



PRELIMINARY DRC APPROVAL

Downtown Regional Activity Center

IMPORTANT: Pursuant to Unified Land Development Regulations (ULDR), Section 47-13.20.M.2, final approval of a preliminary DRC application shall not take effect, nor shall a building permit be issued, any sooner than 30 days after the approval date, and then only if no motion is adopted by the City Commission seeking to review the application during this period.

In order to comply with ULDR, Section 47-26.A.2, City Commission Request for Review, the City Commission must notify the Department of its intent to call the item up prior to the end of the 30-day period, which falls on October 4, 2018. A motion to set a hearing to review the decision by the lower body shall then be considered, which could take place on the following City Commission meeting dates: **September 4, 2018, or September 25, 2018.**

If the City Commission would like to review the application, please provide a statement of intent via e-mail to Jeff Modarelli, City Clerk, and copy Anthony Greg Fajardo, Director, Department of Sustainable Development. If the City Commission does not intend to review the application, notification of such prior to the end of the 30-day period is requested so that applicant can proceed with the permitting process in a timely manner.

Start of 30-day period: September 4, 2018
Expiration of 30-day period: October 4, 2018

Case Number: R17025
Project Name: Riverparc Square (A.K.A. Southside Centre)
Applicant: KYGO, LLC/OCITA Properties
Location: 501 South Andrews Avenue
Zoning District: Regional Activity Center – City Center (RAC-CC)

Project Description:

- **Proposed Uses:** 790 residential units, 297 Hotel Rooms, 44,698 square-feet of retail, 296,459 square-feet of office
- **Lot Size:** 144,496 square-feet / 3.317 acres
- **Height:** **Building 1** – 43 stories / 432 feet-4 inches to the roof (473 feet-4 inches to the parapet)

Building 2 – 42 Stories/ 451 feet- 8 inches to the roof (409 feet- 6 inches to the parapet)

Building 3 – 36 Stories / 419 feet to the roof (456 feet-6 inches to the parapet)

- Parking: 0 Required, 1,630 automotive parking provided / 28 bicycle provided (exterior) and 794 square-feet of internal bike storage.

Pursuant to ULDR, Section 47-13.20.B.3 Downtown RAC Review Process and Special Regulations Criteria, an application for a development permit requesting the allocation of Post 2003 units shall be reviewed for compliance with the ULDR regulations, as applicable to the proposed development, and shall meet the Downtown Master Plan ("DMP") design guidelines or propose alternative designs which meet the intent of the DMP. In the event compliance with the ULDR would not permit consistency with the design guidelines, the design guidelines shall govern.

Determination:

The project was reviewed by the Development Review Committee (DRC) on May 23, 2017. All comments have been addressed with conditions.

The proposed Riverparc Square development consists of 790 residential units. The subject property is located within the Downtown RAC, where currently 596 residential units are available and within the Receiving Area of the Unified Flex Zone where 5,000 residential units are available. Should the allocation of the 790 residential units in the proposed development be approved, 596 residential units may be issued from the Downtown RAC unit pool and 194 from the Unified Flex Pool.

The project is consistent with the Downtown Master Plan's (DMP) and New River Master Plan's (NRMP) intents. A few of the highlights are listed below:

- The mixed-used hotel and office building with hotel room floors over office uses over hotel amenity floors above parking levels is designed with an integrated façade yet with each use components having its own expression. The angled hotel balconies suspend over the extension of the fully glazed office facade. The horizontal expression of the office floors on the south and west elevation is stepped back and contrasted by the articulation of the garage façade interrupted by the hotel amenity floors;
- The podium façade is broken down by different screening materials and articulation of building entrances;
- The massing of the development is broken down by a combination of exterior framing, change of materials, organization of balconies, varying roofline, textures and colors;

- Habitable space is proposed to conceal parking garage to the greatest extent possible; parking garages on Andrews Avenue and SW 5th Street are completely concealed with habitable space, parking garages on SW 6th Street and SW 1st Avenue are partially concealed with habitable space or architectural screening;
- Upper floors of the parking garage are not visible from Andrews Avenue, the primary street. The façade of the garage is designed with an artistic interest and articulated as an integral part of the tower with active ground floor lobby and retail space on SW 1st Avenue and SW 6th Street;
- The proposed tower separation meets Downtown Master Plan guidelines. The proposed composition is based on positioning the three towers fronting three of the four adjacent streets while providing afternoon sun exposure to the three pool decks for the two residential towers and the hotel. Upscale finish materials including aluminum panels, simulated wood panels, ornamental grilles, clear glazing, water and sculptural features are proposed for commercial space to enhanced pedestrian;
- The streetwall on all streets are broken down with architectural articulation with variation in height, recesses, openings, material, texture and color in the design and articulation of the streetwall. A covered open space is provided at mid-block on Andrews Avenue not only to break up the length of the streetwall, but also provide outside seating and retail patron access to the street from the parking garage; and,
- A landscaped urban plaza lined with active uses is proposed at the intersection of Andrews Avenue and SW 6th Street. A covered open space is provided at mid-block on Andrews Avenue not only to break up the length of the streetwall, but also provide outside seating and retail patron access to the street from the parking garage.

Urban Design & Planning Division Conditions:

1. Applicant will be required to pay a Park Impact Fee for the proposed residential units prior to issuance of building permit in accordance with ULDR, Section 47-38A, Park Impact Fees; and,
2. Prior to Final DRC, either one of the following shall be submitted: proof and confirmation from the School District that the residential development is exempt or vested from the requirements of public school concurrency, or a School Capacity Availability Determination (SCAD) letter that confirms that capacity is available, or if capacity is not available, that mitigation requirements have been satisfied.

Transportation and Mobility Division Conditions:

1. Prior to issuance of building permit, developer will evaluate and implement, if feasible within the available SW 6th Street right-of way, bike lanes or sharrows (shared automobile/bicycle lanes) along the north side of SW 6th Street between South Andrews Avenue and SW 4th Street immediately adjacent to the project site. Provide pedestrian lighting along the sidewalks.
2. When the first phase of the project is at least 80% occupancy level and the second phase of the project is at least 50% occupancy level, Developer shall request a signal warrant study from Broward County for the intersections of SW 6th Street/SW 2nd Avenue/Flagler Avenue and at SW 6th Street/SW 1st Avenue, as documented in the Riverparc Traffic Study. If the signal warrant study concludes that a traffic signal needs to be installed at either of these two locations, the Developer will either, at Developers discretion:
 - a. Coordinate with Broward County to fund the construction of an installation at one of the required intersections in an amount not to exceed \$250,000; or
 - b. Coordinate with the City of Fort Lauderdale to fund alternative intersection improvements, such as restricted turns, implementation of raised islands in the median, pedestrian enhancement treatments, etc. not to exceed \$250,000 at the intersections of SW 6th Street/SW 2nd Avenue/Flagler Avenue and/or SW 6th Street/SW 1st Avenue.
3. Restrict the southernmost driveway on SW 1st Avenue and the east driveway on SW 5th Street to right-turns only.
4. Allow internal cross access between all parking structures.
5. Coordinate with BCTED signal re-timing for the intersections of S Andrews Avenue/SW 6nd Street and SW 4th Avenue and SW 6nd Street.
6. At the Intersection of SW 6th St & Flagler Ave the applicant will design and construct an exclusive southbound left-turn lane, southbound shared right-through lane, and a sidewalk on the east side of Flagler Avenue north of SW 6th St.
7. Provide Brasco Interlude bus shelters and landing pads at the bus stop locations along the site.
8. Prior to receiving permits for construction, the applicant must provide a staging and construction plan.
9. Signature required.

Engineering Conditions:

1. Prior to submittal for building permitting, applicant shall detail in plans to upsize existing six (6) inch water main from SW 5th Street south along SW 1st Avenue then west along SW 6th Street to tie into existing eight (8) inch water main in SW Flagler Avenue, per the 8/23/2018 Water and Wastewater Capacity Availability Letter issued by City Public Works staff for this project.
2. Prior to submittal for building permitting, applicant shall detail in plans to permit, construct, own, operate and maintain a private gravity sewer and private pumping station. The applicant will also need to permit and construct a forcemain and tie in the City's transmission system. The applicant may propose an alternative solution to the satisfaction of the City, per the 8/23/2018 Water and Wastewater Capacity Availability Letter issued by City Public Works staff for this project.
3. Prior to issuance of Final Certificate of Occupancy (C.O.), applicant shall record a public right-of-way dedication or right-of-way easement along the west side of S Andrews Avenue consisting of nine (9) feet to complete the minimum eighty-eight (88) foot right-of-way section required per the Broward County Trafficways Plan as approved by the Broward County Highway Construction & Engineering Division (BCHCED).
4. Prior to issuance of Final C.O., applicant shall record a public right-of-way dedication or right-of-way easement on southwest corner of S Andrews Avenue & SW 5th Street intersection and on northwest corner of S Andrews Avenue & SW 6th Street intersection, each consisting of thirty (30) foot corner chord as approved by the BCHCED.
5. Prior to issuance of Final C.O., applicant shall record a public right-of-way easement along the north side of SW 6th Street and along the south side of SW 5th Street, each consisting of five (5) feet to complete the minimum fifty (50) foot right-of-way section as approved by the City Engineer.
6. Prior to issuance of Final C.O., applicant shall record a pedestrian sidewalk access easement along the west side of S Andrews Avenue to accommodate a portion of the required pedestrian clear path located outside of existing right-of-way and proposed right-of-way dedication or right-of-way easement as approved by the BCHCED.
7. Prior to issuance of Final C.O., applicant shall record a pedestrian sidewalk access easement along the north side of SW 6th Street, east side of SW 1st Avenue, and south side of SW 5th Street, each to accommodate a portion of the respective required pedestrian clear path located outside of existing right-of-way and proposed right-of-way easements as approved by the City Engineer.

8. Prior to issuance of Final C.O., applicant shall dedicate a ten (10) foot by fifteen (15) foot utility easement for any four (4) inch or larger water meter and /or the first private sanitary sewer manhole located within the proposed development and outside of existing right-of-way and proposed right-of-way easements to facilitate City maintenance access as approved by the City Engineer.
9. Prior to issuance of Final C.O., applicant shall coordinate Maintenance Agreement with the BCHCED (for property frontage along S Andrews Avenue) and with the City (for property frontage along SW 6th Street, SW 1st Avenue, and SW 5th Street) as shown on Sheet X3 (Maintenance Agreement Area Exhibit). Proposed improvements within adjacent City right-of-way include concrete/specialty sidewalk and driveway paving, asphalt on-street parallel parking stall paving, concrete curb & gutter, curb, and valley gutters, landscaping including paver grates and structural soil, and irrigation.
10. Prior to issuance of building permit:
 - a. Provide precise grading plans, details and supporting calculations to demonstrate compliance with the Public Works' drainage/flooding/water quality criteria within the adjacent SW 1st Avenue and SW 5th Street right-of-way. Mitigate any proposed increased impervious area within adjacent City right-of-way, which may require a reduction in the number of proposed on-street parallel parking stalls along south side of SW 5th Street.
 - b. Revise plans to provide drainage pipes to drain structural soil at proposed tree planting areas, if on-site soils don't provide four (4) inch/hour minimum vertical percolation rate; coordinate Civil plans with Landscape plans as appropriate.
 - c. Revise plans to show location of building roof drains, and their proposed connection(s) to the on-site drainage system.
 - d. Revise plans to show all existing and proposed utilities on the Landscape plans for potential conflict.
 - e. Revise plans to show/label most current lane width configuration along the adjacent SW 6th Street (i.e. in front of Publix) as shown on Site Plan, which maintains the existing left turn lane and right turn lane widths for eastbound approach to S Andrews Avenue intersection.
11. Provide in Building Permit plans the pollution prevention and erosion control plan showing the existing City's stormwater systems (adjacent to the proposed development), including size of stormwater pipes and inlets. Please include the following notes to this plan:
 - a. Contractor shall Closed-Circuit TV (CCTV) the condition of the City's storm drain system before and after construction, and shall provide the videotapes to City stormwater operations group prior to construction & Final C.O. to verify that the City's stormwater system has not been negatively affected by the construction activities.

- b. If debris is found in the City's stormwater system prior to construction, the general contractor shall inform the City's stormwater operations department for proper removal.
 - c. If debris is found in the City's storm systems as a result of construction activities, it will be the responsibility of the contractor to vacuum clean the City's stormwater system & provide proof of its final condition to the City's stormwater operations group for approval prior to Final C.O.
12. Prior to issuance of building permit, applicant shall obtain a surface water management license from the Broward County Environmental Protection & Growth Management Division (BCEPGMD). Please be advised Broward County requires all stormwater license applications submitted after June 30th, 2017 to comply with latest Broward County Future Conditions Average Wet Season Groundwater Average.
13. Please be advised that within adjacent City right-of-way, staging/storage will not be allowed, construction fence shall not encroach within intersection corner sight triangles, construction fence gates shall not swing into the public right-of-way, and any Jib Crane radius shall not extend beyond private property boundaries.
14. Please be advised that any City right-of-way closure over seventy-two (72) hours requires a Revocable License Agreement, processed by Property Right-Of-Way Committee (DRC) and approved by the City's Commission.

Staff Contact: Linda Mia Franco, 954-828-8958

PRELIMINARY APPROVAL DATE: September 4, 2018

Please see attached project renderings for reference. Complete hard copy plans are available for review upon request. Thank You.