



TO: Honorable Mayor & Members
Fort Lauderdale City Commission

FROM: Lee Feldman, City Manager

DATE: September 5, 2012

TITLE: Resolution to Approve Development Permit - Broward Center for the Performing Arts - Case 27R12

Recommendation

It is recommended that the City Commission adopt a resolution authorizing the issuance of a Site Plan Level IV Development Permit for the expansion of the Broward Center for the Performing Arts.

Background

The City Commission is to consider the application, the record and recommendations forwarded by the department and Development Review Committee (“DRC”), and public comment on the application when determining whether the proposed development or use meets the standards and requirements of the ULDR and criteria for a Site Plan Level IV Development Permit.

Pursuant to ULDR Sec. 47-13.20.J, development on parcels located within 100 feet of the New River shall be reviewed as a Site Plan Level IV, without Planning and Zoning Board Review.

This project was reviewed by the Design Review Team (DRT) on February 14, 2014 and reviewed by the DRC on February 28, 2012 and the applicant has responded to all comments. The application and the record and report of the DRC are available for review upon request.

The Broward Center for the Performing Arts, generally located east of SW 7th Avenue, south of SW 2nd Street, east of the New River, and north of West Las Olas Boulevard, plans to expand its facility with the addition of:

- A 11,555 square-foot, two-story, LEED® certified event pavilion and outdoor seating terraces at the southeast side of center, adjacent to the New River;
- A 27,630 square-foot, three-story education wing on the west side of the center.
- A 1,222 square-foot, production wing on the north side of the center.

The new “Riverside Pavilion” is anticipated to create a more active and engaging pedestrian environment and an exciting new destination along the Riverwalk for residents, workers, and tourists. While the upper level is planned predominantly for private events, the lower level will provide a retail food and beverage outlet. With its hipped roof and wide eaves the proposed pavilion recalls the Stranahan House at the opposite end of the Riverwalk and will serve as a fitting counterpart for the west end of Riverwalk.

A product of the 21st century, the pavilion’s glass curtain walls will illuminate and transform what is now a dark corner of Riverwalk into a memorable destination with sweeping views of the New River and the Downtown skyline. Additionally, seating and dining terraces serving the restaurant will further energize and activate the hillside. This area will be augmented with umbrellas and other shade devices in addition to the natural landscaping to provide a comfortable and inviting environment.

The project was reviewed for consistency with the *Downtown Master Plan* and the *New River Master Plan*. The Broward Center’s proposal carries out a specific recommendation in the Plan by creating a “*Performing Arts Center–Esplanade Park connection element that redefines the western edge of Esplanade Park.*”

The Riverside Pavilion is an integral part of the “Cultural Arts Gateway Character Area” portion of the *New River Master Plan*, and will help achieve the activation and public space improvement goals as outlined in the *Riverwalk District Plan*. The Cultural Arts Gateway is envisioned as the western entrance to Downtown, providing direct visual and physical connection to the New River, integrating a variety of cultural institutions and lively public spaces to the Riverwalk. These plans are all available for review on the City’s website at:

http://www.fortlauderdale.gov/planning_zoning/downtown_masterplan.htm
http://www.fortlauderdale.gov/planning_zoning/downtown_newriver_mp.htm
http://www.fortlauderdale.gov/planning_zoning/riverwalk_district_plan.htm

Staff closely collaborated with the Broward Center during both development of the *New River Master Plan* and the *Riverwalk District Plan* and also while they were designing their hillside pavilion. In fact, the idea for bringing an active use to the river's edge was a result of this close collaboration over the past many years. Construction of the Riverside Pavilion will serve as the keystone for further improvements envisioned within the Cultural Arts Gateway, including the potential reconnection of SW 5th Avenue with West Las Olas Boulevard and editing of the dense vegetation that separates Esplanade Park from the Broward Center hillside. These improvements help to create a seamless connection, necessary to tie these spaces together as the region’s premier outdoor cultural venue.

Traffic

As per the Traffic Impact Statement prepared by Kimley Horn and Associates, the uses proposed are expected to produce less than the 1,000 vehicle trips per day required for the preparation of a full Traffic Impact Analysis.

Resource Impact

There is no fiscal impact associated with this action

Attachment(s)

Exhibit 1 – Site Plan

Exhibit 2 – Resolution to Approve

Exhibit 3 – Resolution to Deny

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Department Director: Greg Brewton, Director, Department of Sustainable Development