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Condo tower planned along New River in Fort Lauderdale

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The Edgewater House Condominium along the New River in Fort Lauderdale could be demolished to build a taller residential building.



IDEA ARCHITECTURE

The city's Development Review Committee on April 13 will consider plans for Aviva on the River on the 0.8-acre site at 501 S.E. Sixth Ave./Federal Highway. It's on the south bank of the New River downtown, next to Smoker Park and the bridge underneath Federal Highway.

The property currently has a three-story, 30-unit condo built in 1980. The condo association filed the development application, as the building is under contract to 501 Aviva Partners, managed by Jean Francois Roy of Fort Lauderdale-based Ocean Land Investments.

Ocean Land Investments has built many condos in South Florida, including AquaBlue and AquaMar in Fort Lauderdale.

In 2017, an affiliate of Trammell Crow Residential filed plans to replace the Edgewater House with a 24-story, 181-unit apartment complex. City officials did not approve those plans, as traffic and density were significant concerns raised by residents.

"Ocean Land is excited about this placemaking opportunity to provide boutique luxury living and to enhance the microeconomy," said [Courtney Callahan Crush](#), who represents Ocean Land in the application. "We look forward to continuing to work with our neighbors on this extraordinary location."

The new Aviva on the River would be significantly smaller than the previous developer's plan. It would total 219,334 square feet in eight stories, with 96 condos, 7,969 square feet of commercial space, and 115 parking spaces. The site plan by IDEA Architecture shows a restaurant with outdoor seating facing the river. Amenities would include a rooftop pool with cabanas, a fitness center, and a yoga room.

"While Aviva is not a high-rise like its downtown neighbors, Aviva was thoughtfully designed with architectural movement using balconies, arcades, glass and varying materials to wrap the garage," the developer stated in the application. "Aviva proposes to activate the Riverwalk Linear Park. Aviva's ground floor contains glass frontages with a shaded arcade area and breezeway access to Smoker Park open to both residents and the public alike."

The condos would range from 937 to 1,967 square feet. There would be seven one-bedroom units, 76 two-bedroom units, and 13 two-bedroom units.

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