protected?

12 Well, what were they protecting?

13 Years ago, the lower rises were the only  
14 things around here.

15 So I think I've said my peace, I hope  
16 you'll vote down this proposal.

17 MR. HANSEN: I have a quick question,  
18 the name of the architect, was it  
19 Petalesky?

20 DAVE BERLIN: I can't remember. I  
21 knew it at the time.

22 MR. HANSEN: I was just curious, thank  
23 you.

24 CHAIRMAN McTIGUE: Thank you.

25 And I believe just for clarification,

1 the docks and dolphin piling are not  
2 applicable to this evening's discussion.  
3 Just for everyone's knowledge on that.

4 PAUL ENGEL: Paul Engel, I'm a  
5 resident of Portofino Condo, which is in  
6 the neighborhood you're talking about. We  
7 live just down the street, Portofino Condo.  
8 Resident there going on 25 years now.

9 And, I'm really torn between what you  
10 people read are talking about, because I  
11 spent many years when we first got here  
12 fighting over Jackson Towers, over Beach  
13 Place, over St. Regis. We go through this  
14 on and on.

15 I was in the council when we had the  
16 revitalizations plan, worked on all of  
17 that.

18 The thing is this, we've got two  
19 groups of people who are interpreting the  
20 code. And they're both telling us  
21 different things. So who are we to  
22 believe?

23 We fought tooth and nail, I went down  
24 to some of the neighborhoods, some of you  
25 people in the neighborhoods -- this is

1 before the Beach Alliance ever came in to  
2 being, and I tried to get signatures. And  
3 nobody would fight it.

4 So we ended up with these things being  
5 built that we didn't particularly care to  
6 have built.

7 However, the end result here is you've  
8 got to keep in mind, they've changed the  
9 codes, they've changed the heights.

10 Beach Place -- Portofino was the  
11 highest building down there. And nobody  
12 else could build higher until somebody that  
13 changed the height requirements.

14 So, whether you beat this thing now or  
15 you'll have to fight these fights over and  
16 over.

17 So the thing to remember is it's  
18 better to know the devil you're dealing  
19 with than the devil you don't.

20 So if we can get this project to be  
21 semi -- to be acceptable in some ways with  
22 you people, which to me I've been looking  
23 at it, talking to these people, and I see  
24 where it could be.

25 A little adjustment here, a little

1 adjustment there, both sides come out  
2 ahead. But we don't want a 25 or 35 story  
3 building there ten years from now, and  
4 that's what's important.

5 CHAIRMAN McTIGUE: Thank you.

6 EILEEN HELFER: Good evening, my name  
7 is Eileen Helfer. I've lived at 95 North  
8 Birch Road in Fort Lauderdale for over 25  
9 years.

10 I've been served on several advisory  
11 board committees and I was privileged to  
12 work with the project that Cecelia talked  
13 about several years ago. With the City  
14 officials, the attorneys, the developers  
15 and the residents to change the zoning  
16 laws.

17 Eventually they were changed, from we  
18 now have the IOA, 120 feet instead of  
19 150 feet. I mean, this was a big thing for  
20 us.

21 Okay. As president of Harbor Haven  
22 Condo, I'm speaking for the residents of  
23 our condominium. I have personally spoken  
24 with all of our permanent owners, and each  
25 one has stated they support the approval of

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1 the Grand Birch Condo.

2 You know, we received information  
3 about this, when they're saying they didn't  
4 let anybody know, we're several blocks  
5 south of the project and we were given the  
6 information.

7 They're impressed with the quality of  
8 the structure. And the fact the first  
9 floor being all glass allows great views of  
10 the intracoastal. We feel the building  
11 will be an asset to the neighborhood.

12 Our thoughts when I talked to them,  
13 went back to the construction of the Ritz  
14 Carlton, which is right across the street  
15 from us.

16 We would lose our view of the ocean  
17 and thought the building was too large. We  
18 realized that one is not guaranteed a view.  
19 And the building was made to all the City  
20 codes. So what we could do?

21 We're now happy the Ritz Carlton was  
22 built, we're happy to have them as our  
23 neighbor.

24 The residents of Grand Birch are  
25 experiencing the same concerns we

1 experienced. As I stated, we are now  
2 guaranteed a view. Nobody is guaranteed a  
3 view.

4 Harbor Haven supports Grand Birch and  
5 asks for your approval of this project.  
6 Thank you.

7 CHAIRMAN McTIGUE: Thank you.

8 KEITH BLACKBURN: Good evening, my  
9 name is Keith Blackburn and I'm here -- I  
10 don't have a prepared statement, I'm a  
11 resident of Fort Lauderdale, I'm a real  
12 estate broker and I'm also president of a  
13 Chamber of Commerce locally.

14 And I started recently when I heard  
15 about this project, I was kind of excited  
16 about it and I looked at the drawings, the  
17 renderings. I liked the -- that he just  
18 pointed out, with the glass. And just the  
19 design, something different, something  
20 existing in the area.

21 I know I've always wondered why all  
22 the vacant lots are there and I've always  
23 told my own clients when I showed  
24 properties there in high-rises, that if  
25 there is a lot next door, you always have

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1 to check what the zoning is to see what  
2 could be there.

3 So, and I've heard the testimony today  
4 and I've heard about the different heights  
5 that the change has gone down.

6 And based on what I've heard today, I  
7 like the project and I think it should be  
8 approved. I think it would be an asset and  
9 I think it would be a good example for the  
10 area.

11 And I also feel that this developer,  
12 just showing he has gone back three times  
13 with the Committee and the City to try to  
14 do something that is compatible, I think  
15 it's a good sign.

16 And I think no matter what,  
17 unfortunately not a hundred percent of the  
18 people will be happy with whatever happens.

19 So, that's -- I -- all I have to say.

20 CHAIRMAN McTIGUE: Thank you.

21 WALTER MORGAN: Good evening. Board  
22 Chairman, members of the board, I'm Walter  
23 Morgan, I've lived here 40 years in Fort  
24 Lauderdale, most of that time in East Fort  
25 Lauderdale including on the beach.

1 And, while I'm an attorney, I have  
2 represented people who have developed on  
3 the beach, different businesses on the  
4 beep, I don't represent this developer.

5 But, you've heard that we haven't had  
6 any new developments since 2006. I think  
7 this is a quality development and I think  
8 it's time that our City encourage and  
9 approve a quality development that will  
10 restarted the revitalization for this area.

11 Thank you.

12 CHAIRMAN McTIGUE: Thank you.

13 MIKE KELLY: Hello. My name is Mike  
14 Kelly. I'm a resident of Birch Pointe, in  
15 fact the first resident of Birch Pointe.  
16 March of 1996.

17 But I also have the perspective from  
18 the other side, I'm also the president of  
19 Fort Lauderdale Surf Club, which is 11  
20 building co-op on the aisleway, north of  
21 Bay Shore, 425 Bay Shore, that looks at  
22 this property. And I own in both places.

23 From the Birch Pointe side, something  
24 has to be built there. Absolutely agree  
25 with them. Okay? It -- I've been chasing

1 out bums there and I look at a very poor  
2 grass job down there now. Something has to  
3 be built there.

4 But from the north side, the  
5 perspective of the North Beach area with a  
6 reported \$30 million going into rehab, two  
7 and three story buildings, I can represent  
8 that our 11 two story buildings and the  
9 400 feet of access on the intracoastal, we  
10 have no plans to build, we have no plans to  
11 sell out to a developer, we've been  
12 approached.

13 So from my perspective, North Beach,  
14 the plans are in place. It's gonna stay,  
15 it's going to be rehabbed, it's going to be  
16 low rise.

17 And when I look south at this  
18 property, this is a great property to  
19 transition the wall of double digit  
20 buildings down into the North Beach. This  
21 is the transition point. I don't see any  
22 others that ever comes available.

23 And much like the Farrow Winds, much  
24 like what we had to do with the Ireland Inn  
25 project, I know it was a POD, but that

1 project was rejected initially, and the  
2 developer worked on a grandiose plan to  
3 bring down a 30 story wall down to two or  
4 three story buildings to the north.

5 And I just would appreciate if you  
6 rejected this project and considered this  
7 and forced the developer to come back with  
8 a much more transitional plan for this  
9 piece of property.

10 Thank you.

11 CHAIRMAN McTIGUE: Thank you.

12 MIDGE CLARK BACKOWITZ: Good evening,  
13 my name is Midge Clark Backowitz, and I'm  
14 here to -- at Ina Lee's request to read the  
15 letter that she has written.

16 She couldn't be here tonight and I  
17 don't think she will approve of my color  
18 choice, but I will read the letter.

19 Dear Planning and Zoning Board member,  
20 I am writing this on behalf of the Grand  
21 Birch project.

22 I have been deeply committed to the  
23 redevelopment of Fort Lauderdale Beach  
24 since 1985 when I founded the Beach Council  
25 of the Greater Fort Lauderdale Chamber of

1 Commerce.

2 I have worked tirelessly to create the  
3 beach as a world class destination to be  
4 enjoyed by residents and visitors.

5 I currently serve on the Beach  
6 Redevelopment Advisory Board, chair of the  
7 Beach Council, on the board of Florida  
8 Restaurant and Lodging Association, vice  
9 chair of the Marketing Advisory Committee,  
10 the Convention and Visitor's Bureau. On  
11 the board of the Greater Fort Lauderdale  
12 Chamber of Commerce.

13 In looking at Grand Birch project, I  
14 think this will be a definite enhancement  
15 to creating our beach as a world class  
16 destination. It certainly is within the  
17 vision established for the revitalization  
18 and redevelopment of the Central Beach.

19 There has not been any new development  
20 since 2006. In my opinion, we should be  
21 encourage this kind of upscale project,  
22 especially in this economic climate, the  
23 jobs and the taxes Grand Birch will  
24 generate are very important.

25 It is my understanding that there is a

1 favorable staff report indicating Grand  
2 Birch meets code.

3 In looking at Grand Birch, this should  
4 be a win for the Central Beach and the  
5 City. Thank you.

6 Sincerely Ina Lee, president.

7 CHAIRMAN McTIGUE: Ma'am, can we have  
8 that for the record?

9 MICHAEL BEAMISH: Good evening, my  
10 name is Michael Beamish of Michael Beamish  
11 Design Group, and I have a business in Fort  
12 Lauderdale. I came to Fort Lauderdale 72  
13 years ago, chose to make it my home.

14 My office is Michael Beamish Design  
15 Group, which is on Castillo Street, which  
16 is a few blocks away.

17 I'd like to show my support. I can  
18 talk about a lot of other things, but  
19 they've all been covered tonight.

20 I think it's a very beautiful project  
21 and I think it will enhance the City and  
22 will be a forward. Very high end, and it's  
23 very good for the area.

24 Thank you.

25 LAURA RAND: Good evening, my name is

1 Laura Rand, I am a employee for the Greater  
2 Fort Lauderdale Chamber of Commerce.

3 When I first moved to Fort Lauderdale  
4 I was fortunate enough to live on Birch  
5 Road at the Portofino for just about a  
6 year, and I hope to move back soon.

7 The graceful contemporary design of  
8 the building I believe will be a wonderful  
9 addition to the Central Beach and will fit  
10 nicely with the neighborhood and community.

11 As a past resident and hopefully  
12 future resident, I look forward to the  
13 arrival of Grand Birch and hope you do  
14 approve of it.

15 Thank you for your time.

16 CHAIRMAN McTIGUE: Thank you.

17 ABBY LAUGHLIN: My name is Abby  
18 Laughlin and I live on Bayshore Drive about  
19 five buildings north of this project.  
20 Thank you for allowing me this opportunity  
21 to speak.

22 This is the first project to come out  
23 of the ground in Central Beach, as people  
24 have said, in many years. And as such I  
25 believe it's a very important milestone and

1 we need to look carefully at how this  
2 project progresses.

3 There is no doubt that everybody here  
4 in this room loves the beach and the  
5 intracoastal waterway, but as Oscar Wilde  
6 said, sometimes we destroy what we love.

7 So what's being destroyed here is  
8 really two things that are being destroyed.  
9 One is the intent of the Central Beach  
10 Master Plan. And the other thing that is  
11 being destroyed is community trust.

12 I have read the Central Beach Master  
13 Plan line by line, I'm just a (inaudible),  
14 I'm not an attorney, and I found numerous  
15 sections regarding the intracoastal  
16 waterway that are completely contradicted  
17 and disregarded by the specifics of this  
18 project.

19 I have 23 pages of the master plan  
20 that I'd be happy to share, but I wanted to  
21 read you just one quote from the Mid Beach  
22 section, which is where this property is  
23 located.

24 And it says, quote: Future  
25 development should respect the existing

1 fabric and scale by limiting large  
2 footprints and encouraging smaller  
3 footprints. View corridors and public  
4 access to the intracoastal waterway should  
5 be maintained.

6 And that's page 84 if anyone is  
7 interested.

8 The other question here, or the other  
9 is this significant impact. And this also  
10 has to do with community trust.

11 That phrase does not appear anywhere  
12 in the master community -- comprehensive  
13 plan or the community code, and yet it is  
14 being touted as the deciding factor on  
15 whether or not this project gets a level 4  
16 approval.

17 The developer keeps touting the fact  
18 that they are not asking for a variance,  
19 but they're asking for a, quote, request of  
20 reduction of setback, which is in my  
21 opinion far worse than a variance.

22 So we are destroying our -- our -- our  
23 governing -- our governing documents.

24 In regards to the community trust, the  
25 developer has not met with the community in

1 good faith.

2 At the last P&Z meeting, the chairman  
3 told the developer to go back and meet with  
4 the community. It was why there was a two  
5 month continuance, at least meet with the  
6 community.

7 He has -- the developer has  
8 misrepresented this project in several  
9 ways. He promised not to ask for a  
10 level 4. He did not meet or notify several  
11 contiguous neighbors.

12 And I feel that the way that the  
13 building was described was very  
14 disingenuous. Compact building, footprint  
15 very small, generous setbacks. The  
16 building is anything but that.

17 And finally because I -- my time is up  
18 I wanted to talk about the money. Because  
19 in the end it's really all about the money.

20 The developer absolutely deserves to  
21 make a good return on this project and he  
22 will, but his land costs were unbelievably  
23 low at 2.4.

24 At 2.4 with 44 units, what you're  
25 saying by approving a level 4 is this guy

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1 can make a gazillion dollars more in  
2 profit. He'll make plenty of money if this  
3 is approved as a level 3.

4 He wants to build a beautiful  
5 building, I support that, but not at a  
6 level 4.

7 So I ask you please deny this  
8 application and ask the developer to come  
9 back with a building that has less mass,  
10 more generous setbacks, and has some good  
11 faith discussion with the neighborhood.

12 Thank you.

13 CHAIRMAN McTIGUE: Thank you.

14 PATRICIA ROBINSON: Good evening, my  
15 name is Patricia Robinson, I live in the  
16 Las Olas Isles.

17 And my partner and I have been looking  
18 for new development in the area, we want to  
19 downsize. We have a 5,000 square foot  
20 modern home on the Isles and we're at the  
21 time in our lives when we want to downsize,  
22 and we want something new and exciting. We  
23 don't want to go to Miami to find it.

24 So I think as long as the developer is  
25 meeting your criteria and you support the

1 project. We're excited and also brings  
2 additional encouragement for other  
3 development in our area. And we're willing  
4 to continue to invest.

5 Thank you.

6 CHAIRMAN McTIGUE: Thank you.

7 JUDY SCHER: Good evening, my name is  
8 Judy Scher, I live in Birch Crest  
9 Condominium, I've lived there for 24 years.  
10 And in the last ten years I was eight years  
11 president of Birch Crest Condominium.

12 And I can also say that I sit on the  
13 Beach Redevelopment Advisory Board. I also  
14 participated when we were doing the Sasaki  
15 report, that I was a person of interest.

16 And this building, number 1, I talk,  
17 we are absolutely opposed to it at Birch  
18 Crest.

19 What was stated was true. The lawyer  
20 and the architects did come and we asked  
21 for modifications, and it was absolutely  
22 no.

23 We had built in the last couple of  
24 years, a brand new pool deck. And I am  
25 absolutely appalled to say it doesn't

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1 matter that in the month of December that  
2 we will have shadows on our pool deck.

3 I have been very active as an  
4 activist, as I know so many of you, for  
5 many years. That this is absolutely  
6 appalling to have a building of this size  
7 on a postage stamp lot.

8 I hope you vote against this.

9 Thank you.

10 CHAIRMAN McTIGUE: Thank you.

11 DAN TEIXEIRA: Good evening, chairman  
12 and plan zoning members.

13 First I would like to say that there  
14 was some comments that he tried to tell us  
15 that were wonderful about working in the  
16 community, and I also have to say the  
17 Kaltmans are neighbors of mine and they're  
18 decent people.

19 MR. SPENCE: State your name.

20 DAN TEIXEIRA: My name is Dan Teixeira  
21 and I'm the president of Harbor House East  
22 located at 9 North Birch Road.

23 Earlier it was said that our building  
24 didn't fit in the map, but where I am on  
25 Birch Road and the property is at 321.

1 I don't want to add or delete, but  
2 I'll read a letter that was approved by the  
3 board.

Dear Fort Lauderdale Planning and  
5 Zoning members, on Monday, September 10th  
6 our board met to discuss the proposed  
7 project down the street from us located at  
8 321 North Birch called Grand Birch. We  
9 reviewed the plans, setbacks and overall  
10 design of the building.

11 Being a midsize, mid century building  
12 of seven floors on the intracoastal, we are  
13 glad to see another contemporary mid-sized  
14 building proposed rather than another  
15 high-rise on the water. The board voted  
16 4/0 in favor of recommending you approve  
17 the project.

18 Thank you.

19 CHAIRMAN McTIGUE: Thank you.

20 MICKIE LEONARD: Good evening, I've  
21 written some notes.

22 My name is Mickie Leonard, I was born  
23 at Broward General. I can remember when  
24 Las Olas was a two lane road with a swing  
25 bridge going over the intracoastal. We've

1 come a long way.

2 I was educated in Broward County and  
3 I've owned and operated businesses here for  
4 the past 30, 35 years. And those business  
5 mainly dealt with finance and real estate.

6 I have lived in Rio Vista and the Fort  
7 Lauderdale Beach area. Formerly I was at  
8 the Harbor Ridge, I don't know if you know  
9 where that is but it's down near the Yankee  
10 Clipper.

11 The Harbor Ridge was located in a very  
12 similar neighborhood to that of Grand  
13 Birch. I found the area was lacking in a  
14 safe environment to live, to walk my dogs.  
15 I felt there were a lot of older buildings,  
16 some of the buildings were, you know -- in  
17 this area are vacant, the land is vacant.  
18 And it needs to be developed. It needs to  
19 have a project of this type of caliber to  
20 start bringing Fort Lauderdale into the  
21 century.

I believe that the project should be  
approved to continue the revitalization of  
24 the Fort Lauderdale Beach area. And  
25 especially with residential buildings on

1 the smaller, more neighborhood friendly  
2 scale.

3 The clean lines, transparency, minimal  
4 shadowing and street views of the  
5 intracoastal are a huge benefit to this  
6 area.

7 I believe the Grand project will  
8 improve the property values and  
9 specifically generate increases to the  
10 tax -- tax base for the City of Fort  
11 Lauderdale.

12 I think that the P&Z board and the  
13 City Commission need to consider the costs  
14 of -- to the developer to have to go  
15 through so many different reviews and come  
16 back so many times when they've been told  
17 by City staff that they're in compliance.

18 This adversely affects the  
19 development, it adversely affects their  
20 bottom line, and eventually they're going  
21 to walk away and they're not going to  
22 develop.

23 And I think when you look at Fort  
24 Lauderdale Beach now in the area that we're  
25 talking about, just the pink building

1 alone, I think it was an old nursing home.  
2 I mean, there is lots of buildings and lots  
3 of vacant land there. And it just blights  
4 the area.

5 And I think bringing residents in is  
6 much better than bringing in more hotels  
7 and more skyscraping hotels.

8 So I hope you'll approve this project  
9 and take some of these issues into  
10 consideration. It's a beautiful building.

11 By the way, I reviewed the plans and  
12 the area before speaking tonight.

13 CHAIRMAN McTIGUE: Thank you.

14 ART SEITZ: Can someone help me? I'm  
15 not -- I'm trying to put a picture on here.

16 I'm Artie Seitz, you're looking at a  
17 picture of the Ritz Carlton, the Florida  
18 Beach Club, I guess, and the Beach Place.  
19 They're all about 28 stories high.

20 3:00 in the afternoon you can stand  
21 out on the beach and you can't see between  
22 the buildings, they overlap.

23 Further up the beach you have The W  
24 Hotel that's for sale. I think it was  
25 zoned for 200 feet, 660 feet long,

1 24 stories high.

2 Gee, tough, pretty developer, pretty  
3 owner got a problem, so they're trying to  
4 sell it.

5 You've got Howard Johnson's, which is  
6 Silvia Coltrane bright -- blight, that's  
7 been there too long. You've got Ireland 's  
8 Inn, that's been there six or seven years.

9 By the way, I was on the Beach  
10 Redevelopment Advisory Board and a couple  
11 weeks ago former Commissioner Rodstrom was  
12 there, and congratulated Mel and Judy and  
13 Artie Seitz, that's me, for the excellent  
14 work we did.

15 Boy, that was a surprise to me,  
16 believe it.

17 Now, let me get back here a second.

18 The CBA did have 2008 and prior, Steve  
19 Glass and myself, a handful of others, put  
20 together ten pretty good points.

21 I personally delivered to Charlotte  
22 Rodstrom at least two or three times, I  
23 handed it to the mayor (inaudible) one or  
24 more times. It was like it never happened,  
25 he just ignored it. There were ten solid

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1 ideas in there.

2 This is a City where if you get the  
3 right lobbyists, they take care of  
4 politics, and Don Hall and people like  
5 that, they don't come in here unless  
6 they've got the votes lined up. At least  
7 that's the way it always seems to come out.

8 You know, it's really tough for a  
9 citizen to get fair treatment.

10 And a building 128 feet high instead  
11 of 60 feet high, you know, 128 feet,  
12 that's -- that is significantly tall.

13 I certainly hope you vote this thing  
14 down, but I'd be amazed if it happens.

15 Thank you.

16 FRED CARLSON: My name is Fred  
17 Carlson, I'm a long-term resident here, 20  
18 something years. I live in the area. I'm  
19 currently president of my condo and have  
20 been for about 15 years.

21 I'm on the board of the Central Beach  
22 Alliance. And as you guys do, we devote a  
23 lot of time, a lot of personal time trying  
24 to make the City better.

25 Now, as you all know, the basic idea

1 of laws and rules is to set some kind of a  
2 standard that we can all follow to make  
3 things better, to prevent rogue  
4 applications from ruining our City.

5 And we can't always have the rules  
6 cover every contingency, but we try to make  
7 rules as -- as fine as possible.

8 But even in this particular case you  
9 saw where people that -- at the City level  
10 approve this, and then when we get wizards  
11 like Becker and Poliakoff representative  
12 coming out showing us that there were  
13 mistakes that were made by approving this  
14 project.

15 Now, what we really see here, let's  
16 look at the overall picture.

17 What we're having on the beach is a  
18 build out in final stages. And what this  
19 means is that the density that we're  
20 getting is now much more critical.

21 And it used to be that people would  
22 look at a space and say, okay, they're  
23 going to build something there, that's  
24 fine. And it was fine because there were  
25 empty lots on either side or low buildings

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1 on either side, it didn't matter that much.

2 But now we're building block after  
3 block and the skyline is disappearing.  
4 We're starting to look like Manhattan. And  
5 people don't want this.

6 And so what has happened, the way I  
7 see it, is that the neighborhood, the  
8 people who live on the beach, they say, you  
9 know, it would really be too much to see  
10 that built out to the -- the letter of the  
11 code. Even though they don't follow the  
12 letter.

13 But, what people are saying is now for  
14 us, open space is more precious than  
15 before.

16 And so you see this even in the  
17 changes to the code over nine years ago  
18 they changed things, a few years before  
19 that they changed things. And each time  
20 they've reduced the height requirements.

21 And we're -- we're nine years overdue  
22 for another change to reduce these heights.

23 So what we really need to do here is  
24 to say, what is the real gut feel for the  
25 people who live here, who drive down Birch

1 Road, who walk around.

2 And they're requiring, they're begging  
3 of you to follow the hearts and minds of  
4 people in red shirts and do the right  
5 thing, don't let us build this kind of a  
6 wall of concrete.

7 Thank you for your --

8 CHAIRMAN McTIGUE: Thank you.

9 KAREN TURNER: Good evening, everyone,  
10 my name is Karen Turner, I'm at Bayshore  
11 Embassy on Bayshore Drive. And I'm on my  
12 Board of Directors of the building, I also  
13 served on the Beach Redevelopment Board and  
14 I'm the secretary of the Central Beach  
15 Alliance.

16 I'd like to bring up something that no  
17 one's brought up tonight.

18 For many years fought against the  
19 Aquatania that was across the street from  
20 my building on the property which is four  
21 lots.

22 The City, Aquatania, developers of  
23 that took the City to court. The City won,  
24 neighborhood compatibility won.

25 So, if this gets to that level again,

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1 that's where we're going to go again.

2 Because it's not neighborhood compatible.

3 I think the building is beautiful, I  
4 think it looks great.

5 When they first came to the Central  
6 Beach Alliance, they came as a  
7 Mediterranean design, and as a realtor,  
8 myself and John Weaver is a realtor, said  
9 that's not going to fly, that's like Tommy  
10 Bahama, which is past.

11 So they -- they remodified the  
12 building, and it's beautiful. Just not  
13 going to fit on that piece of property.

14 So I hope you will vote it down.

15 Thank you.

16 CHAIRMAN McTIGUE: Thank you.

17 HELENE LEVITZ: Good evening, my name  
18 is Helene Levitz and I would like to defer  
19 my time to John Weaver, the president of  
20 the CBA.

21 JOHN WEAVER: Hi, my name is John  
22 Weaver, president of the Central Beach  
23 Alliance. I want to apologize up front  
24 because I may be disorganized because I  
25 tend to be that way. And right before I

1 came here my printer decided not to print  
2 the speech I wrote.

3 So, first off, let me start with, as  
4 you know, the CBA voted this project down  
5 170 to 11. So that means that their  
6 radical antidevelopment group as usual  
7 voted down another project.

8 Let me read you a list first.

9 The Waldorf Astoria, Bahia Mar, the  
10 Mandarin Oriental (inaudible), the 20 story  
11 El-Ah Building on Almond Avenue, the Wave  
12 project that's on the beach. The  
13 redevelopment of the North Beach including  
14 zoning that we were instrumental in having  
15 happen. The Orion project.

16 These are all projects that passed the  
17 CBA within the last three to five years.  
18 Maybe we're not as antidevelopment as  
19 people tend to think.

20 If we don't like something, there is  
21 probably a really good reason.

22 So I'd like to go down to one of the  
23 things about the developer was saying, it's  
24 115 feet, could have gone 120. This is the  
25 largest building they can put on that lot.

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1 If it went 115 feet and one inch, then the  
2 setbacks go back another ten feet. So this  
3 is the largest building they can put on  
4 that lot, they didn't give up anything.

5 Obviously one of the things is the  
6 elephant in the room is the views. People  
7 don't have a right to the view. They do,  
8 however, have a right to property values.

9 I am a realtor also, a developer to  
10 some degree, and if I go into a place and I  
11 look at it, I evaluate what I can see and  
12 what I'm likely to see in the future.

13 These people at Birch Pointe when they  
14 go in and look at it, when they look at  
15 their views, which defines their property  
16 value, have a right to believe that a  
17 level 3, which they don't even know what  
18 that is, but it's a reasonable development  
19 might go there. And that's how they  
20 defined it.

21 This level 4 obstructs everything. It  
22 goes way beyond what would be reasonable to  
23 put on that property. You have a right to  
24 your property value.

25 Talk about taxes increasing with that

1 building, taxes are going down at the  
2 buildings around it because you just  
3 devalued it.

The developer, I thought it was  
5 interesting, there has been a lot of talk  
6 about the neighborhood comparability and  
7 I'll probably touch on it somewhat, but I  
8 think what we've been glossing over is the  
9 development of significant impact.

10 Whereas -- I mean, it's hard to define  
11 the neighborhood compatibility, but we got  
12 close. But we're not even close on  
13 significant impact. It's just you're  
14 requested.

15 So, I mean, the Waldorf Astoria, yeah,  
16 development of significant impact. The  
17 Mandarin Oriental, I consider that a  
18 development of significant impact. A  
19 condo, I can't think of any reason that a  
20 condo is a development of significant  
21 impact.

22 I know there have been a number of  
23 level 4's that happened on the beach, maybe  
24 they shouldn't have happened, as many of  
25 the level 4's that happened on the

1 intracoastal probably shouldn't have  
2 happened.

3 The reason the beach works is because  
4 we have streets in between that allow us  
5 some view corridors. We don't have those  
6 on the intracoastal, that's why it's so  
7 important we don't allow these level 4's to  
8 go up and down the intracoastal.

9 The developer wants to get highest and  
10 best use. That's reasonable. But highest  
11 and best use at a level 4 for the developer  
12 on that particular lot doesn't really work,  
13 because we're setting a precedent now where  
14 everybody and their brother will get a  
15 level 4.

16 If we get a level 4 for every lot on  
17 the beach, that's not highest and best use  
18 for the beach, that's a mess.

19 You can't just pass out level 4's like  
20 they're coupons in front of the restaurant.  
21 Here, hey, here is your level 4, take it  
22 down and redeem it at the intracoastal.

23 I'm kind of reminded the way vitamins  
24 work. If you look at a vitamin and you've  
25 got a bunch of criteria, this is what you

1 are to be efficient.

2 So if you take the zoning codes and  
3 say this is the maximum you can be, that's  
4 saying somebody decided this is where the  
5 edge of deficiency is for those buildings.  
6 If we keep producing buildings that are at  
7 the maximum of what the zoning code allows,  
8 then we are producing a beach that's on the  
9 edge of deficiency. That's why there is a  
10 neighborhood compatibility to everything.

11 But wait a minute, that would be a  
12 level 3. That's the zoning code that's on  
13 the -- the edge of deficiency. Level 4 is  
14 what they're asking for, that just is throw  
15 it out the window, we don't even care.

16 Actually, I thought about level 3 for  
17 a while, it does work. Half the height of  
18 the buildings, setbacks, it kind of  
19 controls -- it controls the size, it  
20 controls the view corridors for the size of  
21 the lot.

22 Sorry, I'm -- okay. I heard something  
23 about the master plan. About the master  
24 plan and corresponding to the master plan.  
25 That surprises me, because I would be

1 really surprised. I think Abby figured it  
2 out. I would be surprised if the master  
3 plan was anticipating everything would be  
4 level 4, or anything would be a level 4.  
5 If it does, we need to look at the master  
6 plan again.

7 The precedent is being set.

8 We are not against development, as  
9 many people have said.

10 I've mentioned all those buildings  
11 before, none of them came in at one time to  
12 the CBA and said, here is our plan, now  
13 we're taking it to P&Z, now we're taking it  
14 to commission. It was a lot of work. We  
15 went through it many, many times.

16 There was a lot of going back and  
17 forth, there was a lot of suggestions,  
18 there was a lot of give and take with the  
19 developer, and that's what we're willing to  
20 do.

21 Would a level 3 work? I don't know,  
22 I'd like to see it.

23 I think at this point, we're setting  
24 the precedent. Whatever happens on this  
25 project is what's happening to the rest of

1 the beach. And I think we need to step  
2 back, deny it, and have an opportunity to  
3 relook at everything and get the proper  
4 buildings built.

5 I mean, you know, even if it was 20  
6 years ago that this was allowed, times  
7 change in 20 years. That's why we need  
8 this neighborhood compatibility aspect in  
9 order to allow for responsible development  
10 when we don't have time to change codes  
11 every six months or so.

12 So the code is 20 years old, it's  
13 outdated. The neighborhood compatibility  
14 based on what's happening now indicates  
15 that it should not go forwards.

16 And there is no reason in the world to  
17 think this is a development of significant  
18 impact.

19 Thank you.

20 MR. COHEN: I have a question, okay?  
21 I want to ask you a question on the CBA.

22 Is it one vote per person?

23 There is 170 --

24 JOHN WEAVER: No, it works a little  
25 different. It's one vote per person and

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1 then ten votes for anybody that's the  
2 president of the building.

3 But those buildings represent 150  
4 people, or whatever. Or 30 people or  
5 whatever. It depends on the size of the  
6 building.

7 MR. COHEN: Do you know how many  
8 people actually voted in that?

9 JOHN WEAVER: 60 or 70, I don't know.  
10 We don't really look at that, probably 60  
11 or 70, in that neighborhood.

12 MR. COHEN: I wanted to make sure it  
13 wasn't ten that ten got ten votes.

14 JOHN WEAVER: No. And this is during  
15 a time when a lot of people are away.

16 MR. COHEN: I understand. Thank you.

17 CAROL SCHMIDT: Good evening, my name  
18 is Carol Schmidt, I'm the condo association  
19 manager at Il Lugano, 15 story building on  
20 the intracoastal.

21 I'm fortunate enough to live right  
22 next door to where I work. And I can tell  
23 you in 2004 when Il Lugano was first  
24 proposed, the novelty was first proposed,  
25 the neighborhood went crazy. Just like

1 this. Some people actually moved out of my  
2 building because they thought their view  
3 was going to be blocked. And it is  
4 blocked, it is blocked.

5 But I'm happy to tell you that since  
6 Il Lugano is there, it has improved the  
7 neighborhood, it has enhanced our property  
8 values, and they're great neighbors and a  
9 good employer.

10 Thank you.

11 CHAIRMAN McTIGUE: Thank you.

12 CHARLOTTE RODSTROM: I wanted to wait  
13 until last on purpose.

14 I'm Charlotte Rodstrom, I was the  
15 beach commissioner since 2006. And part of  
16 the reason why you haven't seen so much  
17 development since 2006 has a lot to do with  
18 the economy, but it also has to do with the  
19 neighbors, the residents, the business  
20 community and developers working together  
21 to try to come up with a common goal of how  
22 they want to see the next 50 percent of the  
23 beach be redeveloped.

24 That's taken many years.

25 You mentioned tonight that the plan,

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1 the master plan has not been approved by  
2 the current commission. But they did  
3 approve the public realm portion of the  
4 plan and are looking forward to diving in  
5 to the zoning changes that may be necessary  
6 in the future, hopefully in the next two  
7 years as Ella so eloquently mentioned.

8 That has not happened yet. So  
9 anything short of having that plan be  
10 approved by the commission or having that  
11 oversight is probably a little premature on  
12 the development side.

13 We waited a long time to try to see  
14 what we'll perfect on the barrier island,  
15 and I would like us be able to have that  
16 time to make sure that the next wave of  
17 developments we put on the barrier island  
18 are perfect, basically perfect.

19 You know, they meet every criteria of  
20 the code, there is no confusion, there is  
21 no misunderstanding. Everyone has a very  
22 good road map of what they can and cannot  
23 do, and the residents have their inputs and  
24 the developers their input.

25 I don't want to repeat what other

1 people have already repeated. You already  
2 noted that the code is the maximum you can  
3 build, the developers can only build  
4 underneath that. That is what they are  
5 allowed to do. No one has to build to the  
6 extreme.

7 You already know that we have a huge  
8 inventory of vacant and foreclosed  
9 buildings. Some of them sit as buildings  
10 today without being finished on the inside.  
11 So the inventory for the realtors who would  
12 like to make some money selling things,  
13 it's there, it's just that no one is buying  
14 right now.

15 However, the real estate market is  
16 improving quite a bit with European people  
17 coming over, so I would imagine they can  
18 sell a lot of those condo. So they are  
19 vacant buildings, you already know that.

20 The thing that really, really, really  
21 gets me in the whole discussion tonight,  
22 was the fact that I'm still not satisfied  
23 with the criteria question as it relates to  
24 the development of significant impact.

25 And if you are satisfied with the

1 answer that you got about the criteria,  
2 then I applaud you. Because I'm sitting  
3 back here waiting for the answer of what  
4 the criteria is, and what I hear is that  
5 you are going to decide that tonight, based  
6 upon a 1997 document that you don't have in  
7 front of you or even in your backup, and  
8 that staff can't even address for you.

9 So my question is, if this is so ripe  
10 and so perfect, what is the criteria?

11 And if you don't know what the  
12 criteria is, I suggest you deny the  
13 application in its current form. You send  
14 them back to revise the plan that they have  
15 to come up with something that's a little  
16 more neighborhood compatible. But also  
17 take the time to educate ourselves and  
18 staff and yourselves on the 1997 criteria  
19 that's supposed to be in place that we're  
20 supposed to be following for the  
21 significant development of impact.

That's all I have to say.

Thank you very much, have a wonderful  
24 holiday. It was a pleasure coming down and  
25 seeing you all in front of me.

1 CHAIRMAN McTIGUE: Are there any other  
2 members of the public wishing to speak on  
3 this side?

4 Okay. Seeing none, I close the public  
5 hearing and bring the discussion back to  
6 the board.

7 MR. POLIAKOFF: How long?

8 CHAIRMAN McTIGUE: What was your time?

9 MS. KNAPIK: I'm sorry?

10 CHAIRMAN McTIGUE: How much time do  
11 you anticipate?

12 MS. KNAPIK: Maybe five minutes, at  
13 the most. Maybe six.

14 RECORDING SECRETARY: That's within  
15 the time that they used and that he got.

16 MR. POLIAKOFF: It's different.

17 CHAIRMAN McTIGUE: Are you --

18 MR. POLIAKOFF: That's fine.

19 CHAIRMAN McTIGUE: Do you have desire  
20 to speak?

21 MR. POLIAKOFF: No.

22 CHAIRMAN McTIGUE: Very good.

23 MS. KNAPIK: Thank you, Heidi Davis  
24 again.

25 A development of significant impact is

1 a level 4, that means you go to the City  
2 Commission.

3 You go to the City Commission for them  
4 to review your project and get a greater  
5 level of scrutiny.

6 If you just wanted to stay with the  
7 Planning and Zoning Board as a final  
8 reviewer, then it's half the height of the  
9 building.

10 Then you get a property like  
11 La Cascade, which was half the height of  
12 the building at every level. Which is the  
13 wedding cake, which staff, I do not believe  
14 based on our conversations and at our many  
15 meetings with staff, would approve today.

16 So the answer to the question is that  
17 the development of significant impact only  
18 requires you to go get a higher level of  
19 scrutiny at the City Commission.

20 There are no standards, there are no  
21 criteria that the development has to meet,  
22 other than it has to be a superior design  
23 building. Which Grand Birch is. It has to  
24 meet the revitalization plan, which Grand  
25 Birch does. It has to meet the code, which

1 Grand Birch does.

2 We're not asking for variances.

3 Mr. Poliakoff, I'm not sure exactly which  
4 project he was reviewing, but it sounded  
5 like we were reviewing and talking about  
6 two separate projects. Because we do not  
7 need waivers, we don't need variances.

8 Staff has said there is no required  
9 variances or waivers required for pools in  
10 the rear yard setback because pools are not  
11 considered structures.

12 It is not also considered a waterway  
13 use, which is what their expert, Miss  
14 Mellgren said, based on the 47-23.8  
15 standard that she used. It's not a  
16 waterway use because waterways uses are  
17 included in the Central Beach zoning area.

18 With regard to height, height is  
19 measured to the top of the highest slab of  
20 the roof.

21 We are at 115 feet, I'm not exactly  
22 sure where height is measured in their  
23 realm, other than mechanical equipment is  
24 not considered as part of height.

25 Mechanical equipment includes elevator

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1 shafts. And mechanical air condition on  
2 top of the building, which are supposed to  
3 be screened and beautifully screened, and  
4 we have done that through architectural  
5 elements, which add to the varying roof  
6 lines as required with the design criteria.

7 With regard to parking spaces. I have  
8 Molly Hughes here who did a parking study  
9 of the building. We meet the code  
10 requirements for all parking requirement.

11 Out of our 48 parking spaces, only  
12 five are exactly eight feet eight inches,  
13 which is -- complies with current code.  
14 Every other space in the parking is either  
15 larger or has a structural pole, so if you  
16 open your doors, which I'm not sure why  
17 they're so concerned that people in our  
18 building will get their cars dented or  
19 doors dented, but there are structural  
20 poles that will add to the size of the  
21 parking spaces.

Only five out of the 48 actually are  
per code at eight feet eight inches, every  
24 other parking space is larger, up to over  
25 ten feet.

1 And Molly Hughes has done the parking  
2 study and she has done an assessment of the  
3 entire area with regard to if somebody in  
4 the Grand Birch has a party, where would  
5 they park?

6 Well, there is the Alhambra lot, which  
7 is located a few blocks just south of this,  
8 which the City and I believe came to the  
9 Planning and Zoning Board maybe last month,  
10 which you have approved to go forward and  
11 get expanded, which will add approximately  
12 60 additional spaces to that Alhambra lot.

13 We also contacted the Westin Hotel and  
14 asked what their parking -- how you park?

15 Well, if somebody wants to have a  
16 party in the Grand Birch, they can have  
17 their visitors park for \$10 at the Westin.  
18 They have public parking and it's \$10. And  
19 they will make those arrangements if  
20 necessary.

21 With regard to setbacks, and this is  
22 something that we have stated from day one  
23 and our first meeting with staff and the  
24 Central Beach Alliance board, and all the  
25 way through, and I think, Mr. Witschen,

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1 when you asked the question earlier, has  
2 anything changed since the last one.

3 We have been meeting with the  
4 neighbors and staff since April of this  
5 year. And in fact after the Planning and  
6 Zoning Board meeting, we've met -- we  
7 couldn't meet with any individual part of  
8 Mr. Poliakoff's responsible neighbors  
9 development, we had to meet with  
10 Mr. Poliakoff only.

11 We couldn't go and meet with anybody  
12 else, because attorneys cannot meet with  
13 clients of other attorneys without getting  
14 proper permission.

15 So, after the Planning and Zoning  
16 meeting, we met with Mr. Poliakoff three  
17 different times, and we discussed the  
18 project with the Central Beach Alliance,  
19 John Weaver is president, two different  
20 times after that.

21 Now, we went through all of their  
22 issues, all of their issues we discussed.  
23 We -- everything that you've heard tonight  
24 with regard to height, with regard to  
25 shadows, with regard to FAR, with regard to

1 parking, with regard to loading area,  
2 everything was discussed.

3 We researched it, we reconfirmed with  
4 staff all -- and this was the meeting shown  
5 when we reconfirmed with staff, all of  
6 these issues that they brought up. And we  
7 could not find one issue that warranted a  
8 building redesign.

9 Not one issue was something that we  
10 felt that it actually caused us to redesign  
11 the building. After we redesigned it three  
12 times.

13 With regard to the setbacks that we  
14 talked -- may I?

15 CHAIRMAN McTIGUE: Wrap up.

16 MS. KNAPIK: With regard to the  
17 setbacks.

18 We are the only building in all of the  
19 IOA and the Central Beach, pretty much so,  
20 besides somebody who is on a right-of-way,  
21 that has 30 foot clear setbacks from the --  
22 from the ground floor all the way up.

23 It goes from Birch Road to the  
24 intracoastal, there is nothing impeding it.  
25 There is not a ramp that's ten feet away

1 from the property line like Birch Pointe,  
2 which is next door.

3 That impedes the view, which is the  
4 provision in the -- in the land use plan  
5 that says we should preserve the views.

6 We consciously preserved the views  
7 from Birch Road to the intracoastal,  
8 30 foot clear setbacks. Tower to tower  
9 from Birch Pointe, 60 feet.

10 Cormona is built eight feet from the  
11 property line. We are moving 30 feet away  
12 from the property line. Our property line.  
13 Cormona was only built eight feet next to  
14 the property line. It's 38 feet on that  
15 side.

16 Just quickly with regard to shadows.

17 Birch Pointe shadows also. If we  
18 weren't there, Birch Pointe shadows  
19 Cormona. Birch Pointe shadows the pools on  
20 the east side of the project.

21 Birch Crest, somebody from Birch Crest  
22 said that we shadow. Birch Crest shadows  
23 tons of pools all over in every different  
24 hour.

25 Every building -- every building has a

1 shadow. We are not adverse to any -- there  
2 is no adverse impact caused by the shadow.

3 There is no right to property values  
4 and views are protected, because Birch  
5 Pointe, real quickly, is an octagon shape.  
6 Their views were designed to look  
7 northeast, northwest, southeast and  
8 southwest at their corners where their  
9 balconies are, there is no due north.

10 And because where we are located on  
11 the intracoastal, Cormona has their views  
12 protected as well as Birch Pointe.

13 Thank you so much. If you have any  
14 questions, we're here to answer.

15 CHAIRMAN McTIGUE: Thank you. We'll  
16 get back to the board, questions, comments,  
17 discussion.

18 Mr. Cohen?

19 MR. COHEN: I'm not sure who knows the  
20 answer to this, but did the building  
21 Mr. Poliakoff represents, what level  
22 scrutiny was that?

23 MS. KNAPIK: Heidi Davis again.

24 Site plan level 4. So was Alhambra  
25 Place, so was most of the buildings that

1 are in the Central Beach. Including  
2 La Rieve, La Cascade. All of the buildings  
3 that are on the -- in the IOA.

4 But Birch Pointe was level 4 as well  
5 as Alhambra Place.

6 DSI, development of significant  
7 impact.

8 MR. COHEN: Okay. Thank you.

9 CHAIRMAN McTIGUE: Anymore questions?  
10 Mr. Ferber?

11 MR. FERBER: Yes, thank you.

12 Yeah, I have a question of staff,  
13 please. And maybe you could help me with  
14 this.

15 I'd like to expand our discussion on  
16 neighborhood compatibility.

17 There was mention that going north  
18 from the applicant's site, the original two  
19 story buildings that exist there.

20 Hypothetically if the owner of the  
21 site that's before us this evening sought  
22 to bring forth 22 units in a two story  
23 garden style apartment, would that be  
24 considered incompatible with the goals of  
25 the redevelopment plan?

1 If this particular owner wanted  
2 approval of a project of that nature, would  
3 it violate the redevelopment plan?

4 Or would it be incompatible with the  
5 redevelopment plan?

6 MS. PARKER: I think it would be based  
7 on the proposal in front of us at that  
8 time.

9 I would say that with a two story  
10 structure, they could go as little as 10  
11 feet on either side of the setback.

12 MR. FERBER: My question was a brand  
13 new structure.

14 You have a vacant lot, the developer  
15 is seeking to build the project that's  
16 before us. I'm trying to understand more  
17 completely the nature of what constitutes  
18 compatibility.

19 So my question again, you know, is if  
20 they proposed a brand new two story garden  
21 style apartment on this now vacant site,  
22 would that be compatible with the existing  
23 Beach Redevelopment Plan?

24 MS. PARKER: I mean, there is other  
25 criteria that we would look at, obviously,

1 than just the height. Similar in this  
2 project. But they wouldn't have to go  
3 under this significant impact review.

4 MR. FERBER: Obviously. All right.  
5 I'm just trying to understand the question  
6 about neighborhood compatibility is always  
7 very difficult to get a precise definition.

8 And in fact after folks spoke about  
9 the two story building, I just wanted to  
10 get a better understanding.

11 And further along that, in the email  
12 that I believe all of us received, it was  
13 stated speaking about the Central Beach  
14 Alliance.

15 That the member voted against this  
16 project by a vote of 170 to 11.

17 It goes on to say: Seeing how the  
18 residents of the neighborhood were so  
19 overwhelmingly against this project, it is  
20 clear that it does not pass the  
21 neighborhood compatibility aspect of the  
22 zoning code.

23 I just want to understand, is poling  
24 data -- has poling data replaced objective  
25 criteria for us to decide what constitutes

1 neighborhood compatibility?

2 If it did, I didn't get that memo.

3 MS. PARKER: The performance standards  
4 include things like preserving character  
5 and integrity of adjacent neighborhoods,  
6 including improvements or modifications,  
7 either on site or within the public  
8 right-of-way, mitigating adverse impact  
9 such as traffic, noise, odors, shadows,  
10 scale, visual nuisances, or other similar  
11 adverse that impact adjacent properties.

12 MR. FERBER: And just one final minor  
13 point. I heard two conflicting statements,  
14 if I could help resolve it.

15 I was always under the impression that  
16 a swimming pool in the waterway 20 foot  
17 setback was considered an encroachment; is  
18 that a fact or -- or do they require a  
19 modification to permit that swimming pool,  
20 or is that swimming pool permitted with the  
21 code as it stands now?

22 ANTHONY FAJARDO: Anthony Fajardo.

23 The way we look at that particular  
24 question is whether or not it's above  
25 grade.

1 So if it's at grade or lower, then we  
2 don't consider it a structure. We don't  
3 interpret that to have to meet the same  
4 setback requirements.

5 MR. FERBER: So, have you made that  
6 determination on what's proposed before us  
7 this evening?

8 ANTHONY FAJARDO: Correct.

9 MR. FERBER: Okay, thank you.

10 CHAIRMAN McTIGUE: Any other questions  
11 or comments?

12 Mr. Hansen.

13 MR. HANSEN: I have been -- I've been  
14 trying to look at issues on both sides here  
15 tonight very carefully.

16 Early -- in the early 90's I actually  
17 with another architect, we went and took  
18 pictures of all these little low rise  
19 developments in this area.

20 And, you know, ideally at that time we  
21 were thinking that, boy, all of these  
22 buildings should be saved, and that would  
23 be -- that was the central character of the  
24 Fort Lauderdale Beach, those low rise  
25 buildings.

1 And, since then certainly things have  
2 changed.

3 We did at the time to try to convince  
4 people of that -- of that idea, perhaps  
5 even historical district like Sable Bend,  
6 but that certainly didn't go through.

7 And then I've -- I've looked at the  
8 situation with, for instance the -- because  
9 I go across that bridge all the time, I  
10 look at those buildings that are just to  
11 the south of this project. And even by  
12 using the criteria of the ABA criteria, the  
13 one item that caught my eye was you're  
14 trying to have this transition area between  
15 the tall buildings and the small buildings.

16 But certainly that wasn't -- you could  
17 say that the building immediately to the  
18 south, when that was built at 11 stories,  
19 there was a two story building next to  
20 that, so it violated that.

21 So where do you draw the line?

22 If the IOA permits a certain height at  
23 present, and that height is 120 feet, and  
24 if there hasn't been up to this point an  
25 official change in that height, then any

1 building along that -- along the  
2 intracoastal, including what probably is a  
3 very nice building, the Mr. Berlin's  
4 building immediately next door, there is  
5 nothing to say that that building couldn't  
6 be developed.

7 So you have the situation that you  
8 would always have a situation, but there  
9 could be a situation where you have a very  
10 tall building next to a small building.

11 And that certainly probably was the  
12 case when those three condos immediately to  
13 the south were built. I remember there  
14 were smaller buildings there at the time.

15 So certainly that is the case, and any  
16 case of redevelopment in an area that is  
17 the smaller, you always have that  
18 situation.

19 But what we are looking at, what is in  
20 the code tonight is the 120 feet.

21 Do I wish we could go back 25 years  
22 and make everything the way I think, you  
23 know, the signature of Fort Lauderdale?  
24 Yes, I wish I could do that. But that's  
25 not what is at hand here tonight. The

1 issue is the 120 feet.

2 I just think, I look at those wedding  
3 cake buildings and I just don't like them.  
4 I think they're -- they -- the situation  
5 has created ugly buildings. And I  
6 apologize for somebody living in those  
7 buildings, but I just think that is not the  
8 way to go.

9 So then I look at, okay, what could be  
10 built and what is being proposed, and I try  
11 to compare the two.

12 Do I wish it was a couple stories  
13 smaller? Yes. I wish that could have been  
14 resolved.

15 Do I think there is probably -- is the  
16 parking a little bit tight? Probably, yes.

17 So, you know, a lot of these issues  
18 are not cut and dry. I think there is gray  
19 areas on both sides here.

20 But, I can't -- when I look at all and  
21 all, I think it's a fairly decent project.

22 And like one of the gentlemen said  
23 that spoke, the alternative could be much,  
24 much worse.

25 And so that's my opinion at this

1 point.

2 CHAIRMAN McTIGUE: Anybody else wish  
3 to speak?

4 MR. McCULLA: I'll move the applicant  
5 for approval.

6 MS. TUGGLE: Second.

7 MR. SPENCE: Thank you.

8 Mr. Chairman, did you close the public  
9 hearing?

10 CHAIRMAN McTIGUE: I did. Thank you,  
11 though.

12 Does anyone else have any other point  
13 that they would like to get out before we  
14 turn to a vote?

15 REPORTING SECRETARY: Mr. Hansen?

16 MR. HANSEN: Yes.

17 REPORTING SECRETARY: Mr. Welch?

18 MR. WELCH: Yes.

19 REPORTING SECRETARY: Miss Tuggle?

20 MS. TUGGLE: Yes.

21 REPORTING SECRETARY: Ms. Jean?

22 MS. DESIR-JEAN: Yes.

23 REPORTING SECRETARY: Mr. Witschen?

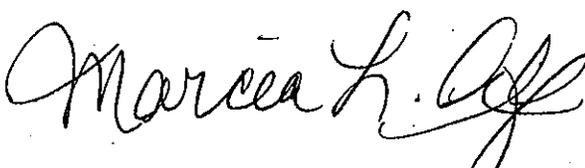
24 MR. WITSCHEN: I want to clarify what  
25 I'm going to say, so it's not

1 misinterpreted.  
 2 Before I came in here I had a positive  
 3 opinion of how my vote was going to be.  
 4 And I'm struggling with continuing with  
 5 that, because what I heard was a lot of  
 6 Civic activism, but almost some bullying,  
 7 but I didn't hear a lot of facts.  
 8 But I'm also convinced that I agree  
 9 with Mr. Hansen's perspective that the  
 10 building is just a little too big.  
 11 Something is going to be built on this  
 12 site, we're going to have a project if this  
 13 isn't approved today, there will be other  
 14 projects that will be built that will block  
 15 the view, but I just can't vote for the  
 16 project as it is, so it's a no.  
 17 REPORTING SECRETARY: Mr. McCulla?  
 18 MR. McCULLA: Yes.  
 19 REPORTING SECRETARY: Mr. Ferber?  
 20 MR. FERBER: Yes.  
 21 REPORTING SECRETARY: Mr. Cohen?  
 22 MR. COHEN: No.  
 23 REPORTING SECRETARY: Chairman  
 24 McTigue?  
 25 CHAIRMAN McTIGUE: Yes.

1 REPORTING SECRETARY: Motion passes.  
 2 MS. KNAPIK: Thank you very much.  
 3 CHAIRMAN McTIGUE: Let's take a ten  
 4 minute recess.  
 5 (Thereupon, above noted proceedings concluded at  
 6 9:17 p.m.)  
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CERTIFICATE

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 4 STATE OF FLORIDA )  
 ) ss:  
 5 COUNTY OF BROWARD)  
 6  
 7 I, MARCIA L. ALF, Registered  
 8 Professional Reporter and Notary Public, do hereby  
 9 certify that I was authorized to and did  
 10 stenographically report the foregoing proceedings,  
 11 and that the transcript is a true and complete  
 12 record of my stenographic notes of the proceedings.  
 13  
 14 Dated this 29th day of March, 2013.  
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 20 MARCIA L. ALF, R.P.R.  
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**TAB 6**



*Donald R. Hall* for  
Donald R. Hall

Dated: February 28<sup>th</sup>, 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 11<sup>th</sup> 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:

<b>North (side):</b>	30 feet
<b>South (side):</b>	30 feet
<b>East (front):</b>	20 feet
<b>West (rear):</b>	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 11<sup>th</sup> 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.

**TAB 7**



**CITY OF FORT LAUDERDALE**  
**City Commission Agenda Memo**

**#13-0438**

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**TO:** Honorable Mayor & Members  
Fort Lauderdale City Commission

**FROM:** Lee Feldman, City Manager

**DATE:** April 16, 2013

**TITLE:** Resolution to Approve a Site Plan Level IV Development Permit – Grand Birch Condominium - Case 53-R-12

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**Recommendation**

It is recommended that the City Commission adopt a resolution approving the issuance of a Site Plan Level IV Development Permit.

**Background**

The City Commission is to determine whether the proposed development or use meets the standards and requirements of the Unified Land Development Regulations (ULDR) and criteria for developments in the Central Beach.

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. Site Plan is attached as Exhibit 1. Applicant's narratives are attached as Exhibit 2.

The Development Review Committee reviewed the proposal on July 24, 2012. All comments have been addressed. The Planning and Zoning Board recommended approval of the project on November 28, 2012 by a vote of (7-2). Staff Report is attached as Exhibit 3. Meeting minutes are attached as Exhibit 4.

Pursuant to ULDR Section 47-12.5.D.1.d.i and ii, if approved as a Development of Significant Impact ("Site Plan Level IV Development"), 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.

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. The draft Central Beach Master Plan is 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 Master Plan guidelines as well as the architectural design criteria of the code. The 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.

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 Commission in determining if the proposal meets these criteria. 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 advances to the existing streetscape, introducing a more inviting pedestrian environment. New wider sidewalks, landscaping improvements, an outdoor seating area at the southeast side of the building, and a decorative waterfall feature next to the front main building entrance all attribute to an enhanced public realm experience.

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 front of the building. 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.

#### **Resource Impact**

There is no fiscal impact associated with this action

#### **Attachments**

Exhibit 1 – Site Plan

Exhibit 2 – Applicant's Narrative

Exhibit 3 – Staff Report from the November 28, 2012 Planning and Zoning Board Meeting

Exhibit 4 – Minutes from the November 28, 2012 Planning and Zoning Board Meeting

Exhibit 5 – Resolution to Approve

Exhibit 6 – Resolution to Deny

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Prepared By: Thomas Lodge, Planner II

Department Director: Greg Brewton, Sustainable Development

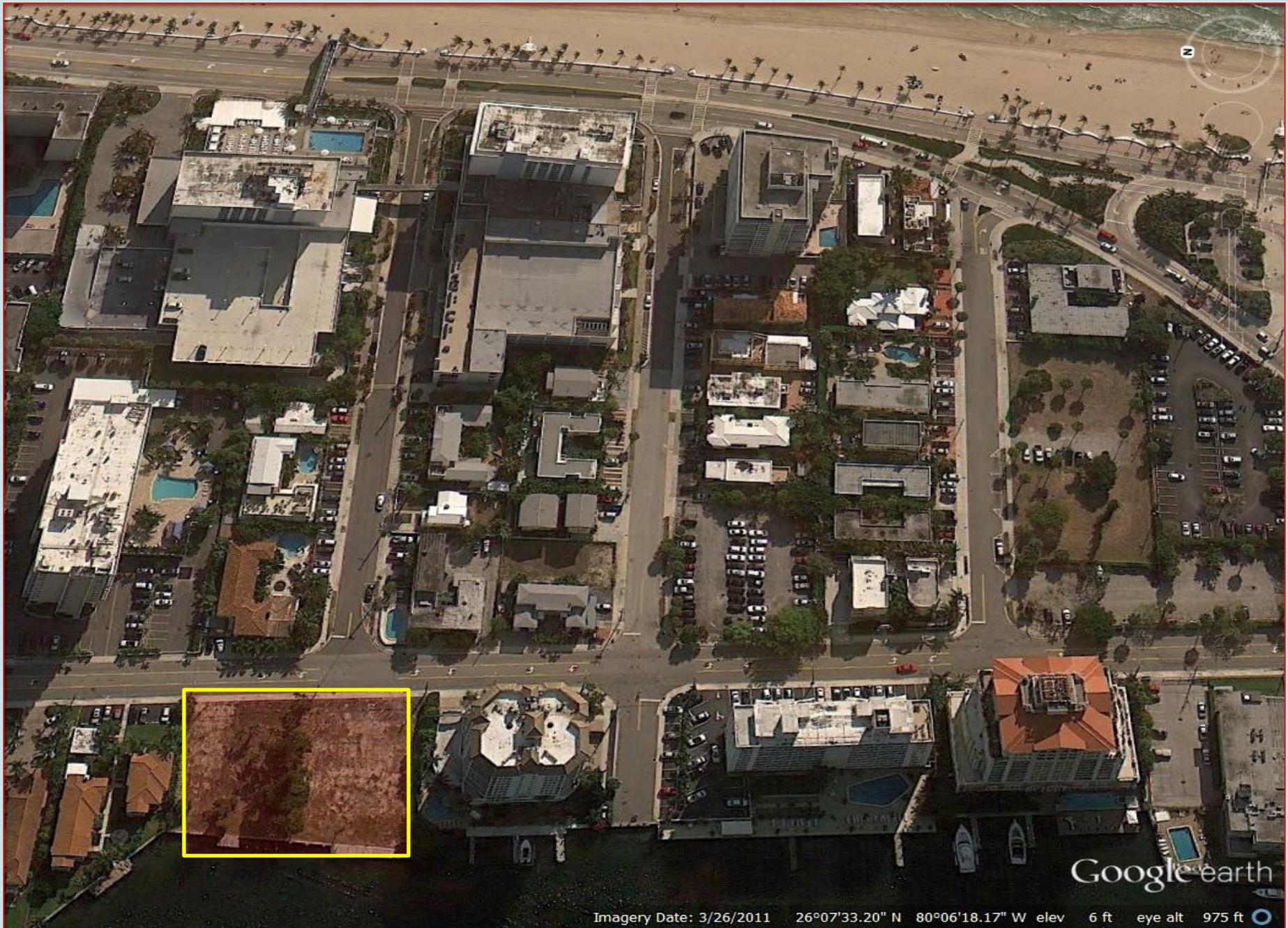
**TAB 8**

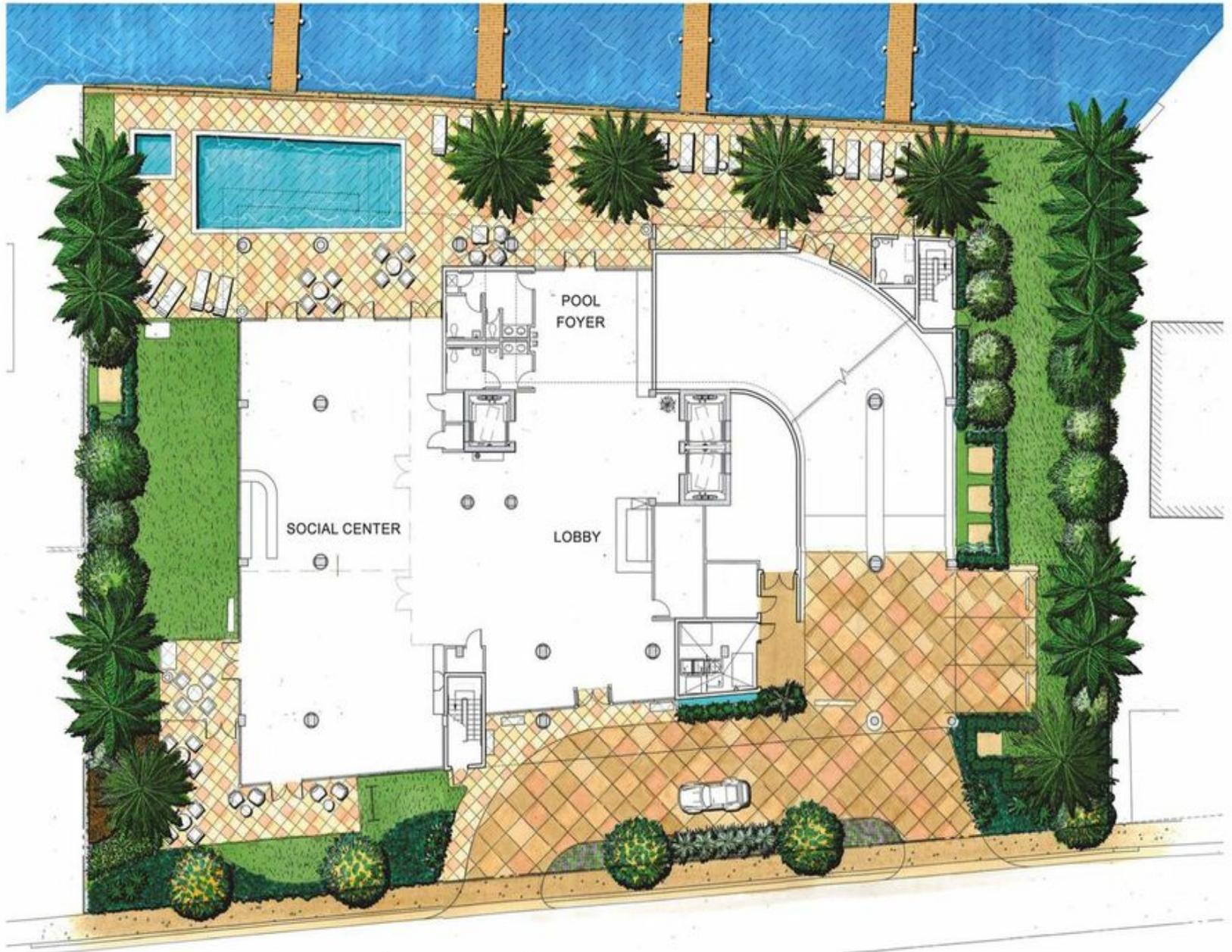
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**321 North Birch Road, Fort Lauderdale, FL 33304**



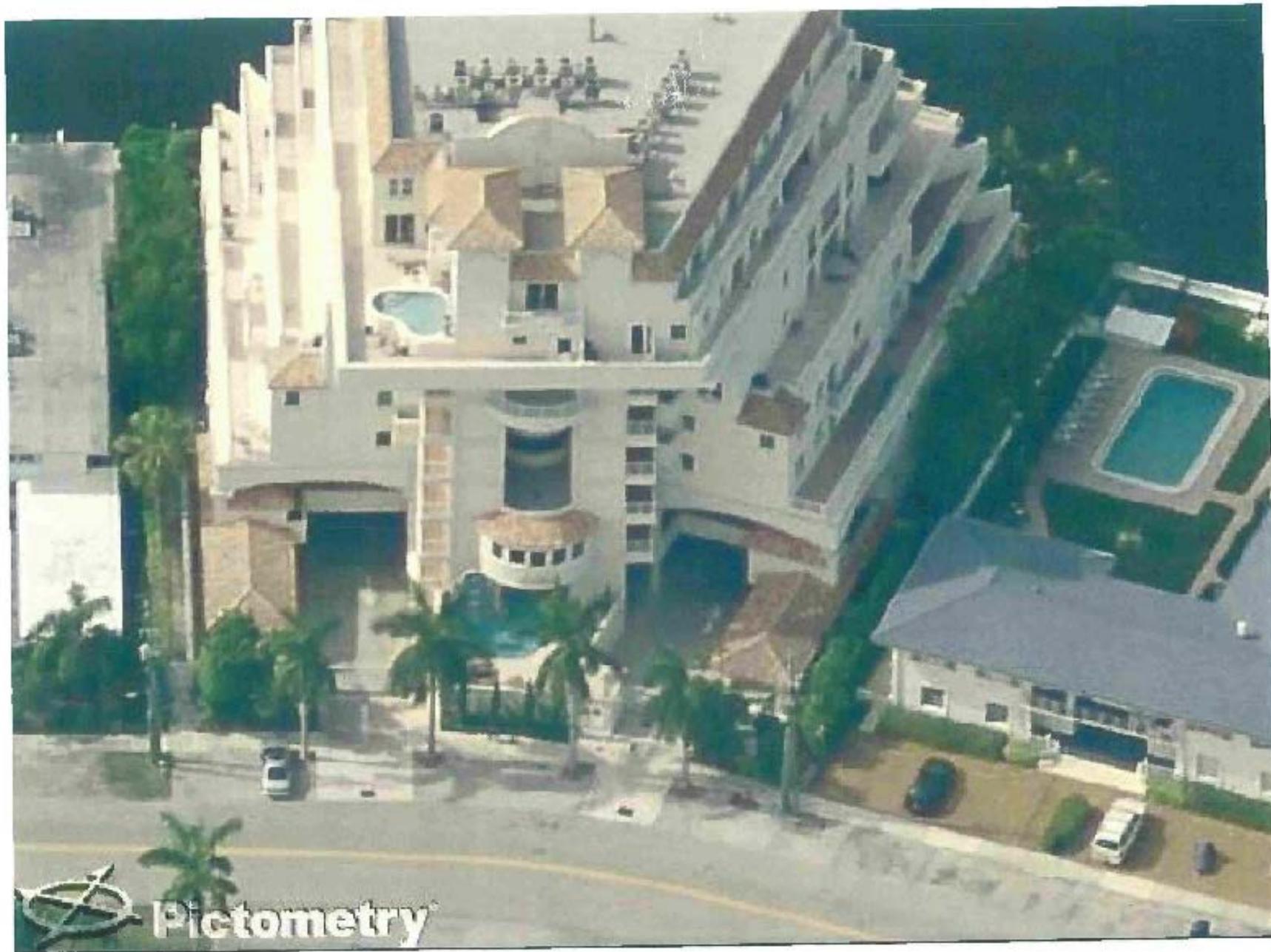
**City Commission Hearing**  
**April 16, 2013**  
**Site Plan Approval**  
**Case No. 53-R-12**



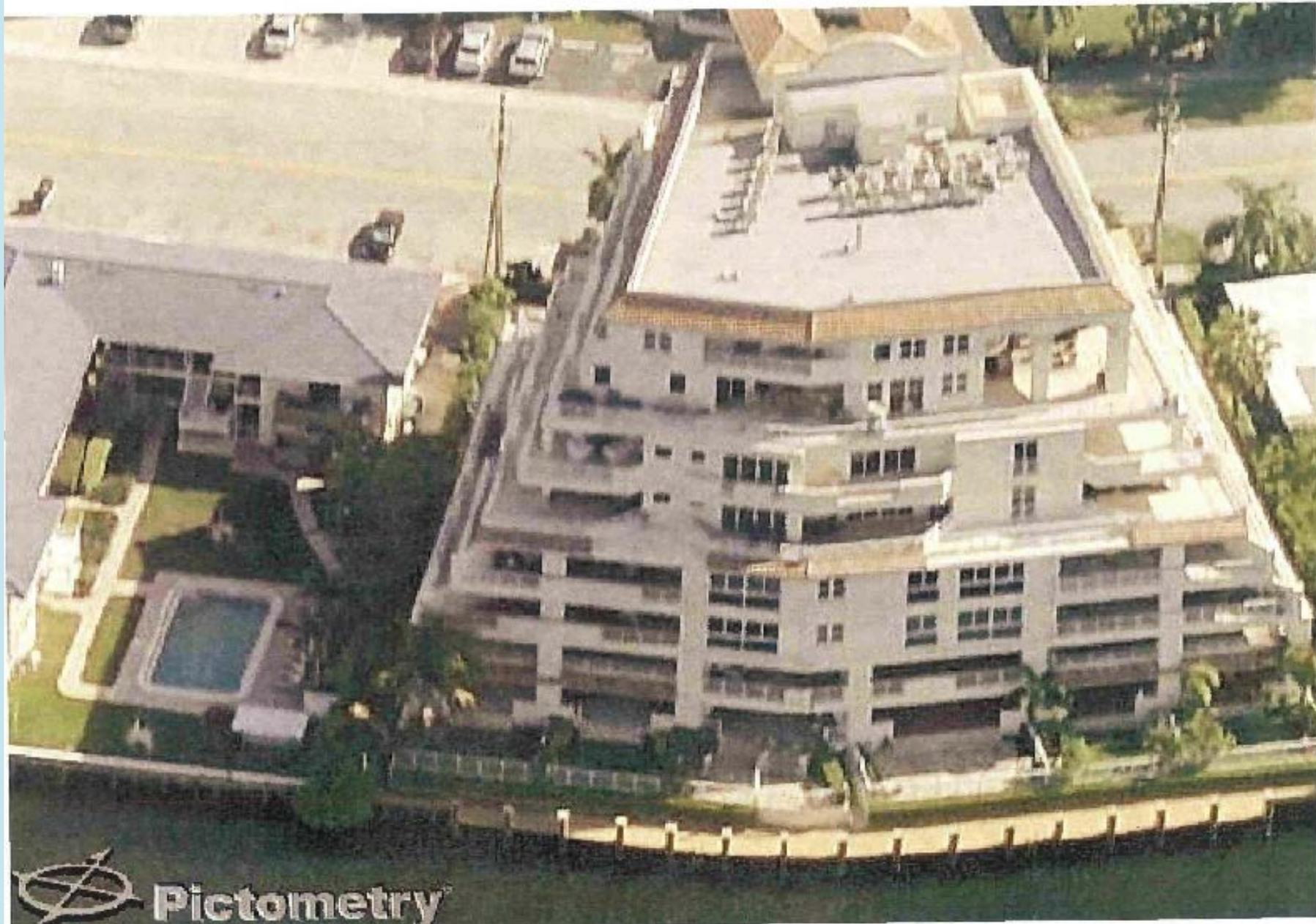








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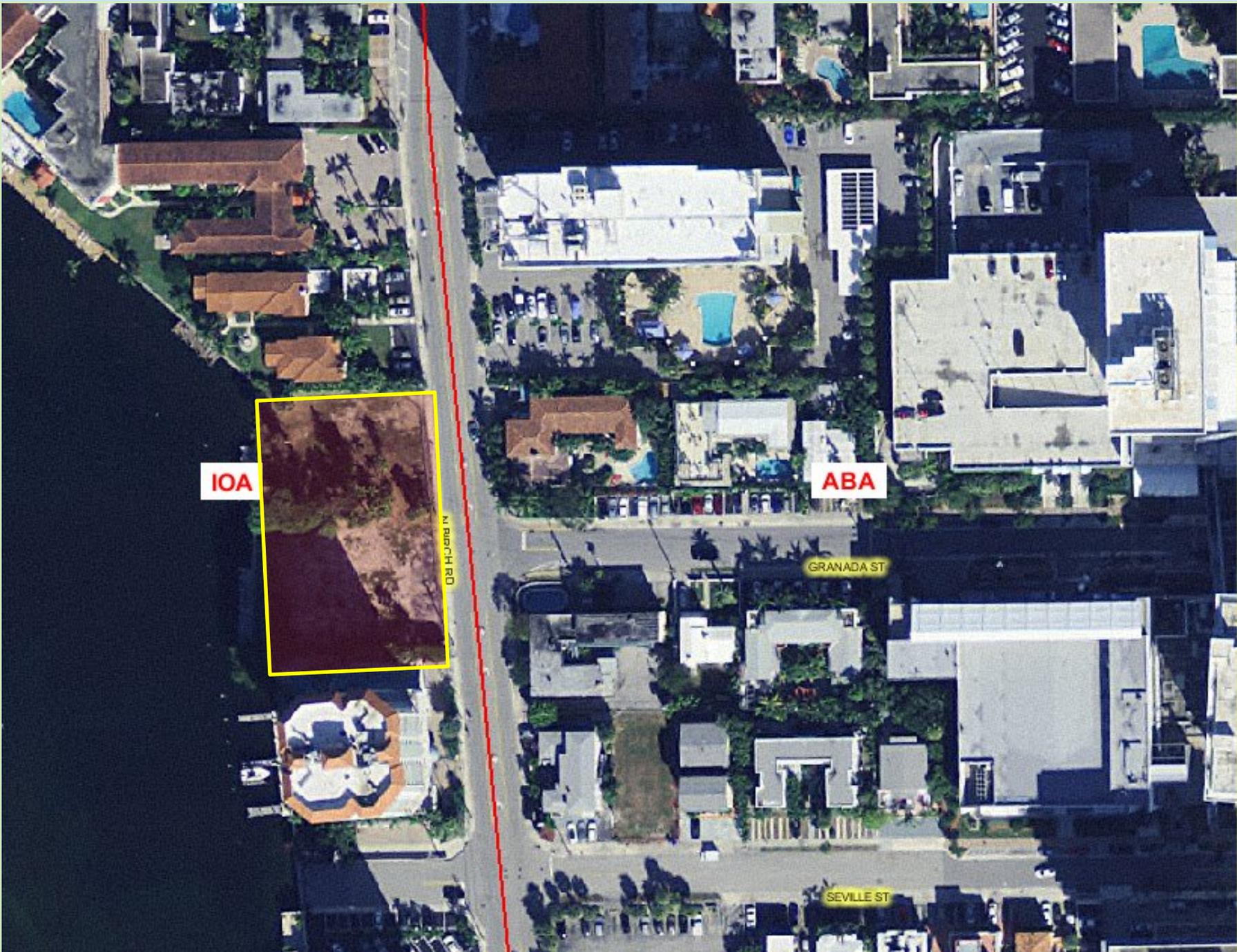


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IOA

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# *Grand Birch*

## *Fort Lauderdale Beach*

### **Rules which Govern**

- City of Fort Lauderdale Comprehensive Plan
- Central Beach Revitalization Plan
- Central Beach Zoning Regulations



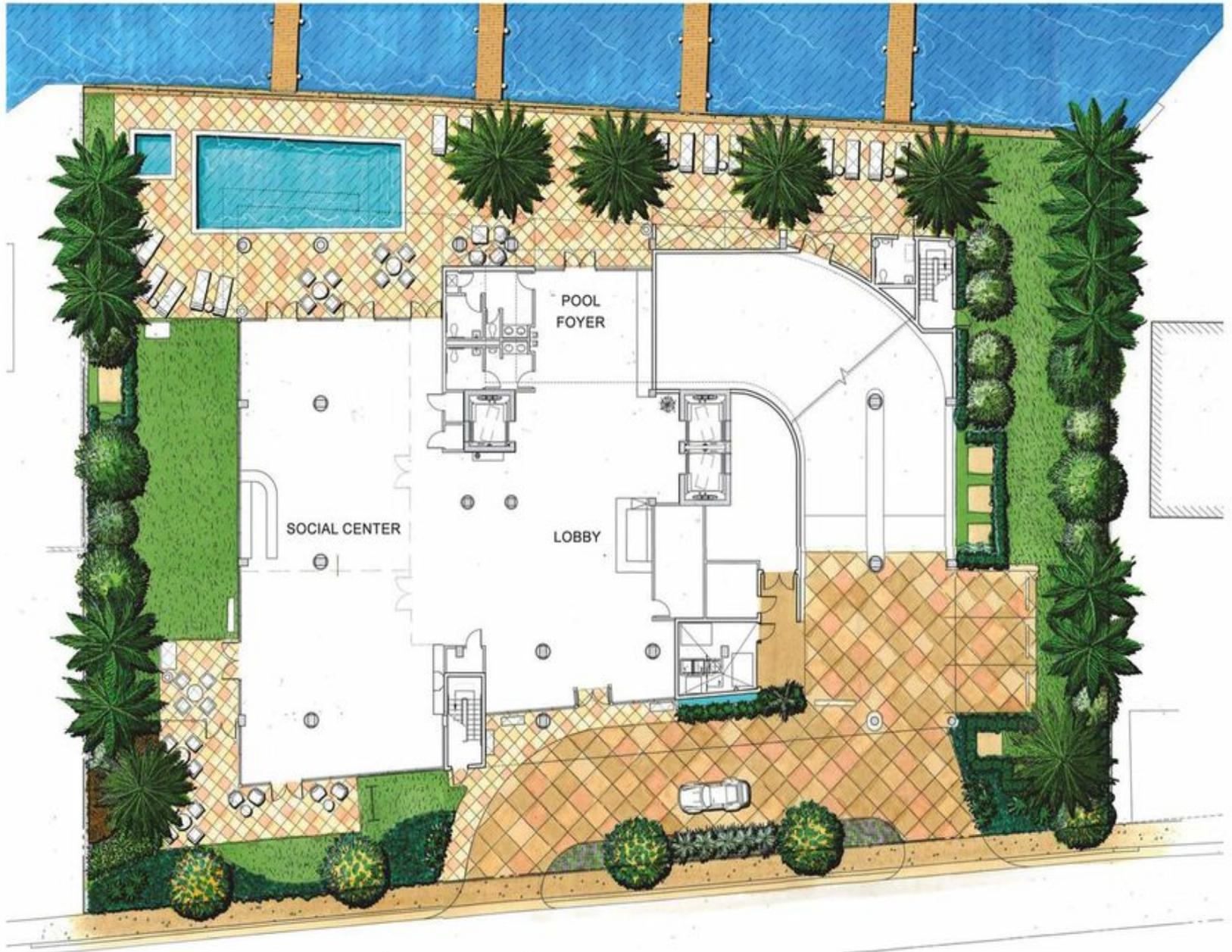
ARTISTS RENDERING—DESIGN #1



ARTISTS RENDERING—DESIGN #2



ARTISTS RENDERING—PROPOSED















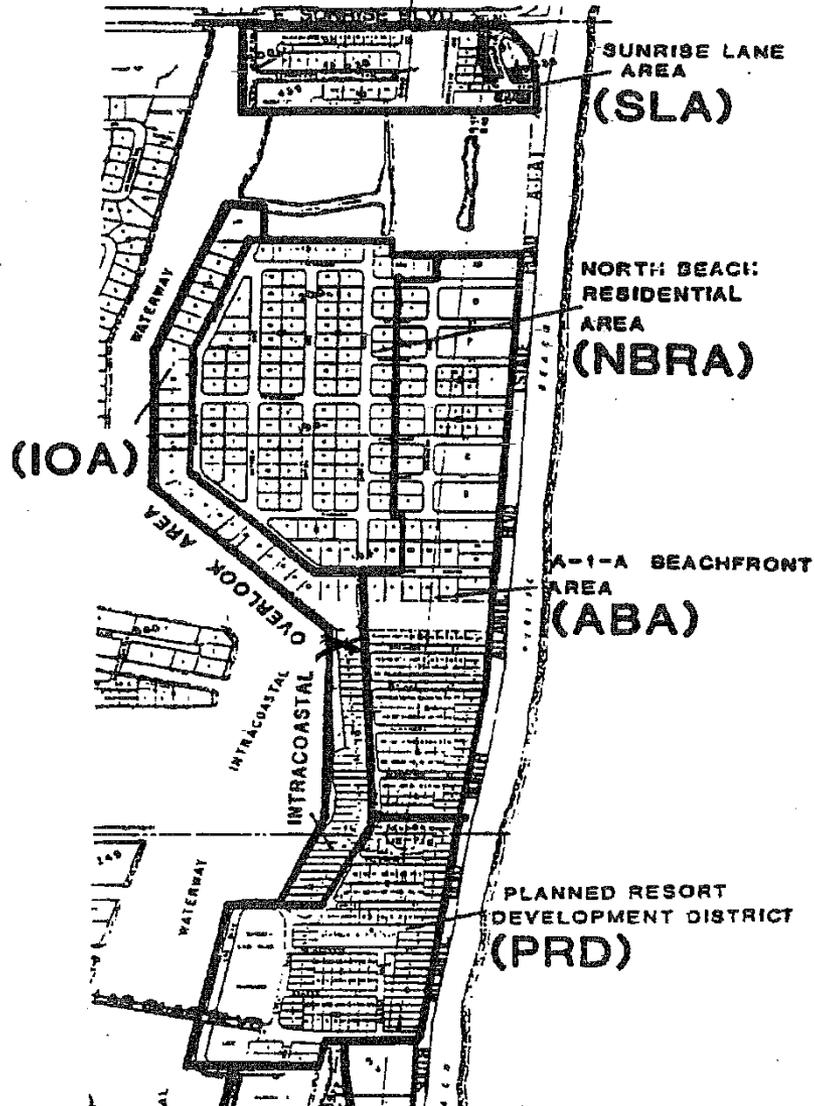
# *Grand Birch*

## *Fort Lauderdale Beach*

### **Rules which Govern**

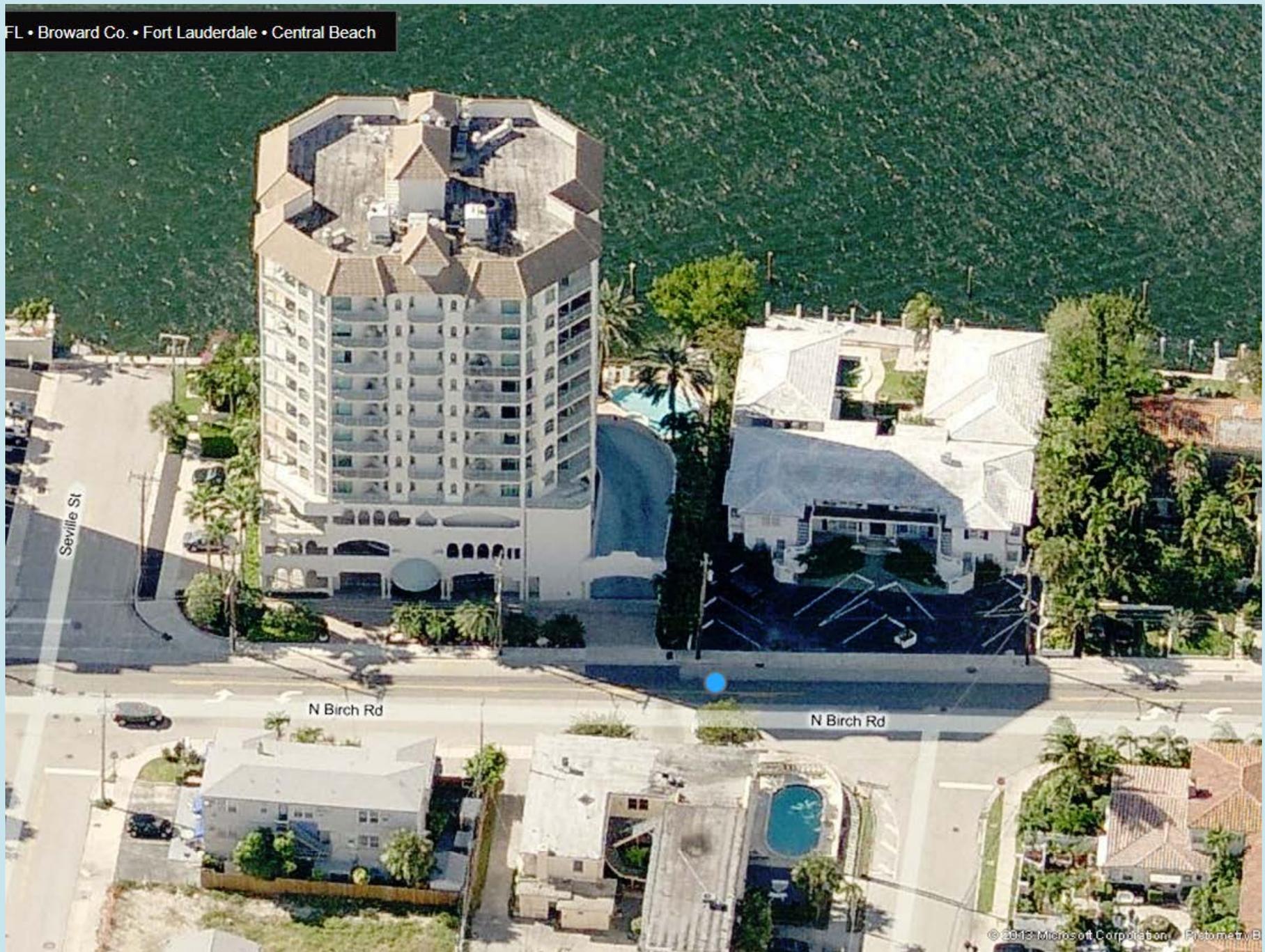
- City of Fort Lauderdale Comprehensive Plan
- Central Beach Revitalization Plan
- Central Beach Zoning Regulations

# FORT LAUDERDALE CENTRAL BEACH AREA ZONING DISTRICTS



# REBUTTAL

- SHADOW
- CORMONA
- BLOCKED VIEWS



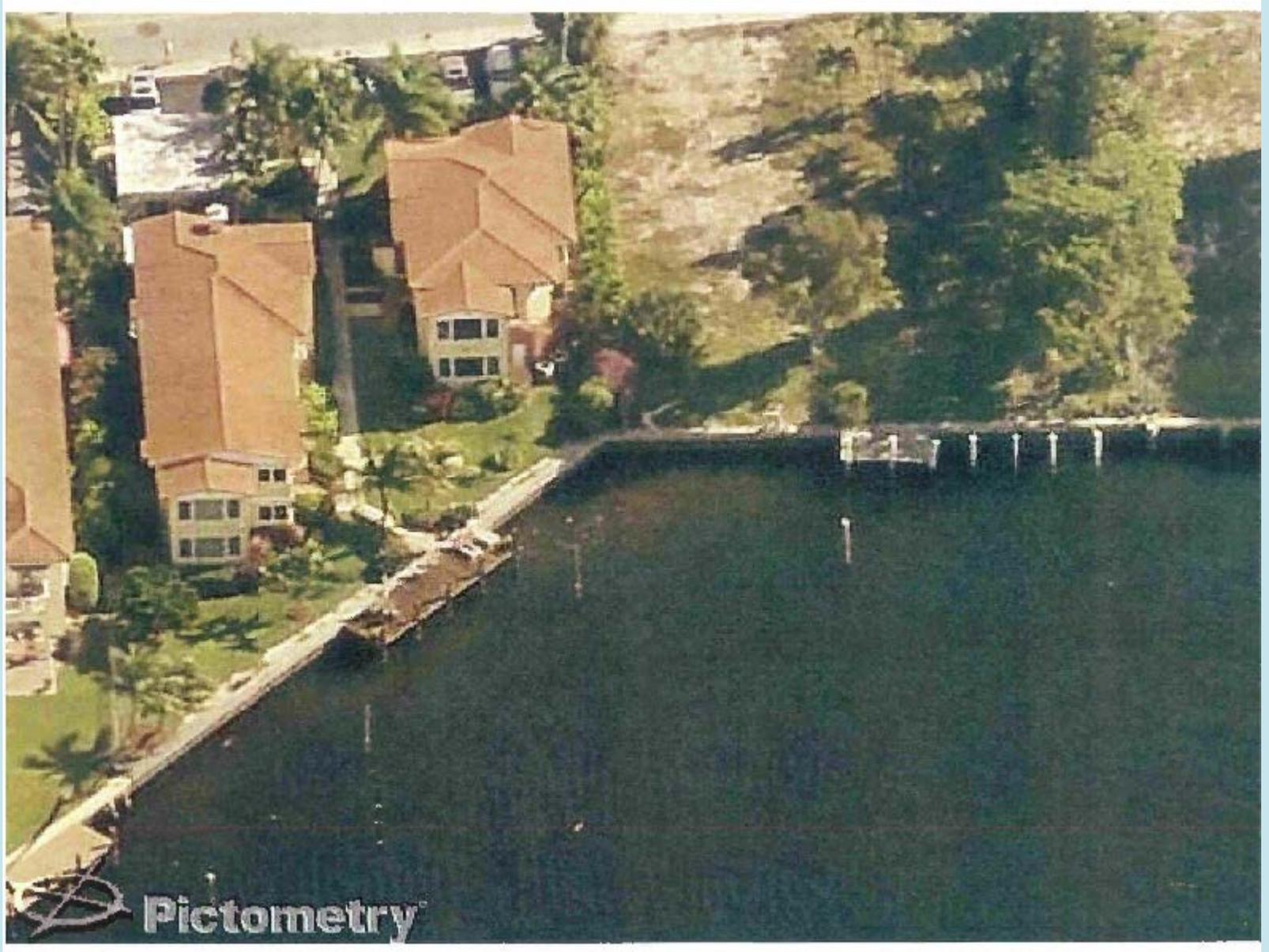
## BIRCH POINT SHADOW

“Site Plan Approval/Development of Significant Impact”

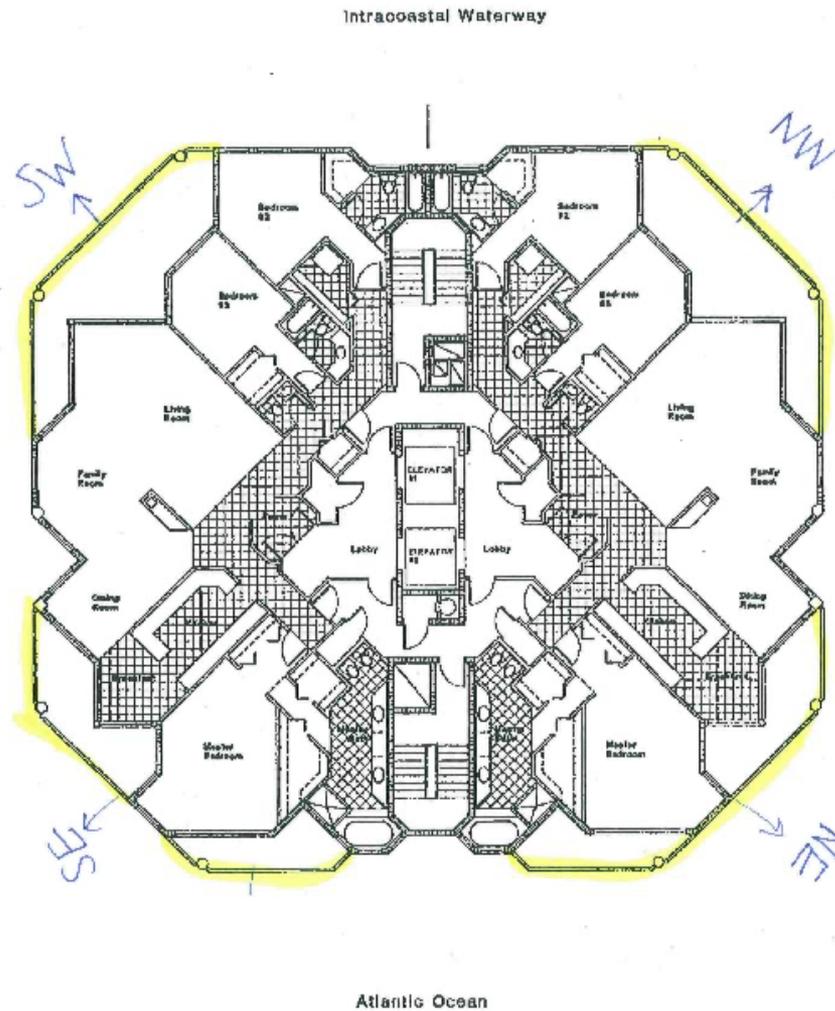
STAFF REPORT PAGE 2 (dated September 7, 1993)

### SHADOW

- Birch Point will cast a shadow on the adjacent property.
- While the shadow effect may be noticeable, primarily during the winter months when the sun is lower in the sky, **“we do not believe the shadow will have a significant impact, for two reasons. First, the structure on the existing property is oriented away from the south perimeter, to an interior courtyard which will not be adversely affected by the shadow. Second, the pool on the adjacent property is near the Intracoastal, and would be shadowed from the proposed structure only in the early morning during winter.”**



# VIEWS FROM BIRCH POINT



**Floor Plan**

Birch Point



**View from unit 6N – looking NW**



**Looking down to pool from unit 6N from NW balcony.**



**View from unit 6N balcony looking west, northwest**



**View from Unit of Birch Point looking north up ICW**





ARTISTS RENDERING-DESIGN #1



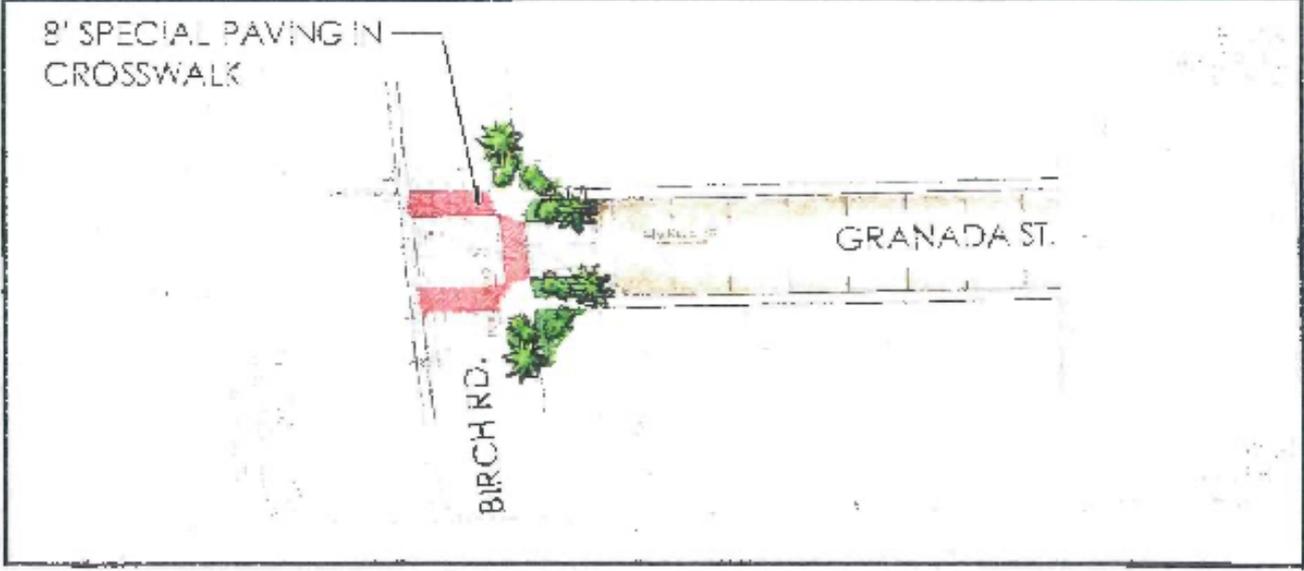
ARTISTS RENDERING-DESIGN #2



ARTISTS RENDERING-PROPOSED

# CBA Mantra

- **"Even if this building isn't in your neighborhood, if you don't support the other members of the CBA, then you won't have their support when something happens in your neighborhood".**



**TAB 9**

# George Fletcher

## Grand Birch Presentation

### Introduction

Over the past 44 years we have been creating great places on a global level that enhance the quality of life where people live and play. We have been pioneers in exceeding architectural expectations

#### Slide #1

As you know, the rules which govern this site are

- Comprehensive plan

- Revitalization plan

- Community redevelopment plan

- Intracoastal overlook plan

Grand Birch meets and exceeds these goals and objectives

Grand Birch is compatible with the overall plan of development

#### Slide #2

In order to understand how we achieved the goals, objectives and satisfied the city's requirements I wanted to take a brief moment and illustrate where our design phase began. As with any project, architectural design is an evolutionary process and is very subjective. When we first began exploring the possibilities for the site and considering the architectural styles and philosophy, the initial direction from our client was a more traditional/Mediterranean style building.

As depicted in the image on the upper left hand corner you can see a heavier, darker, boxier building with columns, raised bands and arches typical with the Mediterranean style. The ground level/base of the building is not very transparent at all and there is a lack of movement and excitement in the façade.

When we initially presented this concept to the CBA and the City staff, both groups recommended we revisit the style of architecture and consider changing directions. As you can see, we ultimately transitioned into a lighter more contemporary style building as shown in the image on the upper right hand corner and we began to achieve a very transparent building which became more compatible with the neighborhood.

After numerous meetings with the City staff, who by the way were remarkable and extremely helpful, our team successfully blended the various comments into what ultimately is being presented this evening. As you can see the lower center image is a vast difference from its inception.

### Slide #3

Let's begin with the site plan. This site plan illustrates the positioning of the building with 30' clear side setbacks. This provides for 60' from building to building on the south and 38' from building to building on the north. This is of paramount importance as it allows for the most effective view corridor from Birch Road to the Intracoastal. This

connectivity is crucial for the pedestrian experience and it engages the street scape with the water way.

In previous projects, setbacks were reduced at the ground level and were increased as the building grew in height, something that is commonly referred to as the wedding cake design. In fact, when we originally presented our concepts to the City we did have a wedding cake design which was a heavier, bulkier building especially at grade. Our original plans had an external ramp located at just 10' away from the property line.

As the city began to understand the restrictiveness of the view corridor's where it's most important (at grade) the philosophy began to evolve and now the increased setback at the pedestrian level is considered a better and more effective solution to achieve the desired view corridors.

We took on the challenge and our creative team was able to achieve an outstanding design by incorporating the ramp within the building footprint and we were able to achieve a significant building setback of 30'. This achieves a much slimmer building in appearance.

This significant setback allows for additional landscaping which softens the pedestrian experience and by keeping the landscape plant material along the perimeter of the site and the building perimeter it allows for an unobstructed view from the street to the Intracoastal. This concept embraces the pedestrian experience.

The internal ramp for access to the parking structure is completely hidden from view and it falls within the footprint of the building. The city has been trying to discourage external ramps since it does encroach into the setbacks.

Ingress and egress vehicular circulation is provided on site with a one-way circulation pattern with a double wide drop off area in the front of the building.

Contrary to what our team originally proposed, we were able to internalize trash disposal services and vertical circulation within the building footprint and completely screened from the street and pedestrian view.

We engaged the first floor by providing for an active pedestrian and social environment with outdoor seating areas which opens the view corridors even further.

These design solutions have never been accomplished before and that's what makes Grand Birch an exemplary example of what can be achieved and will definitely set a new standard for future developments. We feel this solution is evolutionary and sets a higher design standard to follow.

#### Slide #4

The architectural philosophy was inspired by marine influences with a contemporary flair incorporating modern curved balconies and geometric features along the façade. Without hard edges the building creates an illusion of movement with the shades and shadows due to the varying depths, widths and lengths of the balconies. The transparent white and

blue colors dramatically enhance and compliment the beach environment allowing the structure to blend naturally with the neighborhood. The creativeness of the architecture becomes timeless with very soft clean lines.

The street level is 70% transparent so the pedestrian movement along Birch Road will have direct views to the Intracoastal Waterway. Along the street scape the project includes outdoor seating areas to the southeast side and a decorative waterfall feature at the main front building entrance. This significantly embraces the pedestrians and achieving this transparency thru the building has never been accomplished before. This standard sets this project apart from any others.

We enhanced the street level fenestration with architectural details. The ground or street level windows and doors include special design and detailing, adding variety to the streetscape. Site furnishing for the seating areas on the street level have been designed as an integral component of the streetscape and designed accordingly to fit into the vernacular and style of the building.

Parking is completely internalized and screened from the exterior. Parking has been provided in accordance with the design regulations of the code. Structured parking is completely contained within the building envelope and screened from view from adjacent properties with architectural panels and tinted glass.

48 parking spaces are required and are provided. This is exceptional when you think that we could have expanded beyond the footprint of the building and brought the building much closer to the property lines which ultimately impacts the connectivity from street to water.

This dramatic difference is what makes this significantly different from any other building in the area. We believe this is a model for all future development.

#### Slide #5

This image demonstrates the difference between a reduced setback of only 10' and a setback having a clear 30' setback. As you can see, the existing building to the south has an external ramp which severely encroaches into the side yard setback inhibiting the open view to the intracoastal. The dramatic difference is what the city has been trying to achieve. We originally had an external ramp proposed only 10' away from the property line. However, the city requested we explore this further. As daunting and challenging as the task was, our team creatively was able to achieve the city's goals and this ultimately resulted in an award winning project.

With the increased setback at the ground level this achieves the most important separation and view corridors and it allows for pedestrians to feel connected with the waterway and allows additional light between buildings. We feel this is the responsible and correct way to design a building that embraces the surrounding neighborhood.

#### Slide #6

A close up perspective of the Birch Road experience illustrates the transparency of the ground level plan. You can also begin to see the movement of the façade with the curvilinear balconies of varying depths and lengths. The special attention to the design details and fenestrations is what makes this an architectural model for future development.

The main entrance is recessed further away from the street and projects into the building to provide additional setback relief along Birch Road and any access into the building is not restrictive to movement of vehicular or pedestrian traffic along Birch Road. There is ample room on site to accommodate any type of access.

Walkways are provided from the main entrance of the building to the sidewalk and from property line to property line.

#### Slide #7

As we move in closer to the main entrance you begin to realize the upscale resort lifestyle atmosphere Grand Birch is achieving. The heavy, lush landscaping is a great blend of indigenous mature plant material which will create a soft casual and elegant feeling to buffer the vehicular traffic. The exterior canopy is keeping with the theme and transparency of the structure and allows for any size vehicle to pass underneath. This image shows the double wide driveway to keep vehicles off Birch Road and allows for internal stacking of cars in the event there is an influx of activity in the building. The

exterior water wall adds excitement to the entry and front of the building and it also camouflages the only solid wall.

#### Slide #8

The resort lifestyle is enhanced with a spa like pool with cabanas and useable outdoor recreation spaces. The recessed design is meant to accommodate a covered lanai area along the Intracoastal Waterway and it breaks up the mass of the building on the ground level. This also enhances the experience from the Intracoastal Waterway and provides boaters with an exciting waterfront. Because we exceeded the setback requirements by not going the route of the wedding cake this sets a positive direction and allows the site features around the building to be enhanced with additional landscaping. Again you can see the connectivity and transparency from birch Road to the Intracoastal Waterway which is an outstanding model moving forward.

This aerial view looking at the southwest corner of the site illustrates the soft open landscape setback and the undulating exterior façade enclosing the parking structure. The clean architectural lines of the building are timeless and the architectural elements of the lower floors of the building create dynamic patterns and keeps the parking garage completely screened from neighboring residents.

#### Slide #9

With the light colors, continuous wrap around balconies the buildings architecture begins to have movement. It has a playfulness signature award winning style. The architecture is engaging and light and not cumbersome.

We took great steps to ensure the rooftop mechanical equipment was designed to be an integral part of the building and an enhanced architecture signature feature.

Our firm considers this an award winning building since we went above and beyond what the minimum requirements called for. It will have a positive and significant impact on future developments because we have been able to achieve what no other firm has been able to achieve such as maximum pedestrian level setbacks and transparency thru the building at the ground level.

Eliminating the wedding cake style setbacks is a remarkable improvement to the architectural quality of the project.

In closing I wanted to extend our appreciation and we applaud the City's staff since they have been very instrumental in the approval process. This project has been a true collaboration with the City. With their guidance and support we exceeded even our own expectations and are extremely proud as this project becomes a new benchmark for our firm. We thank you for your support and we look forward to your positive feedback and approval.

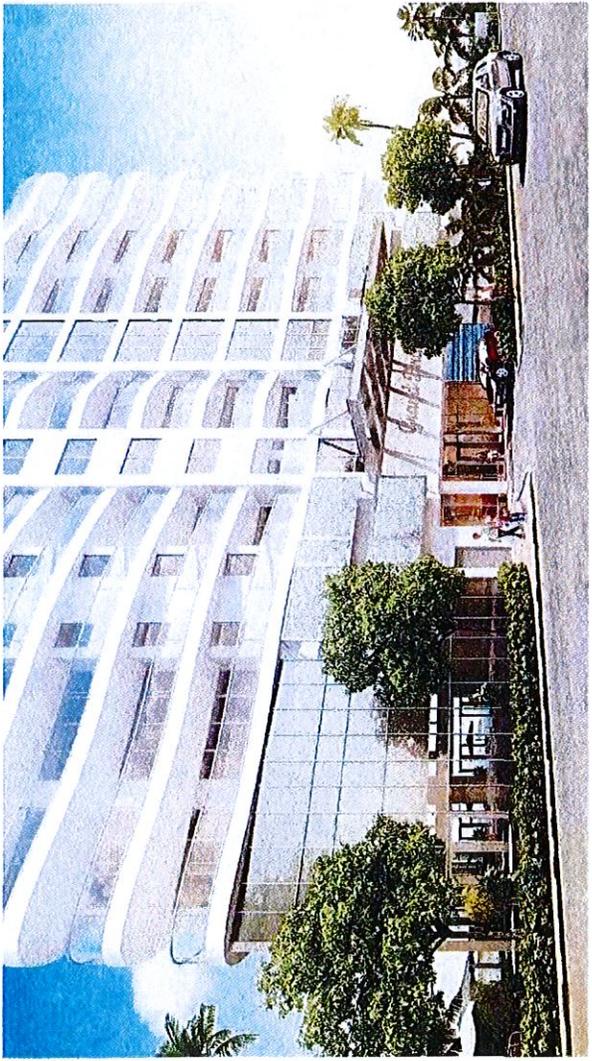


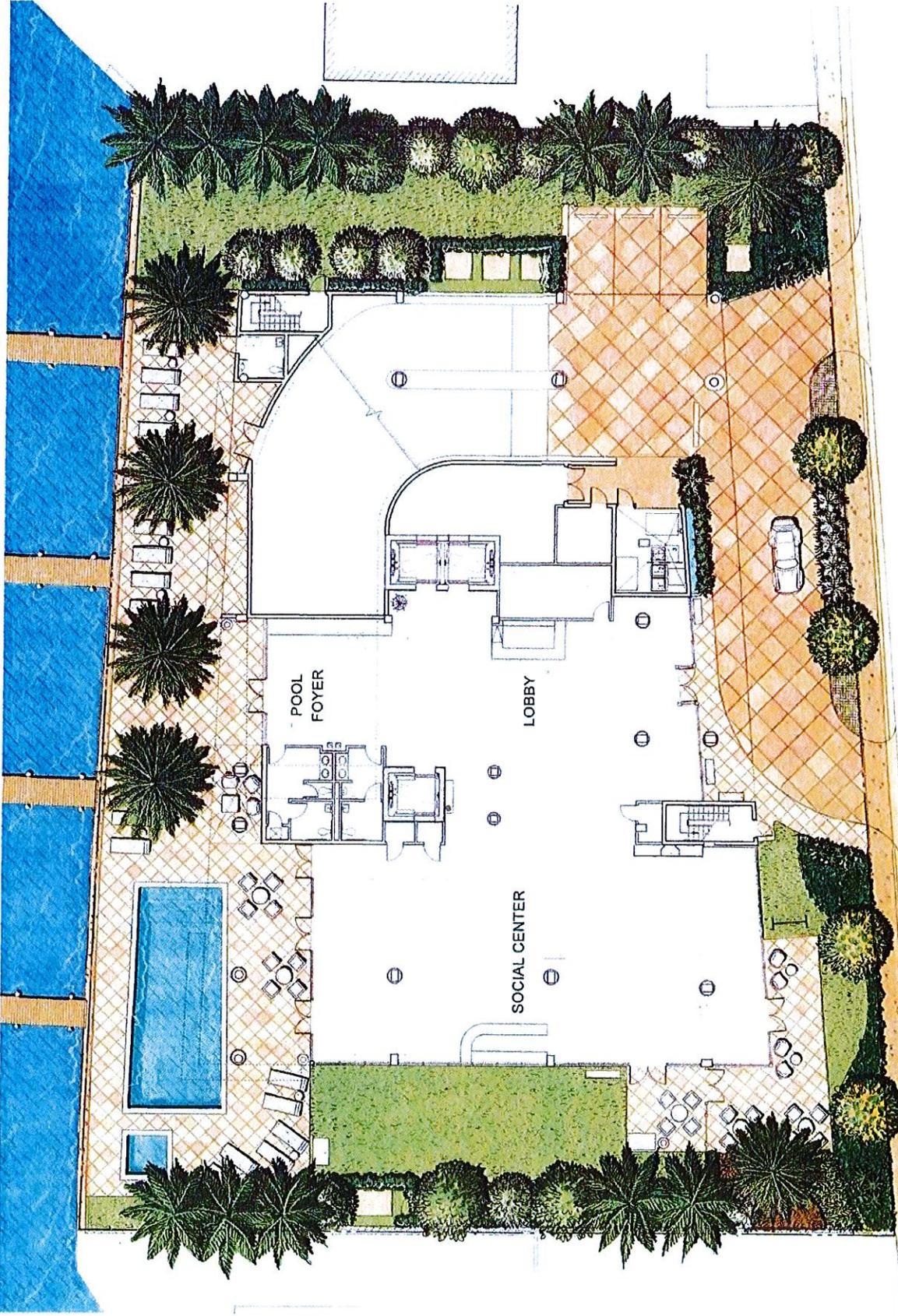
# Grand Birch

*Fort Lauderdale Beach*

## **Rules which Govern**

- City of Fort Lauderdale Comprehensive Plan
- Central Beach Revitalization Plan
- Central Beach Zoning Regulations





POOL FOYER

LOBBY

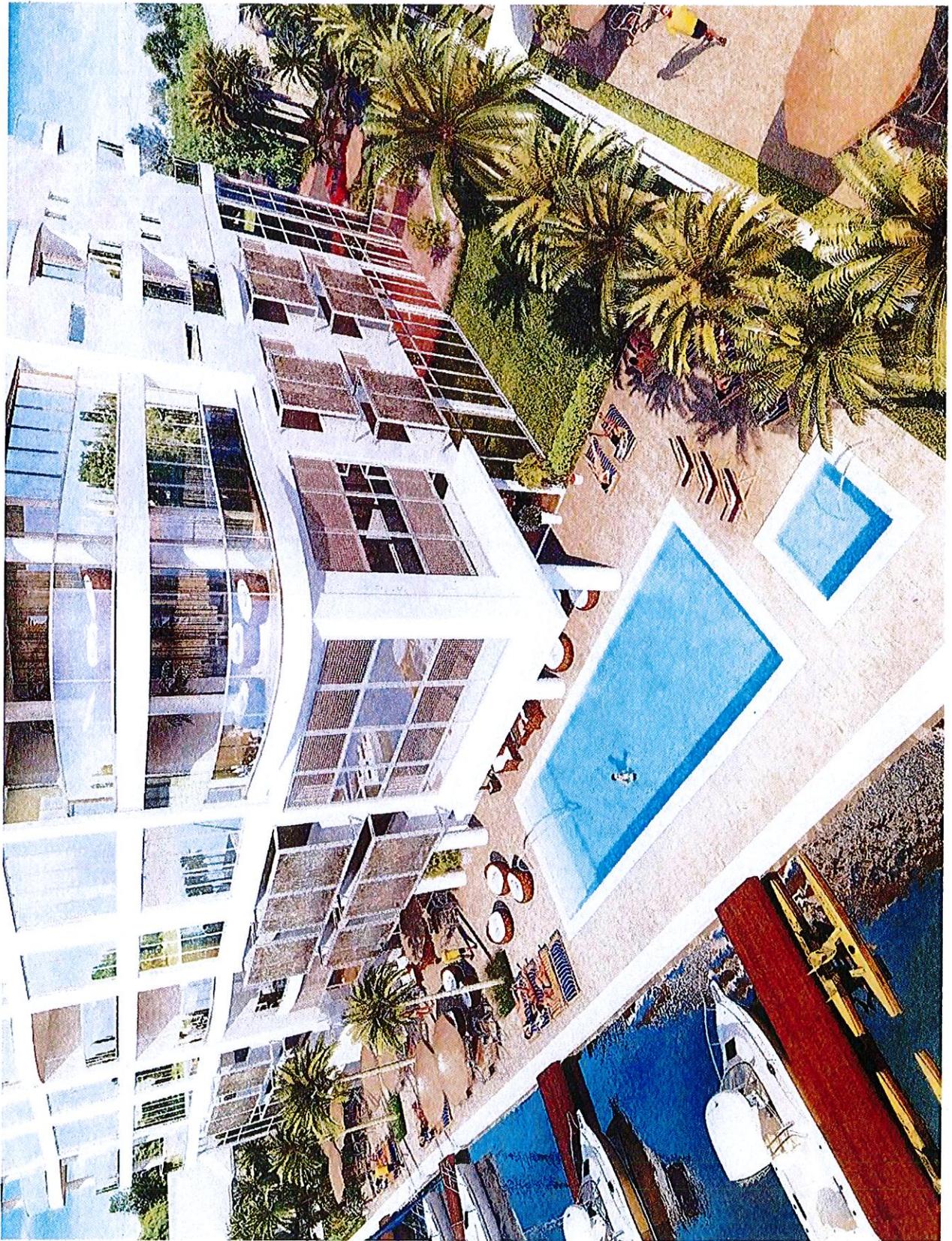
SOCIAL CENTER













**TAB 10**

**MEMORANDUM**

To: Heidi Davis Knapik  
Don Hall  
Gunster, Yoakley & Stewart, PA

From: Cecelia Ward, AICP, JC Consulting Inc

Date: March 21, 2013

RE: Grand Birch LLC/Grand Birch - Development of Significant Impact/Site Plan Level IV  
Case No. 53 R-12  
Central Beach - Intracoastal Overlook Area (IOA)

-----  
The following provides my professional planning and zoning review of the City of Fort Lauderdale Case No. 53-R-12 - Site Plan Level IV Approval/IOA - Grand Birch.

**SUMMARY OF FINDINGS AND CONCLUSIONS:**

***The proposed Grand Birch development is:***

- CONSISTENT WITH THE 1988/1989 CENTRAL BEACH AREA REVITALIZATION PLAN
- CONSISTENT WITH THE CITY OF FORT LAUDERDALE ADOPTED COMPREHENSIVE PLAN /FUTURE LAND USE ELEMENT
  - Central Beach Regional Activity Center Goals, Objectives and Policies
  - Central Beach Regional Activity Center Future Land Use Designation
- COMPLIES WITH ALL APPLICABLE CITY OF FORT LAUDERDALE UNIFIED LAND DEVELOPMENT REGULATIONS (ULDRS) CHAPTER 47
  - Sec. 47-12 Central Beach Districts
  - Sec. 47-12.5 IOA Zoning District
  - Sec. 47-12.6 Central Beach Development Design Criteria
  - Sec. 47-20 Parking and Loading
  - Sec. 47-21 Landscaping and Tree Preservation Requirements
  - Sec. 47-24 Development Permits and Procedures
  - Sec. 47-24.2 Site Plan Development Permits
  - Sec. 47-25.2 Adequacy Requirements
- COMPLIES WITH THE PROVISIONS OF SEC. 47-25.3 NEIGHBORHOOD COMPATIBILITY
- COMPLIES WITH THE PROVISIONS OF SEC. 47-25.3 COMMUNITY COMPATIBILITY CRITERIA
- ACCOMMODATES THE DESIGN GUIDELINES OF THE CENTRAL BEACH MASTER PLAN UPDATE (2009)

Attachment 1 provides the documentation supporting my professional findings and conclusions.

**ATTACHMENT 1**

**CECELIA WARD, AICP  
JC CONSULTING INC.  
GRAND BIRCH - CASE NO. 53 R 12**

**SUPPORT DOCUMENTATION  
FINDINGS AND CONCLUSIONS**

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## 1. PROJECT DESIGN

The building has been designed in a contemporary style that incorporates curved balconies, geometric features along the facade and glass treatment of the parking levels. Street level outdoor seating areas are proposed on the southeast side of the building, including a decorative waterfall feature adjacent to the main building entrance from Birch Road.

## 2. APPLICATION REQUEST (SETBACKS)

In accordance with Sec. 47-12.5.D.1.b. and c., IOA, Setbacks, the side and rear yard are one-half (1/2) the height of the building, unless otherwise approved as a development of significant impact. ULDR Sec. 47-12.5.D.1.d states: "If a development is approved as a development of significant impact, the side and rear yard requirements may be reduced as follows:

- i. Side yard: For structures greater than one hundred fifteen (115) feet in height: forty (40) feet; for structures greater than seventy-five (75) feet in height: thirty (30) feet; for structures greater than thirty-five (35) feet in height: twenty (20) feet; for structures up to thirty-five (35) feet in height: ten (10) feet.
  - ii. Rear yard: twenty (20) feet."
    - PROPOSED NORTH AND SOUTH SIDE YARDS: Building height between 75' and 115' - 30 feet, as permitted as a development of significant impact
    - PROPOSED WEST REAR YARD: 20 feet, as permitted as a development of significant impact
- SUPPORT FOR PROPOSED SIDE AND REAR YARDS:
- Provides 60 feet of building separation between residential portion of the building on the south side (Birch Point) and the proposed development.
  - Provides 38 feet of building separation between the residential building on the north side (Cormona Apts.) and the proposed development.
  - Structural design of parking on 2nd / 3rd floors restricts ability to provide setbacks greater than 30 ft.
  - Allows for design of building to create open views to Intracoastal Waterway at ground level to break up mass of building.
  - Architectural design of building complies with Central Beach Design Guidelines and Accommodates Master Plan Draft 2009 design guidelines.
  - Request is consistent with approvals for DSI granted for other developments in the IOA over the past 20 years, including the adjacent development to the south (Birch Point).

- ❖ Birch Point was approved as a Development of Significant Impact in 1993, which granted a side yard setback of 30 feet from the north property line for the residential tower portion of the building and 20 foot south side setback (without step-backs) to a height of 114 feet. The DSI permitted the parking ramp of that building to be setback 10 feet from the north property line.
- ❖ That DSI approval also granted a rear yard setback of 20 feet from the Intracoastal Waterway.
- ❖ At the time that development was approved, a 2 story multifamily residential building was located on the Grand Birch subject property.

### 3. SURROUNDING USES/ ZONING.

#### South:

The property to the south of the subject site is also zoned IOA. An 11 story multifamily building is located on the abutting site (Birch Point), which was approved as a Development of Significant Impact in 1993, which granted a side yard setback of 30 feet from the north property line for the residential tower portion of the building and 20 foot south side setback (without step-backs) to a height of 114 feet. That DSI approval also granted a rear yard setback of 20 feet from the Intracoastal Waterway and permitted the parking ramp of that building to be setback 10 feet from the north property line. At the time that development was approved a 2 story multifamily residential building was located on the Grand Birch subject property.

#### North:

A series of two story, older multifamily residential buildings are located on the adjacent site to the north (Cormona Apartments) and the nearest of these are set back 8 feet from the shared property line. That site was developed prior to the adoption of the Central Beach Revitalization Plan, Central Beach RAC and Central Beach zoning designations.

#### East:

A series of two and three story older multifamily "guest houses" are located in the ABA - A-1-A Beachfront Area zoning district, which also existed prior to the establishment of the Central Beach Revitalization Plan, Central Beach RAC and Central Beach zoning districts. In accordance with the intent of the Central Beach Revitalization Plan, that ABA zoned area is intended to encourage redevelopment of the area for destination resort hotels, allowing for buildings up to 200 feet in height, 20 foot setbacks from a public right of way and 10 foot side yard setbacks when not abutting a public right of way.

West: Intracoastal Waterway.

### 4. HISTORICAL BACKGROUND - IOA ZONING DISTRICT

The IOA zoning has been the zoning that applicable to the subject property for more than 30 years, with the adoption of the Central Beach Area zoning in 1988 (Ord. No. C-88-51).

The provisions regarding the ability to request side and rear yards, as proposed for the subject property, have also been in place for more than 30 years.

5. 2004 REDUCTIONS TO THE IOA ZONING DISTRICT HEIGHT AND DENSITY

In 2002, the City instituted a Zoning in Progress and then subsequently adopted amendments in 2004 (Ord. No. C-04-10), reducing the maximum height and densities permitted for residential development in the Central Beach area. Included in those amendments was a reduction in the maximum height and density permitted in the IOA zoning district:

- Height reduction from 150 feet to 120 feet
- Density reduction from 60 du/ac to 48 du/ac

These changes included extensive input and study by the City with input from neighborhood representatives, and were based on an analysis of existing development patterns and the recommendations of the Urban Land Institute as provided in the 2002 ULI study.

(Minutes City Conference Meeting July 25, 2002)

6. RESIDENTIAL DEVELOPMENT NECESSARY TO REALIZE THE VISION OF THE CENTRAL BEACH REVITALIZATION PLAN.

In 2002, the ULI performed a study of the Central Beach Area. In that report, the ULI concluded that residential development was an important part of the balance to achieve the resort community vision as originally established by the Central Beach Revitalization Plan.

*"Residential Development Potential. The panel concurs that achieving the vision of a resort community with a beach lifestyle requires a **blended balance of residential and hospitality development as well as appropriate levels of supporting amenities such as retail and restaurants. To that end, the panel offers qualified support for new housing in the Central Beach.**"*

(Page 19 - Residential Development Potential - ULI Central Beach Fort Lauderdale Florida, A Vision and A Strategy - Nov. 10-15, 2002.)

The City recently amended the Central Beach zoning districts to allow for residential development in areas of the Central Beach where residential development was previously prohibited.

7. CONSISTENT WITH THE CENTRAL BEACH REVITALIZATION PLAN (1988/1989).

The 1988/1989 Central Beach Revitalization Plan is the foundation and framework *for review and approval of all development located within the Central Beach Area.*

- *The overall goal of the Plan is "to begin a renewal of the Central Beach Area to make it a safer and more attractive area for tourists and residents alike."*

*(Central Beach Revitalization Plan 1988*

*Pg 1- II. Overview of the Central Beach Area A. Introduction)*

- *The overall purpose of the Plan is "to serve as a guide for future public and private development within the Central Beach Area".*

*(Central Beach Revitalization Plan 1988*

- The purpose of the Plan **"is to be used by City staff and boards which will be become involved in revitalization of the Central Beach Area to coordinate decisions of those entities and to ensure consistency in the revitalization effort"**.

*(Central Beach Revitalization Plan 1988  
Pg 5 A. Purpose of the Revitalization Plan)*

- The Central Beach Area zoning ordinance, created Section 47-72 of the City's Code of Ordinance (adopted 1997 ULDRs 47-12). The zoning ordinance incorporates the private sector design guidelines, and **"provides for a review process intended to ensure that individual developments within the Central Beach Area are compatible with this Plan"**.

*(Central Beach Revitalization Plan 1988. Pg 9 - 4. Central Beach Area Zoning Ordinance)*

□ **CONSISTENT WITH THE GOALS AND POLICIES OF THE CENTRAL BEACH REVITALIZATION PLAN.**

*Goal b. TO MAKE THE BEACH AN INTEGRAL PART OF THE CITY FOR USE BY LOCAL RESIDENTS.*

- To make the beach attractive to local residents.

*The proposed development provides for an attractive redevelopment of a vacant site for residential use.*

- To discourage additional residential development which conflicts with tourist uses.

*The proposed residential development does not conflict with tourist uses.*

*Goal c. TO IMPROVE CIRCULATION FOR AUTOS, BICYCLES AND PEDESTRIANS WITHIN AND THROUGHOUT THE CENTRAL BEACH AREA.*

- To make the pedestrian environment complement the positive experience of visiting the beach.

*Pedestrian enhancements are provided at the ground level of the proposed development site including: enhanced landscape open space areas, sitting areas, a waterfall feature, and glass treatment at the ground level to preserve views to the Intracoastal Waterway.*

*Goal d. TO CREATE AND ENHANCE A POSITIVE VISUAL AND PHYSICAL IMAGE OF THE BEACH THROUGH DESIGN GUIDELINES.*

- To establish a uniform design character for the Central Beach Area.

*The proposed development complies with the design character as established for the Central Beach Area; and,*

*Enhances the character of the Central Beach by accommodating the design criteria provided for in the Updated Central Beach Master Plan Draft (2009).*

- To increase the amount of landscaping and street amenities within the Central Beach Area.

*The proposed development provides for enhanced landscaping at the ground floor area, including pedestrian amenities with sitting areas, a waterfall feature and pedestrian connections to Birch Road.*

- To enhance views of oceanfront and Intracoastal Waterway.

*The proposed development preserves views to the Intracoastal Waterway by providing clear glass treatment on the ground floor of the building.*

*(Central Beach Revitalization Plan 1988 - Pgs. 6 and 7 - 1.)Goals)*

- CONSISTENT WITH THE IOA ZONING DISTRICT AS ESTABLISHED BY THE CENTRAL BEACH REVITALIZATION PLAN.

The IOA is designed to *"allow slightly more intense uses than permitted in the North Beach Residential Area (NBRA)."*

*(Central Beach Revitalization Plan 1988 Page 4 - Part II.) B. Description of Districts)*

- 8. CONSISTENT WITH THE ADOPTED CITY OF FORT LAUDERDALE COMPREHENSIVE PLAN.

- CONSISTENT WITH DESIGNATION OF REGIONAL ACTIVITY CENTER.

- The City of Fort Lauderdale Comprehensive Plan has designated the entire 425 acre Central Beach from Sunrise Boulevard to Holiday Drive as a Regional Activity Center (RAC). According to the Plan, the definition of a Regional Activity Center is:

*"Regional Activity Center (RAC) - A compact, high intensity, high density multi-use area designated as appropriate for intensive growth ..."*

City of Fort Lauderdale Comprehensive Plan (Ordinance C-08-18)  
Volume I -- Administration and Implementation Element Page 1-27

- CONSISTENT WITH THE CITY'S LONG RANGE REDEVELOPMENT PLANNING OF THE CENTRAL BEACH AREA.

"Long Range Redevelopment Planning: Central Beach RAC and Associated Studies

The Central Beach RAC was created in order to encourage private sector redevelopment/revitalization efforts in a 425 acre area, primarily commercial in character. In the late 1980's, blight and crime contributed to a decline in the Central Beach Area's character and image, physical appearance and overall attractiveness to tourists.

Public and private sector redevelopment is ongoing, including infrastructure improvements, residential and commercial uses.

Several planning studies including the Central Beach Revitalization Plan, CRA Community Redevelopment Plan and Urban Land Institute study were completed in the late 1980's and early 1990's to create a framework for redevelopment and public improvements..."

City of Fort Lauderdale Comprehensive Plan (Ordinance C-08-18)  
Volume II – Future Land Use Element Page 1-28

□ **CONSISTENT WITH THE CENTRAL BEACH REGIONAL ACTIVITY CENTER (CENTRAL RAC) - FUTURE LAND USE DESIGNATION:**

- Permits up to 5,500 dwelling units in Central Beach RAC
- Request is for 22 dwelling units
- If approved - remaining balance 4,523 units available (including pending projects)
- Meets limits set by the Fort Lauderdale Beach Action Plan - restricts development to no more than 3,200 peak hour trips.
- Only 17 peak hour trips will be generated by proposed development - 727 remaining trips.

***"Central Beach Regional Activity Center***

General Location: South of Sunrise Boulevard, north of Harbor Drive, between the Atlantic Ocean and the Intracoastal Waterway.

***Density and Intensity of Land Uses:***

Density and intensity of uses will be limited by traffic capacity based on specialized traffic studies and plans as agreed by the City and Broward County.

***List of Permitted Uses:***

Residential 5,500 Dwelling Units

Limited by peak hour trip cap described in Comment #2below

...

**Comments:**

1. In 1990, a land use designation change was made in the Central Beach Area, from residential and recreation and open space to Regional Activity Center (RAC), in order to encourage private sector redevelopment/revitalization efforts in a 262 acre area, primarily commercial in character. Blight and crime had contributed to a decline in the Central Beach Area's character and image, physical appearance and overall attractiveness to tourists. A redevelopment

plan was adopted to guide revitalization of the Central Beach and redevelopment is ongoing, including completed infrastructure improvements and new time-share and commercial uses. More details on this are discussed in the Coastal Element.

2. Development shall be consistent with the Fort Lauderdale Beach Action Plan, as approved by the Broward County Commission, which restricts development growth to the equivalent of no more than 3,220 peak hour traffic trips. Peak hour trip generation rates are based on the Institute of Transportation Engineers Trip Generation Manual, Fourth Edition."

...

(City of Fort Lauderdale Comprehensive Plan (Ordinance C-08-18) Volume I – Future Land Use Element Page 2-58 - 2-59)

□ **CONSISTENT WITH THE CENTRAL BEACH RAC ADOPTED GOALS, OBJECTIVES AND POLICIES OF THE FUTURE LAND USE ELEMENT:**

- OBJECTIVE 1.11
- POLICY 1.11.1
- POLICY 1.11.2
- POLICY 1.11.3
- OBJECTIVE 1.12 (SEE ALSO EVALUATION MEASURE)
- POLICY 1.12.1

**OBJECTIVE 1.11: CENTRAL BEACH REGIONAL ACTIVITY CENTER (CENTRAL BEACH-RAC) DESIGN GUIDELINES**

Utilize the Beach Design Guidelines to create and enhance a positive visual and physical image of the Central Beach-RAC.

**POLICY 1.11.1: Establish a design character in the Central Beach-RAC.**

**POLICY 1.11.2: Enhance landscaping, street and pedestrian amenities through the development review process within the Central Beach -RAC.**

**POLICY 1.11.3: Enhance views of the oceanfront and Intracoastal Waterway within the Central Beach-RAC.**

**OBJECTIVE 1.12: CENTRAL BEACH-RAC ZONING**

Monitor and evaluate development in the Central Beach-RAC zoning districts to ensure compliance with goals and objectives of the adopted Central Beach Revitalization Plan.

Evaluation Measure: Annual record of monitoring and evaluation of development within the Central Beach-RAC zoning district for compliance with the adopted Central Beach Revitalization Plan.

**POLICY 1.12.1: Central Beach-RAC zoning districts shall require land uses consistent with the adopted Central Beach Revitalization Plan**

City of Fort Lauderdale Comprehensive Plan (Ordinance C-08-18)  
Volume I – Future Land Use Element Page 2-11 - 2- 12

9. COMPLIANCE WITH ALL APPLICABLE UNIFIED LAND DEVELOPMENT REGULATIONS (ULDR)

□ SEC. 47-12 CENTRAL BEACH ZONING

□ The proposed development is consistent the Central Beach Development permitting and approval regulations (Sec. 47-12.6.A. and B.):

□ The proposed development is consistent with the development standards as provided Sec. 47-12.5.D. for the Intracoastal Overlook Area (IOA) District: Sec. 47-12.6.A.

- Residential Multifamily: Permitted Use Height: Maximum Permitted 120' - Proposed 115'
- Density: Maximum Permitted 48 du/ac - proposed 22 units
- Length and Width of Structures: Maximum 200' - proposed maximum 140' 10"
- Setbacks:
  - Front - 20 feet required - 20 feet proposed
  - Side - 57.5' (1/2 height of building) unless proposed as DSI - 30 feet for buildings between 75' and 115' in height - 30 feet proposed
  - Rear - 57.5' (1/2 height of building) unless proposed as DSI - 20 feet - 20 feet proposed.

□ Design Criteria (Sec. 47-12.6.B.):

- 1) The proposed development is compatible with the character of the overall plan of development contemplated by the revitalization plan.

***As previously discussed, the proposed development for multifamily residential use is consistent with the plan for redevelopment contemplated by the revitalization plan, as further expressed in the Central Beach Revitalization Plan, the Central Beach RAC FLUE, the IOA Zoning District, and the development pattern in the IOA established over the past 20 years, in accordance with the Central Beach area plan.***

- 2) The architectural design of the proposed development is compatible with the design guidelines provided in Section 47-25.3. (Neighborhood Compatibility and Community Compatibility)

- SEC. 47-20 - PARKING AND LOADING REQUIREMENTS
  - 48 parking spaces required - 48 spaces provided.
  - No loading zone is required for residential development in the IOA.
  - Front entrance drive aisle has also been designed in accordance with city regulations.
  - Parking and Loading Requirements - have been reviewed the Transportation Consultant, Molly Hughes - Hughes & Hughes Inc.
  
- SEC. 47-21 - LANDSCAPE AND TREE PRESERVATION
  - 6, 878 s. f. landscape area required
  - 6,895 sf provided
  - Landscape plans have been submitted in conjunction with the Site Plan application, and have been reviewed by the City's Landscape Plans Examiner, as part of the DRC review process.
  
- SEC. 47-24 DEVELOPMENT PERMITS AND PROCEDURES /  
SEC. 47-24.2 SITE PLAN DEVELOPMENT PERMITS
 

Application for a development of significant impact has been submitted as a Site Plan Level IV application - which requires:

  - Site Plan Application Review by the City's Development Review Committee
  - Site Plan Application Review and Recommendation by the City's Planning and Zoning Board
  - Site Plan Review and Approval by the City Commission
  
- SEC. 47-25.2 ADEQUACY REQUIREMENTS
  - The application contains narratives, which provides details regarding how the proposed development complies with Section 47-25.2. Adequacy Requirements.
  - These responses were reviewed by the City's Development Review Committee on July 24, 2012
  - Based on my review of application and DRC review of the information contained therein, the proposed development complies with all of the requirements provided under ULDR Sec. 47-25.2 Adequacy Requirements.

10. COMPLIANCE WITH SEC. 47-25.3 NEIGHBORHOOD COMPATIBILITY REQUIREMENTS

Sec. 47-25.3

Sec. 47-25.3.A.3.e.i.a. and b.

The application contains narratives regarding the projects compliance with Sect. 47-25.3. - Neighborhood compatibility requirements, as reviewed by the City's Development Review Committee on July 24, 2012, and as further provided for in the Staff PZ Report dated 9.19.12 .

The following summarizes the documentation submitted in the application, demonstrating compliance with the Neighborhood Compatibility Requirements of ULDR Sec. 47-25.3.

- **The proposed development specifically complies with Section Neighborhood Compatibility Section 47-25.3.A.3.e.i.a. and b., as follows:**
  - The proposed development is compatible with and preserves the character and integrity of adjacent neighborhoods, which includes the Central Beach area IOA and ABA zoned properties, compatible with the Central Beach Revitalization Plan.
  - A development pattern has evolved over the past 20 years compatible with the setback, height, mass and scale of the proposed development. (Refer to comparison charts previously discussed).
  - There are no adverse effects to adjacent neighborhoods created by the proposed development. *(Including but not limited to no adverse effects associated with traffic, noise, odors, shadow, scale, visual nuisances, or other similar adverse effects.)*
  - The proposed development provides for:
    - Structured parking that is completely contained within the building envelope, screened from view from adjacent properties;
    - Open views in the building envelope from Birch Road to the Intracoastal Waterway;
    - Ground floor landscaped areas, waterfalls, enhanced pedestrian seating and connections, including drop off areas.
  - Consideration has been given to the adopted "master plan" that is applicable to the subject property. This would include the Central Beach Revitalization Plan, the Central Beach RAC (FLUE), and although not yet adopted, the Central Beach Master Plan Update 2009.

- The proposed development is compatible the Central Beach Revitalization plan, as required by the plan, the Central Beach RAC, and the Central Beach zoning district regulations.
- The proposed development is compatible with the Central Beach Regional Activity Center Future Land Use plan provisions of the adopted City Comprehensive Plan.
- The proposed development accommodates the Central Beach Master Plan Draft 2009.
- A shadow study was submitted as required by the Site Plan application, illustrating no adverse impacts or adverse effects on adjacent neighborhoods created by the proposed development.

11. COMPLIANCE WITH SEC. 47-25.3  
 COMMUNITY COMPATIBILITY CRITERIA  
 Sec. 47-25.3.A.3.e.iv.- a) thru o).

The application contains narratives regarding the projects compliance with ULDR Section 47-25.3. Community Compatibility Criteria/.

The narrative responses contained within the application demonstrates compliance with the Community Compatibility Criteria, as required in this Section, and as summarized below:

...

**b. Bulk Controls**

- Density is consistent with development as required under the Central Beach Area
- Building Floor Area – Not required under the Central Beach Area in the IOA
- Maximum Height
  - Less than Maximum Permitted height – compatible with heights of buildings permitted in accordance with the Central Beach regulations.
- Yards
  - i. Proposed yards are consistent with the proposed use of adjacent development that approved in accordance with Central Beach Area zoning regulations (post 1988).
  - ii. Proposed yards are greater than the side yards provided for existing development in the IOA.
  - iii. Proposed rear yards are consistent with development pattern established along the ICW.

iv.

**c. Massing Guidelines**

- Height - Building height varies – provides for step back of penthouse floor.
- Vertical Plane Moderation - vertical and horizontal plane moderations provided in architectural design.
- Façade Treatment – sculpting of architectural surface provided with curved balconies, glass features.

**d. Street Level Guidelines**

- Active first floor providing for pedestrian environment – seating areas, open views, connections to sidewalk, enhanced landscaping and waterfall feature.
- Structured parking contained within building envelope - architecturally articulated.

**Fenestration**

- Street level windows and doors include special design and detailing, adding variety to the streetscape.

**Canopies**

Canopy provided at ground floor main entrance to building.

**Trash / Loading Facilities**

- Incorporated within building volume and screened so from street and pedestrian circulation areas.

**e. Other Guidelines**

**Energy Conservation**

Exterior glass surfaces are tinted to improve energy efficiency, light in color to encourage maximum reflection/ minimum transmission of heat.

**Building Separation**

Proposed building is sited to allow significant separation between structural masses:

- North -- proposed setback 30 ft – separation from buildings to the north is 38 ft
- South -- proposed setback is 30 ft
  - Separation from building to building parking structure – 40 ft
  - Separation from building to residential building – 60 ft

### **Rooftop Design**

Mechanical equipment is designed to be an integral part of the building, and adequately screened.

#### **f. Vehicular Circulation**

**Ingress and Egress** - a one-way ingress/egress has been provided with a drop off area in the front of the building.

#### **g. Pedestrian Circulation – open space areas**

An outdoor seating area is provided at the street level along the street at the southeast side of the building, with decorative waterfall feature next to main front building entrance.

Walkway is provided from the main entrance of the building to the sidewalk.

### **Parking**

There are 48 parking spaces proposed, which is consistent with the proposed use and as requirements of Section 47-20.

#### **h. Perimeter Treatments**

##### **Screening**

Trash disposal areas have been incorporated into the building envelop.

**Paving** - paving shall be provided in accordance with city paving and drainage standards.

**Landscape** - 6,895 sf of landscape area is provided, which is in excess of the required 25%, and has been designed consistent with the requirements of Sec. 47-12 and Sec. 47-21 Landscape Code.

#### **i. Site Furnishings**

**Site furnishings** providing for seating areas on the street level, have been designed as an integral component of the streetscape and designed accordingly.

**j. Signage** when permitted, shall comply with all applicable City regulations of Sec. 47-12 and 47-22 Sign Code.

**k. Lighting** - has been designed to be compatible with the proposed use, adjacent development and as required by the code.

**l. Utilities** - will be underground at the point they enter the development site.

#### **m. Site Plan Objectives**

**n. Usable outdoor spaces** - provides outdoor recreation spaces, designed to accommodate a pool, lanai area along the Intracoastal Waterway.

o. **Defensible Space** - security for the residents and guests is incorporated into a secure parking garage entry/exit and elevators, protected lobby entrance. Lighting and landscaping has been designed consistent with the City's DRC for compliance.

12. ACCOMMODATES THE FORT LAUDERDALE DRAFT CENTRAL BEACH MASTER PLAN UPDATE (DRAFT 2009).

- The Draft Central Beach Master Plan Update and its guidelines divide the Central Beach Area into five planning character areas.
- The subject property is located in the Mid Beach district area, which is designated for resort hotel and residential uses.
- The Mid Beach area is envisioned to provide a transition from the dense central beach entertainment area to the north beach neighborhood.
- This transition area is predominantly residential, encouraging view corridors to be provided to the Intracoastal Waterway from Birch Road.
- As noted on Page 2 of the staff report, (PZ Memorandum dated 9.19.12) the design guidelines of Central Beach Master Plan Draft 2009 have been accommodated in this application. The proposed development is compatible with this plan in that it:
  - Minimizes Vehicular Use Areas by providing an internal drop off areas which widens the pedestrian space at the entrance to the building.
  - The contemporary design incorporates modern curved balconies and geometric features along the facade.
  - Structured parking is providing entirely within the buildings, screened with tinted glass panels, and not visible from adjacent properties.
  - The street level includes outdoor seating areas to the southeast side and a decorative waterfall feature in the main front building entrance.
  - Architectural design of the building breaks up the mass on the east and west facades, providing open views at the ground level to the Intracoastal Waterway, stepping back of the building at the north and south side from 30 to 35 feet at the 11th floor.

City of Fort Lauderdale PZ Staff Report - 53 R 12 - dated 9.19.12 - pg 2  
Central Beach Master Plan Draft 2009  
Grand Birch Site Plan Level IV Application 53-R-12

Cecelia Ward - Grand Birch Presentation Bullets:

CV INTRO

I am here this evening representing the applicant as their planning and zoning expert.

- I am the President of JC Consulting Inc, a Planning and Zoning Consulting Firm which I established in Florida in 2008 - located in Boca Raton, FL.
- I am a Certified Planning Professional and a Member of the American Institute of Certified Planners for more than 20 years
- I have 30 Years of Planning, Zoning Experience - with experience in both the private and public sectors.
- In addition to my tenure with the City of Fort Lauderdale as the director of the City's Planning and Zoning and Building Department
- I have also worked for other government entities - including but not limited to the City of New York, the Town of North Hempstead in Long Island NY, the City of Lauderdale-by-the-Sea and the Community Redevelopment Agency of the City of Pompano Beach - reviewing, revising, preparing, and implementing vision plans, master plans, strategic plans, future land use plans and land development and zoning regulations.

INTRO OF RECORD

The record has been submitted by Ms. Davis, which includes.

- **My technical report which cites the specific land development and land use plan regulations that are applicable to this site plan applicable.**
- **This technical information serves as the basis for my professional findings and conclusions,**
- **which in summary is as follows:**

**That the proposed Grand Birch development is:**

- CONSISTENT WITH THE CITY OF FORT LAUDERDALE ADOPTED 1988 CENTRAL BEACH REVITALIZATION PLAN**

- CONSISTENT WITH THE CITY OF FORT LAUDERDALE ADOPTED COMPREHENSIVE PLAN - RECENTLY UPDATED IN 2008
- COMPLIES WITH ALL APPLICABLE CITY OF FORT LAUDERDALE UNIFIED LAND DEVELOPMENT REGULATIONS (ULDRS) CHAPTER 47
- SPECIFICALLY COMPLIES WITH THE PROVISIONS OF SEC. 47-25.3 NEIGHBORHOOD COMPATIBILITY
- SPECIFICALLY COMPLIES WITH THE PROVISIONS OF SEC. 47-25.3 COMMUNITY COMPATIBILITY CRITERIA - AND
- ACCOMMODATES THE DESIGN GUIDELINES ENCOURAGED BY THE CITY AS PROVIDED IN THE 2009 CENTRAL BEACH MASTER PLAN UPDATE

**In that my technical has been submitted by Ms. Davis into the record, and in that Mr. Fletcher has gone into great detail in describing all of the design elements of the proposed Grand Birch development, I will focus my presentation this evening on the following main points:**

1) The proposed Grand Birch development:

- is supported by and fulfills the 25 year vision for renewal, revitalization and redevelopment that has been established by the City for the Central Beach Area.

As Ms. Davis noted in her introduction, the staff report makes it very clear THAT THE KEY STANDARDS FOR review of development in the Central Beach is to determine:

- Whether the proposed development is COMPATIBLE with the CHARACTER OF THE PLAN FOR DEVELOPMENT CONTEMPLATED BY THE CENTRAL BEACH REVITALIZATION PLAN and
- Whether the proposed development IMPLEMENTS THE REVITALIZATION PLAN FOR REDEVELOPMENT OF THE CENTRAL BEACH

AND

- Whether the proposed development FOSTERS REDEVELOPMENT in the Central Beach as CONTEMPLATED BY THE REVITALIZATION PLAN.

**The character of the Plan for redevelopment contemplated by the Central Beach Revitalization Plan- is as follows:**

*Revitalization Plan*

- it is a plan that has been established for the Central Beach for more than 25 years
- it is not some newly created plan, and
- *it is the plan* that is applicable to the Central Beach today.
- the goals of which are to:
  - make the area safer and more attractive place for tourists and residents
  - provide a balance of uses - including high rise multifamily residential development, retail, restaurants and resort hotels ; and,
  - to create a positive pedestrian environment.
- specifically in the IOA - the CB revitalization plan (pg 4 - subsection 5) states that the IOA is designed to allow more intense uses than in the NBRA (which permits MF Residential Uses)-- and

- That "HOTELS" and RESTAURANTS *may be permitted* provided their DESIGN and USE is COMPATIBLE with *adjacent property and does not impact residents across ICW.*
- We are NOT proposing a hotel or a restaurant use - This application is for a MF Residential Use - in accordance with the plan for redevelopment contemplated and established by the CB revitalization Plan for the IOA area.
- This plan was not created in a vacuum by "planners" or left on a shelf - never to be revisited over the past 25 years.
- The city / community working together have revisited the plan for redevelopment established by the Central Beach Revitalization Plan on several occasions -with each effort resulting in the continued support for the vision for redevelopment and revitalization of the Central Beach. (I know this for a fact because I lead many of these visioning sessions, workshops, public hearings during my tenure with the City.)

***City Comprehensive Plan:***

- Additionally, **the character of the plan for redevelopment that has been established by the CB revitalization plan - has ALSO been RATIFIED by the City through the adoption the City's Comprehensive Plan -** which establishes the regulatory basis for the land development regulations that apply to the Central Beach, including the IOA zoning district.
- In order to implement the plan, the City adopted the CB RAC as the future land use designation for the Central Beach area - this is one of three of the existing regional activity center areas of the City (NW - Downtown- areas being the other 2 RACs)
- The CB RAC is unique to the Central Beach, calling for a mixture of high intensity, high density residential, hotel resorts, restaurants and retail uses.
- The City's Comprehensive Plan further requires that development in the Central Beach be consistent with the CB revitalization plan.
- Between 1990 and 2008, the City's Comprehensive Plan has also consistently been reviewed and updated in accordance with Florida planning laws.
- With each Comprehensive Plan update, the plan for redevelopment of the Central Beach as a regional activity center - has been REAFFIRMED by the Community and the CITY.

2) The proposed Grand Birch development:

- has been designed **completely in compliance** with all of the current rules and regulations that apply to the Central Beach area, specifically with the height and density regulations that apply to development within the IOA zoning district.
  - With respect to Height and Density - in 2002 - 2003 the city and the community - both residents and businesses alike, including representatives from the Central Beach neighborhood, participated in a very extensive review of the maximum heights and densities permitted for development within the Central Beach.
  - As I was with the city at the time, I can attest to the fact that this was a very collaborative - public effort - and that there was a significant amount of community input in that process.
  - City also performed an extensive review of the pattern of development within the Central Beach - including development within the IOA district - so as to determine what the appropriate maximum height and densities would be in each of the Central Beach zoning district.
  - As a result, amendments were adopted by the City, reducing the maximum heights and densities permitted in the Central Beach.
  - In the IOA -- from 150 ft to 120 ft height and maximum density from 60 du/ac to 48 du/ac.
  - Grand Birch complies with the reduced heights and densities that were adopted by the City and that are applicable today -
  - Max. permitted height is up to 120 feet - proposed is height is 115 feet, which is less than the maximum permitted height.
  - Max. permitted density is 60 du/ac - proposed is 30 du/ac (22 dwelling units), which is less than the maximum permitted by code.

**The Grand Birch development is also in compliance with other provisions of the City's ULDRs, as affirmed by the City staff in the staff report, including but not limited to the following:**

- Residential MF - is a permitted use in the IOA
- Parking - 48 spaces required - 48 spaces provided - no parking reduction is being requested, no "buy-in" to the Master Parking Plan is being requested.
- Parking has been designed in compliance with the City's parking design standards.
- No loading zoning is required by the code.
- No FAR maximum applies to the IOA.
- The pool located in the rear of the subject property is in compliance with the provisions of the provisions of the code.
- Project designed to be less than permitted max. length and width - where 200 feet is allowed - max. width is 140' 10", which is less than what is permitted by code.
- Project complies with the city's landscape code requirements.

**3) The proposed Grand Birch development:**

- **complies with the standards and criteria established by the City, allowing for approval by the City Commission of a DSI, in accordance with the provisions and processes provided Central Beach zoning regulations, and specifically provided for in the IOA zoning district.**

**Basis for DSI request - architecturally significant design**

Mr. Fletcher has done a thorough job in describing how the proposed development complies with the specific design guidelines that are applicable to development within the Central Beach

***To briefly summarize - the Grand Birch development provides:***

- significant pedestrian enhancements
- clear 30 foot side yard corridors at the ground level providing direct views to the ICW
- a separation between buildings of 60 feet to the south and 38 feet to the north

- and - significant transparency at the ground level - allowing for additional views to the ICW through the building.

These are only some of the significant alternative design features that warrant the request for the development of significant impact -

and in my professional opinion, is exactly the reason why the code provided for *this DSI process*.

as opposed to what could potentially otherwise be permitted as a "site plan level III - or only requiring Planning and Zoning Board approval) - which is basically the wedding cake style building.

**Grand Birch is architecturally significant in that it is not designed in the WEDDING CAKE style that is allowed as a Site Plan Level III.**

- *The wedding cake design* is the predominant architectural design that has been approved for developments in the IOA (*some examples include La Cascade and La Rive*).
- The wedding cake design allows much lesser setbacks to meet the 1/2 the height side yard setback.
- For example, where 10 feet in height of the building is designed as little as a 5 foot side/ rear yard setback would be required.

**Grand Birch is architecturally significant in that it is not designed with parking ramps or other structures encroaching in the proposed 30 side setbacks.**

- Grand Birch provides completely clear south and north side yard setback of 30 feet - unlike other projects that have been approved as DSI in the IOA.
- For example Birch Point was approved as a DSI with a parking ramp in the north side yard - only providing for a 10 foot side yard setback - completely - blocking views to the ICW from the pedestrian ground level.

**Grand Birch proposes architecturally significant design elements that are encouraged for future development in the Central Beach - by both the city planning staff and by the Updated 2009 Central Beach Master Plan Update.**

- Wedding cake design - parking ramps in side yard setbacks, are CURRENTLY discouraged by the city planning department as area also discouraged in the 2009 CB Master Plan Update *and rightfully so ...*

- Staff has requested a better design,
  - with significant pedestrian enhancements at the ground level
- unlike past designs that are boxier and heavier in scale, they have requested
  - transparency through the building,
  - with light and air features in the design of the building that break up the mass and scale of the building
  -
- they want clear views to the ICW --
  - with no structures obstructing the pedestrian views through the side yards.

**All of which have been provided in the proposed alternative design provided by the Grand Birch development.**

**4) The proposed Grand Birch development:**

**complies with the Neighborhood and Community Compatibility standards as provided in Section 47-25.3 - and as such warrants a finding of compatibility.**

**No Adverse Effects on adjacent neighborhoods**

- The proposed development is compatible with and preserves the character and integrity of adjacent neighborhoods.
- *What is the adjacent neighborhood* - The Central Beach area is the adjacent neighborhood -
- It is the area specifically described as in both the City's CB revitalization plan and CB RAC as the Central Beach neighborhood .

***Pattern of Development - Abutting Zoning / Properties***

- The area to the north and south of the subject property having an IOA zoning designation and the area to the east having an ABA zoning designation.
- Development has been approved over the past 25 years in accordance with the character and integrity of the Central Beach neighborhood, including the IOA - resulting in a pattern of development that has allowed MF, high rise residential development - abutting one and 2 story buildings, with heights between 100 and 166 feet.

- The IOA zoning was planned by the City with consideration of the fact that development in the IOA would be abutting the ABA zoning district just to the east of the subject property.
  - The ABA permits and encourages some of the most intensive resort hotel development allowed anywhere in the City, with buildings with large footprints, and up to 200 feet in height.

**Birch Point to the South-(was abutting a 2 story building when approved)**

To the south of the subject property is the Birch Point condominium, which is a MF high rise condominium - 115 feet in height, approved as a DSI - which when approved, was abutting a 2 story building that existed on the subject property.

In fact most of the MF high rise buildings approved in the IOA over the past 25 years are abutting 1 and 2 story buildings.

**Cormona to the North -**

**IOA allows redevelopment of this property up to 120 feet - up to 48 du/ac on in accordance with plan for redevelopment established by the CB revitalization plan, the City's Comprehensive Plan and IOA zoning**

**NO Adverse Effects on Adjacent Neighborhoods**

All of the required studies and analysis have been submitted to the City regarding the review of potential adverse effects on adjacent neighborhoods, the results of which are as follows:

- Traffic - A traffic study prepared by Ms. Molly Hughes - illustrates that only 17 peak hour trips - will be generated by the proposed development (leaves 727 remaining trips available for other development in the Central Beach)
- Shadow - study has been prepared by Adache and submitted to city - with no adverse effects identified by the city.
- Parking has been internalized into the building, including the parking ramps, and has been designed so that the parking is screened from view.
- Trash disposal has been internalized to mitigate any potential noise, odors generated from trash disposal.
- Mechanical equipment has also been screened from view.

- 
- **In conclusion - It is my expert opinion that:**
    - **My findings and conclusions are consistent with the City staff's findings as contained in the staff report.**
    - **My findings and conclusions are consistent with the City's Planning and Zoning Board's recommendation to the City Commission by a vote of 7-2 of approval of the development as proposed.**
    - **In closing, I respectfully request that the City Commission support the City Staff and the City's Planning and Zoning Board by approving this development application.**

**Thank you**

**TAB 11**

**MOLLY J. HUGHES, AICP, PTP, AVS**

**President**

**Hughes Hughes Inc., Transportation Engineers & Planners**



**HUGHES HUGHES INC.**

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## **PROFESSIONAL EXPERIENCE**

Ms. Hughes has 29 years' transportation consulting experience. She is owner and principal of Hughes Hughes Inc., a traffic and transportation consulting firm she established in 1996. Over this period, she has managed and directly supervised over 30 professional transportation planners and traffic engineers. She has assisted private and municipal clients in a variety of transportation-related land use matters including traffic concurrency and parking studies for site plan approvals, rezonings, Land Use Plan amendments, Developments of Regional Impact, a Florida Quality Development, and Department of Community Affairs Binding Letters. She had prepared the Transportation Element for local Comprehensive Plans and corridor analyses for the Florida Department of Transportation. She has assisted private and public clients with right-of-way acquisition, condemnation, and vacations, and with driveway permitting.

She is certified by the American Institute of Certified Planners, and by the Institute of Transportation Engineers' Transportation Professional Certification Board as a Professional Transportation Planner. She is also certified by SAVE International as an Associate Value Specialist, and has participated in a number of value engineering workshops. Her collaboration with other agency personnel in 2000 won her an Exemplary Partners Award from the American Association of State Highway and Transportation Officials for her contributions to savings of over \$23M on the SR 7 Roadway Widening Project in southern Broward County.

Ms. Hughes has participated in the development and implementation of various land development regulations including a wide-ranging set of recommended revisions to the parking regulations for Martin County, Florida; parking and traffic study guidelines for the City of Wilton Manors, Florida; parking, driveway and residential street treatments for the City of Hallandale Beach, Florida, as a part of its Design Guidelines Manual; and as an outside municipal transportation review consultant to the cities of Fort Lauderdale, Dania Beach, Town of Jupiter, Southwest Ranches and Hallandale Beach. She has also served as an expert witness in court proceedings where municipal zoning regulations were challenged and upheld.

Ms. Hughes was the originator of the first transit-oriented traffic mitigation program approved by the Broward County Commission. The County was so enthused by this demonstration of the potential to redirect developer-sponsored traffic mitigation from roadway improvements to transit improvements, that it rewrote its land development regulations and amended its Comprehensive Plan to require future development projects to mitigate new traffic impacts by improving transit service. The result is the State's first Transit-Oriented Development transportation concurrency program.

Long involved in transportation-related policy issues, Ms. Hughes also assisted Florida Legislators in drafting ELMS III concurrency management legislation that significantly enhanced concurrency management in the State of Florida.

In addition to operating her firm, Ms. Hughes is or has served as the retained traffic consultant for a number of municipal governments in South Florida and on the faculty of the Department of Urban and Regional Planning at Florida Atlantic University.

Ms. Hughes has spoken at various local and statewide forums and conferences including a Florida Redevelopment Association Conference, a Florida (FAPA) Planning Conference, a South Florida Regional Planning Council Development of Regional Impact Conference, and a Leadership Broward Urban and Environmental Systems Day.

Ms. Hughes has managed or participated in projects under the jurisdictions of the South Florida, Southwest and Treasure Coast Regional Planning Councils, and she maintains extensive contacts with officials and staff of Brevard, Broward, Collier, Dade, Lee, Martin, Monroe, Palm Beach and St. Lucie Counties. She is known locally and in Tallahassee as a "strategic thinker," devising partnerships between sometimes competing parties to accomplish disparate goals through transportation projects. She has won the respect and appreciation of South Florida City and County Commissioners for her public involvement skills which incorporate education, understanding, consideration and compromise.

Previous professional experience includes transportation planning and traffic engineering consulting in South Florida with Calvin, Giordano & Associates, McMahon Associates and David Plummer and Associates, as well as planning consulting with the Center for Urban Affairs in Birmingham, Alabama.

## **PROFESSIONAL CERTIFICATIONS**

Certified Planner, American Institute of Certified Planners (AICP), Certification Number 019226  
Professional Transportation Planner (PTP), Institute of Transportation Engineers' Transportation  
Professional Certification Board, Certificate Number 13  
Associate Value Specialist (AVS), SAVE International, Certification Number 20041039

## **EXPERT WITNESS EXPERIENCE**

Expert witness testimony in trial, depositions, and before administrative agencies and local governments. Examples include:

Larry Liner, etc. vs. Workers Temporary Staffing, Inc. - Case No.s CACE 04-09205 (4)  
(2005)

Restigouche, Inc. vs. Town of Jupiter - Case No. 94-4049 (1990-1991)  
Martin County vs. Section 28 Partnership, Ltd. - Case No. 92-569 CA (1996)

## **AWARDS**

Exemplary Partners Award, American Association of State Highway and Transportation Officials,  
2000, for SR 7 Value Engineering  
President's Award, Builder's Association of South Florida, 1992

## **PROFESSIONAL TRAINING**

AASHTO Value Engineering Conference (Award Winner)  
Florida Redevelopment Association/Florida Main Street Annual Conference (Speaker)  
Linking Land Use and Transportation, Lincoln Institute of Land Policy  
International Conference on Traffic Congestion, Institute of Transportation Engineers  
Seminar on Florida Standard Urban Transportation Model Structure (FSUTMS), FDOT  
HCS Plus Training

## **EDUCATION**

Master of Arts in Urban Affairs/Planning, University of Alabama, 1983  
Bachelors of Science in Recreation Administration, University of Alabama, 1975

## **PROFESSIONAL AND CIVIC ASSOCIATIONS**

Institute of Transportation Engineers - Member  
American Planning Association - Member  
SAVE International - Member  
Urban Land Institute - Past Member  
Florida Redevelopment Association - Past Member  
Moving Broward - Member  
EV (Electric Vehicle) Ready Broward - past Board Member; past Co-Chair, Charging Infrastructure  
Committee  
Builders Association of South Florida - past Board Member; past Chair, Builder Industry Political  
Action Committee; past Chair, Traffic Committee  
Broward Educational Planning Initiative - Legal/Legislative Committee

**TAB 12**



## HUGHES HUGHES INC.

October 31, 2012

Joe Samaha  
Managing Member  
Cynergie Group LLC  
12555 Orange Drive, Suite 251  
Davie, FL 33330

**RE: Grand Birch Condominium Project (DRC 53-R-12)**  
HHI Project No. 12010.1

Dear Joe:

I have analyzed the three parking and loading related issues you requested that I investigate, and I have addressed each below. In addition, I reviewed and summarized existing and future area parking conditions.

**Issue #1: Grand Birch Condo owners or "visitors" (visitors defined here as guests, employees, service providers, and deliveries) might choose to park in off-site parking spaces due to the narrowness of some of the proposed on-site parking spaces.**

First, the City does not envision the need to require oversized parking spaces. As indicated in Section 47-20.11 Geometric Standards of the City's Code, all parking spaces including perpendicular parking spaces are to be 8 feet and 8 inches in width. The applicant's current plan provides 20 parking spaces (or 43% of its non-disabled parking) that exceed this width and 26 parking spaces that conform to this dimension. It's worth noting that among those 26 parking spaces that meet but don't exceed Code width, 21 of these spaces (or 46% of its non-disabled parking) do actually provide wider door-area widths due to the placement of support columns, walkways and other adjoining configurations that actually result in wider spaces at the door-opening area of the parking space, but due to generic Code definitions, are deemed as meeting but not exceeding Code. The net result is that 89% of the site's non-disabled parking provides wider passenger entering and exiting room than required by Code. Only 5 8-foot 8-inch wide spaces with no extra width are provided.

Second, the applicant's plan compares favorable with most area sites, as documented in the attached table which summarizes the on-site parking space widths of nearby sites.

TRANSPORTATION ENGINEERS & PLANNERS  
728 SW 4 Place ■ Suite 103 ■ Ft. Lauderdale, FL 33312-2595  
954/563-1121 ■ Fax 954/563-9790 ■ [www.HughesHughesInc.com](http://www.HughesHughesInc.com)

A proactive way to address this concern would be for area property owners to improve the visibility of Tow Away signage and utilize better enforcement of Tow Away Zones, which result in severe consequences for inappropriate usage of their on-site parking. This may be particularly useful for those properties incorporating back-out parking where unknowledgeable drivers (tourist, etc.) may confuse the partial use of public right-of-way to accommodate on-site parking as an invitation to utilize it themselves. (This is not expected to be the case with area residents including residents of the Grand Birch condominium, who are generally very clear on the consequences of parking on a neighboring property.)

**Issue #2: Grand Birch Condo provides no on-site loading bay.**

First, the City does not require a loading zone or area for multi-family projects, as indicated by the "N/A" under the column "Loading Zone Requirement" in Section 47-20.2 C., Table 1 of the City's Code. (The site's location in the Central Beach Regional Activity Center (C-RAC) land use designation and its location in the Intracoastal Overlook Area (IOA) zoning district do not alter Table 1's loading zone requirements for multi-family buildings.)

The reasoning behind this is that almost all deliveries to multi-family buildings are brief and made using single unit vehicles that can be accommodated in all vehicular areas on the site. The primary exceptions to this are move-ins and move-outs that include a several-hour drop-off or pick-up of unit furnishings, usually by a larger vehicle. These infrequent activities are normally scheduled by building management to occur during non-peak periods so that building elevators and public areas are not monopolized during heavy use periods. These heavy-use periods correspond with peak street traffic, and so by default, move-ins and move-outs generally are not scheduled to occur during peak traffic conditions. In many buildings, move-ins and move-outs are also prohibited on Saturdays and Sundays, as well.

Second, over-sized parking spaces known as loading zones are needed when sufficient demand exists to benefit from an oversized area reserved for this specific purpose only. After initial occupancy, a move-in and move-out can be expected to occur approximately every 10 years or so, per unit. With 22 units, this would result in an estimated 4 move-in or move-out events annually, each of less than 4 hour's duration. When sufficient demand does not exist, as in this case, the provision of a reserved loading area is generally discouraged as an unattractive (and unnecessary) visual intrusion into the otherwise aesthetically balanced building design and landscape program. Further, the unnecessary addition to the impervious surface area generates additional and unnecessary drainage retention requirements, environmental heat generation, and is otherwise judged to be environmentally insensitive. Because of the infrequent need for a loading zone, we recommend

Joe Samaha  
October 31, 2012  
Page 3

that the applicant agree to incorporate off-peak management parameters in its building operations commitments.

It has been reported that, on occasion, deliveries to Birch Pointe are made by trucks "standing" in a travel lane on Birch Road, with an implied expectation that the same might occur at the proposed Grand Birch. To the extent that this is occurring at Birch Pointe, it is likely due to the low awning (approximately 11 feet above grade) that forms the building's porte cochere and prevents some trucks from traveling underneath it, forcing them instead to stand in the street. A single panel truck's design standard is between 13 and 14 feet. The maximum height (including load) of any vehicle traveling on a Florida roadway is 14 feet (FS 316.515 (2)).

Unlike the Birch Pointe porte cochere, the proposed Grand Birch's porte cochere is 20 feet and 3 inches, so all trucks and other vehicles can be served from the Grand Birch's porte cochere pull-through. For this reason, we do not expect a similar condition at the Grand Birch.

**Issue #3: The amount of on-site parking provided by Grand Birch condominium is insufficient because no parking spaces are being provided for visitors.**

This issue may be better described as ". . . no extra parking spaces are being provided for visitors." The concern appears to be based on a lack of understanding of the developmental basis of parking rates. In order to accommodate all anticipated visitors, parking rates are developed to provide for the parking needs of not only the individual unit, but also all visitors (i.e., guests, employees, service providers, and deliveries).

A careful look at parking rate development documents this distinction. Though commonly and correctly referred to as parking rates or ratios, these mathematical formulas are actually based on independent variables that could be available to the designer prior to construction, allowing the design to accurately provide for sufficient parking in advance of experiencing actual demand (after occupancy). A common independent variable selected for parking rate development is the number of residential units, not because of an interest in knowing the number of parking spaces needed for each dwelling unit, but because the number of units can be mathematically tied to the overall site's parking demand through parking studies that then form the basis for a parking rate.

Parking studies are performed for an overall site because is it much easier to conduct the study and because there is no market or audience interested in the number of parking spaces needed for an isolated unit sans the site's overall support, since the remainder of the site's needs must be met in addition to the individual unit's needs—a good example of this is condominium employees such as a building manager and cleaning staff. Parking spaces for these and others are, through the

Joe Samaha  
October 31, 2012  
Page 4

techniques of the parking analyses performed in the development of the parking rate, factored in to the "per unit rate" mathematically.

Further, to agree that Code parking rates do not address all associated parking needs would suggest that the City's rates should not be relied upon for any application, as they would tend to underestimate the total parking demand for any given site.

### **Area Parking Conditions**

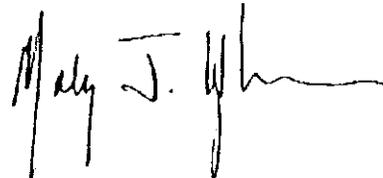
It's worth noting that, according to Diana Alarcon, Director of the Department of Transportation and Mobility, the City has received no parking complaints of any sort in the project area, whether related to short- or long-term "standing" or parking by vehicles on private property, or blocking back-out parking, or loading activities blocking traffic flow in any way.

In addition, I investigated the availability and terms of use for public general parking in the nearby Weston Beach Resort and Spa garage, which provides a driveway entrance on Granada Street approximately 475 feet to the east of the Grand Birch site. The general public can utilize this parking for a daily fee of \$11. While the Weston offers no hourly parking rates (or half-day rates), this cost compares favorably with metered on-street parking in the vicinity of the Grand Birch site, which costs \$1.25/hour, is limited to 4 hours maximum duration, and where expired meter parking results in parking citations of more than double the Weston's \$11 daily charge.

Finally, additional future parking is going to be provided in the immediate area of the proposed Grand Birch condominium. Earlier this month, the City Commission identified a preferred option for Sebastian Parking Lot improvements that will increase the number of parking spaces from the existing 75 spaces to 140 spaces, a net increase of 65 spaces.

If you have any questions, please don't hesitate to contact me.

Sincerely,



Molly J. Hughes, AICP, PTP, AVS  
President

cc: Heidi Davis Knapik  
parking issues response.wpd  
Attachment

TRANSPORTATION ENGINEERS & PLANNERS  
728 SW 4 Place ■ Suite 103 ■ Ft. Lauderdale, FL 33312-2595  
954/563-1121 ■ Fax 954/563-9790 ■ www.HughesHughesInc.com

## Attachment 1

Off-Site Parking Space (Width) Analysis  
Grand Birch Condominium

<u>Property</u>	<u>Type of Parking</u>	<u>Parking Space Width</u>
The Seasons Condo	Garaged/Secure On-site surface lot	N/A 9' 6" average
Alhambra Place Condo	Garaged/Secure	N/A
Birch Pointe Condo	Garaged/Secure 5 Back-out	N/A 9' 1" average
Birch Crest Condo	On-site surface lot	8' 4" average
Ft. Lauderdale Surf Club Apartments	Back-out	9' 0" average
Cormona Cooperative	9 Back-out	9' 0" average
Westin Hotel & Spa	Garaged/Secure	N/A
Little Paris Hotel & Apartments (Ask Me Inn)	Back-out	8' 6" average
Granada Inn	Back-out	7' 5" average
3000 Granada	Back-out	7'10" average
La Casa del Mar	Back-out	7' 6" average
Coconut Cove Guesthouse	Back-out	7' 9" average
<b>Grand Birch Condo</b>	<b>Garaged/Secure</b>	
	<b>5 Standard</b>	<b>8' 8" each</b>
	<b>20 Exceed Width Standard*</b>	<b>10' 0" average</b>
	<b>21 Exceed Width Standard at Door-opening Area**</b>	<b>11' 2" average</b>
	<b>Average</b>	<b>10' 4"</b>
	<b>2 Disabled</b>	<b>17' 0" each</b>

\*Range of widths of 20 spaces that "Exceed Standard": 9' 0" - 11' 4'.

\*\*Range of widths of 26 spaces that "Exceed Standard at Door-opening Area": 9' 3" - 14'.

**TAB 13**

**Parking and Traffic  
Grand Birch Condominium**

Molly Hughes, President, Hughes Hughes Inc., transportation consultant for the project  
For the applicant, Grand Birch, LLC

Three parking-related issues have been raised by neighboring property owners:

**Issue #1: Grand Birch Condo owners or their guests might use off-site parking spaces due to the narrowness of some of the proposed on-site parking spaces.**

- A. As per Section 47-20.11 Geometric Standards of the City's Code, the City does not envision the need to require oversized parking spaces.
- B. Grand Birch drivers will be better served by parking within the building, and therefore lack motivation to do otherwise:
1. 89% of the site's able-bodied parking spaces provide wider passenger entering and exiting room than required by Code:
    - 20 parking spaces (43%) exceed the Code's 8'8" requirement;
    - 21 (46%) of the remaining 26 parking spaces provide wider car door-area widths due to building support columns, walkways and other adjoining configurations.
    - Only 5 spaces do not exceed Code.
  2. The applicant's plan compares favorably with nearby residences and guest houses, as documented in the attached table. Comparing the accessible parking spaces at 10 nearby properties:
    - the average space width ranges between 7' 5" and 9' 6", while
    - the Grand Birch average is 10' 4".

Why the Concern? - Birch Point reduced 13 of its standard parking stalls to compact spaces (7 ½' x 15'), which may "coloring" those residents' expectations.

**Issue #2: Grand Birch Condo provides no on-site loading bay.**

- A. As per Section 47-20.2 C., Table 1 of the City's Code, the City does not require a loading zone or area for multi-family projects. Why not?
1. Almost all deliveries to multi-family buildings are brief.
  2. Almost all deliveries are made using single unit vehicles that can be accommodated in all vehicular areas on the site.
  3. Large-truck deliveries can be scheduled to occur during non-peak periods when extra space can be made available. (These off-peak periods also correspond to off-peak roadway conditions.)
  4. Loading zones are too unsightly to be justified for only very occasional use.
    - unattractive,
    - visual intrusion into the otherwise aesthetically balanced building design and landscape program.
  5. Loading zones are too environmentally unfriendly to be justified for only very occasional use.
    - addition to the impervious surface area generates additional drainage retention requirements, and
    - environmental heat generation.

- B. Move-in/move-outs can be handled without a loading zone.
  - 1. After initial occupancy, move-in/move-outs are:
    - Infrequent - Estimated 4 move-in or move-out events annually (once every 10 yrs. per unit x 22 units).
    - Brief - Each move-in or move-out is less than 4 hours' duration.
- C. It is recommend that the applicant agree to incorporate off-peak management parameters in its building operations commitments.

Why the Concern? - Birch Pointe's porte cochere awning provides a clearance of only 11', forcing many truck deliveries to be made by "standing" in a travel lane on Birch Road, which may "coloring" those residents' expectations.

- By contrast, a single panel truck's design standard is between 13 and 14 feet; the maximum height of any vehicle traveling on a Florida roadway is 14 feet.
- Grand Birch's porte cochere has a clearance of 20 feet and 3 inches, allowing all trucks to be served from the Grand Birch's driveway pull-through.

**Issue #3: The amount of on-site parking provided by Grand Birch condominium is insufficient because no extra parking spaces are being provided for visitors.**

- A. All parking rates are developed to provide for the parking needs of not only the individual unit, but also all visitors, guests, employees, and service providers.
  - When parking spaces are shared, no additional parking is required to support one of these sub-groups.
- B. To agree that Code parking rates do not address all associated parking needs requires the City to readdress the Code's parking rates for this and all other projects.
- C. Large parties parking demand can be handled by area facilities
  - 1. Hotel garages provide hundreds of valet spaces to the public.
    - Close to the project at The Weston Beach Resort and Spa (\$11/day ), The W, Hilton, The Atlantic, Ritz Carlton and Beach Place.
    - Affordable, primarily ranging from \$11 to \$15/day, where meters are limited to 4-hour parking at a cost of \$5, and are subject to parking citations.
  - 2. The Sebastian lot is being expanded by 65 metered parking spaces to a total of 140 spaces.

Why the Concern? - City Staff have not received complaints related to public use of private parking. However, antidotal evidence suggests insufficient parking at some of the surrounding residential buildings, which may "coloring" some residents' expectations.

**Proactive parking actions that concerned area property owners can undertake**

- Improve the visibility of Tow Away signage.
- Utilize better enforcement of Tow Away Zones.
- Participate in the City's Residential Parking Permit Program.

**Traffic**

15 morning peak hour trips  
 17 afternoon peak hour trips  
 one trip every 4 minutes during the peak hour

**TAB 14**



**GUNSTER**  
FLORIDA'S LAW FIRM FOR BUSINESS

Our File Number: 34592.00001  
Writer's Direct Dial Number: 954.468.1358  
Writer's E-Mail Address: dhall@gunster.com

September 5, 2012

**VIA FEDERAL EXPRESS**

Mr. David Berlin  
4445 S. Pittsford Road  
Pittsford, MI 49271

Re: **Grand Birch Condominium, 321 N. Birch Road, Fort Lauderdale, Florida**

Dear Mr. Berlin:

Thank you for returning my call and our conversation this morning. Enclosed is the project narrative and the site plan set which will be presented to the City of Fort Lauderdale Planning and Zoning Board on September 19, 2012.

I look forward to your comments.

Sincerely,

Donald R. Hall

DRH/mh  
Enclosure  
FIL\_ACTIVE 4244150.1

**TAB 15**

**GRAND BIRCH CONDOMINIUM, CASE NO. 53-R-12**  
**MEETINGS WITH NEIGHBORS & CITY STAFF**

4/6/12 Meeting with City Staff - Ella Parker and Anthony Fajardo

4/6/12 Central Beach Alliance Board Meeting – present site plan

4/19/12 Meeting with Vice Mayor Charlotte Rodstrom

4/20/12 Meeting with City Staff - Ella Parker and Anthony Fajardo

4/24/12 Birch Crest Board Members – John Struzzi, Mel Rubenstien, Jay Silver and Judy Scher.

4/25/12 Birch Point Board Members

5/3/12 Central Beach Alliance Board Meeting -- present revised design

5/16/12 Meeting with City Staff - Ella Parker, Dave Gennaro and J. Sajadi

5/30/12 Meeting with City Staff - Ella Parker and Anthony Fajardo

7/13/12 Meeting with City Staff - Ella Parker, Anthony Fajardo and Tom Lodge

8/6/12 Meeting with City planner - Ella Parker

8/8/12 Meeting with City CRA Staff - Don Morris and Earl Prizlee

8/20/12 Meeting with City Staff - Ella Parker and Tom Lodge

9/4/12 Two telephone conferences with Marsha at Hickock & Superty, Registered Agent for Cormona Apts.

9/4/12 Voicemail for David Berlin, Cormona Apartments

9/5/12 Telephone conference with David Berlin & Fed Ex site plan to David Berlin

9/6/12 Central Beach Alliance Board meeting

9/13/12 Central Beach Alliance membership meeting (**1<sup>st</sup> Meeting held since May 2012**)

9/28/12 Meeting with Keith Poliakoff and Michelle Klymko, Attorneys for Residents for Responsible Growth (“RRG”), LLC

10/16/12 Meeting with City Staff – Ella Parker, Tom Lodge and Anthony Fajardo

10/18/12 Meeting with Attorneys Keith Poliakoff and Michelle Klymko and expert for RRG -- Michele Mellgren

10/31/12 Meeting with Attorneys Keith Poliakoff and Michelle Klymko

11/1/12 Telephone conference with John Weaver

11/28/12 Planning and Zoning Board Hearing

2/6/13 Email correspondence with Attorney K. Poliakoff

3/22/13 Jeremy Bedzow called David Berlin in Michigan

4/8/13 Jeremy Bedzow telephone conversation with David Berlin

4/12/13 Michael Bedzow and Jeremy Bedzow meet with John Weaver, President of the CBA

4/12/13 Meeting with City Staff -- Ella Parker and Dennis Girisgen

**TAB 16**  
**SUPPORT**  
**LETTERS**

April 15, 2013

Mayor John P. "Jack" Seiler  
City of Fort Lauderdale City Commission  
City Hall  
100 N Andrews Ave.  
Fort Lauderdale, FL 33301

**RE: Proposed Grand Birch Condominium Located at 321 N. Birch Road, Fort  
Lauderdale, FL Subject to Case No. 53-R-12**

Dear Mayor and Commissioners:

I am the owner of over thirty properties in the North Beach Village area, which include hotels and apartments located just north of the proposed Grand Birch condominium.

I understand that the Grand Birch condominium site plan will be before you for consideration at your regular Commission meeting scheduled for April 16, 2013. Grand Birch looks to be a well designed, upscale project which will be a welcome addition to the neighborhood and I support approval of the proposed site plan.

Best regards,



Pär Sanda  
North Beach Village Group, LLC

CC: Vice-Mayor Bruce G. Roberts  
Commissioner Dean J. Trantalis  
Commissioner Bobby B. Dubose  
Commissioner Romney Rodgers

M. AUSTIN FORMAN  
888 SOUTHEAST 3RD AVENUE, SUITE 501  
FORT LAUDERDALE, FLORIDA 33316

(954) 763-8111 PHONE  
(954) 522-1969 FAX  
af01@bellsouth.net

April 15, 2013

The Honorable Jack Seiler  
Mayor of the City of Fort Lauderdale  
City Commission Members  
100 North Andrews Avenue  
Ft. Lauderdale, FL 33301

Dear Members of the Fort Lauderdale City Commission:

It has come to my attention that the proposed Grand Birch Condominium located at 321 N. Birch Road in Fort Lauderdale will be on the upcoming Commission agenda.

As you may or may not know, I built the Harbourage Condominium in 1995 which, at that time, was the first Condominium built on Fort Lauderdale beach in 25 years and helped jump start a revitalization which has resulted in many fine developments in the years since. The Grand Birch Condominium is being designed by the Adache Group who have been designing properties in Fort Lauderdale for the past 30 years. I have reviewed the layout and the location for Grand Birch, and feel the proposal of 22 units is the right size and type of project this city needs more of and will lead the way to further revitalization of the Central Beach area.

I write this letter in support of the Grand Birch Condominium and ask that you give favorable consideration to this project.

If you have any further questions please do not hesitate to contact me.

Best regards,



M. Austin Forman

MAF:khb

## SUSAN T. ROCKELMAN

To Whom It May Concern:

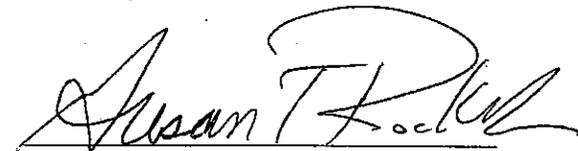
I have been a resident of Fort Lauderdale for 46 years. My husband and I owned and resided in Unit #4 at the Cormona Apartments for approximately 6 years, from 2002 to 2008. Prior to purchasing the unit, we rented it from 2000 to 2002. During those 8 plus years we lived there, we were the only full time owners / occupants at the Cormona. The other 6 unit owners were seasonal "snow birds", who lived in Michigan a majority of the year. In fact, for approximately 7 or 8 months out of the year, we were the only occupants in the complex. Typically, the other owners would come down around Christmas and leave right after Easter. Every once in a while, unit owners would come down for Thanksgiving or a weekend or two during the summer or fall.

The Cormona is a two building co-op, with a grassy courtyard in the middle of the 2 buildings which opens up to a grassy area along the Intracoastal. The grassy "courtyard" area was constantly shadowed by the southern Cormona building. Because our unit was in the northern building, we welcomed the shadow as it kept our utility bills lower.

The Cormona has no pool, so a shadow would not affect the residents' use of this type of amenity. Sometimes, the unit owners and friends would have happy hour get togethers in the afternoons out by the beautiful waterway. I reviewed the Applicant's shade and shadow study, and it looks like the Grand Birch will only cast a shadow for a few hours in the early morning during a few months of the year. The shadow from Grand Birch will not impact the residents' use of the property or outdoor enjoyment of The Cormona. Again, we welcomed any shadow we could get when we lived there.

We hope you will approve the Grand Birch project, because we think it will be a great addition to this neighborhood.

Sincerely,



Susan T. Rockelman

From: Kris Wilkes <kristinewilkes@gmail.com>  
Date: Tue, Apr 16, 2013 at 7:40 AM  
Subject: Please Vote to Approve Construction of Grand Birch  
To: [DTrantalis@fortlauderdale.gov](mailto:DTrantalis@fortlauderdale.gov)

Dear Commissioner Trantalis,

My husband and I are new permanent residents of Fort Lauderdale, District 2, after re-locating here from San Diego. We are a retired child psychologist and an appellate lawyer. We write to urge you to support the construction of Grand Birch. We want to make our new home here in that beautiful building. We also want to see Central Beach continue on the trajectory of improvement that is underway, so that it can realize its potential as a premier beach community.

Unfortunately, there appears to be a tiny, but vocal minority that is loudly protesting this project for their own self interest. This is selfish and hypocritical because they already live in similar, or much larger buildings in the immediate vicinity. They want to exclude others from the same enjoyment of the area. They are willing to stall all development to do so, even if it means retaining a blighted vacant lot.

Contrary to the CBA's hysterical outcries, the following reasons plainly support approval of this project:

1. It is a gorgeous, relatively small building, meticulously planned, and completely compatible with (indeed a grade above) the surrounding area.
2. It will be a vast improvement and upgrade of Birch Road and the entire community, which is now dotted with trash ridden, chain link fenced and decrepit vacant lots and decaying mid-century structures. These parcels blight and undermine the quality of the entire community.
3. It will substantially contribute to local revenues through property taxes and local spending.
4. There are only two comparable buildings in the area--aside from the ones next door. These are La Rive and La Cascade. These buildings and the neighboring buildings are either completely or almost fully sold out. We have looked in vain for months for a boutique condo on the Intracoastal in Central Beach. Providing access to housing for permanent residents anchors the community and increases stability to counter-balance the damaging impacts of seasonal visitors and vacationers.
5. The project does not adversely impact the neighboring buildings, but has been carefully tailored to minimize negative impacts, much more than the existing buldings did when they were constructed. With only 22 units and ample internal parking, the impact on traffic will be negligible.

In sum, please support the wave of beauty that is sweeping Central Beach with the redevelopment and new development of high quality buildings. This development attracts quality permanent residents committed to the community. Vote "yes" on Grand Birch.

Respectfully,

Kristine L. Wilkes, Esq. and James C. Wilkes, Ph.D

Greater Fort Lauderdale

# TRAVELHOST *Elite*

Dear Planning and Zoning Board Member,

I am writing this on behalf of the Grand Birch project.

I have been deeply committed to the redevelopment of Fort Lauderdale Beach since 1985 when I founded the Beach Council of the Greater Fort Lauderdale Chamber of Commerce. I have worked tirelessly to create the beach as a world-class destination, to be enjoyed by residents and visitors.

I currently serve on the Beach Redevelopment Advisory Board; Chair of the Beach Council; on the board of Florida Restaurant & Lodging Association; vice chair of the Marketing Advisory Committee of the Convention and Visitors Bureau; on the board of the Greater Fort Lauderdale Chamber of Commerce.

In looking at the Grand Birch project, I think this will be a definite enhancement to creating our beach as a world-class destination. It certainly is within the vision established for the revitalization and redevelopment of the Central Beach.

There has not been any new development since 2006. In my opinion, we should be encouraging this kind of upscale project. Especially in this economic climate, the jobs and taxes Grand Birch will generate are very important. It is my understanding that there is a favorable staff report indicating Grand Birch meets code.

In looking at Grand Birch, this should be a "win" for the Central Beach destination and the City.

Sincerely,



Ina Lee, President

November 27, 2012

Chair and Board Members  
Planning and Zoning Board  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, FL 33311

To whom it may concern:

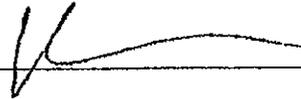
This letter is in support of the Grand Birch project proposed for Birch Road.

I have seen the plans for the Grand Birch project to be located at 321 North Birch Road which will be considered on November 28, 2012. This building design goes perfectly with the long term vision for beach development.

The site plan allows for views of the Intracoastal from Birch Road and creates a beautiful addition to the street and the neighborhood. The Project's large side setbacks and modest height conform to code requirements and should be repeated in future beach development.

This project should be encouraged by the City. For these reasons, I urge the Planning and Zoning Board and City Commission to approve this project.

Yours truly,



Keith Blackburn

401 E. Las Olas Blvd  
STE 130-160

Fort Lauderdale, FL

33301

April 10, 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

RE: Grand Birch, LLC/Grand Birch  
Case No. 53-R-12/

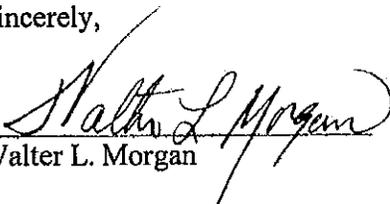
Dear Mayor and Commissioners:

I previously attended the Planning and Zoning Board meeting in October, 2012, and was compelled to speak on behalf of the Grand Birch project being proposed for construction at 321 Birch Road. I continue to support this project, as I believe it is well designed, and exactly the kind of development which allows the continuation of the Central Beach area revitalization.

Besides the upscale look/design to the proposed Condominium building, I am also impressed by the lower number of units (22) proposed within a building which is consistent with, or lower in height than, the existing condominiums located next to and within the same zoning area as the Grand Birch.

As a resident of Fort Lauderdale for more than forty (40) years I am pleased to support this Grand Birch project and ask that it be approved by City Commission.

Sincerely,



Walter L. Morgan

Address: 1617 SE 11th St.  
Fort Lauderdale, FL 33316

April , 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

Dear Mayor and Commissioners:

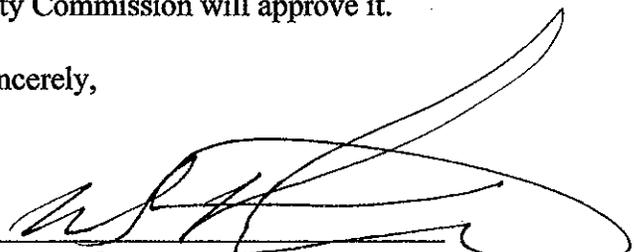
Having recently viewed the plans for the Grand Birch Condominium project that is being proposed for 321 Birch Road, I felt compelled to express my support for this project.

From researching the renewed development activities around Ft. Lauderdale, I believe the design of this project is exactly the kind of development that is needed to continue the revitalization of the Central Beach area.

As a high-end, low-rise building with only 22 units, I believe that the beach area will benefit from this development.

I am pleased to add my name to the many others supporting this project and hope that the City Commission will approve it.

Sincerely,

  
Name GUS LEONTARAKIS

Address:

1525 N. Ft Lauderdale Beach Blvd Building Name: \_\_\_\_\_  
Fort Lauderdale FL 33304

LINDA L. GILL

P.O. BOX 21277

FORT LAUDERDALE, FLORIDA, 33335

November 16, 2012

Planning and Zoning Board

City of Fort Lauderdale, Florida            via: Hand Delivery

Re: Grand Birch Condominiums

321 N. Birch Road – Site Plan Review/Development of Significant Impact

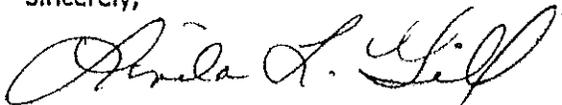
Dear Planning and Zoning Board Members,

I have seen the Site Plan and design(s) for the Grand Birch Condominiums project (the "Grand Birch"), as proposed in connection with the pending Application #53R12. Besides the upscale design, it is notable that the Developer is requesting approval for twenty-two (22) Units, where thirty (30) Units could be allowed without a zoning variance on the subject site.

After following and participating in the development of the Fort Lauderdale Beach area since the 1960's, I hope our P & Z Board, and City, grants its approval for the Grand Birch.

I believe the entire Fort Lauderdale Community will benefit from the addition of another quality project like the Grand Birch, as proposed on our beautiful Intracoastal Waterway.

Sincerely,



Linda L. Gill

**LANDRY TREBBI INVESTMENTS CORP.**

111 N. Birch Rd.  
Fort Lauderdale, FL  
(954) 467-9637

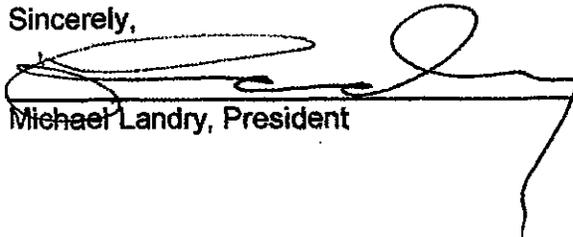
Planning and Zoning Board  
City of Fort Lauderdale

RE: The Grand Birch Condominium Project at 321 North Birch Rd. / Planning and Zoning Board Application #53R12

Dear Planning and Zoning Board Members,

I have looked at the proposed elevation and site plan drawings for the Grand Birch Condominium Project. As a Fort Lauderdale resident and operator of The Pillars Hotel, located on North Birch Rd., so long as the project meets existing codes we support and recommend approval for The Grand Birch Condominiums, as proposed.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Landry", is written over a horizontal line. The signature is stylized with a large loop at the end.

Michael Landry, President

April , 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

Dear Mayor and Commissioners:

Having recently viewed the plans for the Grand Birch Condominium project that is being proposed for 321 Birch Road, I felt compelled to express my support for this project.

From researching the renewed development activities around Ft. Lauderdale, I believe the design of this project is exactly the kind of development that is needed to continue the revitalization of the Central Beach area.

As a high-end, low-rise building with only 22 units, I believe that the beach area will benefit from this development.

I am pleased to add my name to the many others supporting this project and hope that the City Commission will approve it.

Sincerely,



Name

DAN MARINO

Address:

2430 Del Lago Drive  
Fort Lauderdale FL

Building Name: \_\_\_\_\_

April , 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

Dear Mayor and Commissioners:

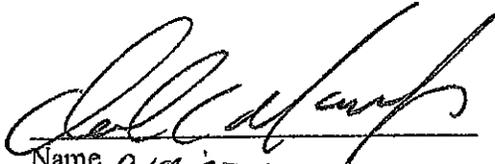
Having recently viewed the plans for the Grand Birch Condominium project that is being proposed for 321 Birch Road, I felt compelled to express my support for this project.

From researching the renewed development activities around Ft. Lauderdale, I believe the design of this project is exactly the kind of development that is needed to continue the revitalization of the Central Beach area.

As a high-end, low-rise building with only 22 units, I believe that the beach area will benefit from this development.

I am pleased to add my name to the many others supporting this project and hope that the City Commission will approve it.

Sincerely,



Name *CLAIRE MARINO*

Address:

*2430 Del Lago Drive*

Building Name: \_\_\_\_\_

*Fort Lauderdale Grand*

April, 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

GRAND BIRCH

Dear Sir/Madam:

I strongly support the Grand Birch project which you will consider for approval on April 16<sup>th</sup>.

The design of the building will be a beautiful addition to the beach and Birch Road, and add much needed new jobs and taxes.

This is the type of low-rise development that should be encouraged by the city, so I hope you will approve the Grand Birch Condominium project.

Yours truly,

Norm Adams

Name

Address:

675 Ponce de Leon Drive

Apt #/Building Name: FT. Lauderdale FL 33316

---

# Fort Lauderdale Media Associates, Inc.

401 E. Las Olas Blvd., Ste. 130-599, Fort Lauderdale FL 33301

Tel: 954.828.1337 | [www.ftlauderdalemedia.com](http://www.ftlauderdalemedia.com)

George M. Mihaiu, President/Publisher

November 28, 2012

Chair & Board Members  
Planning & Zoning Board – City of Fort Lauderdale  
700 NW 19<sup>th</sup> Ave.  
Fort Lauderdale FL 33311

Dear Board members and Commissioners,

Having recently seen the plans for the proposed Grand Birch Condominium project that is being proposed and considered for 321 Birch Road, I felt compelled to write a note to you expressing my support for this project. From my recent work in researching the renewed development activities around Fort Lauderdale, I believe the design and scope of this project is exactly the kind of development that is needed to continue the revitalization of the Central Beach area.

As a high-end, low density building with only 22 units and an outstanding design that has obviously taken both esthetics and practical considerations into account, I'm of the strong belief that the City of Fort Lauderdale and the beach area will benefit from this development.

As such, I am pleased to add my name to the many others supporting this project and hope that the Planning & Zoning Board and City Commission will approve it.

Sincerely,

*George M. Mihaiu*

George M. Mihaiu  
President

April, 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

**GRAND BIRCH PROJECT**

Dear Sir/Madam:

I strongly support the Grand Birch project which you will consider for approval on April 16<sup>th</sup>.

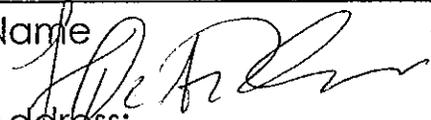
The design of the building will be a beautiful addition to the beach and Birch Road, and add much needed new jobs and taxes.

This is the type of low-rise development that should be encouraged by the city, so I hope you will approve the Grand Birch Condominium project.

Yours truly,

FRED DELUCA

Name



Address:

1924 Sunrise Key Blvd

Apt #/Building Name: Ft. Lauderdale

\_\_\_\_\_

----- Forwarded message -----

From: <ehelfer@aol.com>

Date: Apr 15, 2013 11:47 AM

Subject: Grand Birch Project to be discussed at the City Commission Meeting on April 16, 2013

To: <jack.seiler@fortlauderdale.gov>, <broberts@fortlauderdale.gov>, <Dirantalis@fortlauderdale.gov>, <bdubose@fortlauderdale.gov>, <rrogers@fortlauderdale.gov>

Cc:

My name is Eileen Helfer. I have lived at 95 N. Birch Road in Ft. Lauderdale for over 25 years. I have served on several advisory boards and was privileged to work several years ago with a group of city officials, attorneys, developers and residents to change the zoning laws. Eventually some were changed, for example, reducing heights of buildings in the IOA from 150 feet to 120 feet.

As president of Harbor Haven condo, I am speaking for the residents. I have personally spoken with all of our permanent owners and each one has stated they support the approval of the Grand Birch project. They are impressed with the wave wall effect of the structure and the fact that the first floor being all glass allows a great view of the intracoastal. We feel this building will be an asset to the neighborhood.

Our thoughts went back to the construction of the Ritz Carlton because we would lose our view of the ocean and felt the building was too large. We realized that no one is guaranteed a view and the building was meeting all of the cities requirements. The Ritz Carlton was built and we are happy to have them as our neighbor.

The residents near the Grand Birch are expressing the same concerns we experienced, but, as I stated, we are not guaranteed a view.

Harbor Haven supports the Grand Birch and asks for your approval of this project. Thank you.

<http://us.mg205.mail.yahoo.com/dc/launch?.partner=sbc&.gx=1&.rand=6im...> 4/15/2013

**From:** john spear <[seafll@mac.com](mailto:seafll@mac.com)>

**Subject:** Grand Birch on Birch Road

**Date:** April 15, 2013 11:04:22 AM EDT

**To:** [jackseiler@fortlauderdale.gov](mailto:jackseiler@fortlauderdale.gov), "[broberts@fortlauderdale.gov](mailto:broberts@fortlauderdale.gov)" <[BRoberts@fortlauderdale.gov](mailto:BRoberts@fortlauderdale.gov)>, "[dtrantalis@fortlauderdale.gov](mailto:dtrantalis@fortlauderdale.gov)" <[DTrantalis@fortlauderdale.gov](mailto:DTrantalis@fortlauderdale.gov)>, "[bdubose@fortlauderdale.gov](mailto:bdubose@fortlauderdale.gov)" <[BDuBose@fortlauderdale.gov](mailto:BDuBose@fortlauderdale.gov)>, [RRogers@fortlauderdale.gov](mailto:RRogers@fortlauderdale.gov)

Hello! I am in favor of this condo being built and developed. This is not Manalapan! I was born here in 1963 and this area is ripe for development- the NOT in My back yard mentality has to stop! If all city codes, plans and hurdles have been realized, let the team enjoy their property rights and don't let a few old farts rule you guys!

the FLL airport is expanding and Europeans will be flocking here- we need product- and the scale of this is actually quite nice. I choose to live in a residential neighborhood but the people who live in that neighborhood know it is apts /condos and how dare they enjoy it and then keep others from doing so.

It isn't a Miami development! I think the North Beach Village and this project could be a fantastic addition to the city.

While I have your attention.. for gosh sakes the best piece of real estate is Related Group's Ireland's Inn- what on earth is going on there? You should fine them for keeping the place so terrible- can't you push them to develop that (something architecturally wonderful for FLL - beautiful please!!!!!!!) before every crane in the state is in Miami and we won't be able to build here. The city GAVE them a road- lets get that going too and that location and history should be something the entire state of FL is proud of.

Thanks for all your good work, and not making us Miami, but keeping us current, sophisticated and hip.

John Spear  
[seafll@mac.com](mailto:seafll@mac.com)

April, 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

**GRAND BIRCH PROJECT**

Dear Sir/Madam:

I strongly support the Grand Birch project which you will consider for approval on April 16<sup>th</sup>.

The design of the building will be a beautiful addition to the beach and Birch Road, and add much needed new jobs and taxes.

This is the type of low-rise development that should be encouraged by the city, so I hope you will approve the Grand Birch Condominium project.

Yours truly,

*NORMAN FIXEL*

\_\_\_\_\_  
Name

Address: *1 No Ft Lauderdale Beach Blvd.*

\_\_\_\_\_  
Apt #/Building Name:

*#2102*

April , 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

Dear Mayor and Commissioners:

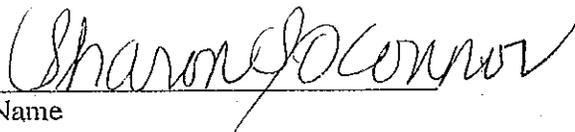
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From researching the renewed development activities around Ft. Lauderdale, I believe the design of this project is exactly the kind of development that is needed to continue the revitalization of the Central Beach area.

As a high-end, low-rise building with only 22 units, I believe that the beach area will benefit from this development.

I am pleased to add my name to the many others supporting this project and hope that the City Commission will approve it.

Sincerely,



Name

Address:

2609 NE 33 St.  
Ft. Laud 33306

Building Name: \_\_\_\_\_

April , 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

Dear Mayor and Commissioners:

Having recently viewed the plans for the Grand Birch Condominium project that is being proposed for 321 Birch Road, I felt compelled to express my support for this project.

From researching the renewed development activities around Ft. Lauderdale, I believe the design of this project is exactly the kind of development that is needed to continue the revitalization of the Central Beach area.

As a high-end, low-rise building with only 22 units, I believe that the beach area will benefit from this development.

I am pleased to add my name to the many others supporting this project and hope that the City Commission will approve it.

Sincerely,

RHEA CHILES

Name

Address:

209 N. BIRCH RD. #1401  
FT. LAUD, FLA. 33304

Building Name:

ALHAMBRA PLACE

April, 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

**GRAND BIRCH PROJECT**

Dear Sir/Madam:

I strongly support the Grand Birch project which you will consider for approval on April 16<sup>th</sup>.

The design of the building will be a beautiful addition to the beach and Birch Road, and add much needed new jobs and taxes.

This is the type of low-rise development that should be encouraged by the city, so I hope you will approve the Grand Birch Condominium project.

Yours truly,



Name DAVID NEWMAN

Address: 2401 DESOTA DRIVE  
FORT LAUDERDALE, FL 33301

Apt #/Building Name: .  

---

April , 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

Dear Mayor and Commissioners:

Having recently viewed the plans for the Grand Birch Condominium project that is being proposed for 321 Birch Road, I felt compelled to express my support for this project.

From researching the renewed development activities around Ft. Lauderdale, I believe the design of this project is exactly the kind of development that is needed to continue the revitalization of the Central Beach area.

As a high-end, low-rise building with only 22 units, I believe that the beach area will benefit from this development.

I am pleased to add my name to the many others supporting this project and hope that the City Commission will approve it.

Sincerely,

  
Name \_\_\_\_\_

Address:

2621 Castilla Isle Building Name: \_\_\_\_\_  
Fort Lauderdale, FL 33301

## HARBOR HOUSE EAST

9 NORTH BIRCH ROAD

FORT LAUDERDALE, FL 33304

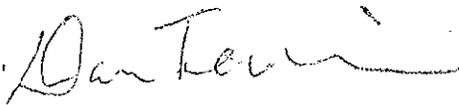
[harborhouseeast@gmail.com](mailto:harborhouseeast@gmail.com)

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 321 N.Birch called Grand Birch. We reviewed the plans, setbacks and overall design of the building. Being a midsized mid century building of 7 floors on the Intracoastal we are glad to see another contemporary midsized 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 Sirilik

Sydney Buhler

Dan Teixeira

April, 2013

Honorable Mayor  
City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

Re: GRAND BIRCH

Dear Mr. Mayor and City Commissioners:

This letter is in support of the above proposed project on 321 Birch Road.

I have seen the plans and feel this buildings' design goes perfectly with the long term vision for beach development.

Since it meet the height and zoning requirements, and has been approved (7 to 2) by the Planning and Zoning Board, this project should be embraced by the city. I urge you to support this development on April 16<sup>th</sup>. Thank you.

Best Regards,

Margaret Thompson

Address:

9. N. Birch Rd

Building Name/ Apt #:

#105 HARBOR HOUSE EAST

April, 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

GRAND BIRCH

Dear Sir/Madam:

I strongly support the Grand Birch project which you will consider for approval on April 16<sup>th</sup>.

The design of the building will be a beautiful addition to the beach and Birch Road, and add much needed new jobs and taxes.

This is the type of low-rise development that should be encouraged by the city, so I hope you will approve the Grand Birch Condominium project.

Yours truly,

Chuck Thompson

Name

Address:

9. N BIRCH RD

Apt #/Building Name:

104 HARBOUR HOUSE EAST

April , 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

Dear Mayor and Commissioners:

Having recently viewed the plans for the Grand Birch Condominium project that is being proposed for 321 Birch Road, I felt compelled to express my support for this project.

From researching the renewed development activities around Ft. Lauderdale, I believe the design of this project is exactly the kind of development that is needed to continue the revitalization of the Central Beach area.

As a high-end, low-rise building with only 22 units, I believe that the beach area will benefit from this development.

I am pleased to add my name to the many others supporting this project and hope that the City Commission will approve it.

Sincerely,

Diane Teixeira  
Name

Address:

9. N. Birch Rd #601  
Ft Lauderdale FL

Building Name: HARBOR HOUSE EAST

April, 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

**GRAND BIRCH PROJECT**

Dear Sir/Madam:

I strongly support the Grand Birch project which you will consider for approval on April 16<sup>th</sup>.

The design of the building will be a beautiful addition to the beach and Birch Road, and add much needed new jobs and taxes.

This is the type of low-rise development that should be encouraged by the city, so I hope you will approve the Grand Birch Condominium project.

Yours truly,

Kristine Kossman

Name

Address:

9 N. Birch Rd

Apt #/Building Name:

502 HARBOR HOUSE EAST

April , 2013

Honorable Mayor  
Fort Lauderdale City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Ft. Lauderdale, Florida 33301

A Letter in Support of the Proposed GRAND BIRCH Project

Dear Mr. Mayor and Commissioners,

I/We have reviewed the plans of the development proposed at 321 Birch Road and hope you will approve this spectacular project.

I/We feel it will be an asset to the overall vision of the redevelopment plans for the beach area.

Thank you,

Nester Akrozd

Address:

9 N. Birch Rd. #201

HARBOR HOUSE EAST

April , 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

Dear Mayor and Commissioners:

Having recently viewed the plans for the Grand Birch Condominium project that is being proposed for 321 Birch Road, I felt compelled to express my support for this project.

From researching the renewed development activities around Ft. Lauderdale, I believe the design of this project is exactly the kind of development that is needed to continue the revitalization of the Central Beach area.

As a high-end, low-rise building with only 22 units, I believe that the beach area will benefit from this development.

I am pleased to add my name to the many others supporting this project and hope that the City Commission will approve it.

Sincerely,

Nelson Bahker  
Name

Address:

9. N. BIRCH RD  
# 305

Building Name: HARDOR HOUSE

April, 2013

Honorable Mayor  
City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

Re: GRAND BIRCH

Dear Mr. Mayor and City Commissioners:

This letter is in support of the above proposed project on 321 Birch Road.

I have seen the plans and feel this buildings' design goes perfectly with the long term vision for beach development.

Since it meet the height and zoning requirements, and has been approved (7 to 2) by the Planning and Zoning Board, this project should be embraced by the city. I urge you to support this development on April 16<sup>th</sup>. Thank you.

Best Regards,

  
\_\_\_\_\_

Address:

9 N. BIRCH RD #604#605

Building Name/ Apt #:

HARBOR HOUSE EAST #604#605

April, 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

**GRAND BIRCH PROJECT**

Dear Sir/Madam:

I strongly support the Grand Birch project which you will consider for approval on April 16<sup>th</sup>.

The design of the building will be a beautiful addition to the beach and Birch Road, and add much needed new jobs and taxes.

This is the type of low-rise development that should be encouraged by the city, so I hope you will approve the Grand Birch Condominium project.

Yours truly,

          *Pamela Jones*          

Name

Address:

          9, N BIRCH RD # 301          

Apt #/Building Name:

          #301 HARBOR HOUSE EAST

April , 2013

Honorable Mayor  
Fort Lauderdale City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Ft. Lauderdale, Florida 33301

A Letter in Support of the Proposed GRAND BIRCH Project

Dear Mr. Mayor and Commissioners,

I/We have reviewed the plans of the development proposed at 321 Birch Road and hope you will approve this spectacular project.

I/We feel it will be an asset to the overall vision of the redevelopment plans for the beach area.

Thank you,

George Tesseri

Address:

9. N. Birch Rd #603  
FT Lauderdale FL 33304

April, 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

GRAND BIRCH

Dear Sir/Madam:

I strongly support the Grand Birch project which you will consider for approval on April 16<sup>th</sup>.

The design of the building will be a beautiful addition to the beach and Birch Road, and add much needed new jobs and taxes.

This is the type of low-rise development that should be encouraged by the city, so I hope you will approve the Grand Birch Condominium project.

Yours truly,

Dean J. Kirk  
Name

Address:  
9 M Birch Road

Apt #/Building Name:  
Harbor House East #205

April , 2013

Honorable Mayor  
Fort Lauderdale City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Ft. Lauderdale, Florida 33301

A Letter in Support of the Proposed GRAND BIRCH Project

Dear Mr. Mayor and Commissioners,

I/We have reviewed the plans of the development proposed at 321 Birch Road and hope you will approve this spectacular project.

I/We feel it will be an asset to the overall vision of the redevelopment plans for the beach area.

Thank you,

Karen Williams

Address:

9 N BIRCH RD #102

FT LAUDERDALE FL 33304

April, 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

**GRAND BIRCH PROJECT**

Dear Sir/Madam:

I strongly support the Grand Birch project which you will consider for approval on April 16<sup>th</sup>.

The design of the building will be a beautiful addition to the beach and Birch Road, and add much needed new jobs and taxes.

This is the type of low-rise development that should be encouraged by the city, so I hope you will approve the Grand Birch Condominium project.

Yours truly,

*Marie Richardson*

\_\_\_\_\_  
Name

Address:

*9 N. BIRCH RD #101*

\_\_\_\_\_  
Apt #/Building Name:

*HARBOR HOUSE*

April, 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

GRAND BIRCH

Dear Sir/Madam:

I strongly support the Grand Birch project which you will consider for approval on April 16<sup>th</sup>.

The design of the building will be a beautiful addition to the beach and Birch Road, and add much needed new jobs and taxes.

This is the type of low-rise development that should be encouraged by the city, so I hope you will approve the Grand Birch Condominium project.

Yours truly,

Maureen Solomon

Name

Address:

9 North Birch Road

FT LAUDERDALE

Apt #/Building Name:

#404 H.I.E.

April, 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

GRAND BIRCH

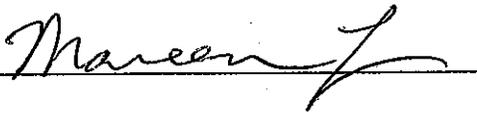
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This is the type of low-rise development that should be encouraged by the city, so I hope you will approve the Grand Birch Condominium project.

Yours truly,

  
Name

Address:

9. N BIRCH RD

FT. LAUDERDALE

Apt #/Building Name:

403 HARBOR HOUSE EAST

April, 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

GRAND BIRCH

Dear Sir/Madam:

I strongly support the Grand Birch project which you will consider for approval on April 16<sup>th</sup>.

The design of the building will be a beautiful addition to the beach and Birch Road, and add much needed new jobs and taxes.

This is the type of low-rise development that should be encouraged by the city, so I hope you will approve the Grand Birch Condominium project.

Yours truly,

Kosma  
Name

Address:  
9 N. BIRCH RD #503  
33304

Apt #/Building Name:  
Harbor House

April, 2013

Honorable Mayor  
City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

Re: GRAND BIRCH

Dear Mr. Mayor and City Commissioners:

This letter is in support of the above proposed project on 321 Birch Road.

I have seen the plans and feel this buildings' design goes perfectly with the long term vision for beach development.

Since it meet the height and zoning requirements, and has been approved (7 to 2) by the Planning and Zoning Board, this project should be embraced by the city. I urge you to support this development on April 16<sup>th</sup>. Thank you.

Best Regards,

GARY KASSMAN

Address:

9 N Birch Rd 502

Building Name/ Apt #:

HARBOR HOUSE

April, 2013

Honorable Mayor  
City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

Re: GRAND BIRCH

Dear Mr. Mayor and City Commissioners:

This letter is in support of the above proposed project on 321 Birch Road.

I have seen the plans and feel this buildings' design goes perfectly with the long term vision for beach development.

Since it meet the height and zoning requirements, and has been approved (7 to 2) by the Planning and Zoning Board, this project should be embraced by the city. I urge you to support this development on April 16<sup>th</sup>. Thank you.

Best Regards,

Maureen Fanger

Address:

9 N BIRCH Rd

Building Name/ Apt #:

403 Harbor House East

April, 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

GRAND BIRCH

Dear Sir/Madam:

I strongly support the Grand Birch project which you will consider for approval on April 16<sup>th</sup>.

The design of the building will be a beautiful addition to the beach and Birch Road, and add much needed new jobs and taxes.

This is the type of low-rise development that should be encouraged by the city, so I hope you will approve the Grand Birch Condominium project.

Yours truly,

Bill Baker

Name

Address:  
9, North Birch Rd

Apt #/Building Name:

# 401

April, 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

GRAND BIRCH

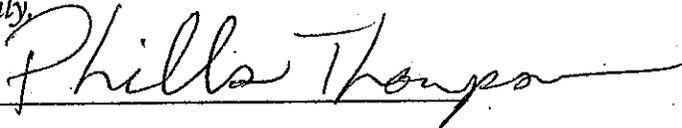
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The design of the building will be a beautiful addition to the beach and Birch Road, and add much needed new jobs and taxes.

This is the type of low-rise development that should be encouraged by the city, so I hope you will approve the Grand Birch Condominium project.

Yours truly,



Name

Address:

9. N BIRCH RD #103

Apt #/Building Name:

HARBOR HOU

April, 2013

Honorable Mayor  
City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

Re: GRAND BIRCH

Dear Mr. Mayor and City Commissioners:

This letter is in support of the above proposed project on 321 Birch Road.

I have seen the plans and feel this buildings' design goes perfectly with the long term vision for beach development.

Since it meet the height and zoning requirements, and has been approved (7 to 2) by the Planning and Zoning Board, this project should be embraced by the city. I urge you to support this development on April 16<sup>th</sup>. Thank you.

Best Regards,

Eileen Helfer, President

Address:

95. N Birch Rd

Building Name/ Apt #:

HARBOR HAVEN 604

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.

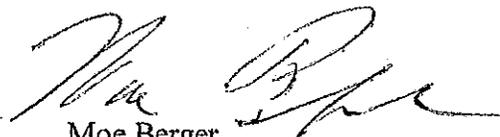
The tasteful design of the proposed 'Grand Birch' will add value to the community in many ways. Only eleven stories, the Grand Birch will nestle in nicely with its neighbor, Birch Pointe, also 11 stories.

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,

A handwritten signature in black ink, appearing to read 'Moe Berger', is written over a horizontal line.

Moe Berger  
President  
Castillo Grand Condominium Association

April , 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

Dear Mayor and Commissioners:

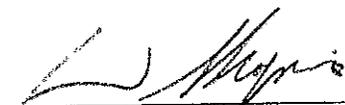
Having recently viewed the plans for the Grand Birch Condominium project that is being proposed for 321 Birch Road, I felt compelled to express my support for this project.

From researching the renewed development activities around Ft. Lauderdale, I believe the design of this project is exactly the kind of development that is needed to continue the revitalization of the Central Beach area.

As a high-end, low-rise building with only 22 units, I believe that the beach area will benefit from this development.

I am pleased to add my name to the many others supporting this project and hope that the City Commission will approve it.

Sincerely,

  
Name DAVID B. SHAPIRO

Address:

1 N. FT. LAUDERDALE BEACH BLVD Building Name: RITZ CARLTON  
APT. 2203

April, 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

**GRAND BIRCH PROJECT**

Dear Sir/Madam:

I strongly support the Grand Birch project which you will consider for approval on April 16<sup>th</sup>.

The design of the building will be a beautiful addition to the beach and Birch Road, and add much needed new jobs and taxes.

This is the type of low-rise development that should be encouraged by the city, so I hope you will approve the Grand Birch Condominium project.

Yours truly,

  
Name

Address: 1 N FLR Bld Bld  
#1607

Apt #/Building Name:  
Castillo GRAND

April, 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

GRAND BIRCH

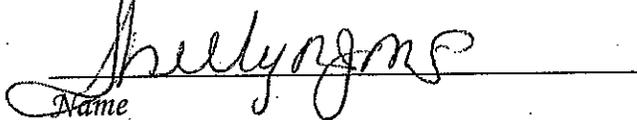
Dear Sir/Madam:

I strongly support the Grand Birch project which you will consider for approval on April 16<sup>th</sup>.

The design of the building will be a beautiful addition to the beach and Birch Road, and add much needed new jobs and taxes.

This is the type of low-rise development that should be encouraged by the city, so I hope you will approve the Grand Birch Condominium project.

Yours truly,

  
Name

Shelly Jones

Address:

1 North Fort Lauderdale Beach Blvd.

Apt #/Building Name:

Kings Carlton

April, 2013

Honorable Mayor  
City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

Re: GRAND BIRCH

Dear Mr. Mayor and City Commissioners:

This letter is in support of the above proposed project on 321 Birch Road.

I have seen the plans and feel this buildings' design goes perfectly with the long term vision for beach development.

Since it meet the height and zoning requirements, and has been approved (7 to 2) by the Planning and Zoning Board, this project should be embraced by the city. I urge you to support this development on April 16<sup>th</sup>. Thank you.

Best Regards,



Address:

1 North Fort Lauderdale  
1607

Building Name/ Apt #:

CASTILLO GRAND 33301

April, 2013

Honorable Mayor  
City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

Re: GRAND BIRCH

Dear Mr. Mayor and City Commissioners:

This letter is in support of the above proposed project on 321 Birch Road.

I have seen the plans and feel this buildings' design goes perfectly with the long term vision for beach development.

Since it meet the height and zoning requirements, and has been approved (7 to 2) by the Planning and Zoning Board, this project should be embraced by the city. I urge you to support this development on April 16<sup>th</sup>. Thank you.

Best Regards,

Angela Fineman

Address:

1 N. Ft. Lauderdale Beach Blvd

Building Name/ Apt #:

Ditz Carlton #2301

April, 2013

Honorable Mayor  
City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

Re: GRAND BIRCH

Dear Mr. Mayor and City Commissioners:

This letter is in support of the above proposed project on 321 Birch Road.

I have seen the plans and feel this buildings' design goes perfectly with the long term vision for beach development.

Since it meet the height and zoning requirements, and has been approved (7 to 2) by the Planning and Zoning Board, this project should be embraced by the city. I urge you to support this development on April 16<sup>th</sup>. Thank you.

Best Regards,

Paul Ferone

Address:

1 North Ft. Lauderdale Beach Blvd.

Building Name/ Apt #:

Castillo Grande 2301

April, 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

GRAND BIRCH

Dear Sir/Madam:

I strongly support the Grand Birch project which you will consider for approval on April 16<sup>th</sup>.

The design of the building will be a beautiful addition to the beach and Birch Road, and add much needed new jobs and taxes.

This is the type of low-rise development that should be encouraged by the city, so I hope you will approve the Grand Birch Condominium project.

Yours truly,

JAN DANE

Name

Address:

1 N. Ft. Lauderdale Beach #1606

Apt #/Building Name:

Ritz-Carlton

April, 2013

Honorable Mayor  
City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

Re: GRAND BIRCH

Dear Mr. Mayor and City Commissioners:

This letter is in support of the above proposed project on 321 Birch Road.

I have seen the plans and feel this buildings' design goes perfectly with the long term vision for beach development.

Since it meet the height and zoning requirements, and has been approved (7 to 2) by the Planning and Zoning Board, this project should be embraced by the city. I urge you to support this development on April 16<sup>th</sup>. Thank you.

Best Regards,

Piedad Gabriel

Address:

1 N. Ft. Lauderdale Beach

Building Name/ Apt #:

2302 - Ritz Carlton

April, 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

**GRAND BIRCH PROJECT**

Dear Sir/Madam:

I strongly support the Grand Birch project which you will consider for approval on April 16<sup>th</sup>.

The design of the building will be a beautiful addition to the beach and Birch Road, and add much needed new jobs and taxes.

This is the type of low-rise development that should be encouraged by the city, so I hope you will approve the Grand Birch Condominium project.

Yours truly,

Jeanmarie Gabriel

Name

Address:

1. N. Ft. Lauderdale Beach Blvd.

Apt #/Building Name:

2302 - Ritz Carlton

April, 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

**GRAND BIRCH PROJECT**

Dear Sir/Madam:

I strongly support the Grand Birch project which you will consider for approval on April 16<sup>th</sup>.

The design of the building will be a beautiful addition to the beach and Birch Road, and add much needed new jobs and taxes.

This is the type of low-rise development that should be encouraged by the city, so I hope you will approve the Grand Birch Condominium project.

Yours truly,

Charles Snyder  
Name

Address:  
L. N. Ft. Lauderdale Beach

Apt #/Building Name:  
2003 - Ritz-Carlton

April , 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

Dear Mayor and Commissioners:

Having recently viewed the plans for the Grand Birch Condominium project that is being proposed for 321 Birch Road, I felt compelled to express my support for this project.

From researching the renewed development activities around Ft. Lauderdale, I believe the design of this project is exactly the kind of development that is needed to continue the revitalization of the Central Beach area.

As a high-end, low-rise building with only 22 units, I believe that the beach area will benefit from this development.

I am pleased to add my name to the many others supporting this project and hope that the City Commission will approve it.

Sincerely,

Richard Suth

Name

Address:

1 N. Fort Lauderdale

#2202

Building Name: Ritz-Carlton

April, 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

**GRAND BIRCH PROJECT**

Dear Sir/Madam:

I strongly support the Grand Birch project which you will consider for approval on April 16<sup>th</sup>.

The design of the building will be a beautiful addition to the beach and Birch Road, and add much needed new jobs and taxes.

This is the type of low-rise development that should be encouraged by the city, so I hope you will approve the Grand Birch Condominium project.

Yours truly,

Kimberly Soth  
Name

Address:  
1 N. Ft. Lauderdale Beach

Apt #/Building Name:  
2202 Rita Carlton

April, 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

**GRAND BIRCH PROJECT**

Dear Sir/Madam:

I strongly support the Grand Birch project which you will consider for approval on April 16<sup>th</sup>.

The design of the building will be a beautiful addition to the beach and Birch Road, and add much needed new jobs and taxes.

This is the type of low-rise development that should be encouraged by the city, so I hope you will approve the Grand Birch Condominium project.

Yours truly,

Carol Berger

Name

Address:

1 N. Ft. Lauderdale Beach Blvd

Apt #/Building Name:

2001 Ritz Carlton

April, 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

**GRAND BIRCH PROJECT**

Dear Sir/Madam:

I strongly support the Grand Birch project which you will consider for approval on April 16<sup>th</sup>.

The design of the building will be a beautiful addition to the beach and Birch Road, and add much needed new jobs and taxes.

This is the type of low-rise development that should be encouraged by the city, so I hope you will approve the Grand Birch Condominium project.

Yours truly,

Carol Stricker  
Name

Address:  
111 Ft. Lauderdale Beach

Apt #/Building Name:  
# 2003 Ritz

April , 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

Dear Mayor and Commissioners:

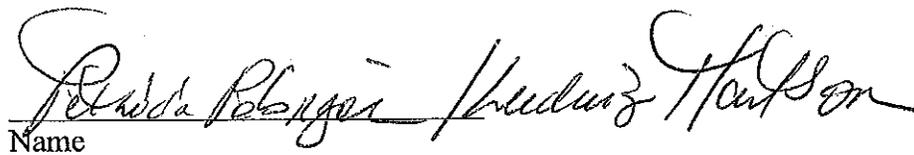
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From researching the renewed development activities around Ft. Lauderdale, I believe the design of this project is exactly the kind of development that is needed to continue the revitalization of the Central Beach area.

As a high-end, low-rise building with only 22 units, I believe that the beach area will benefit from this development.

I am pleased to add my name to the many others supporting this project and hope that the City Commission will approve it.

Sincerely,

  
Name

Address:

1 N Fort Lauderdale Bls Blvd Building Name: RTS Carlton  
#150B Condo

April , 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

Dear Mayor and Commissioners:

Having recently viewed the plans for the Grand Birch Condominium project that is being proposed for 321 Birch Road, I felt compelled to express my support for this project.

From researching the renewed development activities around Ft. Lauderdale, I believe the design of this project is exactly the kind of development that is needed to continue the revitalization of the Central Beach area.

As a high-end, low-rise building with only 22 units, I believe that the beach area will benefit from this development.

I am pleased to add my name to the many others supporting this project and hope that the City Commission will approve it.

Sincerely,

  
Name

Address:

1 north Ft. Lauderdale Beach Blvd

Building Name: \_\_\_\_\_

Fort Lauderdale FL 33304

April , 2013

Honorable Mayor  
Fort Lauderdale City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Ft. Lauderdale, Florida 33301

A Letter in Support of the Proposed GRAND BIRCH Project

Dear Mr. Mayor and Commissioners,

I/We have reviewed the plans of the development proposed at 321 Birch Road and hope you will approve this spectacular project.

I/We feel it will be an asset to the overall vision of the redevelopment plans for the beach area.

Thank you,

Marino Tarbas

Address:

1 N. Ft. Lauderdale Beach  
Ritz Carlton #1907

April , 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

Dear Mayor and Commissioners:

Having recently viewed the plans for the Grand Birch Condominium project that is being proposed for 321 Birch Road, I felt compelled to express my support for this project.

From researching the renewed development activities around Ft. Lauderdale, I believe the design of this project is exactly the kind of development that is needed to continue the revitalization of the Central Beach area.

As a high-end, low-rise building with only 22 units, I believe that the beach area will benefit from this development.

I am pleased to add my name to the many others supporting this project and hope that the City Commission will approve it.

Sincerely,

Carmella Sorbara  
Name

Address:

1 N. West Yaddo  
#1907

Building Name: Pritz Carlton

April , 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

Dear Mayor and Commissioners:

Having recently viewed the plans for the Grand Birch Condominium project that is being proposed for 321 Birch Road, I felt compelled to express my support for this project.

From researching the renewed development activities around Ft. Lauderdale, I believe the design of this project is exactly the kind of development that is needed to continue the revitalization of the Central Beach area.

As a high-end, low-rise building with only 22 units, I believe that the beach area will benefit from this development.

I am pleased to add my name to the many others supporting this project and hope that the City Commission will approve it.

Sincerely,

Guy Oconnor  
Name

Address:

1. N. Ft. Lauderdale Beach Building Name: Ritz Carlton  
Ft Lauderdale Beach

April, 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

**GRAND BIRCH PROJECT**

Dear Sir/Madam:

I strongly support the Grand Birch project which you will consider for approval on April 16<sup>th</sup>.

The design of the building will be a beautiful addition to the beach and Birch Road, and add much needed new jobs and taxes.

This is the type of low-rise development that should be encouraged by the city, so I hope you will approve the Grand Birch Condominium project.

Yours truly,

Heike O'Conner

Name

Address:

1 N. Ft. Lauderdale Beach

Apt #/Building Name:

1806 Ritz Carlton

April, 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

**GRAND BIRCH PROJECT**

Dear Sir/Madam:

I strongly support the Grand Birch project which you will consider for approval on April 16<sup>th</sup>.

The design of the building will be a beautiful addition to the beach and Birch Road, and add much needed new jobs and taxes.

This is the type of low-rise development that should be encouraged by the city, so I hope you will approve the Grand Birch Condominium project.

Yours truly,



Name

Address:

1 North Fort Lauderdale Beach Blvd Suite 1A

Apt #/Building Name:

Suite 1A

ELIZABETH MILLER  
100 S. Birch Road, PH 3002  
Fort Lauderdale, FL 33316

---

December 5, 2012

Dear City Commissioners,

I am writing on behalf of the Grand Birch project.

As both a long time area resident of the Las Olas Isles, the President of Jackson Tower Las Olas and now a realtor with Weichert Realtors Best Beach, I have wanted to see the quality of both commercial and residential development in the Fort Lauderdale Beach improve. With the addition of some of the higher end hotel chains and the renovation of some of the existing hotel/motel properties, I have been encouraged to finally see the direction of the beach area move away from an excess of tattoo, t-shirt shops and college bars targeting college Spring breakers of years past.

I understand the vision on the Master Planning Committee is to create a world-class destination in the most beautiful area of the city. I believe the Grand Birch project will enhance that vision and the proposed scale will fit in with the current landscape.

Kind regards,



Elizabeth Miller  
Jackson Tower Las Olas Owner  
Weichert Realtors Best Beach

Marco Pinna  
100 S. Birch Road, #2704  
Fort Lauderdale, FL 33316

March 19, 2013

Dear City Commissioners,

I am writing on behalf of the Grand Birch project.

I have been a resident of Jackson Tower Las Olas since 2001 and previously lived on the Las Olas Isles. I am also the owner of The Language Academy that brings approximately 1,200 executive foreigners to Ft. Lauderdale each year to learn English. While they are impressed with some of the higher end residential and commercial condos, hotels and businesses along the beach, they are often surprised to see the contrast of so many low-end places to live and eat. With the beauty of the Las Olas Isles and the beach, there are a limited number of high-end residences for those wanting to purchase a vacation home in "paradise."

I understand the vision on the Master Planning Committee is to create a world-class destination in the most beautiful area of the city. I believe the Grand Birch project will enhance that vision and the proposed scale will fit in with the current landscape.

Sincerely,

*Marco Pinna*

Marco Pinna  
President, The Language Academy  
Jackson Tower Las Olas Owner

April, 2013

Honorable Mayor  
City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

Re: GRAND BIRCH

Dear Mr. Mayor and City Commissioners:

This letter is in support of the above proposed project on 321 Birch Road.

I have seen the plans and feel this buildings' design goes perfectly with the long term vision for beach development.

Since it meet the height and zoning requirements, and has been approved (7 to 2) by the Planning and Zoning Board, this project should be embraced by the city. I urge you to support this development on April 16<sup>th</sup>. Thank you.

Best Regards,

Alessandro Tagliente

Address:

3000 RIO MAR # 704

Building Name/ Apt #:

# 704 LEISURE

April, 2013

Honorable Mayor  
City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

Re: GRAND BIRCH

Dear Mr. Mayor and City Commissioners:

This letter is in support of the above proposed project on 321 Birch Road.

I have seen the plans and feel this buildings' design goes perfectly with the long term vision for beach development.

Since it meet the height and zoning requirements, and has been approved (7 to 2) by the Planning and Zoning Board, this project should be embraced by the city. I urge you to support this development on April 16<sup>th</sup>. Thank you.

Best Regards,

FRANCESCA PIAZZARELLI

Address:

3000 RIO MAR STREET

Building Name/ Apt #:

509 LEISURE HOUSE INC.

April, 2013

Honorable Mayor  
City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

Re: GRAND BIRCH

Dear Mr. Mayor and City Commissioners:

This letter is in support of the above proposed project on 321 Birch Road.

I have seen the plans and feel this buildings' design goes perfectly with the long term vision for beach development.

Since it meet the height and zoning requirements, and has been approved (7 to 2) by the Planning and Zoning Board, this project should be embraced by the city. I urge you to support this development on April 16<sup>th</sup>. Thank you.

Best Regards,

Mary Ann Smith

Address:

3000 RIO MAR ST #502 FT LAUDERDALE

Building Name/ Apt #:

#502 LEISURE HOUSE

April, 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

**GRAND BIRCH PROJECT**

Dear Sir/Madam:

I strongly support the Grand Birch project which you will consider for approval on April 16<sup>th</sup>.

The design of the building will be a beautiful addition to the beach and Birch Road, and add much needed new jobs and taxes.

This is the type of low-rise development that should be encouraged by the city, so I hope you will approve the Grand Birch Condominium project.

Yours truly,

Mary Tedesco  
Name

Address: 3000 RIO MAR ST FT LAUDERDALE BEACH

Apt #/Building Name:

#410

April , 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

Dear Mayor and Commissioners:

Having recently viewed the plans for the Grand Birch Condominium project that is being proposed for 321 Birch Road, I felt compelled to express my support for this project.

From researching the renewed development activities around Ft. Lauderdale, I believe the design of this project is exactly the kind of development that is needed to continue the revitalization of the Central Beach area.

As a high-end, low-rise building with only 22 units, I believe that the beach area will benefit from this development.

I am pleased to add my name to the many others supporting this project and hope that the City Commission will approve it.

Sincerely,

Jose De Casulla  
Name

Address:

3000 RIOMAR STREET Building Name: Leisure House  
FT LAUDERDALE BEACH

April, 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

**GRAND BIRCH PROJECT**

Dear Sir/Madam:

I strongly support the Grand Birch project which you will consider for approval on April 16<sup>th</sup>.

The design of the building will be a beautiful addition to the beach and Birch Road, and add much needed new jobs and taxes.

This is the type of low-rise development that should be encouraged by the city, so I hope you will approve the Grand Birch Condominium project.

Yours truly,

Dario Maggarella

Name

Address: 3000 Rio Mar ST Lauderdale Beach

Apt #/Building Name:

404 Leisure House

April, 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

GRAND BIRCH

Dear Sir/Madam:

I strongly support the Grand Birch project which you will consider for approval on April 16<sup>th</sup>.

The design of the building will be a beautiful addition to the beach and Birch Road, and add much needed new jobs and taxes.

This is the type of low-rise development that should be encouraged by the city, so I hope you will approve the Grand Birch Condominium project.

Yours truly,

Denil Santos

Name

Address:

3000 Rio Mar St #402

Apt #/Building Name:

#402, Leisure House

April, 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

GRAND BIRCH

Dear Sir/Madam:

I strongly support the Grand Birch project which you will consider for approval on April 16<sup>th</sup>.

The design of the building will be a beautiful addition to the beach and Birch Road, and add much needed new jobs and taxes.

This is the type of low-rise development that should be encouraged by the city, so I hope you will approve the Grand Birch Condominium project.

Yours truly,

*David & Sahar Smith*

Name

Address:

3000 RIOMAR ST #401

Apt #/Building Name:

LEISURE HOUSE

April, 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

GRAND BIRCH

Dear Sir/Madam:

I strongly support the Grand Birch project which you will consider for approval on April 16<sup>th</sup>.

The design of the building will be a beautiful addition to the beach and Birch Road, and add much needed new jobs and taxes.

This is the type of low-rise development that should be encouraged by the city, so I hope you will approve the Grand Birch Condominium project.

Yours truly,

Alice Sweeney

Name

Address:

3000 RIO MAR # 606

Apt #/Building Name:

LEISURE HOUSE



April, 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

GRAND BIRCH

Dear Sir/Madam:

I strongly support the Grand Birch project which you will consider for approval on April 16<sup>th</sup>.

The design of the building will be a beautiful addition to the beach and Birch Road, and add much needed new jobs and taxes.

This is the type of low-rise development that should be encouraged by the city, so I hope you will approve the Grand Birch Condominium project.

Yours truly,

Dione Manno  
Name

Address:  
3000 R. O MAR ST #402

Apt #/Building Name:

402 Leisure House

November 19, 2012

Mayor and Commissioners  
City of Fort Lauderdale  
100 N. Andrews Avenue  
Fort Lauderdale, FL 33301

Chair and Board Members  
Planning and Zoning Board  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, FL 33311

**Re: LETTER IN SUPPORT – Grand Birch Project (Case # 53-R-12)**

Ladies and Gentlemen:

I am writing this letter in support of Grand Birch, the proposed project to be located at 321 North Birch Road. I reside at La Cascade, located just north of Grand Birch on Bayshore Drive. We met with the developer's representatives and feel that the project's design exemplifies responsible beach development, complies with the vision of the Central Beach and positively responds to the concerns of residents and business owners. Grand Birch's site plan preserves the view corridors along the Intracoastal and Birch Road and creates a beautiful addition to the beach. The Project's expansive side setbacks, appropriate density and modest height are characteristics which are consistent with code requirements and should be repeated in future beach development.

This Project is precisely the type of development which should be encouraged and applauded by the City. For these reasons, I urge the City's Planning and Zoning Board and City Commission to approve this project.

Sincerely,



Neil Strickland  
Secretary / Treasurer La Cascade Condominium  
Association

cc: Ms. Ella Parker (email: [eparker@fortlauderdale.gov](mailto:eparker@fortlauderdale.gov))  
Mr. Tom Lodge (email: [tlodge@fortlauderdale.gov](mailto:tlodge@fortlauderdale.gov))  
Ms. Jonda Joseph -- City Clerk (email: [jjoseph@fortlauderdale.gov](mailto:jjoseph@fortlauderdale.gov))

April, 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

GRAND BIRCH

Dear Sir/Madam:

I strongly support the Grand Birch project which you will consider for approval on April 16<sup>th</sup>.

The design of the building will be a beautiful addition to the beach and Birch Road, and add much needed new jobs and taxes.

This is the type of low-rise development that should be encouraged by the city, so I hope you will approve the Grand Birch Condominium project.

Yours truly,

Stanley Dasilva

Name

Address: 615 BOYSHORE DR PH 701 - FORT LAUDERDALE  
FL 33304

Apt #/Building Name:

LA CASCADE

April , 2013

Honorable Mayor  
Fort Lauderdale City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Ft. Lauderdale, Florida 33301

A Letter in Support of the Proposed GRAND BIRCH Project

Dear Mr. Mayor and Commissioners,

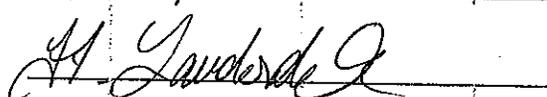
I/We have reviewed the plans of the development proposed at 321  
Birch Road and hope you will approve this spectacular project.

I/We feel it will be an asset to the overall vision of the redevelopment  
plans for the beach area.

Thank you,

  
\_\_\_\_\_

Address:

  
\_\_\_\_\_  
  
\_\_\_\_\_

April , 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

Dear Mayor and Commissioners:

Having recently viewed the plans for the Grand Birch Condominium project that is being proposed for 321 Birch Road, I felt compelled to express my support for this project.

From researching the renewed development activities around Ft. Lauderdale, I believe the design of this project is exactly the kind of development that is needed to continue the revitalization of the Central Beach area.

As a high-end, low-rise building with only 22 units, I believe that the beach area will benefit from this development.

I am pleased to add my name to the many others supporting this project and hope that the City Commission will approve it.

Sincerely,



\_\_\_\_\_  
Name

Address:

77 So Birch Rd. PH1  
Ft Lauderdale, FL 33316

Building Name: \_\_\_\_\_



April, 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

Dear Mayor and Commissioners:

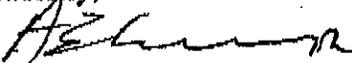
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As a high-end, low-rise building with only 22 units, I believe that the beach area will benefit from this development.

I am pleased to add my name to the many others supporting this project and hope that the City Commission will approve it.

Sincerely,

  
Aubrey Loving  
Name

Address:

3055 Harbor Dr. Apt 1803 Building Name: Harborage Place  
Ft Lauderdale, FL 33316

April, 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

Dear Mayor and Commissioners:

Having recently viewed the plans for the Grand Birch Condominium project that is being proposed for 321 Birch Road, I felt compelled to express my support for this project.

From researching the renewed development activities around Ft. Lauderdale, I believe the design of this project is exactly the kind of development that is needed to continue the revitalization of the Central Beach area.

As a high-end, low-rise building with only 22 units, I believe that the beach area will benefit from this development.

I am pleased to add my name to the many others supporting this project and hope that the City Commission will approve it.

Sincerely,

*Arlene Kestring* #  
Name *Kestring Realty Inc*

Address:

*1554 Cardona Pl*  
*Ft Lauderdale FL*  
*33316*

Building Name:

*Grand Birch*  
*Harborage Place*  
*# 803*  
*3055 Harbor Dr.*

11/27/2012

City of Fort Lauderdale  
Planning and Zoning Board  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33311

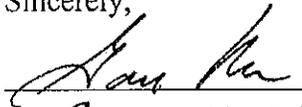
Dear Board Members:

We support the development of the proposed 'Grand Birch' Condominium.

The graceful, contemporary design of the building will be a welcome addition to the central beach and will fit nicely with neighboring buildings along Birch Road. We appreciate the fact that the developer has limited this desirable piece of property to a density of twenty-two (22) units.

As residents of the central beach, we welcome the arrival of Grand Birch and hope that you approve it.

Sincerely,

  
GARY MORCASO

  
STEVEN BARNES

ELYSIUM RESORT  
552 & 550 N. BIRCH ROAD

April, 2013

Honorable Mayor  
City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

Re: GRAND BIRCH

Dear Mr. Mayor and City Commissioners:

This letter is in support of the above proposed project on 321 Birch Road.

I have seen the plans and feel this buildings' design goes perfectly with the long term vision for beach development.

Since it meet the height and zoning requirements, and has been approved (7 to 2) by the Planning and Zoning Board, this project should be embraced by the city. I urge you to support this development on April 16<sup>th</sup>. Thank you.

Best Regards,

A handwritten signature in black ink, appearing to be 'J. W. ...', written over a horizontal line.

Address:

101 S. Ft Lauderdale Beach Blvd, Ft Lauderdale

Building Name/ Apt #:

Las Olas Beach Club / #2203

April , 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

Dear Mayor and Commissioners:

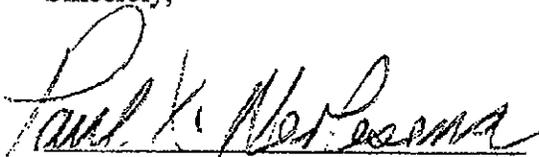
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As a high-end, low-rise building with only 22 units, I believe that the beach area will benefit from this development.

I am pleased to add my name to the many others supporting this project and hope that the City Commission will approve it.

Sincerely,



Name

Address:

101 S. FT. LAUD. BEACH BLVD  
FORT LAUDERDALE

Building Name

The Ocean Beach Club

April, 2013

Honorable Mayor  
City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

Re: GRAND BIRCH

Dear Mr. Mayor and City Commissioners:

This letter is in support of the above proposed project on 321 Birch Road.

I have seen the plans and feel this buildings' design goes perfectly with the long term vision for beach development.

Since it meet the height and zoning requirements, and has been approved (7 to 2) by the Planning and Zoning Board, this project should be embraced by the city. I urge you to support this development on April 16<sup>th</sup>. Thank you.

Best Regards,

  
\_\_\_\_\_

Address:

101 S. Ft. Lauderdale Beach

Building Name/ Apt #:

Las Olas Beach Club

April, 2013

Honorable Mayor  
City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

Re: GRAND BIRCH

Dear Mr. Mayor and City Commissioners:

This letter is in support of the above proposed project on 321 Birch Road.

I have seen the plans and feel this buildings' design goes perfectly with the long term vision for beach development.

Since it meet the height and zoning requirements, and has been approved (7 to 2) by the Planning and Zoning Board, this project should be embraced by the city. I urge you to support this development on April 16<sup>th</sup>. Thank you.

Best Regards,

Maritza Huete

Address:

1015. Fort Lauderdale Beach Blvd 801

Building Name/ Apt #:

Las Olas Beach Club

April , 2013

Honorable Mayor  
Fort Lauderdale City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Ft. Lauderdale, Florida 33301

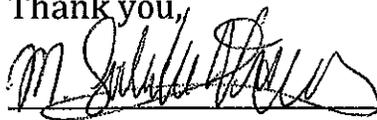
A Letter in Support of the Proposed GRAND BIRCH Project

Dear Mr. Mayor and Commissioners,

I/We have reviewed the plans of the development proposed at 321 Birch Road and hope you will approve this spectacular project.

I/We feel it will be an asset to the overall vision of the redevelopment plans for the beach area.

Thank you,



---

Address:

200 SOUTH BIRCH RD #414

FT. LAUDERDALE FL 33314

April, 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

GRAND BIRCH

Dear Sir/Madam:

I strongly support the Grand Birch project which you will consider for approval on April 16<sup>th</sup>.

The design of the building will be a beautiful addition to the beach and Birch Road, and add much needed new jobs and taxes.

This is the type of low-rise development that should be encouraged by the city, so I hope you will approve the Grand Birch Condominium project.

Yours truly,

  
Name

Address:  
200 S Birch Rd

Apt #/Building Name:

#707 LEISURE BEACH

April, 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

**GRAND BIRCH PROJECT**

Dear Sir/Madam:

I strongly support the Grand Birch project which you will consider for approval on April 16<sup>th</sup>.

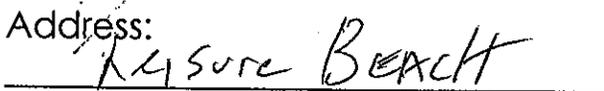
The design of the building will be a beautiful addition to the beach and Birch Road, and add much needed new jobs and taxes.

This is the type of low-rise development that should be encouraged by the city, so I hope you will approve the Grand Birch Condominium project.

Yours truly,



Name

Address:  


Apt #/Building Name:

---

April, 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

GRAND BIRCH

Dear Sir/Madam:

I strongly support the Grand Birch project which you will consider for approval on April 16<sup>th</sup>.

The design of the building will be a beautiful addition to the beach and Birch Road, and add much needed new jobs and taxes.

This is the type of low-rise development that should be encouraged by the city, so I hope you will approve the Grand Birch Condominium project.

Yours truly,



Name LOUIS + JANINE FLEMATTI

Address:

545 S. FT LAUDERDALE BEACH BLVD #1503

FORT LAUDERDALE, FL 33316.

Apt #/Building Name:

#1503 ILLINI CONDO.

April , 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

Dear Mayor and Commissioners:

Having recently viewed the plans for the Grand Birch Condominium project that is being proposed for 321 Birch Road, I felt compelled to express my support for this project.

From researching the renewed development activities around Ft. Lauderdale, I believe the design of this project is exactly the kind of development that is needed to continue the revitalization of the Central Beach area.

As a high-end, low-rise building with only 22 units, I believe that the beach area will benefit from this development.

I am pleased to add my name to the many others supporting this project and hope that the City Commission will approve it.

Sincerely,

  
Name

Address:

2841 N. Ocean Blvd #907  
Ft. Lauderdale, FL 33308

Building Name:

Vantage View

April , 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

Dear Mayor and Commissioners:

Having recently viewed the plans for the Grand Birch Condominium project that is being proposed for 321 Birch Road, I felt compelled to express my support for this project.

From researching the renewed development activities around Ft. Lauderdale, I believe the design of this project is exactly the kind of development that is needed to continue the revitalization of the Central Beach area.

As a high-end, low-rise building with only 22 units, I believe that the beach area will benefit from this development.

I am pleased to add my name to the many others supporting this project and hope that the City Commission will approve it.

Sincerely,

Deborah Floyd  
Name

Address:

2841 N. Ocean  
BLVD

Building Name:

Vantage  
View

#1504  
Ft Lauderdale FL  
33308

April , 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

Dear Mayor and Commissioners:

Having recently viewed the plans for the Grand Birch Condominium project that is being proposed for 321 Birch Road, I felt compelled to express my support for this project.

From researching the renewed development activities around Ft. Lauderdale, I believe the design of this project is exactly the kind of development that is needed to continue the revitalization of the Central Beach area.

As a high-end, low-rise building with only 22 units, I believe that the beach area will benefit from this development.

I am pleased to add my name to the many others supporting this project and hope that the City Commission will approve it.

Sincerely,

*Carl Van Horne*  
*Carl Van Horne*

Name

Address:

*2841 N Ocean Blvd #610*  
*Ft. Lauderdale, FL 33308*

Building Name:

*Vantage Point*

April , 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

Dear Mayor and Commissioners:

Having recently viewed the plans for the Grand Birch Condominium project that is being proposed for 321 Birch Road, I felt compelled to express my support for this project.

From researching the renewed development activities around Ft. Lauderdale, I believe the design of this project is exactly the kind of development that is needed to continue the revitalization of the Central Beach area.

As a high-end, low-rise building with only 22 units, I believe that the beach area will benefit from this development.

I am pleased to add my name to the many others supporting this project and hope that the City Commission will approve it.

Sincerely,



ROBERT BALKIN

Name

Address:

2841 N. OCEAN BLVD, Apt 704 Building Name: VANTAGE VIEW  
FT. LAUDERDALE, FL 33308

April, 2013

Honorable Mayor  
City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

Re: GRAND BIRCH

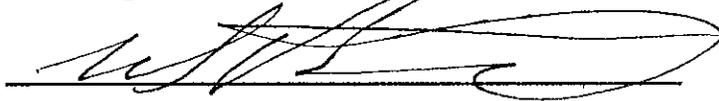
Dear Mr. Mayor and City Commissioners:

This letter is in support of the above proposed project on 321 Birch Road.

I have seen the plans and feel this buildings' design goes perfectly with the long term vision for beach development.

Since it meet the height and zoning requirements, and has been approved (7 to 2) by the Planning and Zoning Board, this project should be embraced by the city. I urge you to support this development on April 16<sup>th</sup>. Thank you.

Best Regards,

A handwritten signature in black ink, appearing to be 'W. J. ...', written over a horizontal line.

Address:

117 N. Birch Rd, Fort Lauderdale FL 33301

Building Name/ Apt #:

---

✓  
April , 2013

Honorable Mayor  
Fort Lauderdale City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Ft. Lauderdale, Florida 33301

A Letter in Support of the Proposed GRAND BIRCH Project

Dear Mr. Mayor and Commissioners,

I/We have reviewed the plans of the development proposed at 321 Birch Road and hope you will approve this spectacular project.

I/We feel it will be an asset to the overall vision of the redevelopment plans for the beach area.

Thank you,

  
\_\_\_\_\_

Address:

3309 NW 16<sup>th</sup> Ct  
FL FL 33305

✓  
April, 2013

Honorable Mayor  
City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

Re: GRAND BIRCH

Dear Mr. Mayor and City Commissioners:

This letter is in support of the above proposed project on 321 Birch Road.

I have seen the plans and feel this buildings' design goes perfectly with the long term vision for beach development.

Since it meet the height and zoning requirements, and has been approved (7 to 2) by the Planning and Zoning Board, this project should be embraced by the city. I urge you to support this development on April 16<sup>th</sup>. Thank you.

Best Regards,

Dr. Mark Cullen

Address:

3309 ne 16 Court

Building Name/ Apt #:

Fort Lauderdale FL 33301

April, 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

GRAND BIRCH

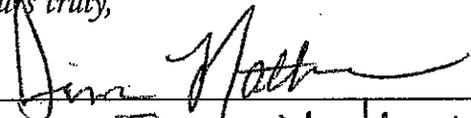
Dear Sir/Madam:

I strongly support the Grand Birch project which you will consider for approval on April 16<sup>th</sup>.

The design of the building will be a beautiful addition to the beach and Birch Road, and add much needed new jobs and taxes.

This is the type of low-rise development that should be encouraged by the city, so I hope you will approve the Grand Birch Condominium project.

Yours truly,



Name: Jim Mathiek

Address: 155 Isle of Venice Dr. # 302

Apt #/Building Name:

Venice Isle Tower

April, 2013

Honorable Mayor  
City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

Re: GRAND BIRCH

Dear Mr. Mayor and City Commissioners:

This letter is in support of the above proposed project on 321 Birch Road.

I have seen the plans and feel this buildings' design goes perfectly with the long term vision for beach development.

Since it meet the height and zoning requirements, and has been approved (7 to 2) by the Planning and Zoning Board, this project should be embraced by the city. I urge you to support this development on April 16<sup>th</sup>. Thank you.

Best Regards,

  
Mark Nasetto

Address:

86 Isles of Venice

Building Name/ Apt #:

Fort Lauderdale, FL 33301

April, 2013

Honorable Mayor  
City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

Re: GRAND BIRCH

Dear Mr. Mayor and City Commissioners:

This letter is in support of the above proposed project on 321 Birch Road.

I have seen the plans and feel this buildings' design goes perfectly with the long term vision for beach development.

Since it meet the height and zoning requirements, and has been approved (7 to 2) by the Planning and Zoning Board, this project should be embraced by the city. I urge you to support this development on April 16<sup>th</sup>. Thank you.

Best Regards,

 TIMOTHY J. WIEST

Address:

144 / SOE OF VENICE, 33301

Building Name/ Apt #:

---

April , 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

Dear Mayor and Commissioners:

Having recently viewed the plans for the Grand Birch Condominium project that is being proposed for 321 Birch Road, I felt compelled to express my support for this project.

From researching the renewed development activities around Ft. Lauderdale, I believe the design of this project is exactly the kind of development that is needed to continue the revitalization of the Central Beach area.

As a high-end, low-rise building with only 22 units, I believe that the beach area will benefit from this development.

I am pleased to add my name to the many others supporting this project and hope that the City Commission will approve it.

Sincerely,



Mariah Cabill

Name

Address:

300 Sunset DR #10  
33301 Fort Lauderdale, FL

Building Name: \_\_\_\_\_

April, 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

**GRAND BIRCH PROJECT**

Dear Sir/Madam:

I strongly support the Grand Birch project which you will consider for approval on April 16<sup>th</sup>.

The design of the building will be a beautiful addition to the beach and Birch Road, and add much needed new jobs and taxes.

This is the type of low-rise development that should be encouraged by the city, so I hope you will approve the Grand Birch Condominium project.

Yours truly,

Jessica Conrad  
Name

Address:  
110 N Federal Hwy

Apt #/Building Name:  
Waverly / 810

April , 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

Dear Mayor and Commissioners:

Having recently viewed the plans for the Grand Birch Condominium project that is being proposed for 321 Birch Road, I felt compelled to express my support for this project.

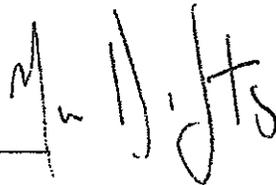
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I am pleased to add my name to the many others supporting this project and hope that the City Commission will approve it.

Sincerely,

Nicholas DeSantis  
Name



Address:

793 NE 4th Ave

Building Name: BAMBO LOFTS

April, 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

**GRAND BIRCH PROJECT**

Dear Sir/Madam:

I strongly support the Grand Birch project which you will consider for approval on April 16<sup>th</sup>.

The design of the building will be a beautiful addition to the beach and Birch Road, and add much needed new jobs and taxes.

This is the type of low-rise development that should be encouraged by the city, so I hope you will approve the Grand Birch Condominium project.

Yours truly,

Name CONRAD ZARZEWSKI

Address: 111 ISLE VENICE 33301

Apt #/Building Name:

1 BANYAN

April, 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

**GRAND BIRCH PROJECT**

Dear Sir/Madam:

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The design of the building will be a beautiful addition to the beach and Birch Road, and add much needed new jobs and taxes.

This is the type of low-rise development that should be encouraged by the city, so I hope you will approve the Grand Birch Condominium project.

Yours truly,

  
Name CONDO ASSIDENT  
RiverCrest Condominiums  
Address:  
818 SE 4<sup>th</sup> ST.

Apt #/Building Name:

UNIT 403

April , 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

Dear Mayor and Commissioners:

Having recently viewed the plans for the Grand Birch Condominium project that is being proposed for 321 Birch Road, I felt compelled to express my support for this project.

From researching the renewed development activities around Ft. Lauderdale, I believe the design of this project is exactly the kind of development that is needed to continue the revitalization of the Central Beach area.

As a high-end, low-rise building with only 22 units, I believe that the beach area will benefit from this development.

I am pleased to add my name to the many others supporting this project and hope that the City Commission will approve it.

Sincerely,



Lon Wellins

Name

Address:

350 E Las Olas Blvd

Ft. Lauderdale, FL 33301

Building Name: \_\_\_\_\_

April , 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

Dear Mayor and Commissioners:

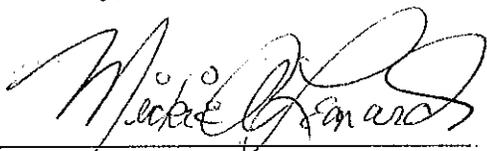
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As a high-end, low-rise building with only 22 units, I believe that the beach area will benefit from this development.

I am pleased to add my name to the many others supporting this project and hope that the City Commission will approve it.

Sincerely,



Name / MICKIE A. LEONARD

Address:

347 N New River Dr E  
Unit 2801  
FT LAUDERDALE, FL 33307

Building Name: Watergarden

April , 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

Dear Mayor and Commissioners:

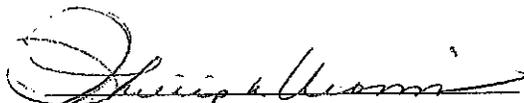
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As a high-end, low-rise building with only 22 units, I believe that the beach area will benefit from this development.

I am pleased to add my name to the many others supporting this project and hope that the City Commission will approve it.

Sincerely,

  
Name

Address:

610 W. Las Olas Blvd.  
Fort Lauderdale, FL 33312

Building Name:



April, 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

GRAND BIRCH

Dear Sir/Madam:

I strongly support the Grand Birch project which you will consider for approval on April 16<sup>th</sup>.

The design of the building will be a beautiful addition to the beach and Birch Road, and add much needed new jobs and taxes.

This is the type of low-rise development that should be encouraged by the city, so I hope you will approve the Grand Birch Condominium project.

Yours truly,

  
Name

Address:

1700 SE 15<sup>th</sup> ST

Apt #/Building Name: 208/Caravel Condominium

---

April, 2013

Honorable Mayor  
City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

Re: GRAND BIRCH

Dear Mr. Mayor and City Commissioners:

This letter is in support of the above proposed project on 321 Birch Road.

I have seen the plans and feel this buildings' design goes perfectly with the long term vision for beach development.

Since it meet the height and zoning requirements, and has been approved (7 to 2) by the Planning and Zoning Board, this project should be embraced by the city. I urge you to support this development on April 16<sup>th</sup>. Thank you.

Best Regards,

Hammie Guepin

Address:

401 SW 4<sup>th</sup> Ave Ft. Lauderdale FL

Building Name/ Apt #:

Esplanade #1704

April, 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

GRAND BIRCH

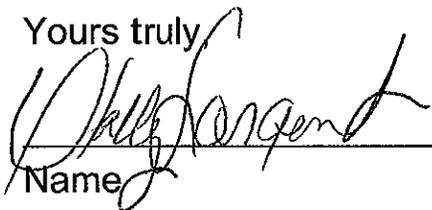
Dear Sir/Madam:

I strongly support the Grand Birch project which you will consider for approval on April 16<sup>th</sup>.

The design of the building will be a beautiful addition to the beach and Birch Road, and add much needed new jobs and taxes.

This is the type of low-rise development that should be encouraged by the city, so I hope you will approve the Grand Birch Condominium project.

Yours truly

  
Name

Address:  
1000 SE 4<sup>th</sup> St #315  
Fort Lauderdale FL

Apt #/Building Name:  
Riverview Gardens Condos.

April , 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

Dear Mayor and Commissioners:

Having recently viewed the plans for the Grand Birch Condominium project that is being proposed for 321 Birch Road, I felt compelled to express my support for this project.

From researching the renewed development activities around Ft. Lauderdale, I believe the design of this project is exactly the kind of development that is needed to continue the revitalization of the Central Beach area.

As a high-end, low-rise building with only 22 units, I believe that the beach area will benefit from this development.

I am pleased to add my name to the many others supporting this project and hope that the City Commission will approve it.

Sincerely,



Name

Address:

2055 E 10th Ave #113  
Ft. Lauderdale, FL 33301

Building Name: Village East

April , 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

Dear Mayor and Commissioners:

Having recently viewed the plans for the Grand Birch Condominium project that is being proposed for 321 Birch Road, I felt compelled to express my support for this project.

From researching the renewed development activities around Ft. Lauderdale, I believe the design of this project is exactly the kind of development that is needed to continue the revitalization of the Central Beach area.

As a high-end, low-rise building with only 22 units, I believe that the beach area will benefit from this development.

I am pleased to add my name to the many others supporting this project and hope that the City Commission will approve it.

Sincerely,

Maurice Adams

Name

Address:

1688 S. Ocean Ln 164  
Ft. Laud. Fl. 33316

Building Name: The Oceanview

April, 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

GRAND BIRCH

Dear Sir/Madam:

I strongly support the Grand Birch project which you will consider for approval on April 16<sup>th</sup>.

The design of the building will be a beautiful addition to the beach and Birch Road, and add much needed new jobs and taxes.

This is the type of low-rise development that should be encouraged by the city, so I hope you will approve the Grand Birch Condominium project.

Yours truly,

LLOYD McCALLISTER (SAM)  
Name

Address:  
2100 S. OCEAN LANE #1905

Apt #/Building Name:

POINT OF AMERICAS

I AM - AVOID BOATER AND WOULD APPRECIATE  
A PROJECT LIKE THIS INSTEAD OF  
A MONSTEROUS BUILDING TO  
BLOCK THE VENICE OF FLORIDA.

THANK YOU  
Lloyd (Sam) McCallister

April, 2013

Honorable Mayor  
City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

Re: GRAND BIRCH

Dear Mr. Mayor and City Commissioners:

This letter is in support of the above proposed project on 321 Birch Road.

I have seen the plans and feel this buildings' design goes perfectly with the long term vision for beach development.

Since it meet the height and zoning requirements, and has been approved (7 to 2) by the Planning and Zoning Board, this project should be embraced by the city. I urge you to support this development on April 16<sup>th</sup>. Thank you.

Best Regards,

Jack D. Huber

Address:

3333 NE 32<sup>nd</sup> Ave, Ft. Lauderdale

Building Name/ Apt #:

Il Lugano

April, 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

**GRAND BIRCH PROJECT**

Dear Sir/Madam:

I strongly support the Grand Birch project which you will consider for approval on April 16<sup>th</sup>.

The design of the building will be a beautiful addition to the beach and Birch Road, and add much needed new jobs and taxes.

This is the type of low-rise development that should be encouraged by the city, so I hope you will approve the Grand Birch Condominium project.

Yours truly,

CAROL SCHMIDT

Name

Address:

3233 NE 34<sup>th</sup> ST

Apt #/Building Name:

1201 CORAL RIDGE TOWERS

April, 2013

Honorable Mayor  
City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

Re: GRAND BIRCH

Dear Mr. Mayor and City Commissioners:

This letter is in support of the above proposed project on 321 Birch Road.

I have seen the plans and feel this buildings' design goes perfectly with the long term vision for beach development.

Since it meet the height and zoning requirements, and has been approved (7 to 2) by the Planning and Zoning Board, this project should be embraced by the city. I urge you to support this development on April 16<sup>th</sup>. Thank you.

Best Regards,

 (ED CESPÉDES)

Address:

3100 N. OCEAN BLVD

Building Name/ Apt #:

HERMITAGE #409

April, 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

GRAND BIRCH

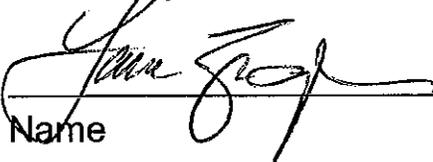
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I strongly support the Grand Birch project which you will consider for approval on April 16<sup>th</sup>.

The design of the building will be a beautiful addition to the beach and Birch Road, and add much needed new jobs and taxes.

This is the type of low-rise development that should be encouraged by the city, so I hope you will approve the Grand Birch Condominium project.

Yours truly,

  
Name

Address:  
3430 Galt Ocean Dr. 802

Apt #/Building Name:  
Commodore

April, 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

**GRAND BIRCH PROJECT**

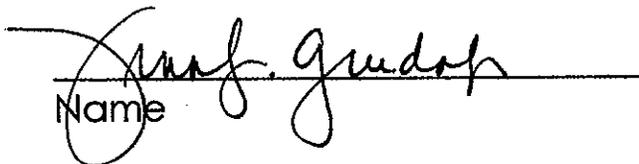
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I strongly support the Grand Birch project which you will consider for approval on April 16<sup>th</sup>.

The design of the building will be a beautiful addition to the beach and Birch Road, and add much needed new jobs and taxes.

This is the type of low-rise development that should be encouraged by the city, so I hope you will approve the Grand Birch Condominium project.

Yours truly,

  
Name

Address:  
3031 N. Ocean Blvd

Apt #/Building Name:  
Gulf Ocean Terrace # 1801

April, 2013

Honorable Mayor  
City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

Re: GRAND BIRCH

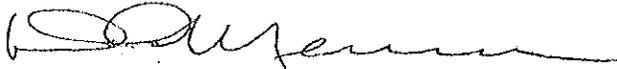
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I have seen the plans and feel this buildings' design goes perfectly with the long term vision for beach development.

Since it meet the height and zoning requirements, and has been approved (7 to 2) by the Planning and Zoning Board, this project should be embraced by the city. I urge you to support this development on April 16<sup>th</sup>. Thank you.

Best Regards,



DAVID NEWMAN

Address: 1920 South Ocean Drive  
Apt. 506

FORT LAUDERDALE, FL 33316

Building Name/ Apt #:

ATLANTIC TOWERS, Apt. 506

April, 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

GRAND BIRCH

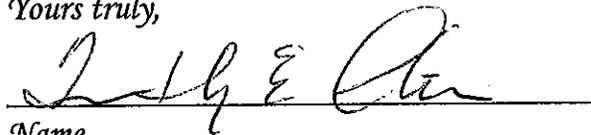
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I strongly support the Grand Birch project which you will consider for approval on April 16<sup>th</sup>.

The design of the building will be a beautiful addition to the beach and Birch Road, and add much needed new jobs and taxes.

This is the type of low-rise development that should be encouraged by the city, so I hope you will approve the Grand Birch Condominium project.

Yours truly,



Name

Address: 1801 South Ocean Dr.

Apt #/Building Name:

Penthouse 36 Imperial Towers North

April, 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

GRAND BIRCH

Dear Sir/Madam:

I strongly support the Grand Birch project which you will consider for approval on April 16<sup>th</sup>.

The design of the building will be a beautiful addition to the beach and Birch Road, and add much needed new jobs and taxes.

This is the type of low-rise development that should be encouraged by the city, so I hope you will approve the Grand Birch Condominium project.

Yours truly,

Janet Fried

Name

Address:

407 NE 10 Ave Ft. Laud. 33301

Apt #/Building Name:

\_\_\_\_\_

April, 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

GRAND BIRCH

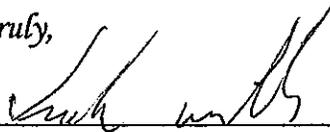
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The design of the building will be a beautiful addition to the beach and Birch Road, and add much needed new jobs and taxes.

This is the type of low-rise development that should be encouraged by the city, so I hope you will approve the Grand Birch Condominium project.

Yours truly,



Name VANDA WILLIS  
636 NE 9<sup>th</sup> AVE

Address: FT LAUDERDALE FL 33304

Apt #/Building Name:

---

April, 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

GRAND BIRCH

Dear Sir/Madam:

I strongly support the Grand Birch project which you will consider for approval on April 16<sup>th</sup>.

The design of the building will be a beautiful addition to the beach and Birch Road, and add much needed new jobs and taxes.

This is the type of low-rise development that should be encouraged by the city, so I hope you will approve the Grand Birch Condominium project.

Yours truly,

  
Name

Address:

467 NE 10 AVE FT. L.

Apt #/Building Name:

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April, 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

Re: GRAND BIRCH

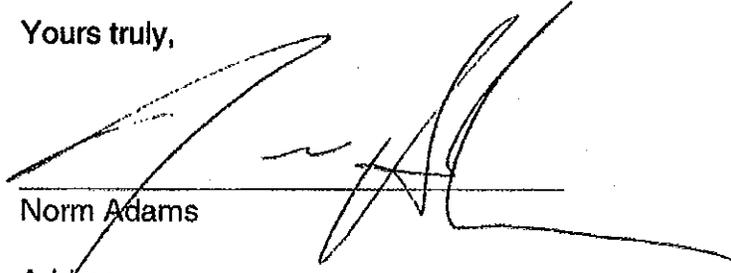
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The design of the building will be a beautiful addition to the beach and Birch Road, and add much needed new jobs and taxes.

This is the type of low-rise development that should be encouraged by the city, so I hope you will approve the Grand Birch Condominium project.

Yours truly,



Norm Adams

Address:

2517 E Las Olas Blvd.  
Ft Lauderdale, FL 33308

April , 2013

Honorable Mayor  
Fort Lauderdale City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Ft. Lauderdale, Florida 33301

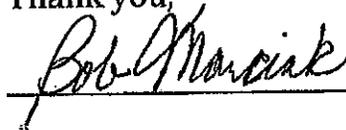
A Letter in Support of the Proposed GRAND BIRCH Project

Dear Mr. Mayor and Commissioners,

I/We have reviewed the plans of the development proposed at 321 Birch Road and hope you will approve this spectacular project.

I/We feel it will be an asset to the overall vision of the redevelopment plans for the beach area.

Thank you,

  
\_\_\_\_\_

Address:

1225 NE 5TH STREET

FORT LAUDERDALE, FL 33301

April , 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

Dear Mayor and Commissioners:

Having recently viewed the plans for the Grand Birch Condominium project that is being proposed for 321 Birch Road, I felt compelled to express my support for this project.

From researching the renewed development activities around Ft. Lauderdale, I believe the design of this project is exactly the kind of development that is needed to continue the revitalization of the Central Beach area.

As a high-end, low-rise building with only 22 units, I believe that the beach area will benefit from this development.

I am pleased to add my name to the many others supporting this project and hope that the City Commission will approve it.

Sincerely,

Sunny Leit  
Name 

Address:

1040 Seminals Drive #354  
Ft. Lauderdale FL 33309

Building Name: Sunrise Harbor

April, 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

Dear Mayor and Commissioners:

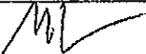
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As a high-end, low-rise building with only 22 units, I believe that the beach area will benefit from this development.

I am pleased to add my name to the many others supporting this project and hope that the City Commission will approve it.

Sincerely,

Agarret Litwin  
Name 

Address:

1050 ne 15<sup>th</sup> street  
Fort Lauderdale, FL  
33304

Building Name: Mark I

April, 2013

Honorable Mayor  
City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

Re: GRAND BIRCH

Dear Mr. Mayor and City Commissioners:

This letter is in support of the above proposed project on 321 Birch Road.

I have seen the plans and feel this buildings' design goes perfectly with the long term vision for beach development.

Since it meet the height and zoning requirements, and has been approved (7 to 2) by the Planning and Zoning Board, this project should be embraced by the city. I urge you to support this development on April 16<sup>th</sup>. Thank you.

Best Regards,

James E. Keet II 

Address:

1511 NE 4th Ave FT Laud.

Building Name/ Apt #:

---

April, 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

GRAND BIRCH

Dear Sir/Madam:

I strongly support the Grand Birch project which you will consider for approval on April 16<sup>th</sup>.

The design of the building will be a beautiful addition to the beach and Birch Road, and add much needed new jobs and taxes.

This is the type of low-rise development that should be encouraged by the city, so I hope you will approve the Grand Birch Condominium project.

Yours truly,



\_\_\_\_\_  
Name

Address:

615 NE 12 Ave, Ft Laud

Apt #/Building Name:  
\_\_\_\_\_

April, 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

**GRAND BIRCH PROJECT**

Dear Sir/Madam:

I strongly support the Grand Birch project which you will consider for approval on April 16<sup>th</sup>.

The design of the building will be a beautiful addition to the beach and Birch Road, and add much needed new jobs and taxes.

This is the type of low-rise development that should be encouraged by the city, so I hope you will approve the Grand Birch Condominium project.

Yours truly,

Blanca Halder "PJ" BTHalder

Name

Address:

241 NE 16 Place, Ft Lad, FL 33305

Apt #/Building Name:

#1 205

April , 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

Dear Mayor and Commissioners:

Having recently viewed the plans for the Grand Birch Condominium project that is being proposed for 321 Birch Road, I felt compelled to express my support for this project.

From researching the renewed development activities around Ft. Lauderdale, I believe the design of this project is exactly the kind of development that is needed to continue the revitalization of the Central Beach area.

As a high-end, low-rise building with only 22 units, I believe that the beach area will benefit from this development.

I am pleased to add my name to the many others supporting this project and hope that the City Commission will approve it.

Sincerely,

  
Name

Address:

1711 Poinsettia Dr  
FA Land, FL 33305

Building Name: private res.

April, 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

GRAND BIRCH

Dear Sir/Madam:

I strongly support the Grand Birch project which you will consider for approval on April 16<sup>th</sup>.

The design of the building will be a beautiful addition to the beach and Birch Road, and add much needed new jobs and taxes.

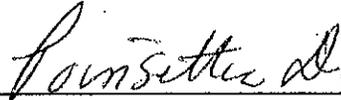
This is the type of low-rise development that should be encouraged by the city, so I hope you will approve the Grand Birch Condominium project.

Yours truly,

  
\_\_\_\_\_

Name

Address:

1746   
\_\_\_\_\_

Apt #/Building Name:

St. Lawrence FL 33305  
\_\_\_\_\_

April , 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

Dear Mayor and Commissioners:

Having recently viewed the plans for the Grand Birch Condominium project that is being proposed for 321 Birch Road, I felt compelled to express my support for this project.

From researching the renewed development activities around Ft. Lauderdale, I believe the design of this project is exactly the kind of development that is needed to continue the revitalization of the Central Beach area.

As a high-end, low-rise building with only 22 units, I believe that the beach area will benefit from this development.

I am pleased to add my name to the many others supporting this project and hope that the City Commission will approve it.

Sincerely,

  
Name MARK R. TEWS

Address:

1711 POINSETTIA DR  
FT. LAUD, FL  
33305

Building Name: \_\_\_\_\_

April, 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

**GRAND BIRCH PROJECT**

Dear Sir/Madam:

I strongly support the Grand Birch project which you will consider for approval on April 16<sup>th</sup>.

The design of the building will be a beautiful addition to the beach and Birch Road, and add much needed new jobs and taxes.

This is the type of low-rise development that should be encouraged by the city, so I hope you will approve the Grand Birch Condominium project.

Yours truly,



MATTHEW P. BOBBY

Name

Address:

1931 NE 15 AVE

FT. LAUDERDALE 33305

Apt #/Building Name:

---

April, 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

**GRAND BIRCH PROJECT**

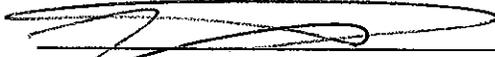
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The design of the building will be a beautiful addition to the beach and Birch Road, and add much needed new jobs and taxes.

This is the type of low-rise development that should be encouraged by the city, so I hope you will approve the Grand Birch Condominium project.

Yours truly,

  
\_\_\_\_\_  
Name

Address:  
1508 NW 9<sup>th</sup> St FtL  
\_\_\_\_\_

Apt #/Building Name:  
Matt Kline  
\_\_\_\_\_

April, 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

**GRAND BIRCH PROJECT**

Dear Sir/Madam:

I strongly support the Grand Birch project which you will consider for approval on April 16<sup>th</sup>.

The design of the building will be a beautiful addition to the beach and Birch Road, and add much needed new jobs and taxes.

This is the type of low-rise development that should be encouraged by the city, so I hope you will approve the Grand Birch Condominium project.

Yours truly,



Name

Address:

1401 NE 9<sup>th</sup> St Fort Lauderdale 33304

Apt #/Building Name:

#25

April, 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

**GRAND BIRCH PROJECT**

Dear Sir/Madam:

I strongly support the Grand Birch project which you will consider for approval on April 16<sup>th</sup>.

The design of the building will be a beautiful addition to the beach and Birch Road, and add much needed new jobs and taxes.

This is the type of low-rise development that should be encouraged by the city, so I hope you will approve the Grand Birch Condominium project.

Yours truly,

  
Name

Address:  
312 NE 15<sup>th</sup> n Ave.

Apt #/Building Name:  
#8

April , 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

Dear Mayor and Commissioners:

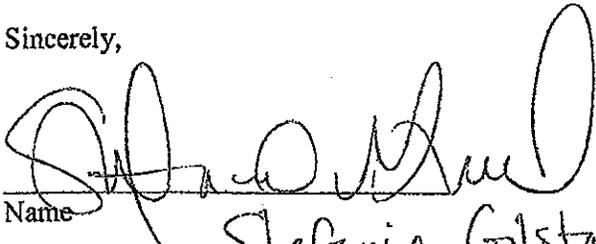
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I am pleased to add my name to the many others supporting this project and hope that the City Commission will approve it.

Sincerely,

  
Name Stefanie Gilstad

Address:

710 NE 17<sup>th</sup> Terr  
Fort Lauderdale 33304

Building Name: \_\_\_\_\_

April, 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

**GRAND BIRCH PROJECT**

Dear Sir/Madam:

I strongly support the Grand Birch project which you will consider for approval on April 16<sup>th</sup>.

The design of the building will be a beautiful addition to the beach and Birch Road, and add much needed new jobs and taxes.

This is the type of low-rise development that should be encouraged by the city, so I hope you will approve the Grand Birch Condominium project.

Yours truly,

Suzanne Maselle

Name

Address:

462 ne 2nd ave Ft. Lauderdale  
FL 33301

Apt #/Building Name:

\_\_\_\_\_

April, 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

**GRAND BIRCH PROJECT**

Dear Sir/Madam:

I strongly support the Grand Birch project which you will consider for approval on April 16<sup>th</sup>.

The design of the building will be a beautiful addition to the beach and Birch Road, and add much needed new jobs and taxes.

This is the type of low-rise development that should be encouraged by the city, so I hope you will approve the Grand Birch Condominium project.

Yours truly,



Name

Address:

1 E Broward Blvd #1200 FtL. 33301

Apt #/Building Name:

\_\_\_\_\_

April, 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

GRAND BIRCH

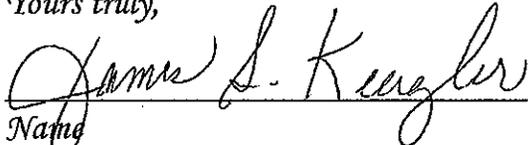
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This is the type of low-rise development that should be encouraged by the city, so I hope you will approve the Grand Birch Condominium project.

Yours truly,

  
Name

Address: 811 E. Broward Blvd. #5

FL 33301  
Apt #/Building Name:

---

April , 2013

Honorable Mayor  
Fort Lauderdale City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Ft. Lauderdale, Florida 33301

A Letter in Support of the Proposed GRAND BIRCH Project

Dear Mr. Mayor and Commissioners,

I/We have reviewed the plans of the development proposed at 321 Birch Road and hope you will approve this spectacular project.

I/We feel it will be an asset to the overall vision of the redevelopment plans for the beach area.

Thank you,

---

Address:

LINDA DUFFIE  
312 NE 15<sup>th</sup> Ave.  
Fort Lauderdale, 33301

April , 2013

Honorable Mayor  
Fort Lauderdale City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Ft. Lauderdale, Florida 33301

A Letter in Support of the Proposed GRAND BIRCH Project

Dear Mr. Mayor and Commissioners,

I/We have reviewed the plans of the development proposed at 321 Birch Road and hope you will approve this spectacular project.

I/We feel it will be an asset to the overall vision of the redevelopment plans for the beach area.

Thank you,

RANDALL HUTSON

Address:

535 NE 16 street 33304  
Fort Lauderdale

April, 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

GRAND BIRCH

Dear Sir/Madam:

I strongly support the Grand Birch project which you will consider for approval on April 16<sup>th</sup>.

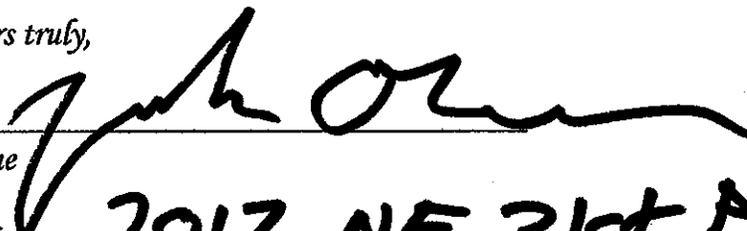
The design of the building will be a beautiful addition to the beach and Birch Road, and add much needed new jobs and taxes.

This is the type of low-rise development that should be encouraged by the city, so I hope you will approve the Grand Birch Condominium project.

Yours truly,

Name

Address:



2012 NE 31st Ave

Apt #/Building Name:

April, 2013

Honorable Mayor  
City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

Re: GRAND BIRCH

Dear Mr. Mayor and City Commissioners:

This letter is in support of the above proposed project on 321 Birch Road.

I have seen the plans and feel this buildings' design goes perfectly with the long term vision for beach development.

Since it meet the height and zoning requirements, and has been approved (7 to 2) by the Planning and Zoning Board, this project should be embraced by the city. I urge you to support this development on April 16<sup>th</sup>. Thank you.

Best Regards,

MICHAEL BEAMISH DESIGN GROUP

Address:

1 N. FT LAUDERDALE BEACH BLVD STE A.

Building Name/ Apt #:

CASTILLO GRAND

April , 2013

Honorable Mayor  
Fort Lauderdale City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Ft. Lauderdale, Florida 33301

A Letter in Support of the Proposed GRAND BIRCH Project

Dear Mr. Mayor and Commissioners,

I/We have reviewed the plans of the development proposed at 321 Birch Road and hope you will approve this spectacular project.

I/We feel it will be an asset to the overall vision of the redevelopment plans for the beach area.

Thank you,

Elaine North

Address:

431 Mola  
FL, 33301

November 27, 2012

Planning and Zoning Board  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, FL 33311

LETTER IN SUPPORT - Grand Birch Project

Dear Sir/Madam:

We support the Grand Birch project to be located at 321 North Birch Road which you will consider on November 28, 2012.

As beach area residents, it is our opinion that the design of the building is exactly what the vision was supposed to be for the central beach.

This Intracoastal architectural wonder will be a beautiful addition to the beach. The Project's modest height is consistent with code requirements and in line with surrounding buildings.

This development should be encouraged by the City, and we urge the Planning and Zoning Board and City Commission to approve this project.

*Jellee*  
Jacqueline DiCiaccio  
86 Isles of Venice Drive #2  
Fort Lauderdale, FL 33301

April, 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

**GRAND BIRCH PROJECT**

Dear Sir/Madam:

I strongly support the Grand Birch project which you will consider for approval on April 16<sup>th</sup>.

The design of the building will be a beautiful addition to the beach and Birch Road, and add much needed new jobs and taxes.

This is the type of low-rise development that should be encouraged by the city, so I hope you will approve the Grand Birch Condominium project.

Yours truly,

Wayne D + Shelley Jones  
Name

Address:  
615 Lido

Las Olas Isles

33301

April, 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

GRAND BIRCH

Dear Sir/Madam:

I strongly support the Grand Birch project which you will consider for approval on April 16<sup>th</sup>.

The design of the building will be a beautiful addition to the beach and Birch Road, and add much needed new jobs and taxes.

This is the type of low-rise development that should be encouraged by the city, so I hope you will approve the Grand Birch Condominium project.

Yours truly,

Lucien Droevst

Name

Address:

525 POINCIANA DRIVE, FORT LAUDERDALE, FL 33301

Apt #/Building Name:

\_\_\_\_\_

April, 2013

Honorable Mayor  
City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

Re: GRAND BIRCH

Dear Mr. Mayor and City Commissioners:

This letter is in support of the above proposed project on 321 Birch Road.

I have seen the plans and feel this buildings' design goes perfectly with the long term vision for beach development.

Since it meet the height and zoning requirements, and has been approved (7 to 2) by the Planning and Zoning Board, this project should be embraced by the city. I urge you to support this development on April 16<sup>th</sup>. Thank you.

Best Regards,

LUDWIG HANSON 

Address:

309 BENTON AVE

Building Name/ Apt #:

FORT LAUDERDALE, FL 33301

April, 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

GRAND BIRCH

Dear Sir/Madam:

I strongly support the Grand Birch project which you will consider for approval on April 16<sup>th</sup>.

The design of the building will be a beautiful addition to the beach and Birch Road, and add much needed new jobs and taxes.

This is the type of low-rise development that should be encouraged by the city, so I hope you will approve the Grand Birch Condominium project.

Yours truly,

Julio Brauchausky

Name

Address:

155 Isle of Venice #304

Apt #/Building Name:

J. Brauchausky

33301

April, 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

GRAND BIRCH

Dear Sir/Madam:

I strongly support the Grand Birch project which you will consider for approval on April 16<sup>th</sup>.

The design of the building will be a beautiful addition to the beach and Birch Road, and add much needed new jobs and taxes.

This is the type of low-rise development that should be encouraged by the city, so I hope you will approve the Grand Birch Condominium project.

Yours truly,

  
\_\_\_\_\_

Name

Address:

135 ISLE OF VENICE 33301

Apt #/Building Name:

# 404 VENICE ISLE TOWER

April, 2013

Honorable Mayor  
City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

Re: GRAND BIRCH

Dear Mr. Mayor and City Commissioners:

This letter is in support of the above proposed project on 321 Birch Road.

I have seen the plans and feel this buildings' design goes perfectly with the long term vision for beach development.

Since it meet the height and zoning requirements, and has been approved (7 to 2) by the Planning and Zoning Board, this project should be embraced by the city. I urge you to support this development on April 16<sup>th</sup>. Thank you.

Best Regards,

MICHAEL SIERAK

Address:

ISLE OF VENICE 33301

Building Name/ Apt #:

#144

April, 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

GRAND BIRCH

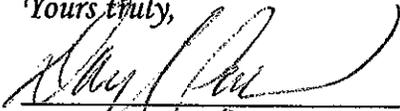
Dear Sir/Madam:

I strongly support the Grand Birch project which you will consider for approval on April 16<sup>th</sup>.

The design of the building will be a beautiful addition to the beach and Birch Road, and add much needed new jobs and taxes.

This is the type of low-rise development that should be encouraged by the city, so I hope you will approve the Grand Birch Condominium project.

Yours truly,



Name Daryl Perkowski

Address:

155 Isle of Venice Dr, #401, Ft Lauderdale, FL 33301

Apt #/Building Name:

#401/Venue Isle Tower Assoc.

April , 2013

Honorable Mayor  
Fort Lauderdale City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Ft. Lauderdale, Florida 33301

A Letter in Support of the Proposed GRAND BIRCH Project

Dear Mr. Mayor and Commissioners,

I/We have reviewed the plans of the development proposed at 321 Birch Road and hope you will approve this spectacular project.

I/We feel it will be an asset to the overall vision of the redevelopment plans for the beach area.

Thank you,

Alexandro M. Reyes

Address:

1050 SE 15 TH STREET  
FORT LAUDERDALE FL 33316

April, 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

**GRAND BIRCH PROJECT**

Dear Sir/Madam:

I strongly support the Grand Birch project which you will consider for approval on April 16<sup>th</sup>.

The design of the building will be a beautiful addition to the beach and Birch Road, and add much needed new jobs and taxes.

This is the type of low-rise development that should be encouraged by the city, so I hope you will approve the Grand Birch Condominium project.

Yours truly,

Michelle Farrow Boss

Name

Address:

300 SW 1 Ave. # 106. Ft. Laud. FL 33301.

Apt #/Building Name:

Riverchase.

April, 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

**GRAND BIRCH PROJECT**

Dear Sir/Madam:

I strongly support the Grand Birch project which you will consider for approval on April 16<sup>th</sup>.

The design of the building will be a beautiful addition to the beach and Birch Road, and add much needed new jobs and taxes.

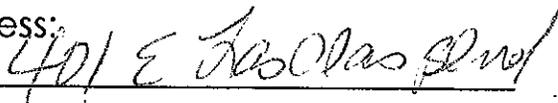
This is the type of low-rise development that should be encouraged by the city, so I hope you will approve the Grand Birch Condominium project.

Yours truly,

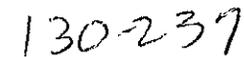


Name

Address:



Apt #/Building Name:



April, 2013

Honorable Mayor  
City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

Re: GRAND BIRCH

Dear Mr. Mayor and City Commissioners:

This letter is in support of the above proposed project on 321 Birch Road.

I have seen the plans and feel this buildings' design goes perfectly with the long term vision for beach development.

Since it meet the height and zoning requirements, and has been approved (7 to 2) by the Planning and Zoning Board, this project should be embraced by the city. I urge you to support this development on April 16<sup>th</sup>. Thank you.

Best Regards,

GEORGE MITTALL

Address:

818 SE 4<sup>th</sup> St., #101, 33301

Building Name/ Apt #:

RIVER CREST

April, 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

**GRAND BIRCH PROJECT**

Dear Sir/Madam:

I strongly support the Grand Birch project which you will consider for approval on April 16<sup>th</sup>.

The design of the building will be a beautiful addition to the beach and Birch Road, and add much needed new jobs and taxes.

This is the type of low-rise development that should be encouraged by the city, so I hope you will approve the Grand Birch Condominium project.

Yours truly,



Name Greg Cook

Address:

347 N New River Dr E - #2901

Apt #/Building Name:

WATERGARDEN CONDO

April , 2013

Honorable Mayor  
Fort Lauderdale City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Ft. Lauderdale, Florida 33301

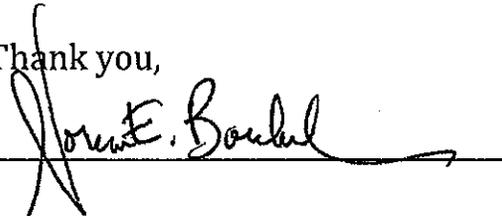
A Letter in Support of the Proposed GRAND BIRCH Project

Dear Mr. Mayor and Commissioners,

I/We have reviewed the plans of the development proposed at 321 Birch Road and hope you will approve this spectacular project.

I/We feel it will be an asset to the overall vision of the redevelopment plans for the beach area.

Thank you,

  
\_\_\_\_\_

Address:

818 SE 4<sup>th</sup> Street

FL, FL 33301

April, 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

**GRAND BIRCH PROJECT**

Dear Sir/Madam:

I strongly support the Grand Birch project which you will consider for approval on April 16<sup>th</sup>.

The design of the building will be a beautiful addition to the beach and Birch Road, and add much needed new jobs and taxes.

This is the type of low-rise development that should be encouraged by the city, so I hope you will approve the Grand Birch Condominium project.

Yours truly,



\_\_\_\_\_  
Name *Thomas Deer*

Address:

12 SE 10<sup>th</sup> Ave #2 Ft. Lrd, FL 33309

Apt #/Building Name:  
\_\_\_\_\_

November 26, 2012

Chair and Board Members  
Planning and Zoning Board  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, FL 33311

Re: GRAND BIRCH

Ladies and Gentlemen:

It is so good to know that finally a new project is being proposed for the beach area! I not only support the Grand Birch project on Birch Road, (which you will consider on November 28, 2012), but in my opinion, the design of the building is the vision we have always had for the beach. The site plan preserves views to the Intracoastal from Birch Road and creates a beautiful addition to the beach. The Project's expansive side setbacks and modest height are consistent with code requirements and should be repeated in future beach development.

This type of development should be encouraged by the City. For these reasons, I urge the Planning and Zoning Board and City Commission to approve this project.

Best Regards,

*Andy McNeill*

*Bob Kull*

*111 SW 6<sup>th</sup> St*

*Fort Lauderdale, FL 33301*

*(954) 816-1551*

November 27, 2012

Chair and Board Members  
Planning and Zoning Board  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, FL 33311

Re: **Grand Birch Project**

Ladies and Gentlemen:

As a resident of the Beach Area, I strongly support the Grand Birch project being brought before you on November 28, 2012. The design of the building and the site plan will be a great asset to the community. The building will be a beautiful addition to Birch Road and the surrounding beach area.

This development is definitely needed and developments like this should be encouraged by the city. I hope that you will recommend his project and approve it.

Thank you,

Todd Bludworth

Todd Bludworth

American Meetings, Inc. (AMI)  
111 SW 6<sup>th</sup> St  
Fort Lauderdale, FL 33301  
954-553-2870

November 26, 2012

Chair and Board Members  
Planning and Zoning Board  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, FL 33311

Re: GRAND BIRCH

Ladies and Gentlemen:

It is so good to know that finally a new project is being proposed for the beach area! I not only support the Grand Birch project on Birch Road, (which you will consider on November 28, 2012), but in my opinion, the design of the building is the vision we have always had for the beach. The site plan preserves views to the Intracoastal from Birch Road and creates a beautiful addition to the beach. The Project's expansive side setbacks and modest height are consistent with code requirements and should be repeated in future beach development.

This type of development should be encouraged by the City. For these reasons, I urge the Planning and Zoning Board and City Commission to approve this project.

Best Regards,

Andy McNeill

Bob Kull

111 SW 6<sup>th</sup> St

Fort Lauderdale, FL 33301

(954) 816-1551

April, 2013

Honorable Mayor  
City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

Re: GRAND BIRCH

Dear Mr. Mayor and City Commissioners:

This letter is in support of the above proposed project on 321 Birch Road.

I have seen the plans and feel this buildings' design goes perfectly with the long term vision for beach development.

Since it meet the height and zoning requirements, and has been approved (7 to 2) by the Planning and Zoning Board, this project should be embraced by the city. I urge you to support this development on April 16<sup>th</sup>. Thank you.

Best Regards,

Midge Clark

Address:

818 SE 4 St

Building Name/ Apt #:

#505 Rivercrest

~~April, 2013~~

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

GRAND BIRCH

Dear Sir/Madam:

I strongly support the Grand Birch project which you will consider for approval on April 16<sup>th</sup>.

The design of the building will be a beautiful addition to the beach and Birch Road, and add much needed new jobs and taxes.

This is the type of low-rise development that should be encouraged by the city, so I hope you will approve the Grand Birch Condominium project.

Yours truly,

ALLAN BACHIEWICZ  
Name

Address: 818 SE 4 St. # 505

Apt #/Building Name:

RiverCrest

April, 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

Dear Mayor and Commissioners:

Having recently viewed the plans for the Grand Birch Condominium project that is being proposed for 321 Birch Road, I felt compelled to express my support for this project.

From researching the renewed development activities around Ft. Lauderdale, I believe the design of this project is exactly the kind of development that is needed to continue the revitalization of the Central Beach area.

As a high-end, low-rise building with only 22 units, I believe that the beach area will benefit from this development.

I am pleased to add my name to the many others supporting this project and hope that the City Commission will approve it.

Sincerely,

Nicola Worsnop

\_\_\_\_\_  
Name

Address:

2015 SE 10th Ave #115

\_\_\_\_\_  
Ft. Lauderdale, FL 33316

Building Name: Grand Birch

April , 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

Dear Mayor and Commissioners:

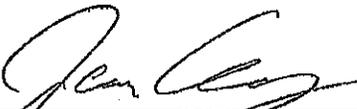
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From researching the renewed development activities around Ft. Lauderdale, I believe the design of this project is exactly the kind of development that is needed to continue the revitalization of the Central Beach area.

As a high-end, low-rise building with only 22 units, I believe that the beach area will benefit from this development.

I am pleased to add my name to the many others supporting this project and hope that the City Commission will approve it.

Sincerely,

  
Name JASON Emery

Address:

410 N.W. 1st Ave #503  
Fort Lauderdale FL 33301

Building Name: Mills Cott

April , 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

Dear Mayor and Commissioners:

Having recently viewed the plans for the Grand Birch Condominium project that is being proposed for 321 Birch Road, I felt compelled to express my support for this project.

From researching the renewed development activities around Ft. Lauderdale, I believe the design of this project is exactly the kind of development that is needed to continue the revitalization of the Central Beach area.

As a high-end, low-rise building with only 22 units, I believe that the beach area will benefit from this development.

I am pleased to add my name to the many others supporting this project and hope that the City Commission will approve it.

Sincerely,

Peter Szatal/MMD REALTY LLC.



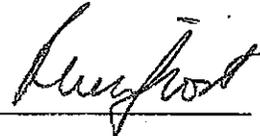
Name

Address:

300 SW 1ST AVE SUITE 106.

FORT LAUDERDALE

Building Name:



April , 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

Dear Mayor and Commissioners:

Having recently viewed the plans for the Grand Birch Condominium project that is being proposed for 321 Birch Road, I felt compelled to express my support for this project.

From researching the renewed development activities around Ft. Lauderdale, I believe the design of this project is exactly the kind of development that is needed to continue the revitalization of the Central Beach area.

As a high-end, low-rise building with only 22 units, I believe that the beach area will benefit from this development.

I am pleased to add my name to the many others supporting this project and hope that the City Commission will approve it.

Sincerely,

  
Name

Address:

700 SE 14 Street #A  
FT. Lauderdale

Building Name: South Port

April , 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

Dear Mayor and Commissioners:

Having recently viewed the plans for the Grand Birch Condominium project that is being proposed for 321 Birch Road, I felt compelled to express my support for this project.

From researching the renewed development activities around Ft. Lauderdale, I believe the design of this project is exactly the kind of development that is needed to continue the revitalization of the Central Beach area.

As a high-end, low-rise building with only 22 units, I believe that the beach area will benefit from this development.

I am pleased to add my name to the many others supporting this project and hope that the City Commission will approve it.

Sincerely,

Clara Deuser

Name

Address:

800 SE 4th St #206

Building Name: \_\_\_\_\_

Fort Lauderdale FL 33301

April , 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

Dear Mayor and Commissioners:

Having recently viewed the plans for the Grand Birch Condominium project that is being proposed for 321 Birch Road, I felt compelled to express my support for this project.

From researching the renewed development activities around Ft. Lauderdale, I believe the design of this project is exactly the kind of development that is needed to continue the revitalization of the Central Beach area.

As a high-end, low-rise building with only 22 units, I believe that the beach area will benefit from this development.

I am pleased to add my name to the many others supporting this project and hope that the City Commission will approve it.

Sincerely,

Eddie Shem  
Name

Address:

814 E. Las Olas Blvd  
Ft Lauderdale FL 33301

Building Name: King's Decor

April , 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

Dear Mayor and Commissioners:

Having recently viewed the plans for the Grand Birch Condominium project that is being proposed for 321 Birch Road, I felt compelled to express my support for this project.

From researching the renewed development activities around Ft. Lauderdale, I believe the design of this project is exactly the kind of development that is needed to continue the revitalization of the Central Beach area.

As a high-end, low-rise building with only 22 units, I believe that the beach area will benefit from this development.

I am pleased to add my name to the many others supporting this project and hope that the City Commission will approve it.

Sincerely,

  
Name

Address:

490 SE 21<sup>st</sup>  
Ft. Lauderdale FL 33316

Building Name: # 5

April, 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

GRAND BIRCH

Dear Sir/Madam:

I strongly support the Grand Birch project which you will consider for approval on April 16<sup>th</sup>.

The design of the building will be a beautiful addition to the beach and Birch Road, and add much needed new jobs and taxes.

This is the type of low-rise development that should be encouraged by the city, so I hope you will approve the Grand Birch Condominium project.

Yours truly,



Name HUGH GRAY

Address: 444 NW 1<sup>st</sup> AVE #609

Apt #/Building Name:

FT LAUDERDALE 33301

April, 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

**GRAND BIRCH PROJECT**

Dear Sir/Madam:

I strongly support the Grand Birch project which you will consider for approval on April 16<sup>th</sup>.

The design of the building will be a beautiful addition to the beach and Birch Road, and add much needed new jobs and taxes.

This is the type of low-rise development that should be encouraged by the city, so I hope you will approve the Grand Birch Condominium project.

Yours truly,

RICK SCRABLES

Name

Address:

1700 E. LAS OLAS, #103

Apt #/Building Name:

\_\_\_\_\_

April , 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

Dear Mayor and Commissioners:

Having recently viewed the plans for the Grand Birch Condominium project that is being proposed for 321 Birch Road, I felt compelled to express my support for this project.

From researching the renewed development activities around Ft. Lauderdale, I believe the design of this project is exactly the kind of development that is needed to continue the revitalization of the Central Beach area.

As a high-end, low-rise building with only 22 units, I believe that the beach area will benefit from this development.

I am pleased to add my name to the many others supporting this project and hope that the City Commission will approve it.

Sincerely,



\_\_\_\_\_  
Name

Address:

350 E Las Olas Blvd

Ft Lauderdale Fl 33301

Building Name: \_\_\_\_\_

April, 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

GRAND BIRCH

Dear Sir/Madam:

I strongly support the Grand Birch project which you will consider for approval on April 16<sup>th</sup>.

The design of the building will be a beautiful addition to the beach and Birch Road, and add much needed new jobs and taxes.

This is the type of low-rise development that should be encouraged by the city, so I hope you will approve the Grand Birch Condominium project.

Yours truly,

FRED BENNETTO

\_\_\_\_\_  
Name

Address:  
2000 SO OCEAN DR

\_\_\_\_\_  
Apt #/Building Name:

U-504

April , 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

Dear Mayor and Commissioners:

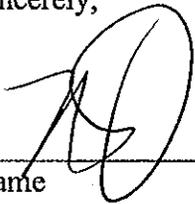
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From researching the renewed development activities around Ft. Lauderdale, I believe the design of this project is exactly the kind of development that is needed to continue the revitalization of the Central Beach area.

As a high-end, low-rise building with only 22 units, I believe that the beach area will benefit from this development.

I am pleased to add my name to the many others supporting this project and hope that the City Commission will approve it.

Sincerely,

  
Name \_\_\_\_\_

Address:

2019 NE 32nd Ave  
Ft. Lauderdale, FL 33301

Building Name: \_\_\_\_\_

April , 2013

Honorable Mayor  
Fort Lauderdale City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Ft. Lauderdale, Florida 33301

A Letter in Support of the Proposed GRAND BIRCH Project

Dear Mr. Mayor and Commissioners,

I/We have reviewed the plans of the development proposed at 321 Birch Road and hope you will approve this spectacular project.

I/We feel it will be an asset to the overall vision of the redevelopment plans for the beach area.

Thank you,

*Julie & Peter Wittington*

Address:

*3333 NE 32 Avenue  
Fort Lauderdale, 33308*

April, 2013

Honorable Mayor  
City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

Re: GRAND BIRCH

Dear Mr. Mayor and City Commissioners:

This letter is in support of the above proposed project on 321 Birch Road.

I have seen the plans and feel this buildings' design goes perfectly with the long term vision for beach development.

Since it meet the height and zoning requirements, and has been approved (7 to 2) by the Planning and Zoning Board, this project should be embraced by the city. I urge you to support this development on April 16<sup>th</sup>. Thank you.

Best Regards,

Scotty CHARIE Walsh

Address:

El Dugano  
3333 NE 32nd Ave

Building Name/ Apt #:

II 1105

March 20, 2013

---

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

Dear Mayor and Commissioners,

Having recently viewed the plans for the Grand Birch Condominium project that is being proposed for 321 Birch Road, I felt compelled to express my support for this project.

From researching the renewed development activities around Fort Lauderdale, I believe the design of this project is exactly the kind of development that is needed to continue the revitalization of the Central Beach area.

As a high-end, low-rise building with only 22 units, I believe that the beach area will benefit from this development.

I am pleased to add my name to the many others supporting this project and hope that the City Commission will approve it.

Sincerely,



Suzanne Isenstadt  
3333 NE 32 Avenue  
IL Lugano Unit #1106  
Fort Lauderdale, FL 33308

April , 2013

Honorable Mayor  
Fort Lauderdale City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Ft. Lauderdale, Florida 33301

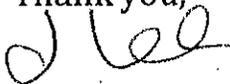
A Letter in Support of the Proposed GRAND BIRCH Project

Dear Mr. Mayor and Commissioners,

I/We have reviewed the plans of the development proposed at 321 Birch Road and hope you will approve this spectacular project.

I/We feel it will be an asset to the overall vision of the redevelopment plans for the beach area.

Thank you,



Address:

2200 S Ocean Lane

Fort Lauderdale, FL 33316

April , 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

Dear Mayor and Commissioners:

Having recently viewed the plans for the Grand Birch Condominium project that is being proposed for 321 Birch Road, I felt compelled to express my support for this project.

From researching the renewed development activities around Ft. Lauderdale, I believe the design of this project is exactly the kind of development that is needed to continue the revitalization of the Central Beach area.

As a high-end, low-rise building with only 22 units, I believe that the beach area will benefit from this development.

I am pleased to add my name to the many others supporting this project and hope that the City Commission will approve it.

Sincerely,

  
Name

Address:

7100 S. Ocean Ln 1505  
Ft Lauderdale, FL 33316

Building Name:

Point of America

April, 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

Dear Mayor and Commissioners:

Having recently viewed the plans for the Grand Birch Condominium project that is being proposed for 321 Birch Road, I felt compelled to express my support for this project.

From researching the renewed development activities around Ft. Lauderdale, I believe the design of this project is exactly the kind of development that is needed to continue the revitalization of the Central Beach area.

As a high-end, low-rise building with only 22 units, I believe that the beach area will benefit from this development.

I am pleased to add my name to the many others supporting this project and hope that the City Commission will approve it.

Sincerely,

IRENE ANGELETOS  
Name

Address:

1920 S OCEAN DR.  
FT. LAUDERDALE, FL 33316

Building Name: Points of America

April , 2013

Honorable Mayor  
Fort Lauderdale City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Ft. Lauderdale, Florida 33301

A Letter in Support of the Proposed GRAND BIRCH Project

Dear Mr. Mayor and Commissioners,

I/We have reviewed the plans of the development proposed at 321 Birch Road and hope you will approve this spectacular project.

I/We feel it will be an asset to the overall vision of the redevelopment plans for the beach area.

Thank you,

Suzanne Rindley

Address:

1680 Ocean Lane

Fort Lauderdale, FL 33316

April , 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

Dear Mayor and Commissioners:

Having recently viewed the plans for the Grand Birch Condominium project that is being proposed for 321 Birch Road, I felt compelled to express my support for this project.

From researching the renewed development activities around Ft. Lauderdale, I believe the design of this project is exactly the kind of development that is needed to continue the revitalization of the Central Beach area.

As a high-end, low-rise building with only 22 units, I believe that the beach area will benefit from this development.

I am pleased to add my name to the many others supporting this project and hope that the City Commission will approve it.

Sincerely,

MICHAEL BEANNEY  
Name

Address:

1340 SOUTH OCEAN DRIVE Building Name: HOUSE  
FORT LAUD FL 33316

April , 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

Dear Mayor and Commissioners:

Having recently viewed the plans for the Grand Birch Condominium project that is being proposed for 321 Birch Road, I felt compelled to express my support for this project.

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As a high-end, low-rise building with only 22 units, I believe that the beach area will benefit from this development.

I am pleased to add my name to the many others supporting this project and hope that the City Commission will approve it.

Sincerely,

  
Name

Address:

1110 TEQUILA ST.  
FORT LAUDERDALE, FL 33312

Building Name: \_\_\_\_\_

April, 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

GRAND BIRCH

Dear Sir/Madam:

I strongly support the Grand Birch project which you will consider for approval on April 16<sup>th</sup>.

The design of the building will be a beautiful addition to the beach and Birch Road, and add much needed new jobs and taxes.

This is the type of low-rise development that should be encouraged by the city, so I hope you will approve the Grand Birch Condominium project.

Yours truly,

KEVIN THOMPSON

Name

Address:

540 SW 14 AVE, FTL, FL

Apt #/Building Name:

---

April , 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

Dear Mayor and Commissioners:

Having recently viewed the plans for the Grand Birch Condominium project that is being proposed for 321 Birch Road, I felt compelled to express my support for this project.

From researching the renewed development activities around Ft. Lauderdale, I believe the design of this project is exactly the kind of development that is needed to continue the revitalization of the Central Beach area.

As a high-end, low-rise building with only 22 units, I believe that the beach area will benefit from this development.

I am pleased to add my name to the many others supporting this project and hope that the City Commission will approve it.

Sincerely,

Kimberly Rutkai  
Name

Address:

827 SW 27th St.  
Fort Lauderdale, Fl  
33315

Building Name: \_\_\_\_\_

April, 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

**GRAND BIRCH PROJECT**

Dear Sir/Madam:

I strongly support the Grand Birch project which you will consider for approval on April 16<sup>th</sup>.

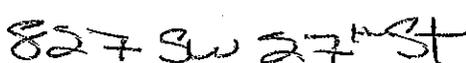
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This is the type of low-rise development that should be encouraged by the city, so I hope you will approve the Grand Birch Condominium project.

Yours truly,

  
\_\_\_\_\_

Name 

Address:   
\_\_\_\_\_

33315

Apt #/Building Name:  
\_\_\_\_\_

April, 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

**GRAND BIRCH PROJECT**

Dear Sir/Madam:

I strongly support the Grand Birch project which you will consider for approval on April 16<sup>th</sup>.

The design of the building will be a beautiful addition to the beach and Birch Road, and add much needed new jobs and taxes.

This is the type of low-rise development that should be encouraged by the city, so I hope you will approve the Grand Birch Condominium project.

Yours truly,

  
Name

Address:

1820 SW 11<sup>th</sup> CT FT LAUD 33312

Apt #/Building Name:

---

April, 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

GRAND BIRCH

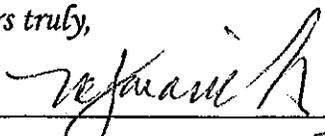
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This is the type of low-rise development that should be encouraged by the city, so I hope you will approve the Grand Birch Condominium project.

Yours truly,

  
\_\_\_\_\_  
Name MICHAEL JARAMILLO  
Address: 1836 SW 3 AVE.  
FT. L. 33315  
\_\_\_\_\_

Apt #/Building Name:  
\_\_\_\_\_

April, 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

GRAND BIRCH

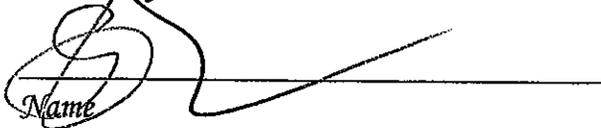
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This is the type of low-rise development that should be encouraged by the city, so I hope you will approve the Grand Birch Condominium project.

Yours truly,

  
Name

Address:

724 SW 12<sup>th</sup> Ave

Apt #/Building Name:

FA Lauderdale, FL 33312

April, 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

GRAND BIRCH

Dear Sir/Madam:

I strongly support the Grand Birch project which you will consider for approval on April 16<sup>th</sup>.

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Yours truly,

Laura O'Dwyer

Name

Address:

724 SW 12<sup>th</sup> Ave

Apt #/Building Name:

Ft. Lauderdale, FL 33312

April, 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

GRAND BIRCH

Dear Sir/Madam:

I strongly support the Grand Birch project which you will consider for approval on April 16<sup>th</sup>.

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This is the type of low-rise development that should be encouraged by the city, so I hope you will approve the Grand Birch Condominium project.

Yours truly,

  
Name Bryan Wade Thomsen

Address: 728 SW 14<sup>th</sup> Dr. Ft. Lauderdale, FL 33312

Apt #/Building Name:  
\_\_\_\_\_

April, 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

**GRAND BIRCH PROJECT**

Dear Sir/Madam:

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This is the type of low-rise development that should be encouraged by the city, so I hope you will approve the Grand Birch Condominium project.

Yours truly,

Gabrielle DiTommaso

Name

Address:

545 SW 18<sup>th</sup> Ave Ft  
Lauderdale 33312

Apt #/Building Name:

Unit 40

✓  
April, 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

**GRAND BIRCH PROJECT**

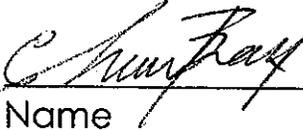
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This is the type of low-rise development that should be encouraged by the city, so I hope you will approve the Grand Birch Condominium project.

Yours truly,

  
Name

Address:

900 RIVER REACH DR. #219

Apt #/Building Name:  
  
\_\_\_\_\_

April , 2013

---

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

Dear Mayor and Commissioners:

Having recently viewed the plans for the Grand Birch Condominium project that is being proposed for 321 Birch Road, I felt compelled to express my support for this project.

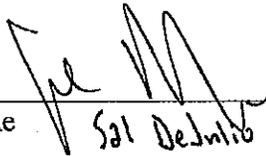
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As a high-end, low-rise building with only 22 units, I believe that the beach area will benefit from this development.

I am pleased to add my name to the many others supporting this project and hope that the City Commission will approve it.

Sincerely,

Name

  
Sgt DeJure

Address:

1116 Tequesta St #3  
Fort Lauderdale, FL 33312

Building Name:

N/A

April , 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

Dear Mayor and Commissioners:

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As a high-end, low-rise building with only 22 units, I believe that the beach area will benefit from this development.

I am pleased to add my name to the many others supporting this project and hope that the City Commission will approve it.

Sincerely,

  
Name

Address:

1725 SW 23<sup>rd</sup> St  
Fort Lauderdale, FL

Building Name: \_\_\_\_\_

April , 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

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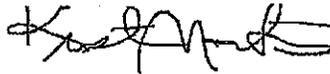
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I am pleased to add my name to the many others supporting this project and hope that the City Commission will approve it.

Sincerely,

Kristen Mathiesen



Name

Address:

303 SW 1 Ave.

Building Name: Grand Birch Condo Project

Fort Lauderdale, FL  
33301.

April 10, 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

Dear Mayor and Commissioners:

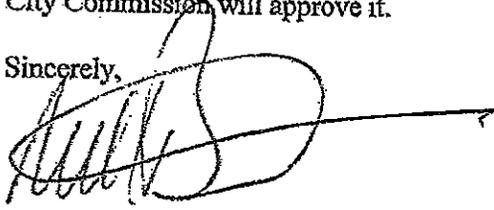
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As a high-end, low-rise building with only 22 units, I believe that the beach area will benefit from this development.

I am pleased to add my name to the many others supporting this project and hope that the City Commission will approve it.

Sincerely,



Edward W. Butler

\_\_\_\_\_  
Name

Address:  
300 sw 1<sup>st</sup> Avenue, Suite 106  
Fort Lauderdale Fla

\_\_\_\_\_  
\_\_\_\_\_  
Building Name: Las Olas River Front

April , 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

Dear Mayor and Commissioners:

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I am pleased to add my name to the many others supporting this project and hope that the City Commission will approve it.

Sincerely,

  
Krishna Richter  
Name

Address:

300 SW 17<sup>th</sup> Ave Suite 100 Building Name: Riverfront  
Ft. Lauderdale, FL 33301

April , 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

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Having recently viewed the plans for the Grand Birch Condominium project that is being proposed for 321 Birch Road, I felt compelled to express my support for this project.

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I am pleased to add my name to the many others supporting this project and hope that the City Commission will approve it.

Sincerely,



Name David DeJulio

Address:

1116 Tequesta St #3  
Fort Lauderdale, FL 33312

Building Name: N/A

April , 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

Dear Mayor and Commissioners:

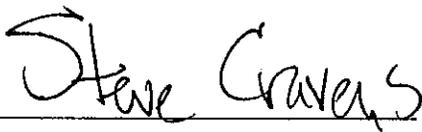
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As a high-end, low-rise building with only 22 units, I believe that the beach area will benefit from this development.

I am pleased to add my name to the many others supporting this project and hope that the City Commission will approve it.

Sincerely,



Name

Address:

4721 NE 29th

Building Name: \_\_\_\_\_

Ave Ft LAD

33308

April, 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

**GRAND BIRCH PROJECT**

Dear Sir/Madam:

I strongly support the Grand Birch project which you will consider for approval on April 16<sup>th</sup>.

The design of the building will be a beautiful addition to the beach and Birch Road, and add much needed new jobs and taxes.

This is the type of low-rise development that should be encouraged by the city, so I hope you will approve the Grand Birch Condominium project.

Yours truly,

          Dan Tevlin          

Name

Address:           2520 Yacht Club Blvd          

          Ft. Lauderdale FL 33304

April , 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

Dear Mayor and Commissioners:

Having recently viewed the plans for the Grand Birch Condominium project that is being proposed for 321 Birch Road, I felt compelled to express my support for this project.

From researching the renewed development activities around Ft. Lauderdale, I believe the design of this project is exactly the kind of development that is needed to continue the revitalization of the Central Beach area.

As a high-end, low-rise building with only 22 units, I believe that the beach area will benefit from this development.

I am pleased to add my name to the many others supporting this project and hope that the City Commission will approve it.

Sincerely,

Tami Greene  
Name

Address:

2119 NE 17 Ave.  
Ft Lauderdale, FL 33305

Building Name: \_\_\_\_\_

April , 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

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I am pleased to add my name to the many others supporting this project and hope that the City Commission will approve it.

Sincerely,



\_\_\_\_\_

Name

Address:

6331 NE 14th Ter  
Ft Lauderdale, FL 33308

Building Name: \_\_\_\_\_

April , 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

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I am pleased to add my name to the many others supporting this project and hope that the City Commission will approve it.

Sincerely,

Sharon St. Kal      Tom St. Kal  
Name

Address:

2659 NE 26<sup>th</sup> Ct.  
Ft. Lauderdale, FL 33306

Building Name: \_\_\_\_\_

April , 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

Dear Mayor and Commissioners:

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As a high-end, low-rise building with only 22 units, I believe that the beach area will benefit from this development.

I am pleased to add my name to the many others supporting this project and hope that the City Commission will approve it.

Sincerely,



Name

Address:

3071 NE. 39<sup>th</sup> St  
Ft. Lauderdale, FL  
33308

Building Name: \_\_\_\_\_

April , 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

Dear Mayor and Commissioners:

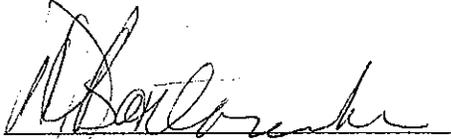
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I am pleased to add my name to the many others supporting this project and hope that the City Commission will approve it.

Sincerely,



Name

Address:

4836 NE 23 AVE #22  
FT LAUDERDALE 33308

Building Name: \_\_\_\_\_

April, 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

**GRAND BIRCH PROJECT**

Dear Sir/Madam:

I strongly support the Grand Birch project which you will consider for approval on April 16<sup>th</sup>.

The design of the building will be a beautiful addition to the beach and Birch Road, and add much needed new jobs and taxes.

This is the type of low-rise development that should be encouraged by the city, so I hope you will approve the Grand Birch Condominium project.

Yours truly, Tom McGuric

Name Tom McGuric

Address: 3333 NE 34 St.

Apt #/Building Name: Ft. Lauderdale 33308

April, 2013

Honorable Mayor  
City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

Re: GRAND BIRCH

Dear Mr. Mayor and City Commissioners:

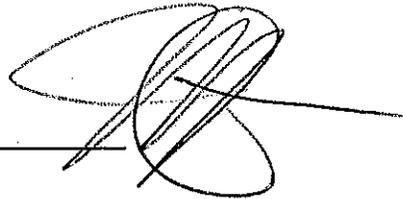
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I have seen the plans and feel this buildings' design goes perfectly with the long term vision for beach development.

Since it meet the height and zoning requirements, and has been approved (7 to 2) by the Planning and Zoning Board, this project should be embraced by the city. I urge you to support this development on April 16<sup>th</sup>. Thank you.

Best Regards,

Hamilton Clark



Address:

1716 Millie Birch Dr.

Building Name/ Apt #:

PA. Ind, PC  
33305

April, 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

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I strongly support the Grand Birch project which you will consider for approval on April 16<sup>th</sup>.

The design of the building will be a beautiful addition to the beach and Birch Road, and add much needed new jobs and taxes.

This is the type of low-rise development that should be encouraged by the city, so I hope you will approve the Grand Birch Condominium project.

Yours truly,



Name MATTHEW B SCHROEDERS

Address: 5901 NE 22ND TERACE Fort Lauderdale  
33308

Apt #/Building Name:

---

April, 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

GRAND BIRCH

Dear Sir/Madam:

I strongly support the Grand Birch project which you will consider for approval on April 16<sup>th</sup>.

The design of the building will be a beautiful addition to the beach and Birch Road, and add much needed new jobs and taxes.

This is the type of low-rise development that should be encouraged by the city, so I hope you will approve the Grand Birch Condominium project.

Yours truly,

Dominick C. DeStefano

Name D. C. DeStefano

Address:

2633 NE 26<sup>th</sup> Street

33304

Apt #/Building Name:

Pacific 105

April , 2013

Honorable Mayor  
Fort Lauderdale City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Ft. Lauderdale, Florida 33301

A Letter in Support of the Proposed GRAND BIRCH Project

Dear Mr. Mayor and Commissioners,

I/We have reviewed the plans of the development proposed at 321 Birch Road and hope you will approve this spectacular project.

I/We feel it will be an asset to the overall vision of the redevelopment plans for the beach area.

Thank you,

Kristin Bincaull

Address:

1831 NE 38<sup>th</sup> St #208  
Coral Lake Tn

33308

November 26, 2012

Chair and Board Members  
Planning and Zoning Board  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, FL 33311

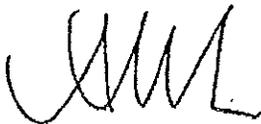
**Grand Birch Project**

Dear Sir/Madam:

I strongly support the Grand Birch project which you will consider on November 28, 2012. The design of the building will be a beautiful addition to the beach area and Birch Road.

This is the type of development that should be encouraged by the city. I hope that you will recommend that the City Commission approve it.

Yours truly,



STEVE MCALEER  
3045 N Federal Hwy # 24  
Ft Lauderdale FL 33308

April , 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

Dear Mayor and Commissioners:

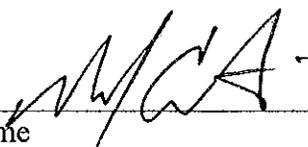
Having recently viewed the plans for the Grand Birch Condominium project that is being proposed for 321 Birch Road, I felt compelled to express my support for this project.

From researching the renewed development activities around Ft. Lauderdale, I believe the design of this project is exactly the kind of development that is needed to continue the revitalization of the Central Beach area.

As a high-end, low-rise building with only 22 units, I believe that the beach area will benefit from this development.

I am pleased to add my name to the many others supporting this project and hope that the City Commission will approve it.

Sincerely,

  
Name \_\_\_\_\_

Address:

3731 NE 29TH AVE Building Name: \_\_\_\_\_  
FORT LAUDERDALE, FL 33308

April, 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

GRAND BIRCH

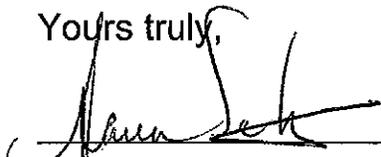
Dear Sir/Madam:

I strongly support the Grand Birch project which you will consider for approval on April 16<sup>th</sup>.

The design of the building will be a beautiful addition to the beach and Birch Road, and add much needed new jobs and taxes.

This is the type of low-rise development that should be encouraged by the city, so I hope you will approve the Grand Birch Condominium project.

Yours truly,

  
\_\_\_\_\_  
Name

Address:

3471 N 18 Avenue

Apt #/Building Name:

33306

Home

April, 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

GRAND BIRCH

Dear Sir/Madam:

I strongly support the Grand Birch project which you will consider for approval on April 16<sup>th</sup>.

The design of the building will be a beautiful addition to the beach and Birch Road, and add much needed new jobs and taxes.

This is the type of low-rise development that should be encouraged by the city, so I hope you will approve the Grand Birch Condominium project.

Yours truly,

James D. Freebairn, James D. Freebairn  
Name

Address:  
2901 Coral Shores Dr FLL. 33306

Apt #/Building Name:  

---

April, 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

**GRAND BIRCH PROJECT**

Dear Sir/Madam:

I strongly support the Grand Birch project which you will consider for approval on April 16<sup>th</sup>.

The design of the building will be a beautiful addition to the beach and Birch Road, and add much needed new jobs and taxes.

This is the type of low-rise development that should be encouraged by the city, so I hope you will approve the Grand Birch Condominium project.

Yours truly, Delia Maguire

Delia Maguire

Name

Address:

3333 NE 31 St

Apt #/Building Name:

Ft. Lauderdale FL 33308

April, 2013

Honorable Mayor  
City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

Re: GRAND BIRCH

Dear Mr. Mayor and City Commissioners:

This letter is in support of the above proposed project on 321 Birch Road.

I have seen the plans and feel this buildings' design goes perfectly with the long term vision for beach development.

Since it meet the height and zoning requirements, and has been approved (7 to 2) by the Planning and Zoning Board, this project should be embraced by the city. I urge you to support this development on April 16<sup>th</sup>. Thank you.

Best Regards,

Khiabett Gonzalez

Address:

5621 NE 14<sup>th</sup> ~~St~~ Fort Lauderdale, FL 33308

Building Name/ Apt #:

Apt 4

April , 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

Dear Mayor and Commissioners:

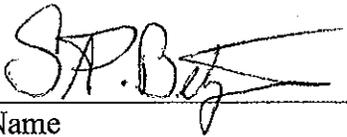
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From researching the renewed development activities around Ft. Lauderdale, I believe the design of this project is exactly the kind of development that is needed to continue the revitalization of the Central Beach area.

As a high-end, low-rise building with only 22 units, I believe that the beach area will benefit from this development.

I am pleased to add my name to the many others supporting this project and hope that the City Commission will approve it.

Sincerely,



Name

Address:

6831 NW 27<sup>th</sup> WAY

FORT LAUDERDALE, FL 33309

Building Name: \_\_\_\_\_

April, 2013

Honorable Mayor  
City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

Re: GRAND BIRCH

Dear Mr. Mayor and City Commissioners:

This letter is in support of the above proposed project on 321 Birch Road.

I have seen the plans and feel this buildings' design goes perfectly with the long term vision for beach development.

Since it meet the height and zoning requirements, and has been approved (7 to 2) by the Planning and Zoning Board, this project should be embraced by the city. I urge you to support this development on April 16<sup>th</sup>. Thank you.

Best Regards,



Address:

6499 N.W. 9<sup>TH</sup> AVE #301 FT. LAUDERDALE, FL 33309

Building Name/ Apt #:

---

April, 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

**GRAND BIRCH PROJECT**

Dear Sir/Madam:

I strongly support the Grand Birch project which you will consider for approval on April 16<sup>th</sup>.

The design of the building will be a beautiful addition to the beach and Birch Road, and add much needed new jobs and taxes.

This is the type of low-rise development that should be encouraged by the city, so I hope you will approve the Grand Birch Condominium project.

Yours truly,

Michelle Johnson  
Name

Address:

3045 N. Federal Highway Ste 24

Apt #/Building Name: Ft. Lauderdale Fl

---

April, 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

GRAND BIRCH

Dear Sir/Madam:

I strongly support the Grand Birch project which you will consider for approval on April 16<sup>th</sup>.

The design of the building will be a beautiful addition to the beach and Birch Road, and add much needed new jobs and taxes.

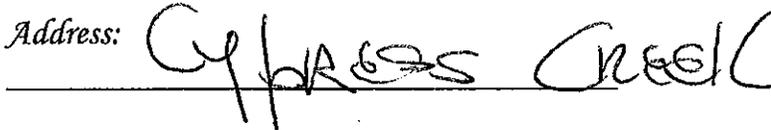
This is the type of low-rise development that should be encouraged by the city, so I hope you will approve the Grand Birch Condominium project.

Yours truly,



Name

Address:



Apt #/Building Name:

\_\_\_\_\_

Muscle  
of the  
World

April, 2013

Honorable Mayor  
City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

Re: GRAND BIRCH

Dear Mr. Mayor and City Commissioners:

This letter is in support of the above proposed project on 321 Birch Road.

I have seen the plans and feel this buildings' design goes perfectly with the long term vision for beach development.

Since it meet the height and zoning requirements, and has been approved (7 to 2) by the Planning and Zoning Board, this project should be embraced by the city. I urge you to support this development on April 16<sup>th</sup>. Thank you.

Best Regards,

*ALAN DUHR*  
*Alan Duhr*

---

Address:

*659 W. OAKLAND PK BLVD*  
*WILTON MANORS FL 33311*

---

Building Name/ Apt #:

*DAK GROVE VILLAGE C105*

---

April, 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

GRAND BIRCH

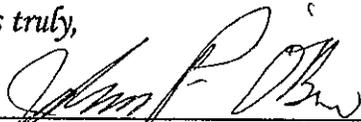
Dear Sir/Madam:

I strongly support the Grand Birch project which you will consider for approval on April 16<sup>th</sup>.

The design of the building will be a beautiful addition to the beach and Birch Road, and add much needed new jobs and taxes.

This is the type of low-rise development that should be encouraged by the city, so I hope you will approve the Grand Birch Condominium project.

Yours truly,



Name John O'Brian

Address: 2851 Prospera Rd. #1212

Apt #/Building Name:

\_\_\_\_\_

April , 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

Dear Mayor and Commissioners:

Having recently viewed the plans for the Grand Birch Condominium project that is being proposed for 321 Birch Road, I felt compelled to express my support for this project.

From researching the renewed development activities around Ft. Lauderdale, I believe the design of this project is exactly the kind of development that is needed to continue the revitalization of the Central Beach area.

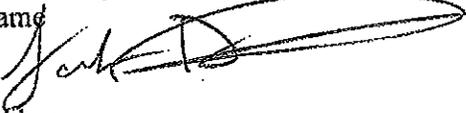
As a high-end, low-rise building with only 22 units, I believe that the beach area will benefit from this development.

I am pleased to add my name to the many others supporting this project and hope that the City Commission will approve it.

Sincerely,

John D'Alessandro

Name



Address:

227 NW 25 ST  
Fort Lauderdale, FL

Building Name: \_\_\_\_\_

April , 2013

Honorable Mayor  
Fort Lauderdale City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Ft. Lauderdale, Florida 33301

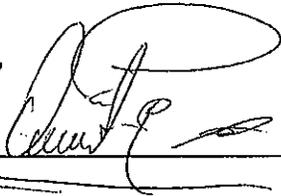
A Letter in Support of the Proposed GRAND BIRCH Project

Dear Mr. Mayor and Commissioners,

I/We have reviewed the plans of the development proposed at 321 Birch Road and hope you will approve this spectacular project.

I/We feel it will be an asset to the overall vision of the redevelopment plans for the beach area.

Thank you,

A handwritten signature in black ink, appearing to be 'C. J. ...', written over a horizontal line.

Address:

1846 SW 48th

Ft. Lauderdale FL 33117

April , 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

Dear Mayor and Commissioners:

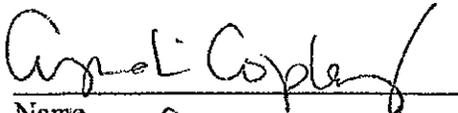
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From researching the renewed development activities around Ft. Lauderdale, I believe the design of this project is exactly the kind of development that is needed to continue the revitalization of the Central Beach area.

As a high-end, low-rise building with only 22 units, I believe that the beach area will benefit from this development.

I am pleased to add my name to the many others supporting this project and hope that the City Commission will approve it.

Sincerely,

  
Name Cyndi Copley

Address:

4441 NE 17<sup>th</sup> Ter.

Building Name: \_\_\_\_\_

Ft. Lauderdale 33331

April, 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

GRAND BIRCH

Dear Sir/Madam:

I strongly support the Grand Birch project which you will consider for approval on April 16<sup>th</sup>.

The design of the building will be a beautiful addition to the beach and Birch Road, and add much needed new jobs and taxes.

This is the type of low-rise development that should be encouraged by the city, so I hope you will approve the Grand Birch Condominium project.

Yours truly,



Name DANTE J SMAYL

Address: 40 NE 53 CT FT LAUD FL 33334

Apt #/Building Name:

April , 2013

Honorable Mayor  
Fort Lauderdale City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Ft. Lauderdale, Florida 33301

A Letter in Support of the Proposed GRAND BIRCH Project

Dear Mr. Mayor and Commissioners,

I/We have reviewed the plans of the development proposed at 321 Birch Road and hope you will approve this spectacular project.

I/We feel it will be an asset to the overall vision of the redevelopment plans for the beach area.

Thank you,

*Sherril Guidish*

Address:

*1400 NE 55<sup>th</sup> ST  
Fort Lauderdale FL 33334*

April , 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

Dear Mayor and Commissioners:

Having recently viewed the plans for the Grand Birch Condominium project that is being proposed for 321 Birch Road, I felt compelled to express my support for this project.

From researching the renewed development activities around Ft. Lauderdale, I believe the design of this project is exactly the kind of development that is needed to continue the revitalization of the Central Beach area.

As a high-end, low-rise building with only 22 units, I believe that the beach area will benefit from this development.

I am pleased to add my name to the many others supporting this project and hope that the City Commission will approve it.

Sincerely,

  
Name

Address:

5324 NW 1<sup>st</sup> Ave  
Ft. Lauderdale FL 33309

Building Name: \_\_\_\_\_

April , 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

Dear Mayor and Commissioners:

Having recently viewed the plans for the Grand Birch Condominium project that is being proposed for 321 Birch Road, I felt compelled to express my support for this project.

From researching the renewed development activities around Ft. Lauderdale, I believe the design of this project is exactly the kind of development that is needed to continue the revitalization of the Central Beach area.

As a high-end, low-rise building with only 22 units, I believe that the beach area will benefit from this development.

I am pleased to add my name to the many others supporting this project and hope that the City Commission will approve it.

Sincerely,

Ashley Adam  
Name  
Ashley Adam

Address:

11980 NW 2nd St  
Coral Springs FL 33071

Building Name: \_\_\_\_\_

April , 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

Dear Mayor and Commissioners:

Having recently viewed the plans for the Grand Birch Condominium project that is being proposed for 321 Birch Road, I felt compelled to express my support for this project.

From researching the renewed development activities around Ft. Lauderdale, I believe the design of this project is exactly the kind of development that is needed to continue the revitalization of the Central Beach area.

As a high-end, low-rise building with only 22 units, I believe that the beach area will benefit from this development.

I am pleased to add my name to the many others supporting this project and hope that the City Commission will approve it.

Sincerely,

Sharon Cameron

Name

Address:

12041 NW 26<sup>th</sup> St  
Plantation FL, 33323

Building Name: \_\_\_\_\_

April , 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

Dear Mayor and Commissioners:

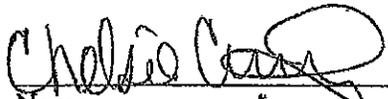
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As a high-end, low-rise building with only 22 units, I believe that the beach area will benefit from this development.

I am pleased to add my name to the many others supporting this project and hope that the City Commission will approve it.

Sincerely,

  
Name Chelsie Cunningham

Address:

2000 W. 65<sup>th</sup> Way  
Hollywood, FL 33024

Building Name: \_\_\_\_\_

April, 2013

Honorable Mayor  
Fort Lauderdale City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Ft. Lauderdale, Florida 33301

A Letter in Support of the Proposed GRAND BIRCH Project

Dear Mr. Mayor and Commissioners,

I/We have reviewed the plans of the development proposed at 321 Birch Road and hope you will approve this spectacular project.

I/We feel it will be an asset to the overall vision of the redevelopment plans for the beach area.

Thank you,



ARTHUR NEWIRTH

Address:

461 Eldorado Pkwy

Plantation Fl. 33317

April, 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

**GRAND BIRCH PROJECT**

Dear Sir/Madam:

I strongly support the Grand Birch project which you will consider for approval on April 16<sup>th</sup>.

The design of the building will be a beautiful addition to the beach and Birch Road, and add much needed new jobs and taxes.

This is the type of low-rise development that should be encouraged by the city, so I hope you will approve the Grand Birch Condominium project.

Yours truly,

Wayne Parkes

Name

Address:

12257 NW 58<sup>th</sup>

Apt #/Building Name:

---

April, 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

GRAND BIRCH

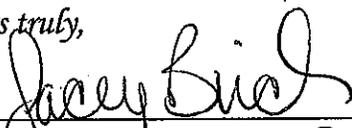
Dear Sir/Madam:

I strongly support the Grand Birch project which you will consider for approval on April 16<sup>th</sup>.

The design of the building will be a beautiful addition to the beach and Birch Road, and add much needed new jobs and taxes.

This is the type of low-rise development that should be encouraged by the city, so I hope you will approve the Grand Birch Condominium project.

Yours truly,

  
\_\_\_\_\_  
Name

Jacey Birch  
Address: 3401 W. Hallandale Beach Blvd  
Pembroke Park FL  
\_\_\_\_\_

Apt #/Building Name:  
\_\_\_\_\_

April, 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

GRAND BIRCH

Dear Sir/Madam:

I strongly support the Grand Birch project which you will consider for approval on April 16<sup>th</sup>.

The design of the building will be a beautiful addition to the beach and Birch Road, and add much needed new jobs and taxes.

This is the type of low-rise development that should be encouraged by the city, so I hope you will approve the Grand Birch Condominium project.

Yours truly,

Jane Merrill

Name

Address:

4601 NE 2nd TERR., OAKLAND PK, FL

Apt #/Building Name:

Jane Merrill

April, 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

**GRAND BIRCH PROJECT**

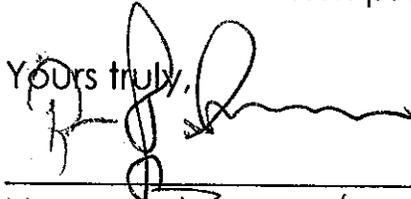
Dear Sir/Madam:

I strongly support the Grand Birch project which you will consider for approval on April 16<sup>th</sup>.

The design of the building will be a beautiful addition to the beach and Birch Road, and add much needed new jobs and taxes.

This is the type of low-rise development that should be encouraged by the city, so I hope you will approve the Grand Birch Condominium project.

Yours truly,



Name Ron John

Address:

4740 NW 10<sup>th</sup> Ct  
Plantation FL 32313

Apt #/Building Name:

\_\_\_\_\_

April, 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

Dear Mayor and Commissioners:

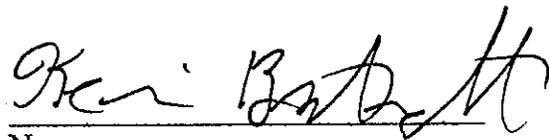
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From researching the renewed development activities around Ft. Lauderdale, I believe the design of this project is exactly the kind of development that is needed to continue the revitalization of the Central Beach area.

As a high-end, low-rise building with only 22 units, I believe that the beach area will benefit from this development.

I am pleased to add my name to the many others supporting this project and hope that the City Commission will approve it.

Sincerely,



Name

Address:

633 NW 30th Ct

Building Name: \_\_\_\_\_

Wilton Manors, FL 33311

April , 2013

Honorable Mayor  
Fort Lauderdale City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Ft. Lauderdale, Florida 33301

A Letter in Support of the Proposed GRAND BIRCH Project

Dear Mr. Mayor and Commissioners,

I/We have reviewed the plans of the development proposed at 321 Birch Road and hope you will approve this spectacular project.

I/We feel it will be an asset to the overall vision of the redevelopment plans for the beach area.

Thank you,



Address:

632 NW 30<sup>th</sup> Ct  
Wilton Manors FL 33311

April , 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

Dear Mayor and Commissioners:

Having recently viewed the plans for the Grand Birch Condominium project that is being proposed for 321 Birch Road, I felt compelled to express my support for this project.

From researching the renewed development activities around Ft. Lauderdale, I believe the design of this project is exactly the kind of development that is needed to continue the revitalization of the Central Beach area.

As a high-end, low-rise building with only 22 units, I believe that the beach area will benefit from this development.

I am pleased to add my name to the many others supporting this project and hope that the City Commission will approve it.

Sincerely,

Ryan Tyler  
Name

Address:

633 NW 28<sup>th</sup> Court

Building Name: \_\_\_\_\_

Willton Menors, FL 33311

April, 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

**GRAND BIRCH PROJECT**

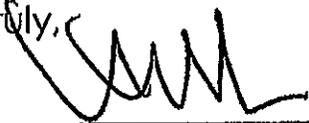
Dear Sir/Madam:

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The design of the building will be a beautiful addition to the beach and Birch Road, and add much needed new jobs and taxes.

This is the type of low-rise development that should be encouraged by the city, so I hope you will approve the Grand Birch Condominium project.

Yours truly,



\_\_\_\_\_  
Name **STEVE MCALEER**

Address:

4650 NE 3RD AVE, Oakland Park FL 33334

Apt #/Building Name:  
\_\_\_\_\_

April, 2013

Honorable Mayor  
City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

Re: GRAND BIRCH

Dear Mr. Mayor and City Commissioners:

This letter is in support of the above proposed project on 321 Birch Road.

I have seen the plans and feel this buildings' design goes perfectly with the long term vision for beach development.

Since it meet the height and zoning requirements, and has been approved (7 to 2) by the Planning and Zoning Board, this project should be embraced by the city. I urge you to support this development on April 16<sup>th</sup>. Thank you.

Best Regards,

  
Jeffrey Longbrake

Address:

1658 NE 34<sup>th</sup> St Apt A Oakland Park, FL 33334

Building Name/ Apt #:

---

April , 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

Dear Mayor and Commissioners:

Having recently viewed the plans for the Grand Birch Condominium project that is being proposed for 321 Birch Road, I felt compelled to express my support for this project.

From researching the renewed development activities around Ft. Lauderdale, I believe the design of this project is exactly the kind of development that is needed to continue the revitalization of the Central Beach area.

As a high-end, low-rise building with only 22 units, I believe that the beach area will benefit from this development.

I am pleased to add my name to the many others supporting this project and hope that the City Commission will approve it.

Sincerely,

Meghan E. Deuser  
Name

Address:

800 SE 4 Ave #206

Building Name: Chateau Mar

Ft. Lauderdale, FL 33301

April , 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

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As a high-end, low-rise building with only 22 units, I believe that the beach area will benefit from this development.

I am pleased to add my name to the many others supporting this project and hope that the City Commission will approve it.

Sincerely,

  
Name

Address:

2870 NE 26 St  
Ft. Lauderdale FL 33306

Building Name: \_\_\_\_\_

April ,2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

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From researching the renewed development activities around Ft. Lauderdale, I believe the design of this project is exactly the kind of development that is needed to continue the revitalization of the Central Beach area.

As a high-end, low-rise building with only 22 units, I believe that the beach area will benefit from this development.

I am pleased to add my name to the many others supporting this project and hope that the City Commission will approve it.

Sincerely,

*Viliana Nassar Garcia.*  
Name

Address:

*2017 Bayview Drive.* Building Name: \_\_\_\_\_  
*Ft. Lauderdale, Fl. 33305*



April, 2013

Honorable Mayor and City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301

GRAND BIRCH

Dear Sir/Madam:

I strongly support the Grand Birch project which you will consider for approval on April 16<sup>th</sup>.

The design of the building will be a beautiful addition to the beach and Birch Road, and add much needed new jobs and taxes.

This is the type of low-rise development that should be encouraged by the city, so I hope you will approve the Grand Birch Condominium project.

Yours truly,



Name

Address:

800 SW 14 Terrace Ft Lauderdale FL 33312

Apt #/Building Name:

\_\_\_\_\_

April, 2013

Honorable Mayor  
City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33301.

Re: GRAND BIRCH

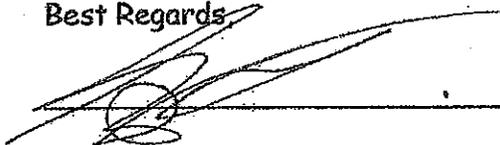
Dear Mr. Mayor and City Commissioners:

This letter is in support of the above proposed project on 321 Birch Road.

I have seen the plans and feel this buildings' design goes perfectly with the long term vision for beach development.

Since it meet the height and zoning requirements, and has been approved (7 to 2) by the Planning and Zoning Board, this project should be embraced by the city. I urge you to support this development on April 16<sup>th</sup>. Thank you.

Best Regards

 G. Sizzi

Address:

615 NE 12 Ave #405, Ft. Lauderdale

Building Name/ Apt #:

La Cancha Condo

April, 2013

Honorable Mayor  
Fort Lauderdale City Commissioners  
700 NW 19<sup>th</sup> Avenue  
Ft. Lauderdale, Florida 33301

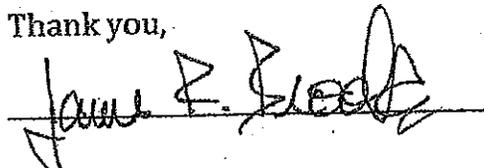
A Letter in Support of the Proposed GRAND BIRCH Project

Dear Mr. Mayor and Commissioners,

I have reviewed the plans of the development proposed at 321 Birch Road and hope you will approve this spectacular project.

I/We feel it will be an asset to the overall vision of the redevelopment plans for the beach area.

Thank you,



Address:

201 NE 16<sup>TH</sup> PLACE \* 103  
FT. LAUDERDALE, FL 33305