

Legislation Text

File #: LN-612, **Version:** 1

ARCHITECTURAL APPEARANCE COMMITTEE

Meeting Date: JULY 2, 2024

ENTOURAGE IN THE SUN

Request: Building Design
P&Z# 22-12000011
Owner: Entourage Florida Development, LLC.
Project Location: 407, 419 N. Riverside Drive
Folio Number: 484331130050; 4884331130060
Land Use Designation: H (High 25-46 DU/AC)
Zoning District: RM-45 (Multi Family Residence-45)
Commission District: 1 (Andrea McGee)
Agent: Paola West (954-529-9417 / pwest@planw3st.com)
Project Planner: Pamela Stanton (954-786-5561 / pamela.stanton@copbfl.com)

Summary:

This multi-family development received Building Design approval on March 7, 2023, and proceeded to obtain a building permit. The project is currently under construction and the developer is proposing two modifications that affect the overall appearance of the project:

- A modification to the building in a manner that affects the exterior appearance of the building as viewed from the rights-of-way of North Riverside and the Intracoastal Waterway. The proposed change is the elimination of the 20-foot knife edge slab extensions for the center units of the building on floors 3 through 10.
- A modification to the site between the building and North Riverside Drive that replaces the 3-foot retaining wall along the east property line with a 6-inch curb. The finish grade will slope from the front of the building downward to a small on-site swale before the curb. No change in the building height is proposed. The only changes for this modification item is the change to the terrain height, slope and location of the retaining wall.

The development was approved with 42 dwelling units on a 40,753 square foot parcel of land (0.935 acre). The project consists of one 10-story building and a small accessory structure, with a total building footprint of 19,670 square feet (48.27% lot coverage). The project will also have a subsurface parking garage, amenities, landscaping and a new dock.

With the previous approval, the applicant was granted Vernacular or Superior Design Alternative approval for modifications to the following Commercial Design Standards:

1. **Section 155.5601.C.3 Building Facades, Subsection a.** Facades of multifamily residential development facing a public street shall incorporate wall offsets, in the form of projections or recesses in the facade plane, spaced no more than 30 feet apart.
2. **Section 155.5601.C.5 Roofs, Subsection b.** Flat roofs on principal buildings shall be concealed by parapet walls that extend at least three feet above the roof level and have three-dimensional cornice treatments that project at least eight inches outward from the parapet facade plane.

The property is located on the west side of North Riverside Dr. and north of East Atlantic Blvd.

Pursuant to Section 155.2205, Code of Ordinances, the Architectural Appearance Committee may require such changes in plans and specifications as, in its judgment may be requisite and appropriate to ensure that the exterior appearance of buildings and structures enhances the aesthetic character of the surrounding development by complying with the architectural appearance standards of this Code and approved design guidelines.

Zoning / Existing Uses

A. Subject property (Zoning | Existing Use): Multi-Family (RM-45) | Existing multi-family, partially vacant

A. Surrounding Properties (Zoning District | Existing Use):

- a. North - Multiple-family Residence 45 (RM-45) | Condominium
- b. South - Multiple-family Residence 45 (RM-45) | Condominium
- c. West - Multiple-family Residence 45 (RM-45) | Condominium
- d. East - Water (W) | Intracoastal Waterway

Staff Conditions:

Advisory Comment: Providing that additional or future changes to the building appearance and site may occur, as well as adding, removing or revising site elements and structures, it may be found necessary for the project to return to this Committee for evaluation of the changes and additions. Further, depending on the significance of the changes and additions, a return to the DRC may be deemed necessary.

1. Provide evidence that Broward County has approved the proposed site modifications and that the Broward County Surface Water Management License will be valid with these site modifications.