



SUSTAINABLE DEVELOPMENT – URBAN DESIGN & PLANNING

ADMINISTRATIVE REVIEW APPLICATION - AMENDMENT TO SITE PLAN

Rev: 2 | Revision Date: 10/01/2020 | I.D. Number: DSD-UPD-SP1

INSTRUCTIONS: The following information is requested pursuant to the City's Unified Land Development Regulations (ULDR). The application must be filled out accurately and completely. Please print or type and answer all questions. **Indicate N/A if question does not apply.**

DEADLINE: The Administrative Review Committee meets weekly to review cases. Submittals must be received by **12:00 P.M. Thursday**, in order to be reviewed at the Administrative Review Committee meeting the following Thursday. Applicants will be notified via email, if plans do not meet the submittal requirements and if changes are required.

FEES: All applications for development permits are established by the City Commission, as set forth by resolution and amended from time to time. In addition to the application fee, any additional costs incurred by the City including review by a consultant on behalf of the City, or special advertising costs shall be paid by the applicant. Any additional costs, which are unknown at the time of application, but are later incurred by the City, shall be paid by the applicant prior to the issuance of a development permit.

☐ Amendment to previously approved Site Plan Level II: Amended DRC	\$ 1,800.00
☐ Amendments to Site Plan Level III Projects	\$ 3,550.00
☐ Amendments to Site Plan Level IV Projects	\$ 3,750.00
☐ Amendments to Site Plan Level III or IV Projects (<5%)	\$ 2,550.00

Amendments to Site Plan Level III or IV Projects: Per ULDR Section 47-24.2.A.5.b.i

Amendment to a site plan level III or level IV permit which has been approved by the planning and zoning board or the city commission pursuant to the ULDR may be approved by the director without further review or approval by such body as follows:

- Any modification to reduce floor area or height of a proposed or existing building.
- Any modification to allow the alteration of the interior of an existing building which does not alter the external appearance of the building.
- Any modification to allow minor cosmetic alteration of the external facade of an existing building, including new or renovated signage, awnings and architectural detailing, provided that the overall architectural character is not changed.
- Any modification increasing yards, setbacks or both, provided that the zoning district does not have a "build to" requirement. If the removal of any portion of a structure results in an increase in yard or setback, the original architectural and site character must be maintained and the department may impose conditions of approval to ensure this requirement is met.

Amendments to Site Plan Level III or IV Projects (<5%): Per ULDR Section 47-24.2.A.5.b.ii

Amendment to a site plan level III or level IV permit which has been approved by the planning and zoning board or the city commission pursuant to the ULDR may be approved by the director, subject to Commission Request for Review as follows:

- Any modification to increase floor area or height to a proposed or existing building, that does not exceed five percent (5%) of the existing or approved floor area or height.
- Any modification to reduce yards or setbacks up to five percent (5%) of the existing or approved yard or setback, that does not violate the required minimum yard or setback; the building has not already received an approved yard modification; and the original architectural style and site character is maintained.

Amendments to Site Plan Level III or IV Projects (>5%) - Other Amendments: Per ULDR Section 47-24.2.A.5.c

If the applicant wishes to change the development to an extent which exceeds the authority of the department to approve amendments as provided in subsection A.5.b. i or ii, the proposed amendment to the site plan level III or level IV permit will be required to be reviewed by the department and forwarded to the body which gave final approval to the original development permit. All approvals of amendments to a development permit by the Planning and Zoning Board shall be subject to City Commission Request for Review.

Original Case Number (if known)	R18065
Date of complete submittal	

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

Property Owner's Name	Birch Road LLC and Cheston MM LLC
Property Owner's Signature	If a signed agent letter is provided, no signature is required on the application by the owner.
Address, City, State, Zip	
E-mail Address / Phone Number	
Proof of Ownership	☐ Warranty Deed or ☒ Tax Record

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

Applicant / Agent's Name	Andrew J. Schein, Esq. / Lochrie & Chakas, P.A.
Applicant / Agent's Signature	
Address, City, State, Zip	1401 East Broward Boulevard, Suite 303, Fort Lauderdale, FL 33301
E-mail Address / Phone Number	ASchein@LochrieLaw.com / 954-617-8919
Letter of Consent Submitted	☒ Yes

Development / Project Name	530 Birch
Development / Project Address	530 N Birch Rd Fort Lauderdale, FL 33304
Tax ID Folio Numbers (For all parcels in development)	5042 01 04 0140, 5042 01 04 0150
Description of Current Request	Site plan amendment to add one floor and to add units

Land Use Designation	CBRAC
Zoning Designation	NBRA
Current Use of Property	Vacant/Motel
Number of Residential Units	32
Non Residential SF (and Type)	None
Total Bldg. SF (include structured parking)	197,266 S.F.
Site Adjacent to Waterway	No

Dimensional Requirements	Required	Previously Approved	Proposed
Lot Size (SF / Acreage)	N/A	0.57 ACRES	0.57 ACRES
Lot Density	32/ACRE	21 UNITS	32 UNITS
Lot Width	N/A	200 FEET	NO CHANGE
Building Height (Feet / Levels)	144 FEET MAX	120 FEET	140 FEET
Structure Length	200 MAX	160 FEET BY 110 FEET	NO CHANGE
Lot Coverage	N/A	17,600 S.F.	NO CHANGE
Open Space	N/A	11,689 S.F.	NO CHANGE
Landscape Area	25%	7,472 S.F.	NO CHANGE
Parking Spaces	67	48	68

Setbacks (Indicate direction N,S,E,W)	Required	Previously Approved	Proposed
Front [N]	20 MIN.	20 FEET	NO CHANGE
Side [N]	20 MIN.	20 FEET	NO CHANGE
Side [S]	20 MIN.	20 FEET	NO CHANGE
Rear [S]	1/2 BUILD HEIGHT	20 FEET (SITE PLAN LEVEL IV)	NO CHANGE

One (1) copy of the following documents:

- ☐ **Completed Application** with all pages filled out as applicable;
- ☐ **Proof of Ownership** (warranty deed or tax record), including corporation documents if applicable;
- ☐ **Property Owner's Signature** and/or agent letter signed by the property owner;
- ☐ **Project Description Narrative** describing project specifics. Please provide as much detail as possible. These project specifics may include: architectural style and important design elements, trash disposal system, security/gating system, hours of operation, multi-modal experience, site improvements, etc.;
- ☐ **ULDR Code Narrative** response referencing all applicable sections of the ULDR, with point-by-point responses of how project complies with criteria. Reference ULDR language that requires project to go through Site Plan Level I review. Narratives must be on letterhead, dated, and with author indicated;
- ☐ **Address Verification Form** To obtain for please contact Devon Anderson at 954-828-5233 or GSutcliffe@fortlauderdale.gov
- ☐ **One Digital Submittal** (CD or USB) containing each of the above documents combined into one PDF file named the following: "Insert Project Name" Documents.pdf

Plan sets should include the following:

- ☐ **Cover sheet** including project name and table of contents;
- ☐ **Current survey(s)** of property, signed and sealed, showing existing conditions. The survey should consist of the proposed project site alone excluding adjacent properties or portions of lands not included in the proposal;
- ☐ **Original approved plan sheets;**
- ☐ **To avoid confusion as to which revision is being submitted for review, the following format must be used in all revisions:**
 - o A revision box in reverse order (from the bottom up) should be drawn near the title box of each sheet. The revision box should consist of three columns: revision number, item being revised, and revision date.
 - o A cloud should be drawn around each detail being revised. Do not cloud the entire sheet. Delta triangles with revision numbers should be marked next to each applicable cloud.
 - o With each subsequent submission, all previous clouds are to be erased. However, revision numbers should remain.
 - o Any revision not presented in the required format will not be considered an official submission and will not be reviewed.
- ☐ **Plans "A" thru "H"** may be found below and all elements of those plans are listed under Technical Specifications. *Only include the plans which relate to the proposed Administrative Review submittal.*

A. Site Plan	E. Additional Renderings
B. Details	F. Landscape Plans
C. Floor Plans	G. Photometric Diagram
D. Building Elevations	H. Engineering Plans
- ☐ **One Digital Submittal** (CD or USB) containing each of the above plan sets combined into one PDF file named the following: "Insert Project Name" Plans.pdf.

Updated: 10-01-20

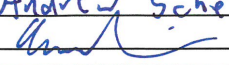
Page 2 of 4

The following number of Plan sets:

- ☐ Two (2) signed and sealed sets at 24" x 36";
(Additional sets will be requested at time of approval. 2 of which will be applicants permit submittal sets and 2 copies, 1 retained for record by Urban Design & Planning)

NOTE: All plans and documents must be clear and legible, provide and bound, stapled and folded to 8 1/2" x 11" and all copy sets must be clear and legible and should include any graphic material in color.

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

Print Name	Andrew Schein	Today's Date	7/19/22
Signature			

Staff Intake Review						
For Urban Design & Planning Division use only:						
Staff Member Consulted	Application Reviewed By	Sets Provided	Accela	Digital Submitted	Version	Fee Paid

Technical Specifications For Plan Submittal

A. SITE PLAN

- Title Block including project name and design professional's address and phone number
- Scale (1" = 30' min., must be engineer's scale)
- North indicator
- Location map showing relationship to major arterials
- Drawing and revision dates, as applicable
- Full legal description
- Site Plan Data Table
 - Current use of property and intensity
 - Land Use designation
 - Zoning designation
 - Water/wastewater service provider
 - Site area (sq. ft. and acres)
 - Building footprint coverage
 - Residential development: number of dwelling units, type, floor area(s), site density (gross and net)
 - Non-residential development: uses, gross floor area
 - Parking data: parking required (#), parking provided (#), loading zones (if applicable), ADA spaces
 - Floor Area Ratio (FAR) (total building square footage, including structured parking, divided by site area)
 - Building height (expressed in feet above grade)
 - Structure length
 - Number of stories
 - Setback table (required vs. provided)
 - Open space
 - Vehicular use area (as defined by Sec. 47-58.2, in sq. ft.)
 - Open space (in sq. ft.)
 - Landscape area (in sq. ft.)
- Site Plan Features (graphically indicated)
 - Municipal boundaries (as applicable)
 - Zoning designation of adjacent properties with current use listed
 - Adjacent rights-of-way to opposite property lines (indicate all nearby curb cuts)
 - Waterway width, if applicable
 - Outline of adjacent buildings (indicate height in stories and approximate feet)
 - Property lines (dimensioned)
 - Building outlines of all proposed structures (dimensioned)
 - Ground floor plan
 - Dimension of grade at center line of road, at curb, and finished floor elevation
 - Dimension for all site plan features (i.e. sidewalks, building lengths and widths, balconies, parking spaces, street widths, etc.)
 - Mechanical equipment dimensioned from property lines
 - Setbacks and building separations (dimensioned)
 - Driveways, parking areas, pavement markings (including parking spaces delineated and dimensioned as well as handicapped spaces as applicable)
 - On-site light fixtures
 - Proposed ROW improvements (ie. bus stops, curbs, tree plantings, etc.)
 - Pedestrian walkways (including public sidewalks and on-site pedestrian paths)
 - Project signage

Updated: 10-01-20

- Traffic control signage
- Catch basins or other drainage control devices
- Fire hydrants (including on-site and adjacent hydrants)
- Easements (as applicable)

B. DETAILS

- Provide details of the following (Scale 1/4" = 1' min.)
 - Ground floor elevation
 - Storefronts, awnings, entryway features, doors, windows
 - Fence/wall
 - Dumpster
 - Light fixtures
 - Balconies, railings
 - Trash receptacles, benches, other street furniture
 - Pavers, concrete, hardscape ground cover material

C. FLOOR PLANS

- Delineate and dimension, indicating use of spaces
- Show property lines and setbacks on all plans
- Typical floor plan for multi-level structure
- Floor plan for every level of parking garage
- Roof plan

D. BUILDING ELEVATIONS

- All building facades with directional labels (ie. North, South) and building names if more than one building
- Dimensions, including height and width of all structures
- Dimensions of setbacks and required setbacks from property lines
- Dimension grade at crown of road, at curb, sidewalk, building entrance, and finished floor
- Indicate architectural elements, materials and colors
- Include proposed signage

E. ADDITIONAL RENDERINGS (as applicable)

- For projects subject to Sec. 47-25.3 Neighborhood Compatibility, and/or new buildings 55' or five stories or more in height, the following are required:
- Street-level perspective drawings as one would view the project from a pedestrian level, with ground truths to depict and determine appropriate scale of project
 - Oblique aerial drawings from opposing view which indicate the mass outline of all proposed structures, including the outlines of adjacent existing and previously approved structures
 - Context plan indicating proposed development and outline of nearby properties with uses and height labeled

F. LANDSCAPE PLAN

- Site Plan information (in tabular form on plans)
- Title block including project name and design professional's address and phone number
- Scale (1" = 30' min, must be engineer's scale)
- North indicator
- Drawing and revision dates, as applicable
- Landscape Plan Information (in tabular form on plans)
 - Site area (sq. ft. and acres)

Page 3 of 4

- Vehicular use area (as defined by Sec. 47-58.2, in sq. ft.)
- VUA landscape area (minimum 20% of VUA – in sq. ft. and percentage of VUA)
- Perimeter landscape area (including buffers adjacent to ROW)
- Interior landscape area (30 sq.ft. per space)
- Total trees required/provided (1 per 1,000 sq.ft. net lot area)
- VUA trees required/provided (1 per 1,000 sq.ft. VUA)
- VUA shade trees required/provided (3" caliper)
- VUA shade trees required/provided (2-3" caliper)
- VUA flowering trees required/provided
- VUA palms required/provided
- VUA shrubs required/provided (6 per 1,000 sq.ft. VUA)
- Bufferyard trees (if applicable)

7. Landscape Plan Features (graphically indicated)

- Property lines
- Easements (as applicable)
- Landscape areas with dimensions
- Existing trees and palms, their names and sizes (indicate whether they are to remain, be relocated, or removed)
- Names and locations for all proposed trees, shrubs and groundcover, with quantities noted at each location
- Plant list (note species, sizes, quantities and any appropriate specifications)
- Site elements (buildings, parking areas, sidewalks, signs, fire hydrants, light fixtures, drainage structures, curbing, all utilities both above and below ground)
- Grading (swales, retention areas, berms, etc.)

G. PHOTOMETRIC DIAGRAM

Foot-candle readings must extend to all property lines

H. ENGINEERING PLANS

1. Paving
2. Grading
3. Drainage
4. Sewer



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
CHESTON MM LLC

Filing Information

Document Number L05000002330
FEI/EIN Number 20-2145237
Date Filed 01/07/2005
State FL
Status ACTIVE

Principal Address

2455 E SUNRISE BLVD
SUITE 1112
FT. LAUDERDALE, FL 33304

Changed: 04/25/2017

Mailing Address

2455 E SUNRISE BLVD
SUITE 1112
FT. LAUDERDALE, FL 33304

Changed: 04/25/2017

Registered Agent Name & Address

MOTWANI, DEV
2455 E SUNRISE BLVD
SUITE 1112
FT. LAUDERDALE, FL 33304

Name Changed: 04/10/2007

Address Changed: 04/25/2017

Authorized Person(s) Detail

Name & Address

Title President

MOTWANI, RAMOLA
2455 E SUNRISE BLVD
SUITE 1112

search.sunbiz.org/Inquiry/CorporationSearch/SearchResultDetail?inquirytype=EntityName&directionType=Initial&searchNameOrder=CHESTONMM L... 1/2

FT. LAUDERDALE, FL 33304

Title VP

MOTWANI, NITIN
 2455 E SUNRISE BLVD
 SUITE 1112
 FT. LAUDERDALE, FL 33304

Title VP, Treasurer

MOTWANI, DEV
 2455 E SUNRISE BLVD
 SUITE 1112
 FT. LAUDERDALE, FL 33304

Annual Reports

Report Year	Filed Date
2020	06/23/2020
2021	04/28/2021
2022	04/19/2022

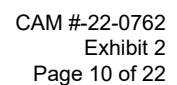
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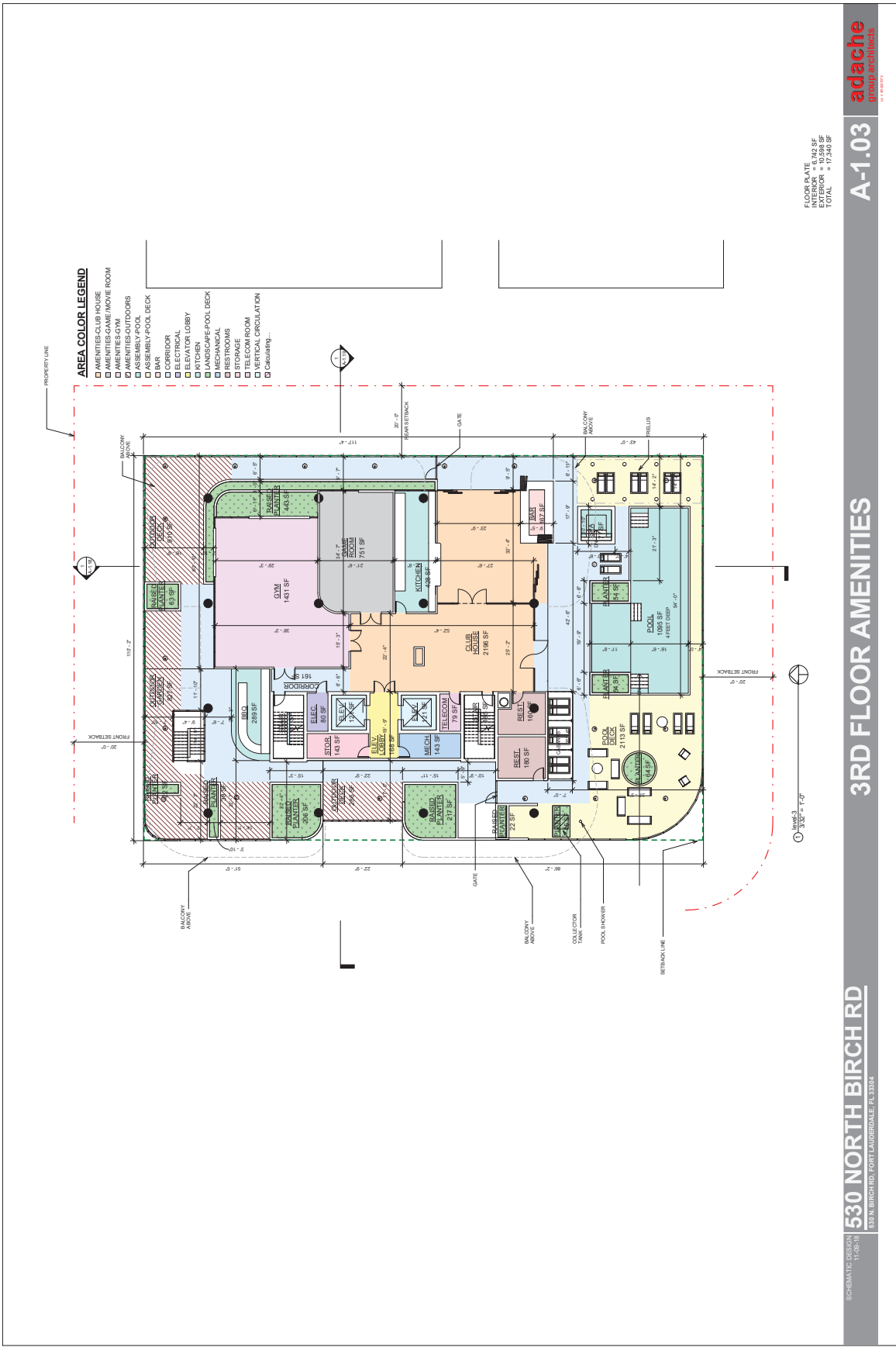
04/19/2022 -- ANNUAL REPORT	View image in PDF format
04/28/2021 -- ANNUAL REPORT	View image in PDF format
06/23/2020 -- ANNUAL REPORT	View image in PDF format
04/16/2019 -- ANNUAL REPORT	View image in PDF format
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04/25/2017 -- ANNUAL REPORT	View image in PDF format
04/26/2016 -- ANNUAL REPORT	View image in PDF format
08/12/2015 -- AMENDED ANNUAL REPORT	View image in PDF format
04/22/2015 -- ANNUAL REPORT	View image in PDF format
04/22/2014 -- ANNUAL REPORT	View image in PDF format
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05/01/2008 -- ANNUAL REPORT	View image in PDF format
04/10/2007 -- ANNUAL REPORT	View image in PDF format
05/01/2006 -- ANNUAL REPORT	View image in PDF format
01/07/2005 -- Florida Limited Liability	View image in PDF format

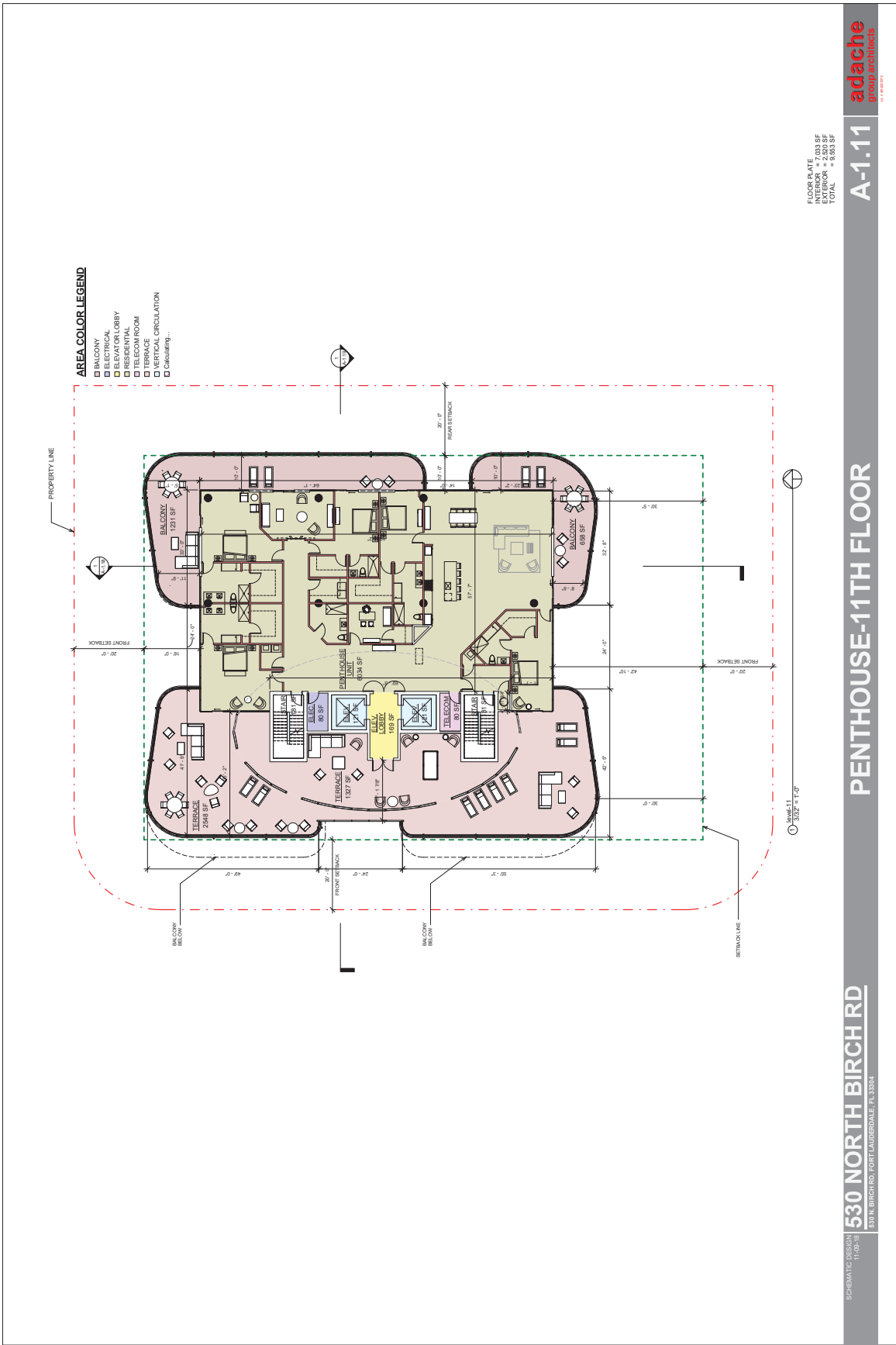


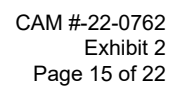
Merrimac Ventures

We have updated the 530 Birch project to incorporate a smaller average unit size by 20% to roughly 2,300 square feet which will be a more affordable product. As such, the overall number of units has increased from 21 units to 32 units and the parking increased from 48 spaces to 68 spaces. The majority of the project stayed exactly the same as currently approved including setbacks, stepbacks, floorplate size, ingress and egress, landscaping, civil, architecture and materials. The only changes to the plans were the addition of one floor of parking (we still only have a 3-floor podium) and one floor of residential units, which increased the overall height from 120 feet to 144 feet which is permitted so long as the floor plate stayed below 16,000 square feet, and we have kept the floor plate well below that at 9,503 square feet.











SOUTH-EAST AERIAL VIEW



SOUTH-WEST AERIAL VIEW



NORTH-WEST AERIAL VIEW



NORTH-EAST AERIAL VIEW

530 NORTH BIRCH RD
17-00-00
 530 N. BIRCH RD, FORT LAUDERDALE, FL 33304

3D GROUND VIEWS

A-3.04

adache
 group architects
INCORPORATED



ENTRANCE VIEW



POOL DECK VIEW



PARKING GARAGE ENTRANCE VIEW



POOL DECK VIEW



SCHEMATIC DESIGN
11-03-18
530 N. BIRCH RD, FORT LAUDERDALE, FL 33304

530 NORTH BIRCH RD

3D VIEW

A-3.01

adache
group architects
LLP



SCHEMATIC DESIGN
11-03-18
530 N. BIRCH RD, FORT LAUDERDALE, FL 33304

530 NORTH BIRCH RD

3D VIEW

A-3.02

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SCHEMATIC DESIGN
11-09-15

530 NORTH BIRCH RD
530 N. BIRCH RD, FORT LAUDERDALE, FL 33304

3D VIEW-NIGHT

A-3.06

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group architects
an aec company