



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

#21-0616

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

FROM: Chris Lagerbloom, ICMA-CM, City Manager

DATE: June 15, 2021

TITLE: Quasi-Judicial Resolution - Approving a Site Plan Level IV Development Permit and Alternative Design – Edgewater House Condominium Association, Inc. – Aviva on the River - Case No. UDP-S21005 - **(Commission District 4)**

Recommendation

Staff recommends the City Commission consider adopting a resolution authorizing the issuance of a Site Plan Level IV development permit for an eight-story, mixed-use building with 96 residential units and 7,969 square feet of commercial use, proposed at 501 SE 6th Avenue and an alternative design deviation pursuant to Section 47-13.20.J.3.

Background

The applicant, Edgewater House Condominium, Inc. is proposing to build an eight-story, mixed-use building at 501 SE 6th Avenue with an alternative design deviation from the maximum building height and building street wall. The site has an underlying land use designation of Downtown Regional Activity Center (DRAC) and is zoned Regional Activity Center - City Center (RAC-CC) Zoning District. A location map is attached as Exhibit 1. The application and project narratives are attached as Exhibit 2 and the site plan is attached as Exhibit 3.

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 and whether the alternative design meets the overall intent of the Downtown Master Plan. 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.

The Development Review Committee reviewed the plans on April 13, 2021. All comments have been addressed and are on file with the Department of Sustainable Development. The project was presented to the Historic Preservation Board on May 3, 2021, to assess the project’s impacts on Smoker Park and the Stranahan House and the Board stated they have no concerns. The Draft minutes of the Historic Preservation Board are attached as Exhibit 4.

Downtown RAC Review Process and Special Regulations

The project is located in the “Downtown Core” Character Area as defined in the Downtown Master Plan (DMP). The Downtown Core character area is a mixed-use central business district that encourages a high intensity variety of commercial, entertainment, office, civic uses, and high-density housing. The RAC-CC zoning district permits mixed use development including high intensity commercial uses, as well as multi-family residential housing. Commercial retail uses are encouraged on the ground floor of buildings on streets where there is pedestrian activity. To ensure that development along the boundaries of the RAC-CC district will be compatible with adjacent zoning districts, properties abutting the edges of the RAC-CC district are subject to regulations that provide a transition from the very intense and dense uses found within the central urban core.

Downtown Master Plan and New River Master Plan Compliance

The following is a summary regarding the project’s compliance with the DMP and New River Master Plan design intent:

Quality of Architecture

The proposed building materials consists of stucco, glass, and a decorative metal screening for the garage. The building provides a double height ground floor, pedestrian arcade, plaza, and breezeway that connects SE 6th Avenue to Smoker Park. The L-shaped building has tiered rooflines based upon the higher height on the south end of the building.

Active Uses and Building Program

The proposed site plan offers a large plaza area on the side facing the river lined with canopy trees that will provide shade for both the plaza area and the walkway on North Rio Vista Boulevard. The restaurant and retail uses are placed in the most accessible areas along the Riverwalk, North Rio Vista Boulevard, and SE 6th Avenue and make up 5% of the total square footage.

The building will have its lobby area, retail, and restaurant spaces in the north-south portion of the L-shaped building. The first floor of the east-west portion of the building will have parking screened with decorative metal mesh screening to reduce the impact of the parking on Smoker Park and the Riverwalk area.

Streetscape Design

The building provides an arcade for pedestrians that provides both shade and rain protection with direct access through a breezeway to Smoker Park. The plaza/outdoor dining area will complement pedestrian activity on the Riverwalk and enhance the pedestrian experience and public realm.

TOD Guidelines

Bicycle parking is available on the ground floor and parking for mopeds, scooters, or motorcycles has been included in the plans on the third floor. The design

encourages pedestrian activity by providing a breezeway that connects SE 6th Avenue to Smoker Park.

New River Master Plan

The subject property is also guided by the Riverwalk Master Plan. The property is in the River Park Promenade character area outlined in the Riverwalk Master Plan. The River Park Promenade is envisioned as a widened river corridor with strategic placement of retail that creates 'islands' of activity within the character area. With retail, restaurant, and outdoor dining provided at the ground level, the proposed project will add an 'island' of activity to the Riverwalk area.

Downtown Master Plan Alternate Design

In accordance with ULDR Section 47-13.20.J.3, in the event the developer of a parcel of land in the Downtown RAC districts 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 approval by the City Commission if the alternative design meets the overall intent of the Downtown Master Plan. Regarding specific DMP dimensional elements, the applicant is requesting alternate site design solutions for the proposed streetwall length and building height, as follows:

Building Design and Streetwall Length

The maximum streetwall length is 300 feet per the Downtown Master Plan. The applicant proposes mitigating the 395-foot 5-inch streetwall by breaking up this distance with a 22-foot 2-inch-wide breezeway. In addition, the building incorporates articulation and a variety of active features such as balconies and quality design with vast amounts of glass and corner features, meeting the intent of the Downtown Master Plan.

Building Height and Residential Transition Zone

A transition zone shall be required for any development of redevelopment located within the Downtown Regional Activity Center that is within two hundred (200) feet of a residential property. In the transition zone, the preferred maximum structure height is two and one-half times the height of the maximum height of the zoning district outside of the RAC. The neighboring zoning district is Residential Multifamily Low Rise/Medium High Density District (RML-25) and the maximum height in the RML-25 district is 35 feet. Therefore, the height per this requirement for the subject property is 87.5 feet. For the described project, the applicant is seeking approval for a height of 96 feet 8 inches on the southern portion of the building. The portion of the building closest to the New River is 87 feet 2 inches. As presented, the proposed building is more compact than many buildings in the RAC-CC district and incorporates design elements such as tiered rooflines and a lower height on the north end facing the River, mitigating the slight increase in height.

Table 1 provides a summary of the quantitative dimensions in the DMP, Riverwalk Master Plan, and those proposed for the project. Specific design solutions, as described in detail above, are categorized by topic and compliance with the requirement is noted accordingly.

Table 1 – Downtown Master Plan and Riverwalk Master Plan Design Guideline Comparison Summary

	Downtown Core/ River Park Promenade	Proposed	Complies or Specific Request
Maximum Building Height	87.5 Feet (Transition Zone Adjacent to RML-25)	96 Feet 8 Inches	<i>Specific Request</i>
Maximum Building Streetwall	300 Feet	359 feet 5 Inches	<i>Specific Request</i>
Maximum Tower Floorplate Size (Square Feet)	18,000	NA	NA
Maximum Building Podium Height	7 Floors	NA	NA
Minimum Building Tower Stepback	30 feet	NA	NA
Minimum Tower Separation	30 Feet (to side and rear lot)	NA	NA
Minimum Residential Unit Size (Square Feet)	400	928	Project Complies

Adequacy and Neighborhood Compatibility

A traffic impact statement was prepared by the applicant's traffic consultant, KBP Consulting in March 2021. The subject project is projected to generate 168 net new daily vehicle trips. The proposed development will result in 18 additional vehicle trips in the AM peak hour and 21 additional vehicle trips during the PM peak hour. The maximum number of trips anticipated within one-half hour is approximately 6.55% of the daily vehicle trips, which is significantly less than the 20% threshold for requiring a traffic impact study. Based upon the foregoing analyses, the trip generation characteristics of the Aviva residential development do not warrant further detailed traffic analyses. The Traffic Impact Statement is attached as Exhibit 5.

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. Adequate public services are available in the area to meet the needs and demand of the project. Water and wastewater utilities are serviced by the City of Fort Lauderdale. A capacity letter has been issued by the City's Public Works Department dated June 4, 2021, which identifies the facilities and associated infrastructure servicing this project and the project's impact

on capacity. The letter recommends upsizing a water main, which is included as a condition of project approval. The capacity letter is attached as Exhibit 6.

The properties to the south and west of the site are zoned RAC-CC and the buildings surrounding the project site ranging from eight to sixteen stories. To the east there is a three-story building in the RML-25 zoning district. The building is generally compatible with the existing mass and scale of the surrounding buildings.

Comprehensive Plan Consistency

The proposed development supports Future Land Use Element Objective FLU 2.1 regarding Neighborhood Compatibility and Policy 2.1.2 which requires buffering residential areas through setback and buffer landscaping. In addition, the project supports Urban Design Element Policy UD 1.1.6 which states that where buildings engage the streets, high quality building design will be promoted through the use of high-quality materials and building façade features such as transparency that include plenty of windows.

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. It supports Policies FLU 2.4.1, 2.4.1a and 2.4.2b by creating a vibrant mixed-use Downtown, combining new homes with office space, shops, and restaurants, and implementing the Downtown Master Plan principles that draw people and activity to the river.

Public Participation

According to the applicant, the development team has met with adjacent neighboring condominiums, the Rio Vista Civic Association in February and May, and the Downtown Civic Association in March and April concerning the proposed project.

Conditions of Approval

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

1. At the time of or prior to issuance of building permit, 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 final DRC, 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. Prior to the issuance of a building permit, the applicant shall commence the design, permitting and construction on upsizing approximately 950 lineal feet (LF) of 6-inch water main to a minimum 8-inch diameter water main along SE 6th Avenue shall begin to address capacity issues in accordance with page two of the Water and Wastewater Capacity Availability letter issued by the City Public Works Department dated June 4, 2021. The extent of the required improvements shall begin at a point near the

development site's northeastern corner to an end point on SE 6th Street as further detailed in the Water and Wastewater Capacity Availability letter.

4. Prior to final DRC sign off, applicant shall propose a location for the proposed 4" domestic water meter within the proposed development that is adjacent to the public right-of-way, has a 10'x15' open area to house the meter vault, and allow for City maintenance and access requirements.
5. Prior to issuance of final Certificate of Occupancy, applicant shall record a 10' x 15' (minimum) permanent water easement to the City for the proposed 4-inch water meter. No other utility nor structure will be permitted within the easement boundaries.
6. Prior to final DRC sign off, applicant shall verify and show on plan the existing 8" water main on the northwestern corner of the property to be cut and plugged at main and meter removed.
7. Prior to final DRC sign off, applicant shall verify and show on plan catch basin structures STIN-07157, 07173 and the interconnecting 18" storm drainage pipes STGM-4013 and 4014 to be removed and pipe capped at STIN-07179.
8. Prior to final DRC sign off, applicant shall coordinate all proposed improvements within Florida Department of Transportation (FDOT) right-of-way and provide documentation presented at FDOT pre-application meeting and memorandum provided by FDOT to verify the design complies with all FDOT conditions and applicable criteria. All proposed improvements adjacent and within SE 6th Avenue are subject to Florida Department of Transportation (FDOT) review and approval.
9. Prior to final DRC sign off, applicant shall terminate the easements recorded in the Broward County Official Records Book 3279, Page 790 and Book 28997, Page 1365 easements
10. Prior to final DRC sign off, include dimension on landscape plans to confirm the required horizontal clearance of trees from existing stormwater, sanitary sewer and water main along SE 6th Avenue and South New River Drive East are provided (10' for larger trees, and 5' for smaller trees). Should separation requirement not be obtainable to comply with landscaping criteria, relocation of city infrastructure or the use of a root barrier system will be acceptable.
11. Prior to final DRC sign off, provide compliance with ULDR Section 47-19.4.D.7, dumpsters serving restaurants require grease traps, oil / sand separators, a raised concrete slab, and a drain connecting to sanitary sewer. Also, ensure the elevation of either the raised concrete slab or the drain set at or above the 100-year Broward County elevation to minimize inflow and infiltration into the City's sanitary sewer system.
12. Prior to final DRC sign off, applicant must ensure all segments of existing public sidewalks to remain are inspected by Engineer of Record to ensure existing sidewalks

meet ADA standards and are in good condition. A signed and sealed assessment report shall be provided.

13. Prior to final DRC sign off, applicant shall review and verify loading requirements on ULDR Sec. 47-20.2 and revised Table "E" on sheet A-012 accordingly. Turning maneuvers geometries, clearance and access design shall be in accordance with ULDR Section 47-20.6.

14. Prior to final DRC sign off, applicant shall provide a turnaround area to accommodate a two (2) point turn around by a standard passenger vehicle (AASHTO "P" Design Vehicle) in accordance with ULDR Section 47-20.5.C.4.

Resource Impact

There is no fiscal impact associated with this action.

Strategic Connections

This item is a *2021 Top Priority*, advancing the Smart Growth initiative.

This item supports the *Press Play Fort Lauderdale Strategic Plan 2024*, specifically advancing:

- The Business Development Focus Area.
- Goal 5: Build an attractive global and local economic community marketplace.
- Objective: Nurture and support existing local businesses

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

Attachments

Exhibit 1 – Location Map

Exhibit 2 – Application and Applicant's Narratives

Exhibit 3 – Site Plan

Exhibit 4 – Historic Preservation Board Draft Minutes May 3, 2021

Exhibit 5 – Traffic Impact Statement

Exhibit 6 – Water and Sewer Capacity Letter

Exhibit 7 – Resolution Approving

Exhibit 8 – Resolution Denying

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