



**CITY OF FORT LAUDERDALE  
City Commission Agenda Memo  
REGULAR MEETING**

**#25-0848**

**TO:** Honorable Mayor & Members of the  
Fort Lauderdale City Commission

**FROM:** Rickelle Williams, City Manager

**DATE:** September 16, 2025

**TITLE:** Quasi-Judicial – Resolution Approving an Alternative Design for a Site Plan Level II Development and the Allocation of Forty-Three (43) Bonus Affordable Residential Units – Arthaus – 500 SW 2 Avenue – Case No. UDP-S24025 – **(Commission District 4)**

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**Recommendation**

Staff recommends that the City Commission consider adopting a resolution approving an alternative design for a Site Plan Level II development permit for 500 SW 2 Avenue. The proposed development consists of a 26-story mixed-use building containing 265 residential units, 43 of which are allocated bonus affordable residential units, 4,687 square feet of commercial space with design deviations for minimum building tower setback, and encroachments into tower setback, the building setback, and tower separation.

**Background**

The applicant, 501 Urban Warehouse LLC and 510-514 Urban Warehouse LLC, are proposing a mixed-use project at 500 SW 2 Avenue, which is zoned Regional Activity Center – Southwest Mixed-Use District (DRAC-SMU), with an underlying future land use designation of Downtown Regional Activity Center (D-RAC).

Per the City's Unified Land Development Regulations (ULDR) Section 47-13.20.J.3, if an applicant seeks to deviate from the Downtown Master Plan (DMP) Standards, they may submit an alternative design of the proposed development for review and determination by the City Commission if the alternative design meets the overall intent of the DMP.

Per ULDR Section 47-23.16.B – Affordable Housing Incentives and consistent with Broward County Land Use Plan permitted density bonus, which permits a density bonus when affordable housing is provided on parcels within the Downtown Regional Activity Center, the applicant intends to include 43 affordable residential dwelling units for households at 120% of the area median income.

The Development Review Committee (DRC) reviewed the application on April 9, 2024. The location map and the development application form are attached as Exhibit 1. The applicant's narrative responses to criteria are attached as Exhibit 2. The site plan and

elevations are attached as Exhibit 3. DRC comments and the applicant's responses are attached as Exhibit 4.

### **Downtown RAC Review Process and Special Regulations**

The project is located within the Near Downtown Character Area as defined in the Downtown Master Plan. The Near Downtown character area is made up of a variety of institutional, retail, and office uses, and offers a variety of housing options. The design of the character includes intermediate scale buildings that frame the street with a defined building shoulder height and towers stepped back above.

The following is a summary of how the proposed development addresses Downtown Master Plan design guidelines:

#### **Quality of Architecture**

The first floor features 21-foot double height glass. The north façade along SW 5 Street will include a 771-square-foot retail space and a lobby for resident's use. The northeast and northwest corners of the north facade have canopies over recessed entryways, accenting the corners of the first floor. The first floor building façade will also feature decorative tile at the northeast corner, at the eastern portion of the façade along SW 5 Street, and the southern façade along SW 3 Avenue where there is 3,916 square feet of retail space.

Garage screening on floors two (2) through seven (7) of the parking podium façade incorporates decorative horizontal and crossed metal framing with metal mesh screens. A five (5) story stucco portion of the SW 5 Street and SW 3 Avenue parking podium facades will accent the northeast corner of the building and entryway to the residential lobby.

The tower incorporates alternating balconies, architectural banding, and a horizontal break in the tower massing through a stepback at the eighth (8) floor. The elevator shaft on the front façade is concealed with stucco, scored with expansion joints, providing articulation and a vertical break in the massing of the tower. The top floor 26 is stepped back on all sides with full height glass. There are angled tower elements on the east, south, and western portions of the rooftop.

#### **Active Uses and Building Program**

The first floor incorporates two (2) retail spaces, one on the corner of SW 5 Street and SW 2 Avenue, and a second on SW 3 Avenue, adjacent to the residential lobby. A 10-foot arcade is proposed on the first floor along SW 3 Avenue, covering the entryways into the residential lobby and retail use on SW 3 Avenue, to enhance the pedestrian experience for those walking north toward the Riverwalk.

Access to an internalized garage will be located on SW 3 Avenue and access to the loading area will be located on SW 2 Avenue.

The eighth (8) floor consists of an amenity deck with a pool, lounge, and co-working space. The ninth (9) floor to floor 26 of the tower contains residential units. The double-height rooftop is unoccupied and provides space for enclosed mechanical equipment.

### Streetscape Design

The project has three (3) streetscape frontages, the most prominent being SW 5 Street, which provides an eight (8) foot-wide sidewalk, street trees, three (3) on-street parking spaces and a landscape strip abutting the building. SW 2 Avenue features a seven (7) foot sidewalk and an eight (8) foot landscaped area between the sidewalk and the right-of-way. The SW 3 Avenue streetscape will include a seven (7) foot sidewalk, landscaping, and five (5) on-street parking spaces.

### Downtown Master Plan Deviations

In accordance with ULDR Section 47-13.20.J.3, in the event the developer of a parcel of land in the Downtown RAC district desires to deviate from the requirements of Section 47-13.20.B, Downtown Master Plan Standards, the developer may submit the design of the proposed development for review and determination by the City Commission if the alternative design meets the overall intent of the DMP. The applicant is requesting alternative site design solutions for minimum tower setbacks, and encroachment into the tower setback, building setback, and tower separation area.

### Minimum Building Tower Setback

The applicant is seeking deviations from the minimum 15-foot building tower setback requirements for tower façades along SW 5 Street and SW 3 Avenue. The applicant indicated that due to limitations of the site configuration and narrowness of the property, a front and western side tower setback could not be provided. In addition, the applicant is requesting to encroach into the tower setback by five (5) feet for balconies on the east tower building façade along SW 2 Avenue.

### Encroachment in Building Setback and Tower Separation Area

In order to activate the tower with balconies, the applicant is requesting to encroach five (5) feet into the building setback along SW 5 Street and SW 3 Avenue. Two (2) foot and seven (7) foot encroachments are requested into the side setbacks along SW 2 Avenue and SW 3 Avenue respectively to allow for a canopy. In addition, there is an extended balcony and eyebrow on the roof level to provide contrast to the angled rooftops that encroach five (5) feet into the required side setback on SW 3 Avenue. The applicant is also requesting to allow balconies and architectural features to encroach into the minimum tower separation by 4.6 feet on the south tower façade.

Table 1 provides a summary of the DMP dimensional standards and those proposed for the project.

**Table 1. Downtown Master Plan Dimensional Standards Comparison Summary**

DMP STANDARD	REQUIRED	PROPOSED	COMPLIES OR DEVIATES
<b>MAXIMUM BUILDING HEIGHT</b>	30 Floors	26 Floors	<b>Complies</b>
<b>MAXIMUM BUILDING STREETWALL LENGTH</b>	300 Feet	SW 5 Street: 165.3 feet SW 2 Avenue: 81.9 feet SW 3 Avenue: 203.3 feet	<b>Complies</b>
<b>MAXIMUM TOWER FLOORPLATE SIZE (SQUARE FEET)</b>	Residential: tower up to 15 floors: 18,000 SF Remaining residential tower above 15 floors up to 30 floors: 12,500 square feet	Entire tower: 12,455 square feet	<b>Complies</b>
<b>MAXIMUM BUILDING PODIUM HEIGHT</b>	7 floors	7 floors	<b>Complies</b>
<b>MINIMUM BUILDING TOWER STEPBACK</b>	15 feet	SW 5 Street: 0 feet SW 2 Avenue: 15.1 feet SW 3 Avenue: 0 feet	<b><u>Deviation Request For Tower Stepback on Facades Facing SW 5 Street and SW 3 Avenue</u></b>
<b>MINIMUM TOWER SEPARATION</b>	60 feet minimum (30 feet minimum abutting adjacent property lines)	Rear (south): 30.7 feet from adjacent property line	<b>Complies</b>
<b>MINIMUM RESIDENTIAL UNIT SIZE (SQUARE FEET)</b>	400 Square Feet	491 Square Feet	<b>Complies</b>

### **Water and Sewer Analysis**

The adequacy criteria of ULDR Section 47-25.2 are used to evaluate the demand created on public services and facilities by a proposed development. The City's Public Works

Department issued a capacity analysis letter on October 3, 2024, which identified the need to upsize an existing gravity sewer line to adequately serve the development and this improvement has been included in the conditions of approval. With the sewer line improvement, the project has adequate water and sewer capacity. On August 19, 2025, the Public Works Department re-issued a water and sewer availability letter based on the applicant's request and a reduction of the number of dwelling units from 298 originally proposed units to 265 units, and an increase of retail use from 4,070 to 4,678 square feet. The August 19, 2025, water and sewer availability letter confirmed that the changes will not result in additional water or sewer demand.

The City of Fort Lauderdale Public Works Department Capacity and Availability letters are attached as Exhibit 5.

### **Traffic and Parking Analysis**

Per the ULDR, 422 parking spaces are required for the proposed project. A parking study prepared by Traftech Engineering Inc., on June 25, 2025, states that 315 parking spaces are needed for the proposed project using the Institute of Traffic Engineers (ITE) generation rates. The proposed site plan provides 315 parking spaces, 30 bicycle parking spaces, and bicycle storage area on the first floor. A traffic statement was prepared by Traftech Engineering, Inc., in June 2025. Per the analysis the project is expected to generate 589 new vehicle trips per day, with 33 vehicle trips occurring during A.M. peak hour, and 43 vehicles trips occurring the P.M. peak hour.

The applicant's Parking Reduction Analysis and Traffic Impact Study are attached as Exhibit 6.

### **Comprehensive Plan Consistency**

The Comprehensive Plan and ongoing City initiatives support the development of additional affordable housing options, specifically Housing Element Policy HS 1.2.9 which states that the City shall support the construction of diverse affordable housing types, including multi-family homes.

The project fulfills Objective FLU 2.4 which states that the City will direct growth to designated Urban Redevelopment/Downtown Revitalization Areas to discourage urban sprawl, maximize the use of existing public facilities and centralize commercial, governmental, retail, residential, and cultural activities.

### **Conditions of Approval**

Should the City Commission approve the development, the following conditions apply:

1. At the time of the issuance of building permits, the applicant will be required to pay a Park Impact Fee for the proposed residential units in accordance with ULDR Sec. 47-38A.
2. Prior to the issuance of a building permit, the applicant shall provide a final School Capacity Availability Determination (SCAD) letter that confirms that school capacity is

available, or if capacity is not available, that mitigation requirements have been satisfied.

3. Applicant shall record an Affordable Housing Development Agreement and deed restriction in the public records of Broward County prior to building permit issuance.
4. Prior to Final DRC, the applicant shall execute a Parking Reduction Order and record the order at its own expense in the Broward County Public Records and provide a copy of the recorded order to the City's Development Services Department.
5. Prior to issuance of Building Permit, applicant shall:
  - a. Revise civil plans to demonstrate the results of coordination with Florida Power & Light (FP&L) to relocate power poles and overhead power lines along the adjacent SW 5 Street, and existing overhead power lines to be undergrounded along the adjacent SW 2 Avenue.
  - b. Revise civil plans to demonstrate an acceptable range of proposed street cross-slopes (as close to two percent (2%) as possible) adjacent to the proposed concrete curb & gutter and valley gutters along SW 3 Avenue, SW 5 Street, and SW 2 Avenue, as part of finalizing the proposed longitudinal drainage design within existing City right-of-way.
  - c. Revise civil plan driveway 'Section E-E' to be adjacent to SW 2<sup>nd</sup> Avenue (instead of adjacent to SW 3 Avenue as depicted on Sheet C2).
6. In accordance with the letter of October 1, 2024, Water and Wastewater Capacity Availability issued by the City's Public Works Department for this project, the existing sewer infrastructure does not have the capacity to support the proposed development. Prior to Certificate of Occupancy (C.O.) issuance for this project, all necessary improvements stated in the Water and Wastewater Capacity Availability letter (i.e. approximately 347 linear feet (LF) of existing 10-Inch gravity sewer shall be upsized to at least a 15-Inch pipe along SW 3 Avenue by the applicant, to meet the proposed sewer flow demand for this development) shall be constructed, certified, and in operation for this development to meet adequacy requirements per ULDR Section 47-25.2.
7. Prior to issuance of Final Certificate of Occupancy (C.O.), applicant shall:
  - a. Record a five (5) foot permanent right-of-way easement along south side of the adjacent SW 5 Street, to complete half of 50-foot Right-of-Way section as approved by the City Engineer.
  - b. Record a five (5) foot permanent right-of-way easement along west side of the adjacent SW 2 Avenue, to complete half of 50-foot right-of-way section as approved by the City Engineer.
  - c. Record a permanent sidewalk easement along east side of the adjacent SW 3 Avenue to accommodate a portion of pedestrian clear path located within the proposed development and beyond public right-of-way, to facilitate public pedestrian access as approved by the City Engineer.

- d. Record a permanent sidewalk easement along south side of the adjacent SW 5 Street to accommodate a portion of pedestrian clear path located within the proposed development, beyond existing public right-of-way and the proposed permanent right-of-way easement, to facilitate public pedestrian access as approved by the City Engineer.
- e. Record a permanent sidewalk easement along west side of the adjacent SW 2 Avenue to accommodate a portion of pedestrian clear path located within the proposed development, beyond existing public Right-of-Way and the proposed permanent right-of-way easement, to facilitate public pedestrian access as approved by the City Engineer.
- f. Record a permanent 10-foot by 15-foot (minimum) water easement for proposed four (4) inch water meter located within the proposed development and beyond the adjacent SW 3 Avenue public right-of-way, to facilitate City maintenance access as approved by the City Engineer.
- g. Coordinate maintenance agreement with the City for property frontage along SW 3 Avenue, SW 5 Street, and SW 2 Avenue. Proposed improvements within adjacent City right-of-way include asphalt on-street parallel parking stall paving, specialty and concrete sidewalk paving, concrete driveway paving, concrete curb and gutter, curb, and valley gutters, landscaping including Addapave, structural soil, root barriers, and irrigation, and pedestrian lighting. Please be advised that applicant will be responsible for maintenance of proposed storm drain infrastructure improvements located within adjacent City Right-of-Way during a one (1)-year warranty period, until accepted by the City's Public Works Department.

### **Resource Impact**

There is no fiscal impact associated with this action.

### **Strategic Connections**

This item is a FY 2025 *Commission Priority*, advancing Affordable Housing and Economic Development initiative.

This item supports the *Press Play Fort Lauderdale 2029* Strategic Plan, specifically advancing:

- The Housing Focus Area, Goal 2: Enable housing options for all income levels.

This item advances the *Fast Forward Fort Lauderdale 2035* Vision Plan: We Are Community.

This item supports the *Advance Fort Lauderdale 2040 Comprehensive Plan* specifically advancing:

- The Neighborhood Enhancement Focus Area
- The Housing Element
- Goal 2: The Comprehensive Plan shall support the provision of adequate sites for future housing, including affordable workforce housing, housing for low income, very low-income, and moderate-income families, mobile homes, and group home

facilities and foster care facilities, with supporting infrastructure and public facilities.

**Attachments**

Exhibit 1 – Location Map

Exhibit 2 – Application and Narrative Responses to Criteria

Exhibit 3 – Site Plan Set

Exhibit 4 – DRC Comments and Applicant's Responses, April 9, 2024

Exhibit 5 – October 1, 2024, and August 19, 2025, Water and Sewer Availability Letters

Exhibit 6 – June 2025, Parking Reduction Analysis and Traffic Statement, Traftech, Inc.

Exhibit 7 – Resolution Approving

Exhibit 8 – Resolution Denying

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