

ORDINANCE NO. C-23-

AN ORDINANCE AMENDING SECTION 47-1.6.B. OF THE CITY OF FORT LAUDERDALE, FLORIDA UNIFIED LAND DEVELOPMENT REGULATIONS THROUGH THE REVISION OF THE OFFICIAL ZONING MAP OF CITY OF FORT LAUDERDALE AND SCHEDULE "A" REVISED COMPILATION ATTACHED THERETO AND BY REFERENCE MADE A PART THEREOF, SO AS TO REZONE FROM "SBMHA – SOUTH BEACH MARINA AND HOTEL AREA" DISTRICT TO "PDD – PLANNED DEVELOPMENT DISTRICT", ALL THAT PART OF "BAHIA MAR", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, PAGE 39, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING WEST OF THE WEST RIGHT-OF-WAY OF STATE ROAD A1A AND SEABREEZE BOULEVARD, LESS PARCEL 1 THEREOF AND LESS THE NORTH 80 FEET OF PARCEL 34 THEREOF, LOCATED NORTH OF HARBOR DRIVE, WEST OF STATE ROAD A1A, EAST OF THE INTRACOASTAL WATERWAY AND SOUTH OF HALL OF FAME DRIVE, ALL SAID LANDS BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the applicant, Rahn Bahia Mar, LLC., applied for the rezoning of the property more particularly described in Exhibit "A" attached hereto and incorporated herein from South Beach Marina and Hotel Area ("SBMHA") to Planned Development District ("PDD") zoning district; and

WHEREAS, the property has an underlying land use designation of Central Beach Regional Activity Center (Beach-RAC); and

WHEREAS, Section 47-37A. of the ULDR provides that rezoning to PDD requires the approval of a development plan which must meet the criteria in Sections 47-37A., 47-24.4., 47-25.2., and 47-25.3., of the City of Fort Lauderdale, Florida Unified Land Development Regulations ("ULDR"); and

WHEREAS, as part of the rezoning application, the applicant, Rahn Bahia Mar, LLC, has submitted a development plan for the property located at 801 Seabreeze Boulevard, Fort Lauderdale, Florida to develop four residential buildings with 410 residential units, a new 256-room hotel, 88,000 square feet of commercial, office, and restaurant space along with marina

amenities, a waterfront promenade, plaza space, a centralized park fronting on the Intracoastal Waterway, and a dockmaster building; and

WHEREAS, on April 19, 2023, the Planning and Zoning Board (PZ Case No. UDP-PDD22004) recommended that the City Commission of the City of Fort Lauderdale (“City Commission”) approve the rezoning of the property described in Exhibit “A” attached hereto and also recommended an amendment of the Official Zoning Map of the City of Fort Lauderdale and Schedule “A” referenced in Section 47-1.6.B. of the Unified Land Development Regulations to include the rezoned property; and

WHEREAS, the City Clerk provided notice to the public of a public hearing on Tuesday, June 6, 2023, at 6:00 P.M. and Tuesday, June 20, 2023, at 6:00 P.M., at The Parker located at 707 N.E. 8th Street, Fort Lauderdale, Florida, for the purpose of hearing any public comment on the rezoning; and

WHEREAS, the public hearings were duly held at the time and place designated after notice was given by publication as required by law, and the City Commission determined that the requested rezoning met the criteria for rezoning.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA:

SECTION 1. The foregoing “WHEREAS” clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance.

SECTION 2. The City Commission finds that the application for rezoning meets the criteria of Sections 47-24.4., 47-25.2., 47-25.3., 47-37A., of the Unified Land Development Regulations (“ULDR”), subject to the conditions imposed by the Development Services Department and the City Commission attached hereto and incorporated herein in Exhibit “C”, as enunciated and memorialized in the minutes of its meetings of June 6, 2023 and June 20, 2023, a portion of those findings are expressly listed as follows:

- A. The PDD zoning district proposed is consistent with the City's Comprehensive Plan. The underlying land use is Central Beach Regional Activity Center. The proposed development contains residential, hotel, and commercial uses, which are permitted in this land use designation, consistent with the City's Comprehensive Plan.

- B. The changes anticipated by the proposed rezoning will not adversely impact the character of development in or near the area under consideration. The proposed PDD is consistent with the character of development in the surrounding area, which is predominantly multi-family residential with a mix of commercial uses such as restaurants, retail, and hotels. The proposed project is similar in character to development in the area with slender towers oriented in an east-west direction to allow the ocean breeze to flow through the site, as well as reduce the building shadows toward the beach. The residential towers are angled to reduce the mass and scale of the project from north-south views.
- C. The character of the area proposed is suitable for the uses permitted in the proposed zoning district and is compatible with surrounding districts and uses. The proposed PDD uses are the same as those uses existing in the area and support the existing built environment. The properties to the north are zoned SBMHA and ABA districts and contain residential, commercial retail, hotel, and community facility uses. Properties to the west, approximately 500 feet across the Intracoastal waterway, are zoned Residential Single Family, Low Density (RS-8) District and contain single-family residential uses. To the south, the Residential Multifamily, High Density (RMH-60) District permits higher density residential, and hotel uses. The character of the area supports the proposed PDD uses and is compatible with surrounding districts and uses.

SECTION 3. That the City of Fort Lauderdale ULDR together with the Official Zoning Map of the City of Fort Lauderdale and revised Schedule "A", describing the lands lying within each zoning district, as approved on June 18, 1997, and described in Section 47-1.6. of the ULDR, are hereby amended by rezoning from "SBMHA – South Beach Marina And Hotel Area" District to "PDD – Planned Development District", the following lands, situated in the City of Fort Lauderdale, Broward County, Florida, to wit:

ALL THAT PART OF "BAHIA MAR", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, PAGE 39, OF THE PUBLIC RECORDS OF BROWARD COUNTY,

FLORIDA, LYING WEST OF THE WEST RIGHT-OF-WAY OF STATE ROAD A1A AND SEABREEZE BOULEVARD, LESS PARCEL 1 THEREOF AND LESS THE NORTH 80 FEET OF PARCEL 34 THEREOF

Location: North of Harbor Drive, west of State Road A1A, east of the Intracoastal Waterway and south of Hall of Fame Drive

More specifically described in Exhibit "A" attached hereto and made a part hereof.

SECTION 4. That in accordance with Section 47-37A. Planned Development District ("PDD") zoning district of the ULDR, the development plan and phasing plan attached hereto and incorporated herein as Exhibit "B" is hereby approved, subject to the conditions imposed by the Development Services Department and the City Commission set forth in Exhibit "C" attached hereto and made a specific part of this Ordinance as the specific zoning regulations and standards for the development of the property identified in Exhibit "A".

SECTION 5. All regulations in Section 47-37A. of the ULDR shall apply to this PDD, including but not limited to: Section 47-37A.15. of the ULDR entitled "Amendments to Approved PDD Development Plans" and Section 47-37A.16. of the ULDR entitled "Expiration and Extension" of PDD approval.

SECTION 6. In accordance with Section 47-37A.14. of the ULDR, unless otherwise provided in this ordinance and the exhibits hereto, the provisions of the ULDR shall apply to the development of the property described in Exhibit "A" rezoned to PDD. This ordinance shall prevail in the event of a conflict between this ordinance and any other provision in the ULDR.

SECTION 7. That the appropriate City officials of the City of Fort Lauderdale shall indicate the zoning upon a copy of the Official Zoning Map, and shall indicate an amendment of Schedule "A" accordingly, with proper reference to this ordinance and the date of passage. The amendment shall include a notation that the zoning may revert to SBMHA if the PDD approval expires in accordance with Section 47-37A.16. of the ULDR.

SECTION 8. That pursuant to the provisions of the ULDR of the City of Fort Lauderdale, the proper city officials are hereby authorized to issue the necessary building and use permits that conform with this Ordinance after this Ordinance is recorded in the Public Records of Broward

County at the applicant’s expense and the applicant has fulfilled all conditions imposed by the Development Services Department and the City Commission.

SECTION 9. The issuance of a development permit by a municipality does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. All other applicable state or federal permits must be obtained before commencement of the development.

SECTION 10. This approval is conditioned upon the applicant obtaining all other applicable state or federal permits before the commencement of the development.

SECTION 11. That if any clause, section or other part of this Ordinance shall be held invalid or unconstitutional by any court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby, but shall remain in full force and effect.

SECTION 12. That all ordinances or parts of ordinances in conflict herewith, are hereby repealed, to the extent of such conflict.

SECTION 13. In accordance with Section 47-37A.14. of the ULDR, the applicant shall record this ordinance in the public records of Broward County, Florida at the applicant's expense.

SECTION 14. That this Ordinance shall be in full force and effect upon the date that it is recorded at the applicant’s expense in the Public Records of Broward County, Florida.

PASSED FIRST READING this ____ day of _____, 2023.

PASSED SECOND READING this ____ day of _____, 2023.

Mayor
DEAN J. TRANTALIS

ATTEST:

City Clerk
DAVID R. SOLOMAN



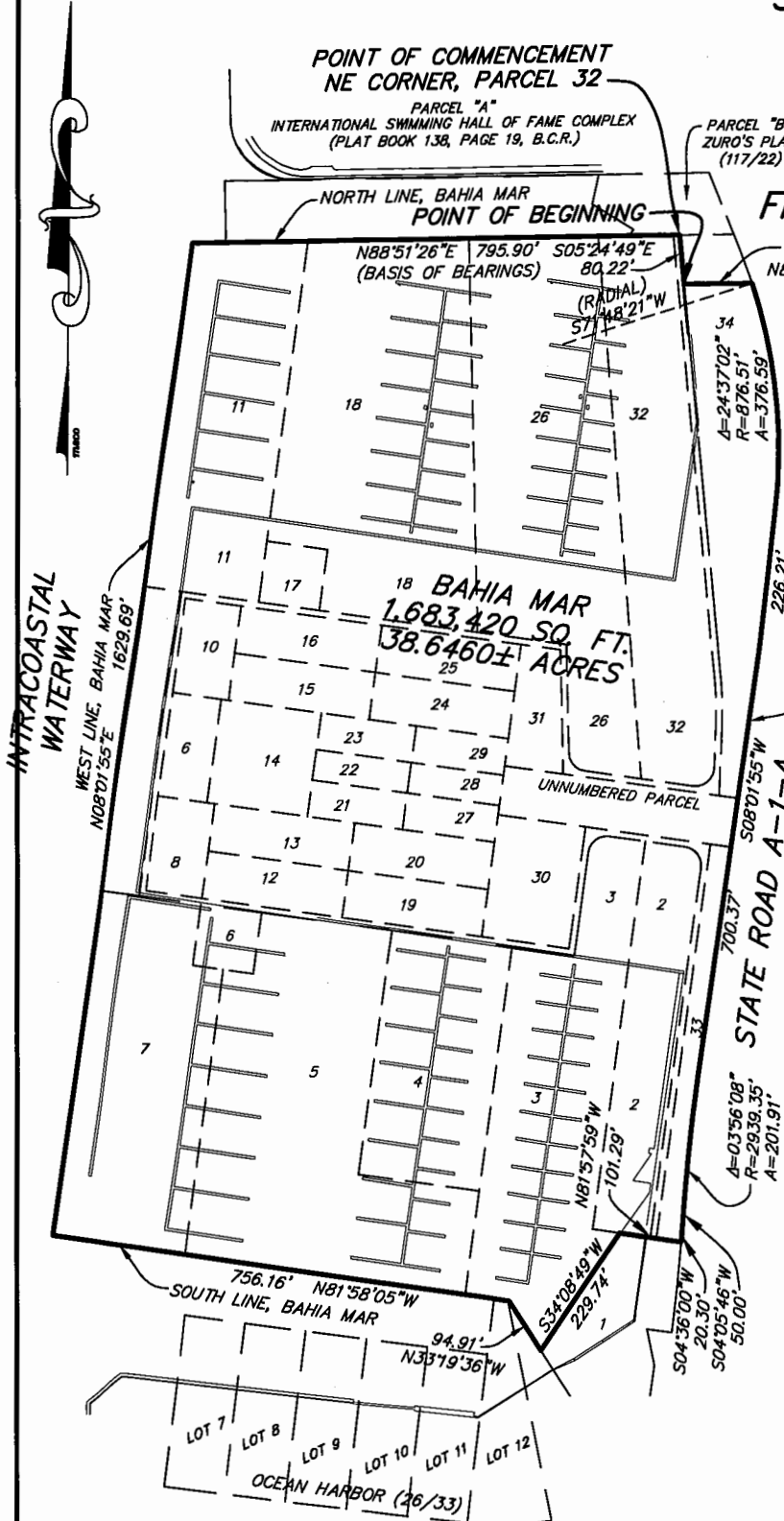
McLAUGHLIN ENGINEERING COMPANY LB#285

ENGINEERING * SURVEYING * PLATTING * LAND PLANNING
1700 N.W. 64th STREET, SUITE 400, FORT LAUDERDALE, FLORIDA 33309
PHONE: (954) 763-7611 * EMAIL: INFO@MECO400.COM

m.p.o.k.

SCALE 1" = 300'

SKETCH AND DESCRIPTION TO ACCOMPANY REZONING PETITION BAHIA MAR WEST OF A-1-A FROM: "SBMHA" TO: "PDD"



LEGAL DESCRIPTION:

All that part of BAHIA MAR, according to the plat thereof, as recorded in Plat Book 35, Page 39, of the public records of Broward County, Florida, lying West of the West right-of-way line of State Road A-1-A and Seabreeze Boulevard. Less Parcel 1 thereof AND Less the North 80.00 feet of Parcel 34 thereof.

Said lands situate, lying and being in the City of Fort Lauderdale, Broward County Florida and containing 1,683,420 square feet or 38.6460 acres more or less.

NOTES:

- 1) This sketch reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements, road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Legal description prepared by McLaughlin Engineering Co.
- 3) This drawing is not valid unless sealed with an appropriate surveyors seal.
- 4) THIS IS NOT A BOUNDARY SURVEY.
- 5) Bearings shown assume the North line of plat (35/39), as North 81°51'26" East.

CERTIFICATION

Certified Correct. Dated at Fort Lauderdale, Florida this 10th day of May, 2023.
Revised this 11th day of May, 2023.

McLAUGHLIN ENGINEERING COMPANY

J. M. McLaughlin Jr.
JAMES M. McLAUGHLIN JR.
Registered Land Surveyor No. 4497
State of Florida.

FIELD BOOK NO. _____

DRAWN BY: JMMjr

JOB ORDER NO. V-7780

CHECKED BY: _____

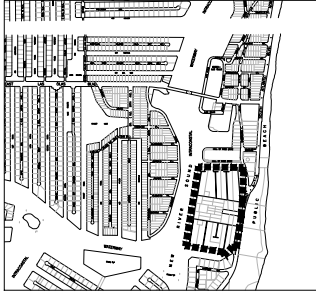
REF. DWG.: A-20(14), 97-3-134

C: \JMMjr/2023/V7780 (BAHIA MAR BOUNDARY)

CAM # 23-0467

EXHIBIT B
DEVELOPMENT PLAN INCLUDING PHASING PLAN
CASE NO. UDP-PDD22004

INTRACOASTAL WATERWAY



PROJECT LOCATION MAP
801 Seabreeze Boulevard
Fort Lauderdale, Broward County, Florida
Township: 12
Section: 50
Range: 42
Parcel #: 5042 12 27 0012

BAHIA MAR

FORT LAUDERDALE, FLORIDA

UDP-PDD22004

SITE PLAN LEVEL IV - PDD
SUBMITTED: DECEMBER 23, 2022
REV1 SUBMITTED: FEBRUARY 13, 2023
REV2 SUBMITTED: MARCH 10, 2023



A1A/SEABREEZE



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TEAM:



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954.524.3330



PHOTOMETRICS
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CIVIL ENGINEERING / LAND PLANNING
FLYNN ENGINEERING SERVICES
81 COMMERCIAL BLVD.
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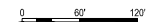
TRAFFIC ENGINEER
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17425 NW 17TH COURT
CORAL SPRINGS, FL 33071
954.786.0526

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LEGEND

- | | |
|-----------------------|-------------------------------------|
| ① MARINA VILLAGE | ⑦ MARINA PROMENADE |
| ② HOTEL | ⑧ BAHIA MAR CENTRAL PARK |
| ③ RESIDENTIAL TOWER 1 | ⑨ DOCKMASTER / DOCKMASTER EXTENSION |
| ④ RESIDENTIAL TOWER 2 | ⑩ MARINA RESTAURANT |
| ⑤ RESIDENTIAL TOWER 3 | ⑪ PEDESTRIAN BRIDGE CONNECTION |
| ⑥ RESIDENTIAL TOWER 4 | ⑫ SEABREEZE PROMENADE |



ORIGINAL TITLE BLOCK DRAWING AT 24 X36" (A0) 1/1

Project Name
BAHIA MAR

Client
RAHN BAHIA MAR LLC

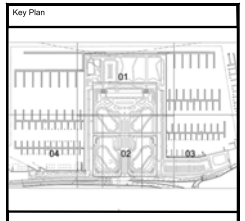
edsa PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN
1512 E. BROWARD BOULEVARD, SUITE 110
FORT LAUDERDALE, FLORIDA 33301 USA
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Consultants
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F FELLER ENGINEERING
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FORT LAUDERDALE, FL 33301



Rev	Date	Issued for
1	02.10.23	DRC Rev 1
2	03.07.23	DRC Rev 2

Date: 12/03/2023
Designed By: AH
Drawn By: CH LOG JA HK
Approved / Checked By: JS
Project Number: SE230154

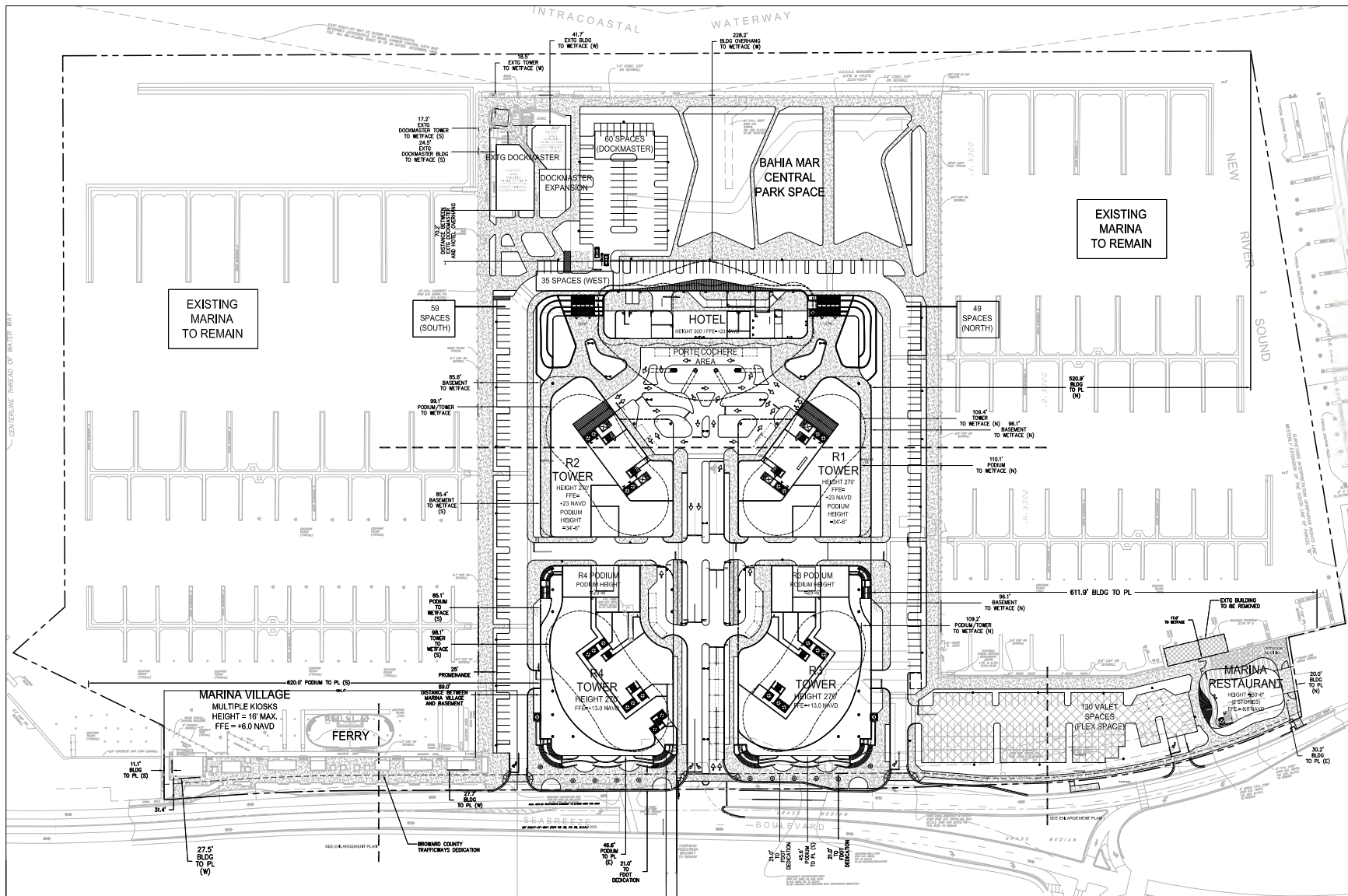


Project Phase
DRC SITE PLAN SUBMITTAL

Sheet Title
ILLUSTRATIVE MASTER PLAN

Revision Number 2	Sheet Number L-0.00
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Drawing name: I:\3000_BahiaMar\02-2317-04_BahiaMar_2022_Rev04\02-2317-04_SITL.dwg
 Mar 30, 2023 - 3:56pm



Project Name:
BAHIA MAR

Client:
RAHN BAHIA MAR, LLC
 1175 NE 125 STREET, SUITE 102
 NORTH MIAMI, FL 33161

Consultants:

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TRAFFIC ENGINEER
 OCTOBER SERVICE, INC.
 12743 NW 13TH COURT
 CORAL SPRINGS, FL 33071

Rev.	Date	Description
1	02/03/2023	REV1 RESUBMITTAL
2	03/10/2023	REV2 RESUBMITTAL
3		
4		
5		

Date: MAR 21, 2023

Project Manager: (SRD)

Drawn By: (SHG)

Project In Charge: (AMF)

Project No: 02-0237-04

Scale: 1"=60'

Sheet: Digitally signed by Shane H Grabski
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 Date: 2023.03.31 17:11:24 -0400

Shane H Grabski

Project Phase:
DRC SITE PLAN SUBMITTAL

Sheet Title:
OVERALL SITE PLAN

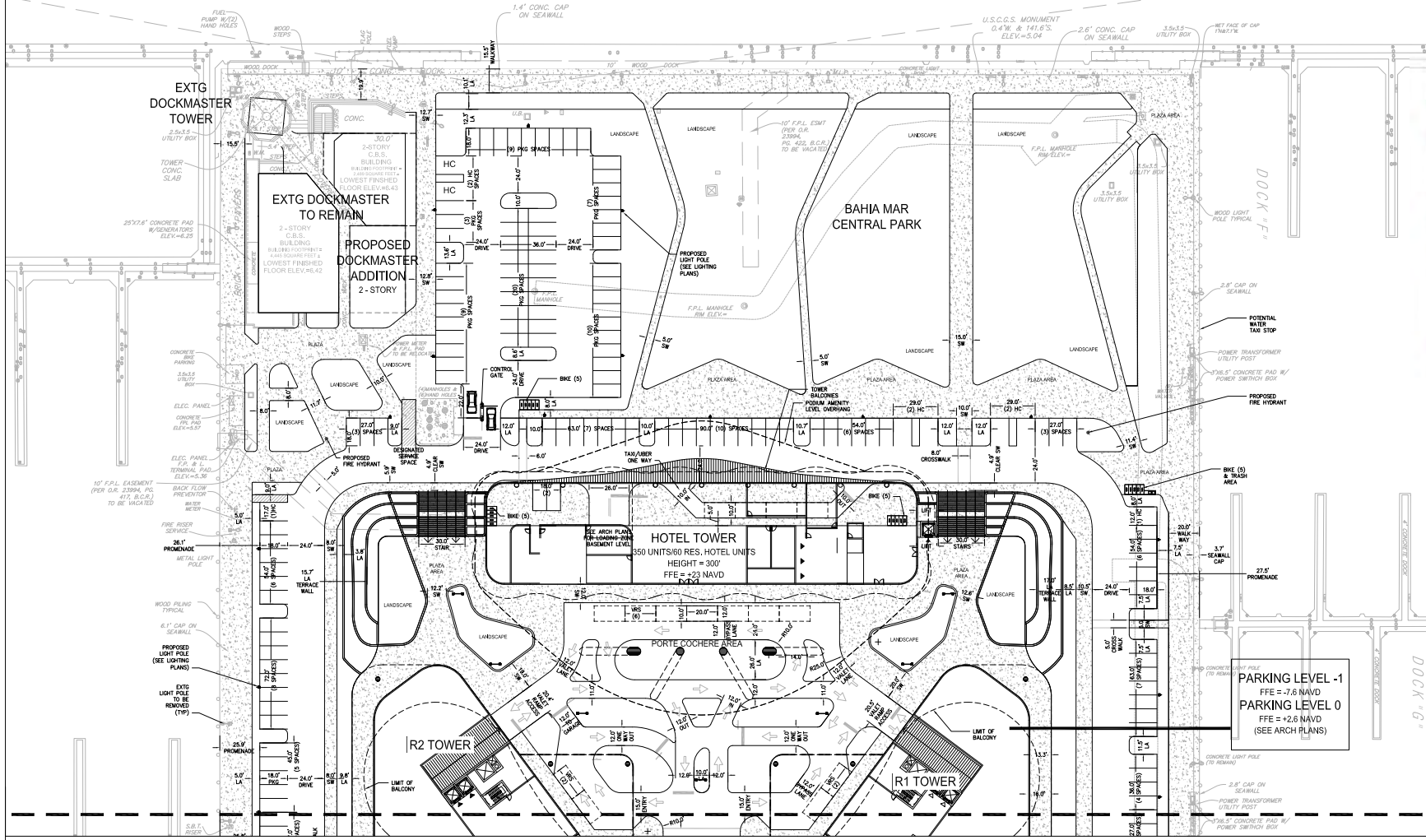
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VIEW ON INTRACOASTAL MIAMI HARBOR CONTROL DATA MAP 16 OF 20 DATED DECEMBER 1996

INTRACOASTAL WATERWAY



BAHIA MAR

Client: RAHN BAHIA MAR, LLC
1175 NE 125 STREET, SUITE 102
NORTH MIAMI, FL 33161

Consultants:
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Rev.	Date	Description
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2	03/01/2023	REV2 RESUBMITTAL

Date: MAR 21, 2023
Project Manager: (SRCD)
Drawn By: (SHS)
Project Lead: (JMF)
Project No: 02-0237-04
Scale: 1"=60'



Shane H Grabski Digitally signed by Shane H Grabski
DN: cn=US, o=Flynn Engineering Services P.A., ou=Qualifier=4014100006, ou=00178A4A251547000A4C, c=us=Shane H Grabski
Date: 2023.03.31 17:10:59 -0400'

Project Name: **DRC SITE PLAN SUBMITTAL**

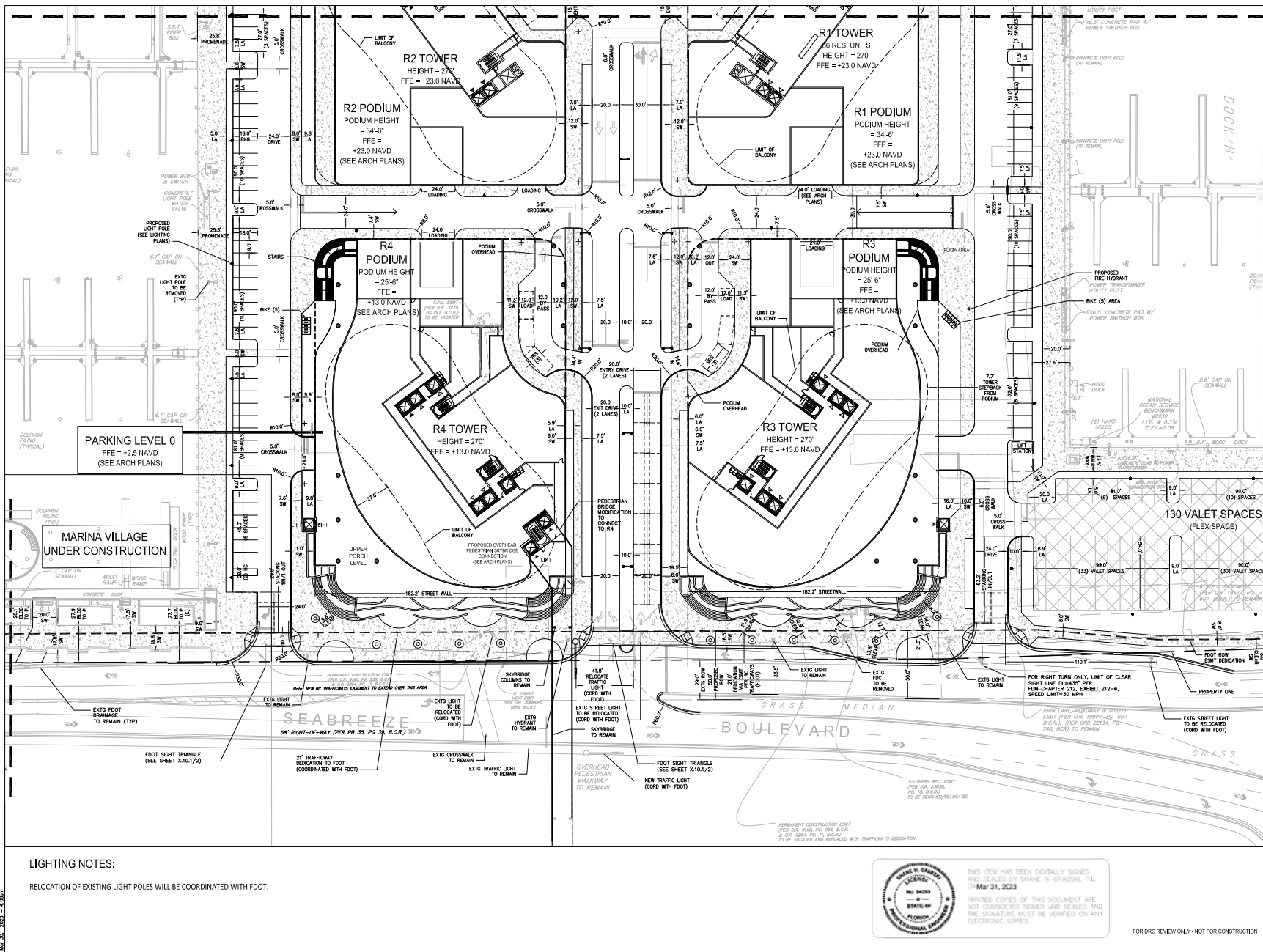
Sheet Title: **SITE PLAN VIEW WEST**

Sheet Number: **C0.2**

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02/03/2023 11:52:23 AM 02-0237-04 Shane H. Grabski, P.E. 2022 02/03/2023 02:07:04 SHG



Project Name:
BAHIA MAR

Client:
RAHN BAHIA MAR, LLC
1175 NE 125 STREET, SUITE 102
NORTH MIAMI, FL 33161

Consultants:
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03/01/2023	03/01/2023	REV2 RESUBMITTAL

Date: MAR 21, 2023
Project Manager: (SRD)
Drawn By: (SHS)
In-Health Charge: (JMF)
Project #: 02-0237-04
Scale: 1"=60'



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Project Phase:
DRC SITE PLAN SUBMITTAL

Sheet Title:
SITE PLAN VIEW EAST

Sheet Number:
C0.3

LIGHTING NOTES:
RELOCATION OF EXISTING LIGHT POLES WILL BE COORDINATED WITH FOOT.

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2023.03.31 17:10:21 -0400
 02-0237-04_Bahia Mar 2023 Bahiamar(02-0237-04)_SITE.dwg
 1/8" = 1'

BAHIA MAR

Client: **RAHN BAHIA MAR, LLC**
1175 NE 125 STREET, SUITE 102
NORTH MIAMI, FL 33161

Consultants:
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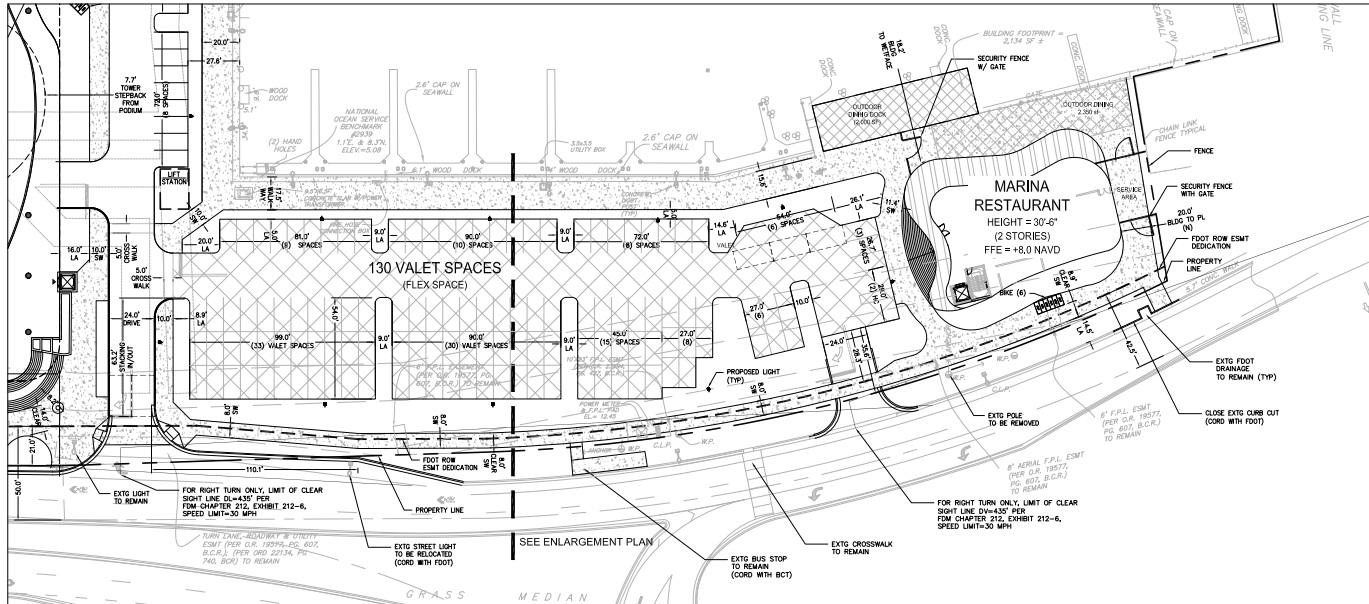
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ARQUITECTONICA
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FLYNN ENGINEERING SERVICES
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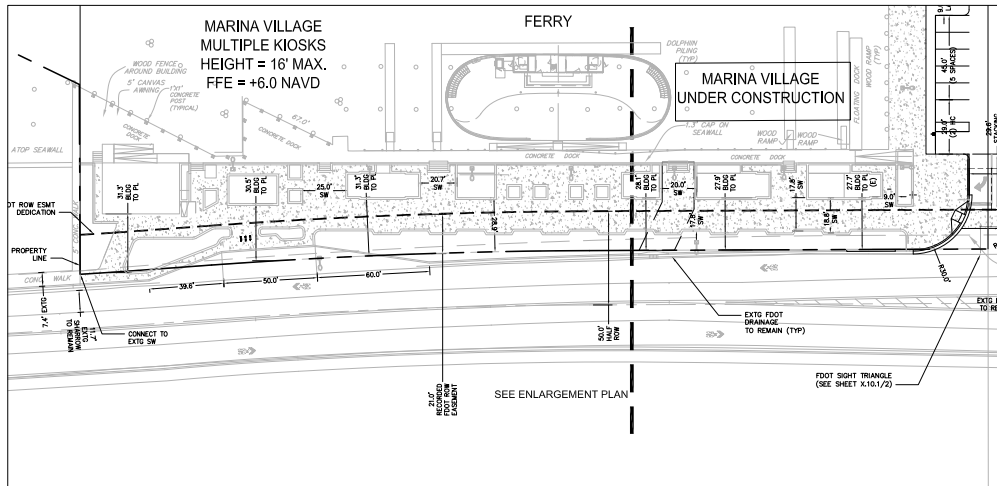
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OCTONER ENGINEERING
12743 NW 13TH COURT
CORAL SPRINGS, FL 33071



SITE PLAN NORTH (MARINA RESTAURANT)
SCALE: 1"=30'



SITE PLAN SOUTH (MARINA VILLAGE)
SCALE: 1"=30'

Rev	Date	Description
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2	03/10/2023	REV2 RESUBMITTAL
3		
4		

Date: MAR 21, 2023
Project Manager: (SRCD)
Drawn By: (SHG)
In-Health Charge: (JMF)
Project No: 02-0237-04
Scale: 1"=30'



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DN: c=US, o=Flynn Engineering Services P.A., ou=Qualifier=601416000000, cn=Shane H Grabski
Date: 2023.03.31 17:15:53 -04'00'

Project Name: **DRC SITE PLAN SUBMITTAL**

Sheet Title: **SITE PLAN NORTH/SOUTH**

Sheet Number: **C0.4**



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SITE PLAN DATA:

CURRENT USE OF PROPERTY	HOTEL, MARINA, COMMERCIAL
CURRENT LAND USE DESIGNATION	RAC
PROPOSED LAND USE DESIGNATION	RAC
CURRENT ZONING DESIGNATION	SBMHA
PROPOSED ZONING DESIGNATION	PDD*
ADJACENT ZONING DESIGNATION	SBMHA

* Per Sec 47-37A.4, the uses permitted & combination thereof within the PDD district shall be established at the time of rezoning to PDD and consistent with the City's Comp. Plan.

TOTAL SITE AREA (GROSS)	1,732,106 SF / 39.76 acres
TOTAL SITE AREA (NET)	1,683,574 SF / 38.65 acres
UPLAND AREA	695,430 SF / 15.97 acres
MARINA AREA	988,144 SF / 22.68 acres

TOTAL MARINA PERVIOUS EXISTING (WATER)	988,144 S.F.	58.7%
TOTAL MARINA PROPOSED (WATER)	988,144 S.F.	58.7%
TOTAL PERVIOUS EXISTING (LANDSCAPE)	74,022 S.F.	4.4%
TOTAL PERVIOUS PROPOSED (LANDSCAPE)	140,570 S.F.	8.3%
TOTAL IMPERVIOUS EXISTING	564,393 S.F.	33.5%
TOTAL IMPERVIOUS PROPOSED	273,734 S.F.	16.3%
TOTAL BUILDING FOOT PRINT EXISTING	57,015 S.F.	3.4%
TOTAL BUILDING FOOT PRINT PROPOSED (GARAGE)	281,126 S.F.	16.7%

WATER/ WASTE WATER SERV. PROVIDER	CITY OF FORT LAUDERDALE
-----------------------------------	-------------------------

MIXED USE PROGRAM:

NUMBER OF BRANDED RESIDENTIAL UNITS	350 UNITS
NUMBER OF BRANDED RESIDENTIAL HOTEL UNITS	60 UNITS
NUMBER OF BRANDED HOTEL UNITS	256 ROOMS

TOTAL SF OF PROPOSED COMMERCIAL (MAIN BUILDING)	54,589 SF
TOTAL SF MARINA RESTAURANT (NORTH)	11,001 SF
TOTAL SF MARINA VILLAGE (SOUTH)	5,764 SF
TOTAL SF FERRY	7,765 SF
TOTAL SF DOCKMASTER (OFFICE SPACE)	8,881 SF
COMMERCIAL SUBTOTAL	=88,000 SF

MARINA & MARINA SERVICES (EXISTING)	222 SLIPS
	10 SLIPS (LIVE ABOARD)
	811 PASSENGERS (CHARTER OPS)
	10 SLIPS (FISHING CHARTERS)
TOTAL SF DOCKMASTER (EXTG MARINA SERVICES)	13,000 SF

*SEE PARKING TABLE FOR DETAILED USES

TOTAL BUILDING GSF:

BUILDING HOTEL	386,974 S.F.
BUILDING TOWER R1	297,511 S.F.
BUILDING TOWER R2	297,511 S.F.
BUILDING TOWER R3	313,942 S.F.
BUILDING TOWER R4	313,366 S.F.
GARAGE PARKING (BASEMENT + GROUND LEVEL)	476,236 S.F.
MARINA VILLAGE (KIOSKS)	5,764 S.F.
FERRY	7,765 S.F.
BUILDING MARINA RESTAURANT	11,001 S.F.
BUILDING DOCKMASTER (EXTG & PROPOSED)	21,881 S.F.
TOTAL BUILDING GROSS SQUARE FOOTAGE	2,131,951 S.F.

VUA AREA	134,048 S.F.	8.0%
VUA AREA FLEX SPACE	30,788 S.F.	1.8%
PEDESTRIAN WALKS & PLAZAS (HARDSCAPE IN ROW NIC)	86,871 S.F.	5.2%
LANDSCAPE	140,570 S.F.	8.3%

SETBACK TABLE:

	REQUIRED SBMHA (2022 CODE)	PREVIOUSLY APPROVED	PROVIDED PDD
FRONT YARD (EAST) – A1A	20'-0" TO PL	21'-0" RES BLDG TO PL 21'-11" VILLAGE TO PL	25'-0" RESTAURANT TO PL 27'-6" VILLAGE TO PL 45'-7" PODIUM TO PL
SIDE YARD (NORTH)*	20'-0" TO PL	60'-6" RES BLDG TO PL 492'-10" RES BLDG TO PL	20'-0" MARINA RESTAURANT TO PL 520'-10" PODIUM TO PL
SIDE YARD (SOUTH)*	20'-0" TO PL	10'-0" TO PL 516'-7" BLDG TO PL	11'-0" MARINA VILLAGE TO PL 17'-2" (EXTG) EXTG DOCKMASTER TO WETFACE 620'-0" PODIUM TO PL
REAR YARD (WEST)	20'-0" TO PL	45'-0" RES BLDG OVERHANG TO WETFACE 60'-0" RES BLDG TO WETFACE	41'-8" (EXTG) EXTG DOCKMASTER TO WETFACE 18'-6" (EXTG) EXTG DOCKMASTER TO WETFACE 228'-2" HOTEL BLDG OVERHANG TO WETFACE

* As measured per ULDR Sec: 47-12.3

* SBMHA code prior to 2022 for Side Yards was 10' for NORTH and SOUTH YARDS.

DENSITY-RESIDENTIAL

DENSITY (NET):

		PERMITTED (SBMHA)	PROPOSED PDD
TOTAL SITE AREA (net)	350 units / 38.65 acres	70 Units/Ac	9.05 Units/Ac
TOTAL SITE AREA (net)	60 units / 38.65 acres	70 Units/Ac	1.55 Units/Ac
		2,705 Units	10.60 Units/Ac

DENSITY (UPLAND):

			PROPOSED PDD
TOTAL SITE AREA (net)	350 units / 15.97 acres	70 Units/Ac	21.9 Units/Ac
TOTAL SITE AREA (net)	60 units / 15.97 acres	70 Units/Ac	3.8 Units/Ac
			25.67 Units/Ac

DENSITY-HOTEL

DENSITY (NET):

		PERMITTED (SBMHA)	PROPOSED PDD
TOTAL SITE AREA (net)	256 units / 38.65 acres	No Max.	6.6 Units/Ac

DENSITY (UPLAND):

		PERMITTED (SBMHA)	PROPOSED PDD
TOTAL SITE AREA (net)	256 units / 15.97 acres	No Max.	16.0 Units/Ac

FAR:

		PERMITTED (SBMHA)	PROPOSED PDD
TOTAL SITE AREA (gross)	2,131,951/1,683,574	5.0	1.27

Project Name:

BAHIA MAR

Client:

RAHN BAHIA MAR, LLC
1175 NE 125 STREET, SUITE 102
NORTH MIAMI, FL 33161

Consultants:

LAND USE ATTORNEY
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Date:	MAR 15, 2023
Project Manager:	(SROD)
Drawn By:	(SHG)
Printed/In Charge:	(JMF)
Project No:	02-0207/04

Scale: NTS

Site:

Project Phase:
DRC SITE PLAN SUBMITTAL

Sheet Title:
SITE DATA 1

Sheet Number:
SD.1

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TOTAL BUILDING FOOTPRINT (SITE):

BUILDING (GARAGE LEVELS, R1, R2, R3, R4, HOTEL)	308,472 S.F.
MARINA VILLAGE (KIOSKS)	5,764 S.F.
MARINA RESTAURANT	5,501 S.F.
DOCKMASTER (EXTG)	7,800 S.F.
TOTAL BLDG FOOTPRINT	281,126 S.F.
LOT COVERAGE	281,126/1,683,574
	16.7%

TOTAL BUILDING HEIGHT:

TOWER (HOTEL)	300' (23 STORIES)
TOWER (T1, T2, T3, T4)	270' (22/23 STORIES)
MARINA VILLAGE (KIOSKS)	16' (1 STORY)
BUILDING MARINA RESTAURANT	30'-6" (2 STORIES)
BUILDING DOCKMASTER (EXTG)	EXTG (2 STORIES)

NOTE: GRADE = 8' NAVD 88
MIN. FFE = (BFE 7.0+1')=8'NAVD 88

MAXIMUM BUILDING "STREETWALL"

	PERMITTED (SBMHA):	PROPOSED:
R3 / R4	MAX 200'-0"	182'-3"

MIN. DISTANCE BETWEEN BUILDINGS:

	PERMITTED (SBMHA):	PROPOSED:
BUILDING TO MARINA RESTAURANT	60'-0"	454'
BUILDING TO DOCKMASTER	60'-0"	70'
BUILDING TO MARINA VILLAGE	60'-0"	89'

* MIN BLDG SEPARATION REQUIRED IS 20% OF 300' = 60'

PODIUM HEIGHT:

	PERMITTED (SBMHA):	PROPOSED:
PODIUM R1 & R2	65'-0"	34'-6"
PODIUM R3 & R4	65'-0"	25'-6"
HOTEL	65'-0"	64'-6"

TOWER STEPBACK:

	PERMITTED (SBMHA):	PROPOSED:
R1 / R2	12'-0"	MIN 6'; MAX 129' AVERAGE=40'
R3 / R4	12'-0"	MIN 8'-11"; MAX 129' AVERAGE=40'
HOTEL	12'-0"	MIN 7'; MAX 143' AVERAGE=35'

TOWER SEPARATION:

	PERMITTED (SBMHA):	PROPOSED:
R1 TO R2	30'-0"	93'-11"
R3 TO R4	30'-0"	93'-11"
R1 TO H	30'-0"	76'-0"
R1 TO R3	30'-0"	132'-0"
R2 TO R4	30'-0"	132'-0"
R2 TO H	30'-0"	76'-0"

* SEE SHEET A1-103

FLOOR PLATE:

	PERMITTED (SBMHA):	FLOOR PLATE ABOVE 65'
HOTEL	16,000 SF	MIN 11,382 SF; MAX 18,357 SF AVERAGE=15,058 SF
RESIDENTIAL	16,000 SF	ABOVE LEVEL 19 = <16,000 SF 13,307 SF

**OPEN SPACE FOR MIXED USE DEVELOPMENT
20% OF GROSS LOT AREA**

OPEN SPACE (SITE):

(INCLUDING MARINA)	PERMITTED (SBMHA):	PROPOSED PDD	
GROSS LOT AREA = 1,732,106 SF	346,421 SF	1,453,805 SF	+1,107,384 SF

OPEN SPACE (UPLAND):

(UPLAND DEVELOPMENT AREA ONLY)	PERMITTED (SBMHA):	PROPOSED PDD	
UPLAND AREA = 695,430 SF	139,086 SF	465,661 SF	+326,575 SF

40% OF REQ OPEN SPACE SHALL BE @ GRADE

OPEN SPACE @ GRADE (SITE):

(INCLUDING MARINA)	PERMITTED (SBMHA):	PROPOSED PDD	
REQ OPEN SPACE @ GRADE = 346,421 SF	138,568 SF	1,453,805 SF	+1,315,237 SF

OPEN SPACE @ GRADE (SITE):

(UPLAND DEVELOPMENT AREA ONLY)	PERMITTED (SBMHA):	PROPOSED PDD	
REQ OPEN SPACE @ GRADE = 139,086 SF	55,634 SF	465,661 SF	+410,027 SF

25% OF REQ @ GRADE SHALL BE PERVIOUS LANDSCAPED AREA

TOTAL PERVIOUS (SITE):

(INCLUDING MARINA)	PERMITTED (SBMHA):	PROPOSED PDD	
PERVIOUS (25% OF REQ OPEN SPACE (GROSS))	34,642 SF	140,570 SF*	+105,928 SF
REQ OPEN SPACE = 138,568 SF			

TOTAL PERVIOUS (UPLAND):

(UPLAND DEVELOPMENT AREA ONLY)	PERMITTED (SBMHA):	PROPOSED PDD	
PERVIOUS (25% OF REQ OPEN SPACE (UPLAND))	13,909 SF	140,570 SF*	+126,661 SF
REQ OPEN SPACE = 55,634 SF			

* DOES NOT INCLUDE ROW LANDSCAPE BELOW

50% CREDIT FOR ROW LANDSCAPING IMPROVEMENTS MAY BE APPLIED

ROW LANDSCAPE

	AREA	CREDIT	SF
ROW LANDSCAPE ALONG SEABREEZE/A1A	6,514 SF	50%	3,257 SF

* TOTAL PERVIOUS ON-SITE WITH ROW LANDSCAPE = 143,827 SF

LIGHTING NOTES:

PURSUANT TO CITY ORDINANCES, CHAPTER 6, ARTICLE III, SEA TURTLE REGULATIONS, BUILDING LIGHTING IS SUBJECT TO LIMITATIONS AS TO ITS IMPACT ON SEA TURTLE HABITATS AND NESTING. THE SITE PLAN WILL COMPLY WITH SECTION 6-49.

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Project Name:

BAHIA MAR

Client: **RAHN BAHIA MAR, LLC**

1175 NE 125 STREET, SUITE 102
NORTH MIAMI, FL 33161

Consultants:

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Project No:	02-0237-04

Scale: NTS

Sheet

Project Phase:
DRC SITE PLAN SUBMITTAL

Sheet Title:
SITE DATA 2

Sheet Number:
SD.2

REQUIREMENTS FOR THE CENTRAL BEACH ZONING DISTRICTS

REQUIREMENTS (Note A)	SBHMA CODE (Approved 2022 code changes)	APPROVED SITE PLAN (per pre 2022 code changes)	PROPOSED PDO	RELIEF REQUESTED
Max Residential Density (D.U. (net acres) *35) residential *B3 hotel condo	70 units/ac (2,705 units)	651/38.65= 16.8 units/ac	410/38.65= 10.6 units/ac	NO
Max Density (Hotel rooms/ net acres) *200 hotel rooms (no change)	No Max.	256/38.65= 6.6 units/ac	256/38.65= 6.6 units/ac	NO
Max Floor Area Ratio (FAR)	5.0	1,972,122/1,683,574= 1.17 FAR	2,131,951 / 1,683,574= 1.27 FAR	NO

REQUIREMENTS (Note A)	SBHMA CODE (Approved 2022 code changes)	APPROVED SITE PLAN (per pre 2022 code changes)	PROPOSED PDO	RELIEF REQUESTED
Maximum structure height (Note D)	120' Or 144' if floorplate <16,000	120'	270' / 22/23 levels (RESIDENTIAL TOWERS) 360' / 23 levels (HOTEL TOWER)	YES YES
			EXTG (DOCKMASTER)	NO
			16' (DOCKMASTER EXPANSION)	NO
			16' (MARINA VILLAGE MULTI KIOSKS)	NO
			30'-6" (MARINA RESTAURANT)	NO
Maximum Building ("Streetwall") Length	200'		182'-3"	NO
Minimum Distance Between Buildings in Same Development Site (Note E)	20' or 20% of the tallest building, whichever is greater	60'	454' - BLDG TO RESTAURANT 70' - BLDG TO DOCKMASTER 89' - BLDG TO MARINA VILLAGE	NO NO NO

REQUIREMENTS (Note A)	SBHMA CODE (Approved 2022 code changes)	APPROVED SITE PLAN (per pre 2022 code changes)	PROPOSED PDO	RELIEF REQUESTED
Tower Setback	12'		R1/R2/R3/R4 =40' AVERAGE min.6'; max 129' HOTEL =35' AVERAGE min.7'; max 143'	YES
Tower Separation (Between towers and from Property Line) Site data sheet lists all side separation distances	30'		Min. Separation Distance between towers and/or property line is: R1 TO R2 = 93'-11" R3 TO R4 = 93'-11" R1 TO HOTEL = 76'-0" R1 TO R3 = 132'-0" R2 TO R4 = 132'-0" R2 TO HOTEL = 76'-0"	NO
Floorplate Size above 65 feet	16,000 SF		HOTEL = 15,058 SF AVERAGE min.11,382 SF; max 18,357 SF (Only 6 floors exceed Floorplate above the podium) RESIDENTIAL = 13,307 SF	YES NO
Open Space (Note E)	346,421 SF	1,368,167	1,453,805	NO

REQUIREMENTS (Note A)	SBHMA CODE (Approved 2022 code changes)	APPROVED SITE PLAN (per pre 2022 code changes)	PROPOSED PDO	RELIEF REQUESTED
VUA LANDSCAPE (Note F)	VUA TREES 134 TREES (SITE) 31 TREES (FLEX)		VUA TREES 84 TREES (SITE) 25 TREES (FLEX)	YES YES
	VUA NATIVE TREE REQUIREMENT (50% OF TOTAL REQUIRED)		VUA NATIVE TREE REQUIREMENT (50% OF TOTAL REQUIRED)	YES
	67 TREES (SITE) 15 TREES (FLEX)		54 TREES (SITE) 15 TREES (FLEX)	NO
	VUA FLOWERING TREE REQUIREMENT (20% OF TOTAL REQUIRED)		VUA FLOWERING TREE REQUIREMENT (20% OF TOTAL REQUIRED)	NO
	27 TREES (SITE) 6 TREES (FLEX)		27 TREES (SITE) 0 TREES (FLEX)	YES

SETBACK TABLE:

	REQUIRED SBHMA (2022 CODE)	PREVIOUSLY APPROVED	PROVIDED
FRONT YARD (EAST) - A1A	20'-0" TO 1L	21'-0" TO 1L RES BLDG TO FL 21'-11" VUA TO FL	20'-0" TO 1L RESTAURANT TO FL 45'-7" VUA TO FL
SIDE YARD (NORTH)*	20'-0" TO 1L	8'-0" TO 1L RES BLDG TO FL 45'-10" TO 1L	8'-0" TO 1L MARINA RESTAURANT TO FL 82'-10" TO 1L
SIDE YARD (SOUTH)*	20'-0" TO 1L	10'-0" TO 1L 8'-0" TO 1L	11'-0" TO 1L (EXTD) 17'-3" (EXTD) 8'-0" TO 1L
REAR YARD (WEST)	20'-0" TO 1L	45'-0" TO 1L RES BLDG TO FL 20'-0" TO 1L	41'-0" (EXTD) 18'-0" (EXTD) 20'-0" TO 1L

* As measured per ULDR Sec 47-12.3
* SBHMA code prior to 2022 for Side Yards was 10' for NORTH and SOUTH YARDS.

Note A: Dimensional regulations may be subject to additional requirements, see Sec 47-23 of the ULDR, Specific Location Requirements, and Sec 47-25 of the ULDR, Development Review Criteria.

Note B: For purposes of minimum distances between buildings within this subsection, a parking garage shall be considered a building.

Note C: Front and corner yard may be reduced in accordance with the minimum design standards set forth in Sec 47-12.5.D.

Note D: Height - Notwithstanding the maximum structure height as provided in Section 47-12.4.1, a beach development permit may be issued for a development with a height that exceeds the maximum structure height as provided in Sec 47-12.4.1 by up to twenty percent (20%) but not exceeding a height of 144 feet, provided that the structure has a maximum floorplate of 16,000 sf and the development permit is subject to City Commission approval pursuant to Sec 47-12.6

Note E: Open space for Mixed-use Development. Any mixed-use development in the central beach districts is required to provide open space in accordance with the provisions of either subsection 47-12.5.C.1 for open space for residential uses or Subsection 47-12.5.C.2 open space for nonresidential uses (20% of gross lot area, 50% above grade), whichever provides the greater sf of open space.

Nonresidential (20% of 1,732,106 = 346,421 sf)

Note F: See VUA Landscape Narrative.

SITE LIGHTING:
WILL COMPLY WITH ALL APPLICABLE REGULATORY LIGHTING REQUIREMENTS

PERMITTED USES:

Project Name:

BAHIA MAR

Client: **RAHN BAHIA MAR, LLC**
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NORTH MIAMI, FL 33161

Consultants:
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12743 NW 13TH COURT
CORAL SPRINGS, FL 33071

Rev.	Date	Description
1	02/02/2023	REV1 RESUBMITTAL
2	03/15/2023	REV2 RESUBMITTAL
3		
4		

Date: MAR 15, 2023
Project Manager: (SRCD)
Drawn By: (SHG)
In-charge: (JMF)
Project No: 02-0237-04

Scale:

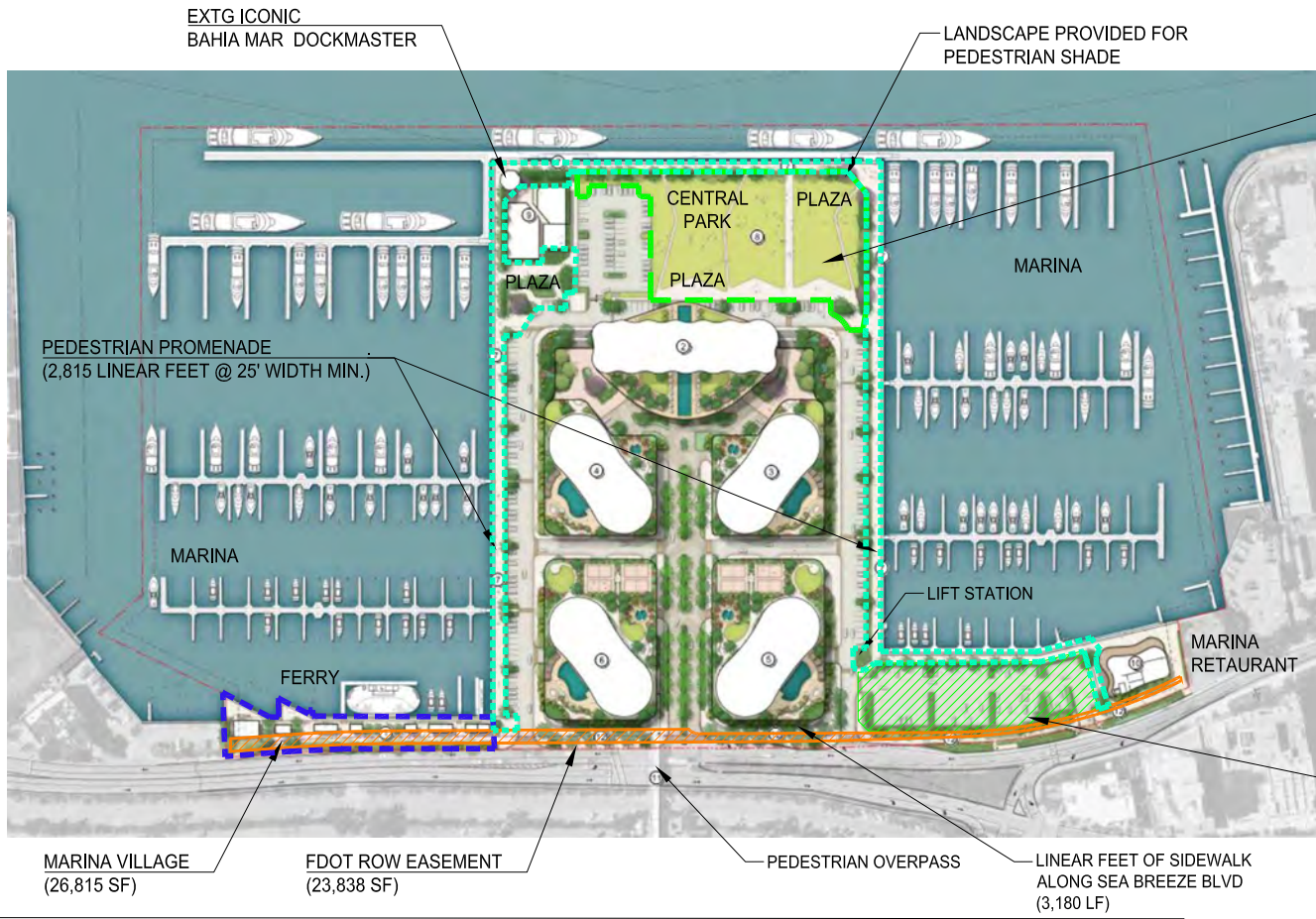
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Project Phase:
DRC SITE PLAN SUBMITTAL

Sheet Title:
SITE DATA 4

Sheet Number:
SD.4

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EXTG ICONIC
BAHIA MAR DOCKMASTER

LANDSCAPE PROVIDED FOR
PEDESTRIAN SHADE

BAHIA MAR
CENTRAL
PARK
(79,900 SF)

PEDESTRIAN PROMENADE
(2,815 LINEAR FEET @ 25' WIDTH MIN.)

MARINA VILLAGE
(26,815 SF)

FDOT ROW EASEMENT
(23,838 SF)

PEDESTRIAN OVERPASS

LINEAR FEET OF SIDEWALK
ALONG SEA BREEZE BLVD
(3,180 LF)

LIFT STATION

MARINA
RESTAURANT

FLEX SPACE
(44,583 SF)

*SEE SHEET SI-1001

PUBLIC IMPROVEMENTS:

THE PROJECT INCLUDES IMPROVEMENTS TO THE WALKABILITY OF THE SURROUNDING AREA, SUPERIOR ARCHITECTURAL DESIGN, PUBLIC OPEN SPACE, AND PROVISIONS FOR WATERFRONT PUBLIC ACCESS, GREENWAY FEATURES, AND SPECIAL EVENT SPACE.

- 79,900 SF (1.8 AC) - CENTRAL PARK SPACE
- 71,360 SF (1.6 AC) - PROMENADE (MIN 25' WIDTH)
- 26,815 SF (0.6 AC) - MARINA VILLAGE
- 55,627 SF (1.2 AC) - STREETSCAPE IMPROVEMENTS TO SEABREEZE BLVD
- 3,180 LF OF WIDENED SIDEWALKS FOR IMPROVED CONNECTIVITY ALONG SEABREEZE BLVD
- FDOT ROW EASEMENT PROVIDED (PER BROWARD COUNTY TRAFFICWAYS)
- IMPROVED SITE PLAN LAYOUT TO ALLOW FOR GREATER OPEN SPACE.
- IMPROVED MULTI-MODAL CONNECTIONS (LAUDERGO!, BIKES, WATER TAXI, BUS, PEDESTRIAN)
- PUBLIC BIKE STORAGE AREAS AROUND THE SITE
- LANDSCAPING TO MAXIMIZE SHADE AND IMPROVE AESTHETIC APPEARANCE
- IMPROVED SHOW SITE FOR FORT LAUDERDALE INTERNATIONAL BOAT SHOW
- PEDESTRIAN OVERPASS OVER A1A FOR SAFE PUBLIC ACCESS TO AND FROM THE PROPERTY TO THE PUBLIC BEACH
- ON-SITE LIFT STATION

Project Name:
BAHIA MAR

Client:
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Date: MAR 15, 2023
Project Manager: (SRGD)
Drawn By: (SHG)
Project Charge: (JMF)
Project No: 02-0237-04

Scale:
Sheet:
Project Phase:
DRC SITE PLAN SUBMITTAL

Sheet Title:
SITE DATA 5

Sheet Number:
SD.5

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LEGEND

- ① FOOD TRUCKS
- ② PICNIC TABLES / SEATING
- ③ CORN HOLE / GAMES / RECREATION
- ④ MOVABLE SEATING
- ⑤ MULTI-USE RECREATION AREA
- ⑥ SHADED TENT SPACE

NOTE: PLAN AND IMAGES REPRESENT CONCEPTUAL USES.

BAHIA MAR

Client: **RAHN BAHIA MAR LLC**


Architect: **EDSCO**

Engineer: **PLUM ENGINEERING**


Engineer: **DO ENGINEERING INC.**

Architect: **ARCHITECTURA**

Engineer: **FELER ENGINEERING**


DRG SITE PLAN SUBMITTAL
FLEX USE DIAGRAM

2 | **SI-001**





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SHEET ISSUE DATE: FEBRUARY 10, 2023

RENDERING 01

A0.01



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RENDERING 02

A0.02



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RENDERING 03

A0.03



BAHIA MAR

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RENDERING 04

A0.04



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DRG SITE PLAN SUBMITTAL

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RENDERING 05

A0.05



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RENDERING 06

A0.06



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8400 UNIVERSITY DRIVE, #109
TAMARAC, FL 33311

SEAL SIGNATURE DATE:
OFFICE REGISTRATION:

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2023.02.10.10:30:04.00000

PROJECT NUMBER:

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE CITY OF MIAMI IN ACCORDANCE WITH SECTION 110, FLORIDA BUILDING CODE AND CHAPTER 608, FLORIDA STATUTES.

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REV.	DATE	DESCRIPTION
1	02/10/2023	DRC REV1
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9		

DRC SITE PLAN SUBMITTAL

SHEET ISSUE DATE: FEBRUARY 10, 2023

RENDERING 07

A0.07



BAHIA MAR

PROJECT ADDRESS:
801 SEABREEZE BOULEVARD, FORT LAUDERDALE, FLORIDA

CLIENT:
BAHIA MAR, LLC
1175 NE 135 Street, Suite 102
NORTH MIAMI, FL 33161

LAND USE ATTORNEY:
LOOHR & CHAKAS, P.A.
100 E BROWARD BLVD, 3100
FORT LAUDERDALE, FLORIDA 33301

ARQUITECTONICA
2000 OAK AVENUE, MIAMI, FLORIDA 33133
305.372.1812 TEL
305.372.1175 FAX
WWW.ARQUITECTONICA.COM

CIVIL ENGINEERING / LAND PLANNING:
FLYNN ENGINEERING SERVICES
241 COMMERCIAL BLVD
LAUDERDALE BY THE SEA
FLORIDA 33308

LAND PLANNER / LANDSCAPE ARCHITECT:
1512 E BROWARD BOULEVARD, SUITE 110
FORT LAUDERDALE, FLORIDA 33301 USA

PHOTOMETRICS:
STEVEN FELLER, P.E. LLC
500 NE 3RD AVENUE
FORT LAUDERDALE, FL 33301

TRAFFIC ENGINEER:
TRAF TECH ENGINEERING
8400 UNIVERSITY DRIVE, #209
TAMARAC, FL 33321

SEAL SIGNATURE DATE:
OFFICE REGISTRATION:

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2023.02.10.10:29:14 -0500

PROJECT NUMBER:

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE CITY OF MIAMI IN ACCORDANCE WITH SECTION 110, FLORIDA BUILDING CODE AND CHAPTER 608, FLORIDA STATUTES.

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REV.	DATE	DESCRIPTION
1	02/10/2023	DRC REV.
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DRC SITE PLAN SUBMITTAL

SHEET ISSUE DATE: FEBRUARY 10, 2023

RENDERING 08

A0.08



BAHIA MAR

PROJECT ADDRESS:
81 SEABREEZE BOULEVARD, FORT LAUDERDALE, FLORIDA

CLIENT:
RIVN BAHIA MAR, LLC
173 NE US SHORE BLVD-102
NORTH MAAR, FL 33161

LAND SURV: A1101086Y:
LOCHRIE & CHAKAS, P.A.
102 E BROWARD BLVD, #300
FORT LAUDERDALE, FLORIDA 33301

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2303 GAIL AVENUE, MIAMI, FLORIDA 33133
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CIVIL ENGINEERING / LAND PLANNING:
FLYNN ENGINEERING SERVICES
211 COMMERCIAL BLVD,
LUDDESDALE BY THE SEA
FLORIDA 33088

LAND PLANNER / LANDSCAPE ARCHITECT:
1102 E BROWARD BOULEVARD, SUITE 110
FORT LAUDERDALE, FLORIDA 33301 098

PHOTOGRAPHIC:
STEVEN FELLNER, LLC
560 NE 92ND AVENUE,
FORT LAUDERDALE, FL 33301

TRAFFIC ENGINEER:
TUMF TECH ENGINEERING
800 N UNIVERSITY DRIVE, #208
TAMARAC, FL 33321

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PROJECT NUMBER:

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE CITY OF MIAMI IN ACCORDANCE WITH SECTION 163, FLORIDA BUILDING CODE AND CHAPTER 648, FLORIDA STATUTES.

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REV.	DATE	DESCRIPTION
1	02/10/2023	DRG REV1
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DRG SITE PLAN SUBMITTAL

SHEET ISSUE DATE: FEBRUARY 10, 2023

RENDERING 09

A0.09



BAHIA MAR

PROJECT ADDRESS:
801 SEABREEZE BOULEVARD, FORT LAUDERDALE, FLORIDA

CLIENT:
BAHIA MAR, LLC
1175 NE 155 Street, Suite 102
NORTH MIAMI, FL 33161

LAND USE ATTORNEY:
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1802 E. BROWARD BLVD. #300
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CIVIL ENGINEERING / LAND PLANNING:
FLYNN ENGINEERING SERVICES
241 COMMERCIAL BLDG.
LAUDERDALE BY THE SEA
FLORIDA 33308

LAND PLANNER / LANDSCAPE ARCHITECT:
1512 E. BROWARD BOULEVARD, SUITE 110
FORT LAUDERDALE, FLORIDA 33301 USA

PHOTOMETRICS:
STEVEN FOLEY, P.E. LLC
500 NE 3RD AVENUE
FORT LAUDERDALE, FL 33301

TRAFFIC ENGINEER:
TRAF TECH ENGINEERING
8400 UNIVERSITY DRIVE, #209
TAMARAC, FL 33321

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PROJECT NUMBER:

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE CITY OF MIAMI IN ACCORDANCE WITH SECTION 161, FLORIDA BUILDING CODE AND CHAPTER 608, FLORIDA STATUTES.

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REV.	DATE	DESCRIPTION:
1	10/10/2023	DRC REVISED
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DRC SITE PLAN SUBMITTAL
SHEET ISSUE DATE: FEBRUARY 10, 2023

RENDERING 10
A0.10



BAHIA MAR

PROJECT ADDRESS:
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CLIENT:
BAHIA MAR, LLC
1175 NE 125 Street, Suite 102
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FLYNN ENGINEERING SERVICES
241 COMMERCIAL BLD.
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FLORIDA 33308

LAND PLANNER / LANDSCAPE ARCHITECT:
1512 E BROWARD BOULEVARD, SUITE 110
FORT LAUDERDALE, FLORIDA 33301 USA

PHOTO METRICS:
STEVEN FELLNER, LLC
502 NE 3RD AVENUE
FORT LAUDERDALE, FL 33301

TRAFFIC ENGINEER:
TRAF TECH ENGINEERING
8600 UNIVERSITY DRIVE, #209
TAMARAC, FL 33321

SEAL SIGNATURE DATE:
OFFICE REGISTRATION:

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PROJECT NUMBER:

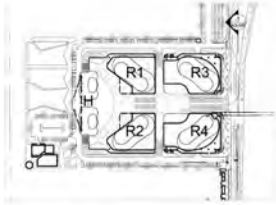
TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE CITY OF MIAMI IN ACCORDANCE WITH SECTION 110, FLORIDA BUILDING CODE AND CHAPTER 608, FLORIDA STATUTES.

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REV.	DATE	DESCRIPTION:
1	10/10/2023	DRC REV.
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DRC SITE PLAN SUBMITTAL
SHEET ISSUE DATE: FEBRUARY 10, 2023

RENDERING 11
A0.11



KEY PLAN
NOT TO SCALE



RESIDENTIAL (R4)

RESIDENTIAL (R3)

ELEVATION EAST
1/32" = 1'-0"



BAHIA MAR

PROJECT ADDRESS:
400 BARRACADE BOULEVARD, FORT LAUDERDALE, FLORIDA

CLIENT:
BAHIA MAR, LLC
13150 132 Street NW
NORTH MIAMI, FL 33181

LAND USE ATTORNEY:
LOONEY & CHAMBERS, P.A.
7401 E. BROWARD BLVD., SUITE 400
FORT LAUDERDALE, FLORIDA 33314

ARQUITECTONICA
2801 OAK AVENUE, MIAMI, FLORIDA 33133
305.572.7812 FAX
305.572.1115 FAX
WWW.ARQUITECTONICA.COM

CIVIL ENGINEERING / LAND PLANNING:
TUMANO ENGINEERING SERVICES
241 COMMERCIAL BLVD
LAUDERDALE, FL 33311
FLORIDA 33418

LAND PLANNER / ARCHITECTURE ARCHITECT
SUZIE BROWARD POLYMERIS SUITE 101
FORT LAUDERDALE, FLORIDA 33314 USA

PROFESSIONAL SEAL:
STEVEN FELLER, P.E., L.L.C.
400 BARRACADE BOULEVARD, SUITE 101
FORT LAUDERDALE, FL 33318

TRAFFIC ENGINEER:
SOL ENGINEERING INC.
12750 NW 18TH AVENUE, SUITE 101
MIAMI, FLORIDA 33187
305.478.7800

SEAL SIGNATURE DATE:
OFFICE REGISTRATION:
2023.03.10 19:53:41 - 03/02

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES AND THE APPLICABLE CITY, COUNTY, STATE AND FEDERAL REQUIREMENTS. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT.

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1	02-19-2023	CHG REV1
2	02-24-2023	CHG REV2
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DRG SITE PLAN SUBMITTAL
SHEET ISSUE DATE: DECEMBER 22, 2022

ELEVATION EAST

A3-100

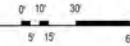
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KEY PLAN
Not To Scale



ELEVATION SOUTH
1/32" = 1'-0"



BAHIA MAR

PROJECT ADDRESS:
801 NORTHERN BOULEVARD, FORT LAUDERDALE, FLORIDA

CLIENT:
RDM DAVIS HSR, LLC
871 W. 122 Street, Suite 102
North Miami, FL 33181

LAND DEVELOPMENT:
LEONARD & CORREIA, P.A.
10015 BIRCHMOUNT BLVD, SUITE 400
FORT LAUDERDALE, FLORIDA 33304

ARQUITECTONICA
2000 CAL AVE, SUITE 2000, MIAMI, FLORIDA 33133
305.577.4977 FAX
305.577.4174 FAX
WWW.ARQUITECTONICA.COM

CREATIVE ENGINEERING & LAND PLANNING
1717 NW OCEAN DR. SUITE 200
FORT LAUDERDALE, FL 33305
FLORIDA 13338

LAND PLANNING / LANDSCAPE ARCHITECT
812 E. BURNHAM BOULEVARD, SUITE 101
FORT LAUDERDALE, FLORIDA 33304 USA

PREPARED BY:
STEVEN FISLER, P.E., LLC
801 W. 122 STREET, SUITE 102
FORT LAUDERDALE, FL 33304

REGISTERED ENGINEER:
E.C. ENGINEERS, INC.
6570 NW 132ND COURT
COVINGTON, GEORGIA, U.S.A. 30011
904.798.0809

SEAL AND SIGNATURE DATE:
OFFICE REGISTRATION:



PROJECT NUMBER:

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES AND THE APPLICABLE CITY ORDINANCES AND TO THE BEST OF THE CITY OF MIAMI IN ACCORDANCE WITH SECTION 16.07, CHAPTER 16, ARTICLE 16.07, AND CHAPTER 16.07, ARTICLE 16.07.

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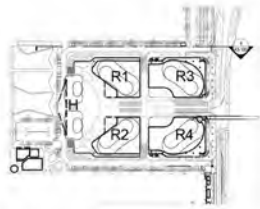
REV.	DATE	DESCRIPTION
1	02/19/2023	ENCL RE V1
2	02/24/2023	ENCL RE V2
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DRG SITE PLAN SUBMITTAL
SHEET ISSUE DATE: DECEMBER 22, 2022

ELEVATION SOUTH

A3-101

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KEY PLAN
Not To Scale

W V U T S R Q P O N M L K J I H G F E D C B A

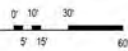


RESIDENTIAL (R3)

RESIDENTIAL (R1)

HOTEL (H1)

ELEVATION NORTH
1/32" = 1'-0"



2

BAHIA MAR

PROJECT ADDRESS:
801 BROWARD BOULEVARD, FORT LAUDERDALE, FLORIDA

CLIENT:
WYNN BAHIA MAR, LLC
15700 W. BROAD BLVD, SUITE 401
MCKENNA, FL 33411

LAND USE ATTORNEY:
LOONEY, CHAIKIN & P.A.
1400 E. BROWARD BLVD., 4TH FL.
FORT LAUDERDALE, FLORIDA 33304

ARQUITECTONICA
ARCHITECTURAL FIRM
2000 W. BROAD BLVD., SUITE 2000
FORT LAUDERDALE, FLORIDA 33304
WWW.ARQUITECTONICA.COM

DATE ENGINEERING (LAND PLANNING):
11/19/2022
DATE ENGINEERING (STRUCTURE):
11/19/2022

DATE PLANNING (LANDSCAPE ARCHITECTURE):
11/19/2022

REGISTERED PROFESSIONAL ENGINEER:
STEVEN HULLER, P.E., LLC
1000 W. BROAD BLVD., SUITE 2000
FORT LAUDERDALE, FL 33304

REGISTERED PROFESSIONAL ARCHITECT:
CYNTHIA L. COOPER, AIA
1000 W. BROAD BLVD., SUITE 2000
FORT LAUDERDALE, FL 33304

REGISTERED PROFESSIONAL ENGINEER:
VINCE DEBARTOLIS, P.E.
1000 W. BROAD BLVD., SUITE 2000
FORT LAUDERDALE, FL 33304

PROJECT NUMBER:
2022-02-10-15-54-48-00107

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES AND REGULATIONS OF THE CITY OF FORT LAUDERDALE, FLORIDA AND THE STATE OF FLORIDA. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE ACCURACY OR COMPLETENESS OF THESE DRAWINGS OR SPECIFICATIONS. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE ACCURACY OR COMPLETENESS OF THESE DRAWINGS OR SPECIFICATIONS. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE ACCURACY OR COMPLETENESS OF THESE DRAWINGS OR SPECIFICATIONS.

REV.	DATE	DESCRIPTION
1	01/12/2023	DRG REV1
2	02/04/2023	DRG REV2
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DRC SITE PLAN SUBMITTAL
SHEET ISSUE DATE: DECEMBER 22, 2022

ELEVATION NORTH

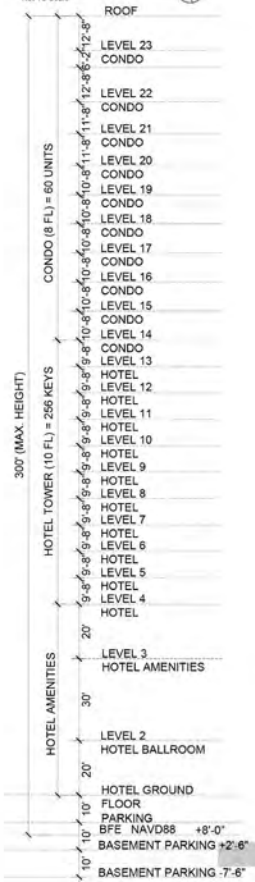
A3-103

8000 ARCHITECTONICA INTERNATIONAL INC.



KEY PLAN

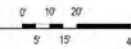
Not To Scale



HOTEL (H1)

ELEVATION EAST HOTEL

1/20" = 1'-0"



2



BAHIA MAR

PROJECT ADDRESS:
800 SE ANDRUE BOULEVARD FORT LAUDERDALE, FLORIDA

CLIENT:
FORN BAHIA MAR, LLC
11100E 20TH STREET SUITE 100
NORTHWYCH, FL 33156

LAND USE CATEGORY:
LOCAL ORDINANCE: P.A.
H001, BEACHSIDE II, V.D., R01
FORN LAUDERDALE, FLORIDA 2008

ARQUITECTONICA
300 GOLF COURSE ROAD, FLORIDA 33107
305 572 4912 TEL
305 572 1155 FAX
WWW.ARQUITECTONICA.COM

CIVIL ENGINEERING (LAND PLANNING):
FLORIDA ENGINEERING SERVICES
241 COMMERCIAL BLVD
LAUDERDALE BEACH
FLORIDA 33008

LAND PLANNER / LANDSCAPE ARCHITECT:
ROSE BEACHSIDE BOULEVARD, SUITE 100
FORT LAUDERDALE, FLORIDA 33304 USA

PHOTOGRAPHIC:
STYVEN FILLERPE, LLC
800 W. 8TH AVENUE
FORT LAUDERDALE, FL 33309

PLAINTIFF ENGINEER:
SOLY ENGINEERS, INC.
5750 NW 10TH COURT
CORAL SPRINGS, FL 32709
354 784 9959

REALTOR/REGULATED
OFFICE REGISTRATION



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PROJECT NUMBER:

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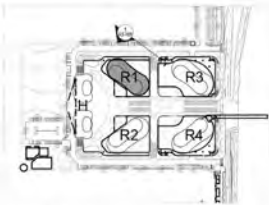
REV.	DATE	DESCRIPTION
1	03/10/2023	DRC REV1
2	02/24/2023	DRC REV2
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DRC SITE PLAN SUBMITTAL
SHEET ISSUE DATE: DECEMBER 22, 2022

ELEVATION EAST HOTEL

A3-104

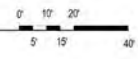
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KEY PLAN
Not To Scale



TOP OF ROOF	14'-4"
LEVEL 22 RESIDENTIAL	12'-8"
LEVEL 21 RESIDENTIAL	11'-8"
LEVEL 20 RESIDENTIAL	10'-8"
LEVEL 19 RESIDENTIAL	10'-0"
LEVEL 18 RESIDENTIAL	9'-0"
LEVEL 17 RESIDENTIAL	8'-0"
LEVEL 16 RESIDENTIAL	7'-0"
LEVEL 15 RESIDENTIAL	6'-0"
LEVEL 14 RESIDENTIAL	5'-0"
LEVEL 13 RESIDENTIAL	4'-0"
LEVEL 12 RESIDENTIAL	3'-0"
LEVEL 11 RESIDENTIAL	2'-0"
LEVEL 10 RESIDENTIAL	1'-0"
LEVEL 9 RESIDENTIAL	0'-0"
LEVEL 8 RESIDENTIAL	-1'-0"
LEVEL 7 RESIDENTIAL	-2'-0"
LEVEL 6 RESIDENTIAL	-3'-0"
LEVEL 5 RESIDENTIAL	-4'-0"
LEVEL 4 RESIDENTIAL	-5'-0"
LEVEL 3 RESIDENTIAL	-6'-0"
LEVEL 2	-7'-0"
GROUND FLOOR	+22'-0"
PARKING	+12'-0" BFE NAVD83



BAHIA MAR
PROJECT ADDRESS:
801 BARNWELL BOULEVARD, FORT LAUDERDALE, FLORIDA.
CLIENT:
SAVA SAHAR NAMI, LLC
1317 W. 122 Street, Suite #12
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LOURDES & CHAKAL, P.A.
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ELTON ENGINEERING SERVICES
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LAUDERDALE OF THE SEA
FLORIDA 33308
LAND PLANNER / LANDSCAPE ARCHITECT:
ROSE RICHMOND BOLD FUND, SUITE 114
FORT LAUDERDALE, FLORIDA 33304

PROFESSIONAL:
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801 NE 3RD AVENUE
FORT LAUDERDALE, FL 33301

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S&S ENGINEERS, INC.
5515 NE 47TH COURT
CORAL SPRING, FL 32917
954.786.8839

SEALED SIGNATURE:
OFFICE REGISTRATION

Professional Engineer Seal for Steven Feller, P.E., State of Florida, License No. 12001.

PROJECT NUMBER:
2022.03.10.13.00.20-0002

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM REGULATIONS AND THE APPLICABLE CODES AND ORDINANCES AS SET FORTH BY THE CITY OF MIAMI IN ACCORDANCE WITH SECTION 16.01, FLOODING, BUILDING CODES, AND CHAPTER 160A, FLORIDA STATUTES.
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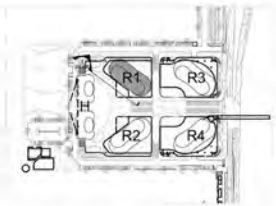
REV#	DATE	DESCRIPTION
1	09/15/2022	DRG REV1
2	02/24/2023	DRG REV2
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DRG SITE PLAN SUBMITTAL
SHEET ISSUE DATE: DECEMBER 22, 2022

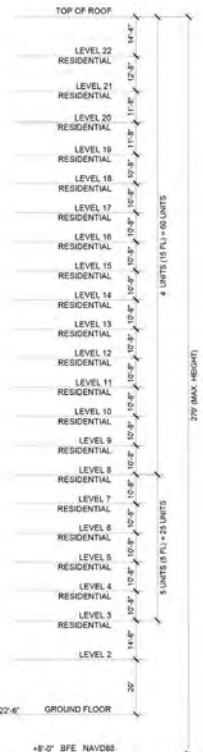
RESIDENTIAL TOWER R1
PARTIAL ELEVATION NORTH

A3-105

RESIDENTIAL TOWER R1 - PARTIAL ELEVATION NORTH
1/20" = 1'-0"

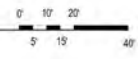


KEY PLAN
Not To Scale



RESIDENTIAL TOWER R1 - PARTIAL ELEVATION SOUTH

1/20" = 1'-0"



BAHIA MAR
PROJECT ADDRESS:
800 RANCHO WALKWAY FORT LAUDERDALE, FLORIDA
CLIENT:
BAHIA MAR, LLC
1517 W. 102 Street, Suite 902
NORTH MAR, FL 33089

ARQUITECTONICA
2886 OAK AVE SUITE 3000 FLORENCE FLORIDA 32233
904.370.1071 FAX
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PLANNING ENGINEERING SERVICES
281 COMMERCIAL BLVD.
LAUDERDALE, FL 33409

LAND PLANNER / LANDSCAPE ARCHITECT:
SCOTT B. BROWNE, P.L.L.C.
1000 W. 102 STREET, SUITE 100
FORT LAUDERDALE, FLORIDA 33409

PHOTOGRAPHER:
STEVEN FISLER P.L.L.C.
801 NE 300 AVENUE
FORT LAUDERDALE, FL 33304

REGISTERED ENGINEER:
SC ENGINEERS, INC.
4324 NW 12TH COURT
CORAL SPRING, FL 32901
954.786.1800

SEAL SIGNATURE DATE:
09/15/2022

Approval of International Corporation. This seal has been digitally signed and sealed by Scott Browne, ASB on the date listed. I am the author of this document. I am the author of this document & I have considered signed and sealed and the signature must be verified on any electronic version.
2022.03.10 15:55:52 -0500

PROJECT NUMBER:
TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFIC EXISTING CONDITIONS WITHIN THE BOUNDARIES OF THE PROJECT ARE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE AND CHAPTER 649, FLORIDA STATUTES.
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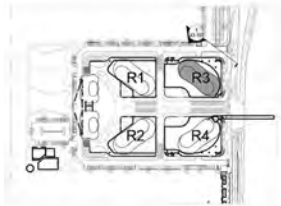
REV.	DATE	DESCRIPTION
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2	02/24/2022	ENC. REV2
3		
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5		
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8		

DRC SITE PLAN SUBMITTAL
SHEET ISSUE DATE: DECEMBER 22, 2022

RESIDENTIAL TOWER R1
PARTIAL ELEVATION SOUTH

A3-106

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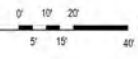
KEY PLAN
Not To Scale



TOP OF ROOF	13'-0"
LEVEL 23 RESIDENTIAL	12'-0"
LEVEL 22 RESIDENTIAL	11'-0"
LEVEL 21 RESIDENTIAL	10'-0"
LEVEL 20 RESIDENTIAL	9'-0"
LEVEL 19 RESIDENTIAL	8'-0"
LEVEL 18 RESIDENTIAL	7'-0"
LEVEL 17 RESIDENTIAL	6'-0"
LEVEL 16 RESIDENTIAL	5'-0"
LEVEL 15 RESIDENTIAL	4'-0"
LEVEL 14 RESIDENTIAL	3'-0"
LEVEL 13 RESIDENTIAL	2'-0"
LEVEL 12 RESIDENTIAL	1'-0"
LEVEL 11 RESIDENTIAL	0'-0"
LEVEL 10 RESIDENTIAL	-1'-0"
LEVEL 9 RESIDENTIAL	-2'-0"
LEVEL 8 RESIDENTIAL	-3'-0"
LEVEL 7 RESIDENTIAL	-4'-0"
LEVEL 6 RESIDENTIAL	-5'-0"
LEVEL 5 RESIDENTIAL	-6'-0"
LEVEL 4 RESIDENTIAL	-7'-0"
LEVEL 3 RESIDENTIAL	-8'-0"
LEVEL 2 RESIDENTIAL	-9'-0"
GROUND FLOOR	-12'-0"
B.F.E. NAVD83	-10'-0"

RESIDENTIAL TOWER R3 - PARTIAL ELEVATION NORTH

1/2" = 1'-0"



BAHIA MAR
PROJECT ADDRESS:
885 REARLEIGH BOULEVARD, FORT LAUDERDALE, FLORIDA
CLIENT:
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1315 W. 102 Street, Suite 102
NORTH MAR, FL 33081
LANDING ARCHITECT:
LUCORRE & CHAVAS, P.A.
1400 E. BIRCHWOOD BLVD., 4000
FORT LAUDERDALE, FLORIDA 33001

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CIVIL ENGINEERING AND PLANNING:
6310 N. UNIVERSITY BLVD. SUITE 200
241 COMMERCIAL BLVD.
LAKELAND, FL 33801
LAND PLANNER / LANDSCAPE ARCHITECT:
BOYD E. BIRCHARD, LICENSE NO. 1191
FORT LAUDERDALE, FLORIDA 33001 USA

PHOTOGRAPHER:
STEVEN FELLER, P.C. LLC
801 W. 2ND AVENUE
FORT LAUDERDALE, FL 33001

TRADING ENGINEER:
DC ENGINEERS, INC.
4520 W. 42ND COURT
DUNN SPRING, FL 32011
850.798.1024

SEAL AND SIGNATURE DATE:
OFFICE SEPARATION
Architect's International Corporation. This seal has been digitally signed and issued by State Government. Ask on the data table. I am the author of this document. I am the author of this document. I printed copies of this document and this document signed and issued and the signature must be verified on any electronic copies.
2023.03.10 15:56:13-09:00

PROJECT NUMBER:
TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY REQUIREMENTS AS SET FORTH BY THE CITY OF MIAMI IN ACCORDANCE WITH SECTION 16, FLORIDA BUILDING CODE AND CHAPTER 648, FLORIDA STATUTES.
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REV'	DATE	DESCRIPTION
1	02/18/2023	DRG: R3 V1
2	02/24/2023	DRG: R3 V2
3		
4		
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7		
8		

DRG SITE PLAN SUBMITTAL
SHEET ISSUE DATE: DECEMBER 22, 2022

**RESIDENTIAL TOWER R3
PARTIAL ELEVATION NORTH**

A3-107

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KEY PLAN
Not To Scale



RESIDENTIAL TOWER R3 - PARTIAL ELEVATION SOUTH
1/20" = 1'-0"



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1317 W. 12th Street, Suite 102
NORTH MIAMI, FL 33181

LAND USE ATTORNEY:
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1401 E. BROWARD BLVD., #502
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FLORIDA 0338

LAND PLANNER / LANDSCAPE ARCHITECT
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FORT LAUDERDALE, FLORIDA 33304

PHOTOGRAPHER
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TRAFFIC ENGINEER
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10134 NW 47TH COURT
COOL SPRING, FL 32701
354.398.0800

SEALED SIGNATURE
OFFICE REGISTRATION



Architectonica International Corporation. This form has been digitally signed and sealed by Sherm Gutierrez. Ask on the date before I am the author of this document. I am the author of this document. If Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies. 0223 03 10 15 56 48 09 07

PROJECT NUMBER:

FOR THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE, SAFETY AND MECHANICAL REQUIREMENTS OF THE CITY OF MIAMI AND FLORIDA BUILDING CODES, AS DETERMINED BY THE CITY OF MIAMI AND CHAPTER 6101, FLORIDA STATUTES.

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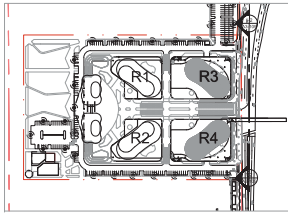
REV.	DATE	DESCRIPTION
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2	02/04/2023	ENR REV 2
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DRG SITE PLAN SUBMITTAL
SHEET ISSUE DATE: DECEMBER 22, 2022

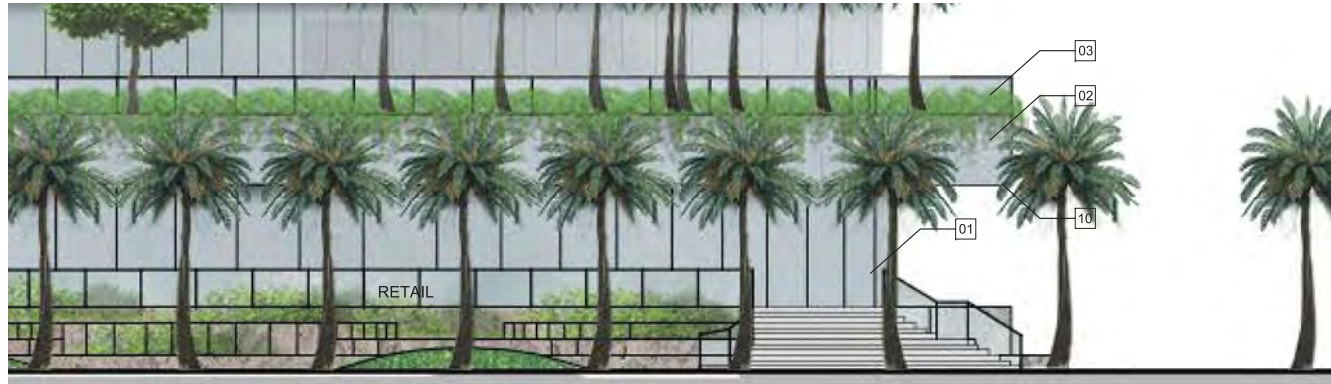
RESIDENTIAL TOWER R3
PARTIAL ELEVATION SOUTH

A3-108

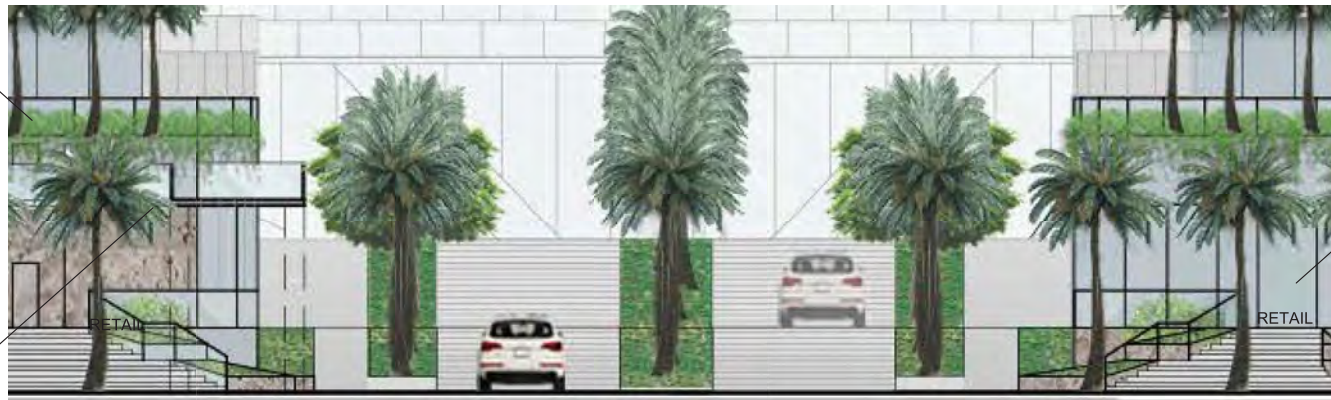
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KEY PLAN
Not To Scale

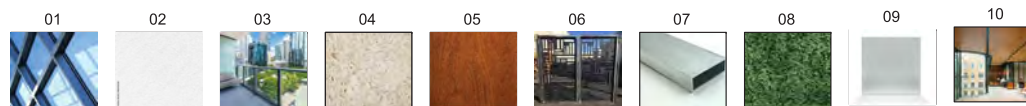


1 ENLARGED ELEVATION EAST - RESIDENTIAL TOWER R3



2 ENLARGED ELEVATION EAST - RESIDENTIAL TOWER R3&R4

MATERIAL LEGEND		MATERIAL LEGEND	
01	GRAY MULLION/CLEAR GLASS WINDOW WALL SYSTEM	05	ENGINEERED WOOD CLADDING
02	SMOOTH WHITE STUCCO FINISH	06	DECORATIVE METAL GATE
03	GLASS RAILING	07	METAL TUBES - METALLIC SILVER
04	CORALROCK STONE FINISH	08	GREEN WALL
09	FROSTED SPANDREL GLASS	10	ENGINEERED WOOD CLADED CEILING



BAHIA MAR

PROJECT ADDRESS:
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CLIENT:
BAHIA MAR, LLC
1175 NE 125 Street, Suite 102
NORTH MIAMI, FL 33161

LAND USE ATTORNEY:
LOCHRE & CHAKAS, P.A.
4802 E. BROWARD BLVD. #330
FORT LAUDERDALE, FLORIDA 33301

ARQUITECTONICA
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305.322.1175 FAX
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LAUDERDALE BEACH, FLORIDA 33308

LAND PLANNER / LANDSCAPE ARCHITECT:
5121 E. BROWARD BOULEVARD, SUITE 110
FORT LAUDERDALE, FLORIDA 33301 USA

PHOTOMETRICS:
STEVEN FELLNER, LLC
500 NE 8ND AVENUE
FORT LAUDERDALE, FL 33301

TRAFFIC ENGINEER:
DC ENGINEERS, INC
12514 NW 18TH COURT
CORAL SPRINGS, FL 33071
954.796.9026

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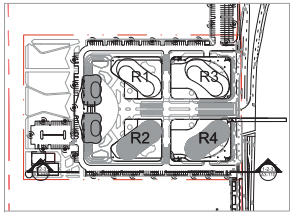
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2	02/24/2023	DRG REV2
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DRG SITE PLAN SUBMITTAL

SHEET ISSUE DATE: DECEMBER 22, 2022

ENLARGED ELEVATION

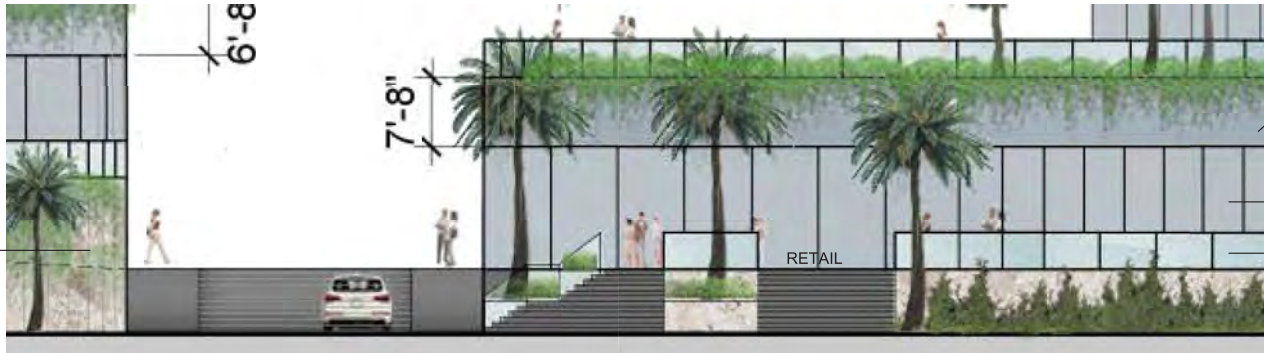
A3-109



KEY PLAN
Not To Scale



1 ENLARGED ELEVATION SOUTH- RESIDENTIAL TOWER R2

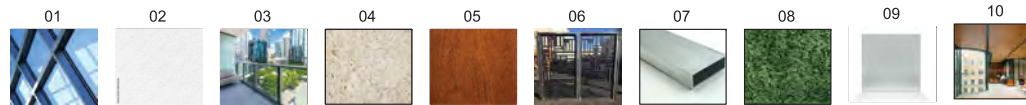


2 ENLARGED ELEVATION SOUTH- RESIDENTIAL TOWER R2&R4



3 ENLARGED ELEVATION SOUTH- RESIDENTIAL TOWER R4

MATERIAL LEGEND		MATERIAL LEGEND	
01	GRAY MULLION/CLEAR GLASS WINDOW WALL SYSTEM	05	ENGINEERED WOOD CLADDING
02	SMOOTH WHITE STUCCO FINISH	06	DECORATIVE METAL GATE
03	GLASS RAILING	07	METAL TUBES - METALLIC SILVER
04	CORALROCK STONE FINISH	08	GREEN WALL
09	FROSTED SPANDREL GLASS	10	ENGINEERED WOOD CLADED CEILING



BAHIA MAR

PROJECT ADDRESS:
801 SEABREEZE BOULEVARD, FORT LAUDERDALE, FLORIDA

CLIENT:
PDRM BAHIA MAR, LLC
1175 NE 125 Street, Suite 102
NORTH MIAMI, FL 33161

LAND USE ATTORNEY:
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1402 E. BROWARD BLVD., 3300
FORT LAUDERDALE, FLORIDA 33301

ARQUITECTONICA
2000 GAY AVENUE, MIAMI, FLORIDA 33133
305.372.1812 TEL.
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FLYNN ENGINEERING SERVICES
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LAUDERDALE BEACH, FLORIDA 33309

LAND PLANNER / LANDSCAPE ARCHITECT:
1512 E. BROWARD BOULEVARD, SUITE 110
FORT LAUDERDALE, FLORIDA 33301 USA

PHOTOMETRICS:
STEVEN FELLNER, P.E. LLC
500 NE 3RD AVENUE
FORT LAUDERDALE, FL 33301

TRAFFIC ENGINEER:
DC ENGINEERS, INC.
12510 NW 15TH COURT
CORAL SPRINGS, FL 33071
954.796.9026

SEAL SIGNATURE DATE:
OFFICE REGISTRATION:



PROJECT NUMBER:

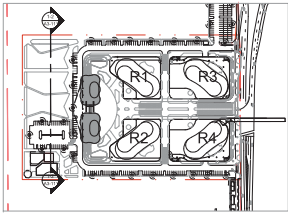
TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE CITY OF MIAMI IN ACCORDANCE WITH SECTION 110, FLORIDA BUILDING CODE AND CHAPTER 603, FLORIDA STATUTES.

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REV.	DATE	DESCRIPTION
1	02/18/2023	DRG REV1
2	02/24/2023	DRG REV2
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DRG SITE PLAN SUBMITTAL
SHEET ISSUE DATE: DECEMBER 22, 2022

ENLARGED ELEVATION
A3-110



KEY PLAN
Not To Scale



1 ENLARGED ELEVATION WEST- HOTEL



2 ENLARGED ELEVATION WEST- HOTEL

MATERIAL LEGEND		MATERIAL LEGEND	
01	GRAY MULLION/CLEAR GLASS WINDOW WALL SYSTEM	05	ENGINEERED WOOD CLADDING
02	SMOOTH WHITE STUCCO FINISH	06	DECORATIVE METAL GATE
03	GLASS RAILING	07	METAL TUBES - METALLIC SILVER
04	CORALROCK STONE FINISH	08	GREEN WALL
09	FROSTED SPANDREL GLASS	10	ENGINEERED WOOD CLADDLED CEILING



BAHIA MAR

PROJECT ADDRESS:
801 SEABREEZE BOULEVARD, FORT LAUDERDALE, FLORIDA

CLIENT:
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1175 NE 125 Street, Suite 102
NORTH MIAMI, FL 33161

LAND USE ATTORNEY:
LOCHRIE & CHAVAS, P.A.
3401 E. BROWARD BLVD. #320
FORT LAUDERDALE, FLORIDA 33301

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305.372.1812 TEL
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CIVIL ENGINEERING (LAND PLANNING):
FLORIDA ENGINEERING SERVICES
241 COMMERCIAL BLVD.
LAUDERDALE BY THE SEA
FLORIDA 33309

LAND PLANNER / LANDSCAPE ARCHITECT:
5112 E. BROWARD BOULEVARD, SUITE 110
FORT LAUDERDALE, FLORIDA 33307 USA

PHOTOMETRICS:
STEVEN FELLNER P.E. LLC
500 NE 3RD AVENUE
FORT LAUDERDALE, FL 33301

TRAFFIC ENGINEER:
DC ENGINEERS, INC
2315 NEW 10TH COURT
CORAL SPRINGS, FL 33071
954.798.3028

SEAL/SIGNATURE/DATE:
OFFICE REGISTRATION



PROJECT NUMBER:

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE CITY OF MIAMI IN ACCORDANCE WITH SECTION 161, FLORIDA BUILDING CODE AND CHAPTER 605, FLORIDA STATUTES.

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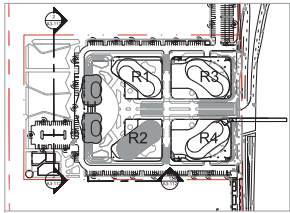
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1	02/10/2023	DRC REV1
2	02/24/2023	DRC REV2
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DRC SITE PLAN SUBMITTAL

SHEET ISSUE DATE: DECEMBER 22, 2022

ENLARGED ELEVATION

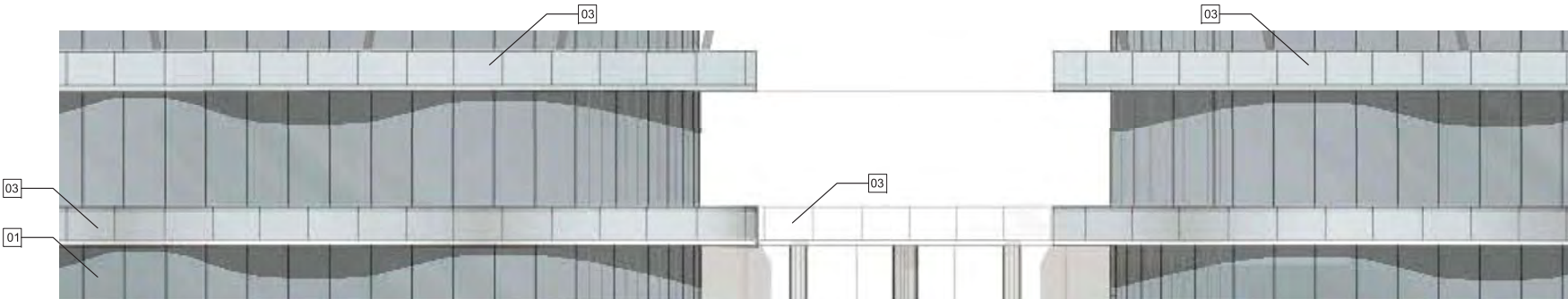
A3-111



KEY PLAN
Not To Scale



1 | ENLARGED ELEVATION SOUTH- RESIDENTIAL TOWER R2



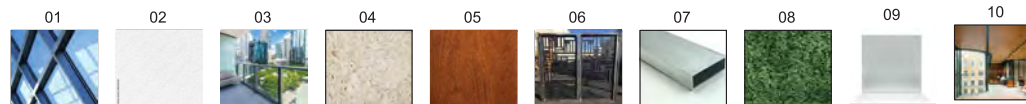
2 | ENLARGED ELEVATION WEST- HOTEL

2

NOTES:

PURSUANT TO ULDR SECTION 47-19.2.Z, ACCESSORY STRUCTURES, ALL ROOFTOP MECHANICAL EQUIPMENT, STAIRS AND ELEVATOR TOWERS SHALL BE DESIGNED AS AN INTEGRAL PART OF THE BUILDING VOLUME AND SHALL BE SCREENED WITH MATERIAL THAT MATCHES THE MATERIAL USED FOR THE PRINCIPAL STRUCTURE AND SHALL BE AT LEAST SIX (6) INCHES HIGH ABOVE THE TOP MOST SURFACE OF THE ROOF MOUNTED STRUCTURES. THE TOP OF THE CROWN FEATURES WILL BE DECORATIVELY ILLUMINATED AT NIGHT

MATERIAL LEGEND		MATERIAL LEGEND	
01	GRAY MULLION/CLEAR GLASS WINDOW WALL SYSTEM	05	ENGINEERED WOOD CLADDING
02	SMOOTH WHITE STUCCO FINISH	06	DECORATIVE METAL GATE
03	GLASS RAILING	07	METAL TUBES - METALLIC SILVER
04	CORALROCK STONE FINISH	08	GREEN WALL
09	FROSTED SPANDREL GLASS	10	ENGINEERED WOOD CLADED CEILING



BAHIA MAR

PROJECT ADDRESS:
801 SEABREEZE BOULEVARD, FORT LAUDERDALE, FLORIDA

CLIENT:
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1175 NE 125 Street, Suite 102
NORTH MIAMI, FL 33161

LAND USE ATTORNEY:
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4402 E BROWARD BLVD, #203
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LAUDERDALE BEACH, FLORIDA 33309

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FORT LAUDERDALE, FLORIDA 33301 USA

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503 NE 180 AVENUE
FORT LAUDERDALE, FL 33301

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CORAL SPRINGS, FL 33071
954.798.9026

SEAL/SIGNATURE/DATE:
OFFICE REGISTRATION

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PROJECT NUMBER:

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES, AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE CITY OF MIAMI IN ACCORDANCE WITH SECTION 110, FLORIDA BUILDING CODE AND CHAPTER 883, FLORIDA STATUTES.

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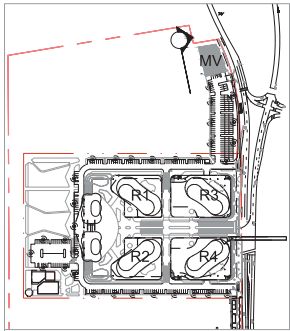
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1	02/10/2023	DRG REV1
2	02/24/2023	DRG REV2
3		
4		
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DRG SITE PLAN SUBMITTAL

SHEET ISSUE DATE: DECEMBER 22, 2022

ENLARGED ELEVATION

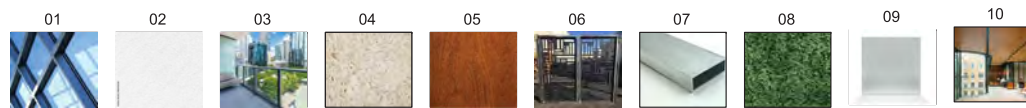
A3-112



KEY PLAN
Not To Scale



MATERIAL LEGEND		MATERIAL LEGEND	
01	GRAY MULLION/CLEAR GLASS WINDOW WALL SYSTEM	05	ENGINEERED WOOD CLADDING
02	SMOOTH WHITE STUCCO FINISH	06	DECORATIVE METAL GATE
03	GLASS RAILING	07	METAL TUBES - METALLIC SILVER
04	CORALROCK STONE FINISH	08	GREEN WALL
09	FROSTED SPANDREL GLASS	10	ENGINEERED WOOD CLADED CEILING



BAHIA MAR
PROJECT ADDRESS:
801 SEABREEZE BOULEVARD, FORT LAUDERDALE, FLORIDA

CLIENT:
BAHIA MAR, LLC
1175 NE 125 Street, Suite 102
NORTH MIAMI, FL 33161

LAND USE ATTORNEY:
LOCHRE & CHAKAS, P.A.
4802 E. BROWARD BLVD. #300
FORT LAUDERDALE, FLORIDA 33301

ARQUITECTONICA
2000 OAK AVENUE, MIAMI, FLORIDA 33133
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CIVIL ENGINEERING / LAND PLANNING:
FLYNN ENGINEERING SERVICES
241 COMMERCIAL BLDG.
LAUDERDALE BY THE SEA
FLORIDA 33309

LAND PLANNER / LANDSCAPE ARCHITECT:
5912 E. BROWARD BOULEVARD, SUITE 110
FORT LAUDERDALE, FLORIDA 33301 USA

PHOTOMETRICS:
STEVEN FELLNER P.E. LLC
500 NE 3RD AVENUE
FORT LAUDERDALE, FL 33301

TRAFFIC ENGINEER:
DC ENGINEERS, INC
13514 NW 15TH COURT
CORAL SPRINGS, FL 33071
954.796.9026

SEALED SIGNATURE/DATE:
OFFICE REGISTRATION

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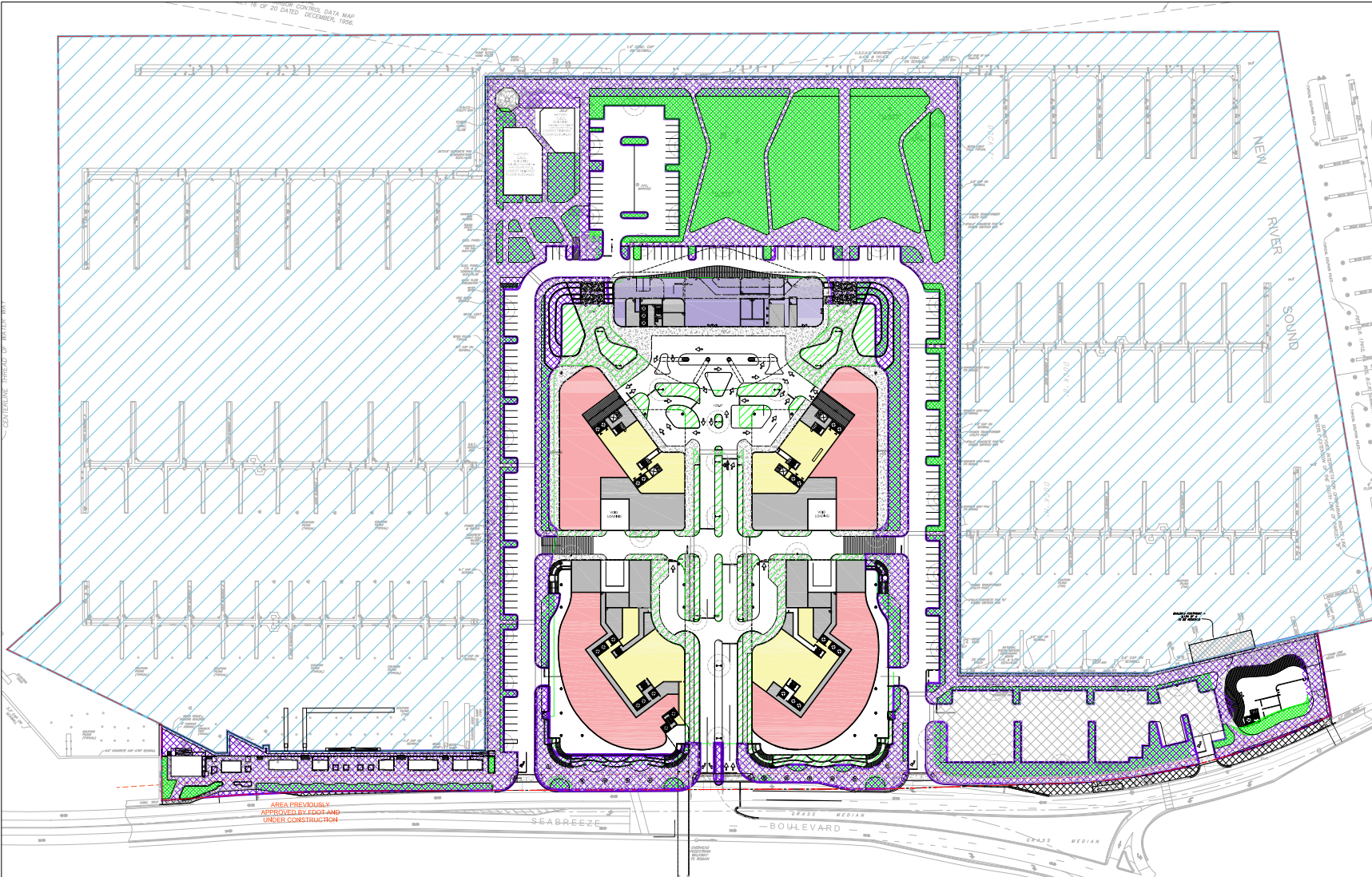
PROJECT NUMBER:
TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE MIAMI BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE CITY OF MIAMI IN ACCORDANCE WITH SECTION 110, FLORIDA BUILDING CODE AND CHAPTER 603, FLORIDA STATUTES.

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REV.	DATE	DESCRIPTION
1	02/18/2023	DRC REV1
2	02/24/2023	DRC REV2
3		
4		
5		
6		
7		
8		
9		

DRC SITE PLAN SUBMITTAL
SHEET ISSUE DATE: DECEMBER 22, 2022

**ELEVATION
MARINA RESTAURANT**
A3-113



Project Name:
BAHIA MAR

Client:
RAHN BAHIA MAR, LLC
1175 NE 125 STREET, SUITE 102
NORTH MIAMI, FL 33161

Consultant:
LOCHRIE CHAKAS
LAND USE ATTORNEY
LOCHRIE & CHAKAS, P.A.
1400 E. BROWARD BLVD., #303
FORT LAUDERDALE, FL 33301

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ARCHITECT
ARQUITECTONICA
2800 OAKS AVE
MIAMI, FL 33133

FLYNN ENGINEERING
CIVIL ENGINEERING / LAND PLANNING
FLYNN ENGINEERING SERVICES
241 COMMERCIAL BLVD.
LAUDERDALE-BY-THE-SEA
FL 33308

ebco
LAND PLANNER / LANDSCAPE ARCHITECT
1132 E. BROWARD BOULEVARD, SUITE 110
FORT LAUDERDALE, FLORIDA 33301 USA

PELLER ENGINEERING
PHOTOMETRICS
PELLER ENGINEERING
501 NE 392 AVENUE
FORT LAUDERDALE, FL 33301

DA

Rev.	Date	Description
1		
2		
3		
4		

Date: SEPT 27, 2022
Project Manager: (SRG)
Drawn By: (JMF)
In-charge: (JMF)
Project No: 02-0237-04



Scale: 1"=60'

Sheet

Project Phase:
DRC SITE PLAN SUBMITTAL

Sheet Title:
OPEN SPACE EXHIBIT

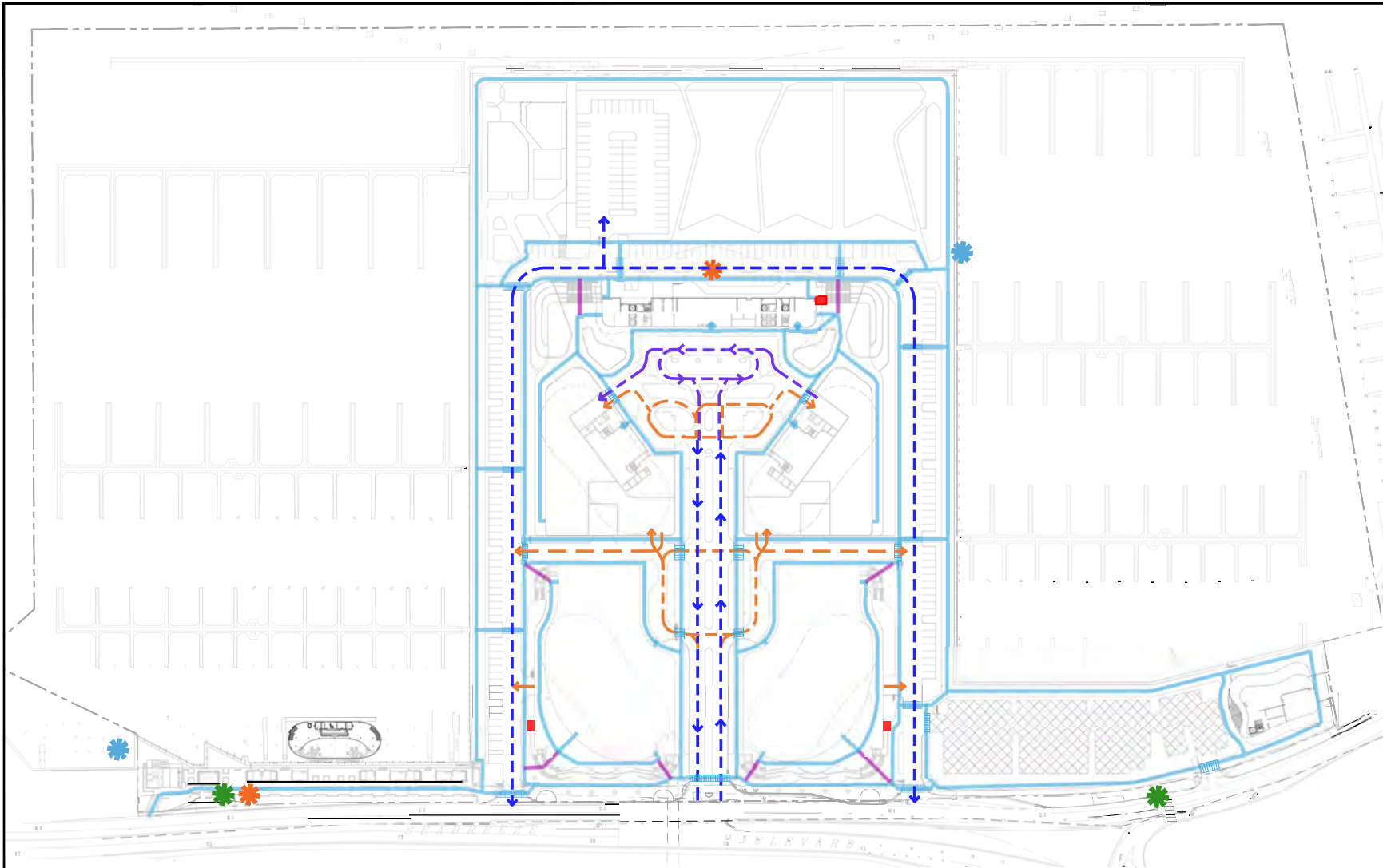
Sheet Number:
X.4

OPEN SPACE PROVIDED:

MARINA	988,144 SF
ON-SITE (ground level)	269,480 SF
ON-SITE (above ground)	60,292 SF
BLDG HOTEL (AMENITY DECK)	26,324 SF
BLDG 1 (AMENITY DECK)	20,977 SF
BLDG 2 (AMENITY DECK)	20,984 SF
BLDG 3 (AMENITY DECK)	33,830 SF
BLDG 4 (AMENITY DECK)	33,774 SF
TOTAL OPEN SPACE	1,453,805 SF

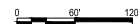
	SF / %
⊙ GRADE	1,257,624 SF / 86.5%
⊙ UPPER LEVELS	196,181 SF / 13.5%
	1,453,805 SF
⊙ A1A/SEABREEZE ROW	6,514 SF

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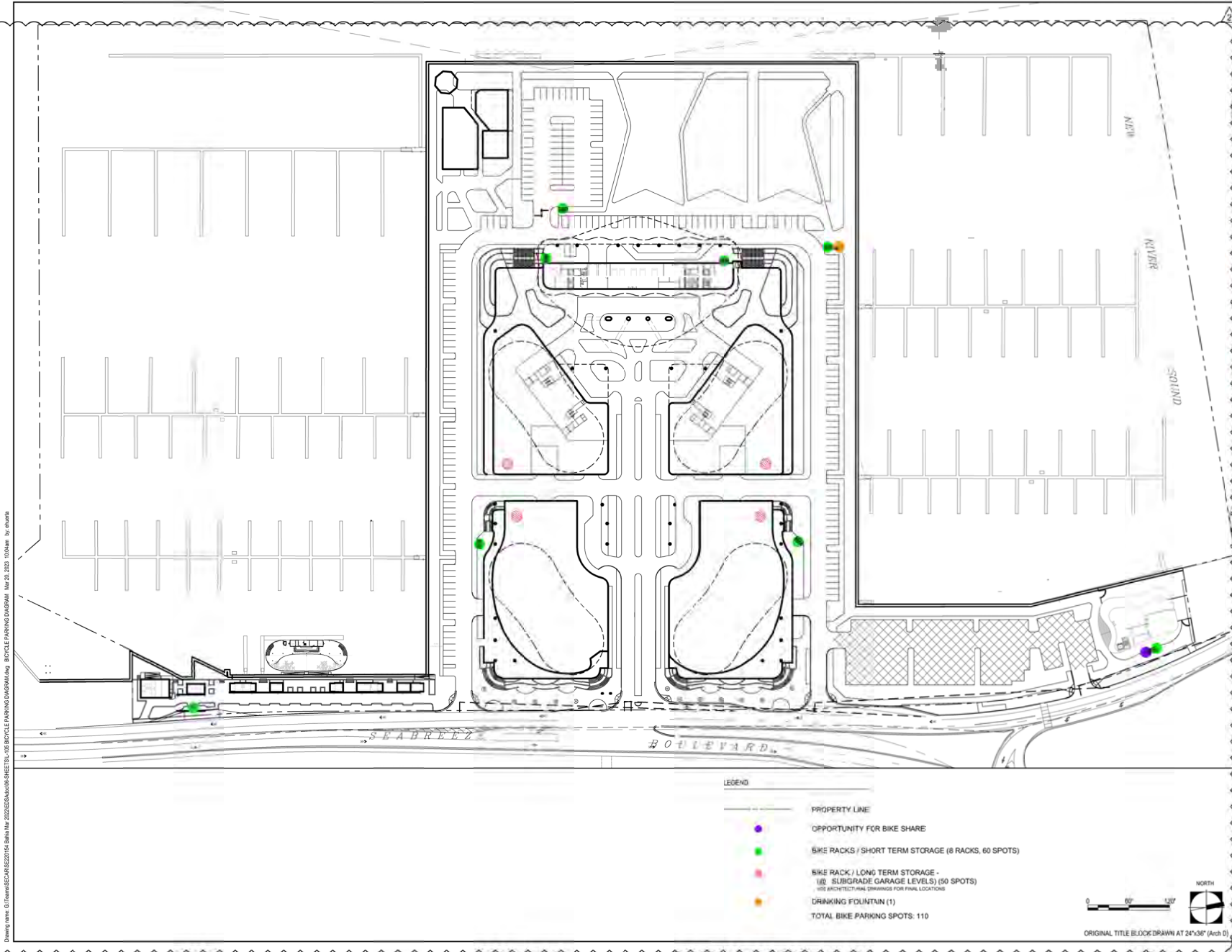
LEGEND

- PROPOSED WATER TAXI STOPS
- PROPOSED LAUDERGO! STOPS
- RELOCATED BCD STATIONS
- ACCESSIBLE LIFT
- PROPERTY LINE
- ACCESSIBLE PEDESTRIAN CIRCULATION
- STAIR ACCESS
- PEDESTRIAN CROSSING
- ENTRY CIRCULATION
- CONDO CIRCULATION
- HOTEL CIRCULATION



ORIGINAL TITLE BLOCK DRAWN AT 24"x36" (Arch D)

Project Name		
BAHIA MAR		
Client		
RAHN BAHIA MAR LLC		
<small>PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN</small> 1512 E. BROWARD BOULEVARD, SUITE 110 FORT LAUDERDALE, FLORIDA 33301 USA TEL: 954.524.3330		
Consultants		
<small>FLYNN</small>	FLYN ENGINEERING CIVIL ENGINEER 241 COMMERCIAL BLVD LAUDERDALE, FLORIDA, FL 33308	
<small>DC ENGINEERING</small>	DC ENGINEERING, INC. TRAFFIC ENGINEER 12745 NW 13TH COURT CORAL SPRINGS, FL 33071	
<small>ARQUITECTONICA</small>	ARQUITECTONICA ARCHITECT 2900 OAK AVENUE MIAMI, FLORIDA 33133	
<small>FELLER ENGINEERING</small>	FELLER ENGINEERING PHOTOMETRICS 500 N. E. 3RD AVE FORT LAUDERDALE, FL 33301	
Key Plan		
Rev	Date	Issued for
1	02.10.23	DRC Rev 1
2	03.07.23	DRC Rev 2
Date	12/23/2022	
Designed By	AR	
Drawn By	EHLGG JA HK	
Approved / Checked By	JS	
Project Number	SE220154	
Seal		
Project Phase	DRC SITE PLAN SUBMITTAL	
Sheet Title	PUBLIC CIRCULATION PLAN	
Revision Number	Sheet Number	
2	L-104	



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Project Name
BAHIA MAR

Client
RAHN BAHIA MAR LLC

edsa
EDWARDS
LANDSCAPE ARCHITECTURE
CREATIVE DESIGN

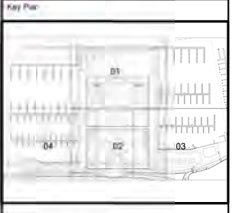
1412 S. WINDWARD BLVD., SUITE 110
FORT LAUDERDALE, FLORIDA 33301 USA
TEL: 954.374.1500

Consultants
FLYNN CIVIL ENGINEER
2411 COMMERCIAL BLVD
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DC ENGINEERING, INC. TRAFFIC ENGINEER
12743 NW 13TH COURT
CORAL SPRINGS, FL 33071

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MIAMI, FLORIDA 33133

FELLER ENGINEERING PHOTOMETRICS
501 N. E. 3RD AVE
FORT LAUDERDALE, FL 33301



Rev	Date	Issued for
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2	03.07.23	DRC Rev 2

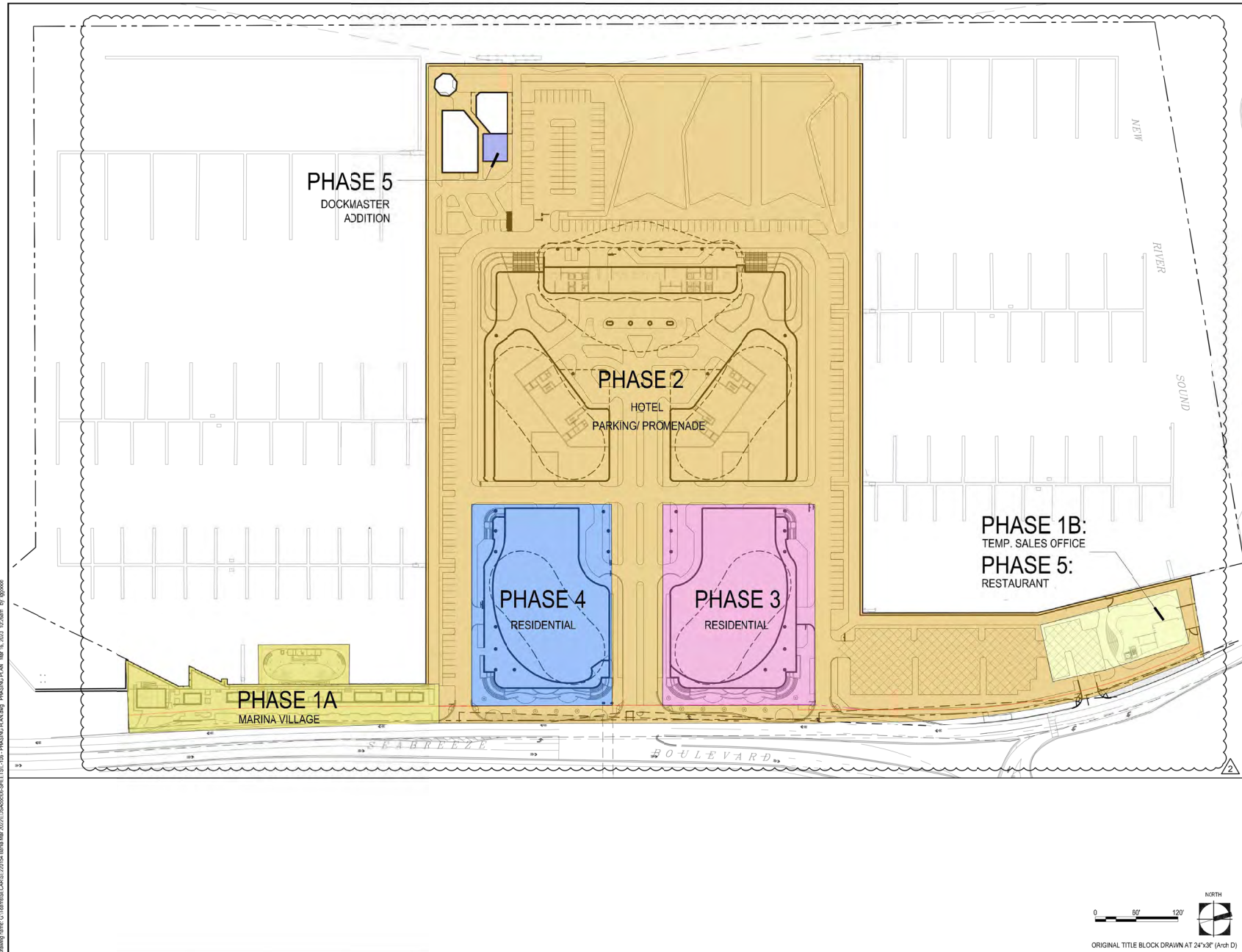
Date: 12/29/2022
 Designed By: AH
 Drawn By: EH LOG JA HK
 Approved / Checked By: JS
 Project Number: SE220154



Project Phase
DRC SITE PLAN SUBMITTAL

Sheet Title
BIKE PARKING DIAGRAM

Revision Number: **2** Sheet Number: **L-105**



Project Name
BAHIA MAR

Client
RAHN BAHIA MAR LLC

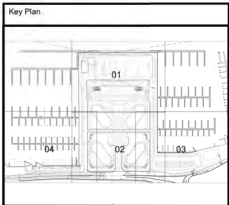
edsa PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN
1512 E. BROWARD BOULEVARD, SUITE 110
FORT LAUDERDALE, FLORIDA 33301 USA
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Consultants
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341 COMMERCIAL BLVD
LAUDERDALE 987 HE-SEA, FL 33308

DC ENGINEERS
DC ENGINEERING, INC.
TRAFFIC ENGINEER
1243 NW 13TH COURT
CORAL SPRINGS, FL 33071

ARQUITECTONICA
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MIAMI, FLORIDA 33133

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PHOTOMETRICS
500 N. E. 3RD AVE
FORT LAUDERDALE, FL 33301



Rev	Date	Issued for
1	02.10.23	DRC Rev 1
2	03.07.23	DRC Rev 2

Date: 10/23/2022
Designed By: AH
Drawn By: EH LOGG JA HK
Approved / Checked By: JS
Project Number: SE20154



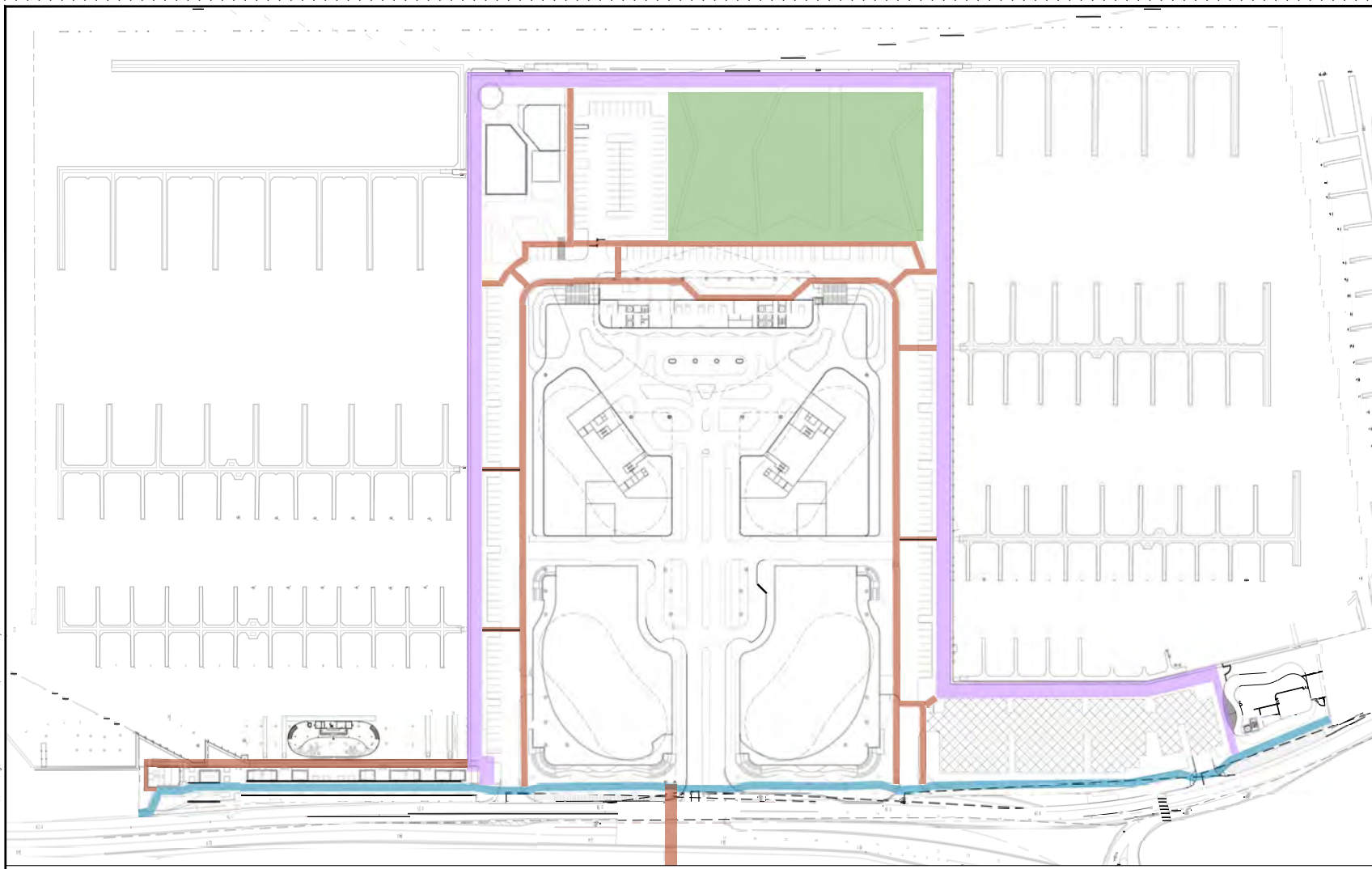
Project Phase
DRC SITE PLAN SUBMITTAL

Sheet Title
PHASING PLAN

Revision Number: **2**
Sheet Number: **L-106**

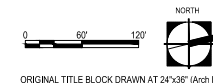
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Drawing Name: C:\Users\GEO\OneDrive\2024\Bahia Mar\2024\03\04\000-SHETS\0-107 PUBLIC ACCESS PLAN.dwg, Mar 06, 2023 10:05am, by: evedas



NOTE:
 EXCEPT FOR THE BEACHWALK WHICH PROVIDES 24 HOUR PUBLIC ACCESS, THE LESSEE INVITED THE GENERAL PUBLIC TO THE PROPERTY FROM 6AM TO 2AM, SUBJECT TO RESTRICTIONS FROM TIME TO TIME REGARDING OPERATION OR USE OF THE PROPERTY OF PORTIONS THEREOF, INCLUDING BUT NOT LIMITED TO SPECIAL EVENTS (SUCH AS WEDDINGS, ETC.). PUBLIC ACCESS SHALL BE MAINTAINED AND DESIGNATED BY THE OPERATOR. SUCH ACCESS DURING THESE HOURS TO THE PROPERTY INCLUDES ACCESS TO ONLY 1) THE MARINA PROMENADE (EXCLUDING THE MARINA DOCKS); 2) THE PARK; 3) BEACH SKY BRIDGE; AND 4) MAIN STREET PROMENADE AND PUBLIC PLAZAS.

- LEGEND**
- BEACHWALK
 - PEDESTRIAN ACCESS WALKWAYS
 - MARINA PROMENADE
 - BAHIA MAR PARK OPEN SPACE



ORIGINAL TITLE BLOCK DRAWN AT 24"x36" (Arch D)

Project Name
BAHIA MAR

Client
RAHN BAHIA MAR LLC

edsc PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN
 1512 E. BROWARD BOULEVARD, SUITE 110
 FORT LAUDERDALE, FLORIDA 33301 USA
 TEL: 954.524.3330

Consultants
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 LAUDERDALE-BY-THE-SEA, FL 33308

DA DC ENGINEERING, INC. TRAFFIC ENGINEER
 1276 NW 13TH COURT
 CORAL SPRINGS, FL 33071

ARQUITECTONICA ARQUITECTONICA ARCHITECT
 2900 OAK AVENUE
 MIAMI, FLORIDA 33133

F FELLER ENGINEERING PHOTOMETRICS
 500 N. E. 3RD AVE
 FORT LAUDERDALE, FL 33301

Key Plan

Rev	Date	Issued for
1	02.10.23	DRC Rev 1
2	03.07.23	DRC Rev 2

Date: 12/23/2023
 Designed By: AH
 Drawn By: EHLGG JA HK
 Approved / Checked By: JS
 Project Number: SE220154



Project Phase
DRC SITE PLAN SUBMITTAL

Sheet Title
PUBLIC ACCESS PLAN

Revision Number: **2**
 Sheet Number: **L-107**

EXHIBIT C
CONDITIONS OF APPROVAL
Case No. UDP-PDD22004

1. Prior to final DRC approval, the applicant shall address the following:
 - A. Submit copy of the Preliminary School Capacity Determination Letter (SCAD) for school capacity.
 - B. Identify and label building materials and colors on each elevation sheet.
 - C. Identify with spot elevations all rooftop equipment on the roof plan sheets including the marina restaurant.
 - D. Provide detailed drawings of the pedestrian bridge improvements and connection to proposed residential building 4.
 - E. Revise the required parking calculations to accurately reflect the charter parking required spaces which in no case will impact the overall provided parking total.
 - F. Design, permit, and construct a bicycle ramp to ramp cyclist from the A 1 A bike lane on to the sidewalk to protect the cyclists from vehicles design. The applicant is required to provide a conceptual bicycle ramp improvement exhibit that depicts the bicycle ramp.
 - G. Provide a conceptual site circulation map and improvements to access drives to remove confusion from drivers and reducing the conflict points to make it safer for pedestrian and cyclist navigating through the site.
2. Applicant shall continue to work with FDOT and the City for possible bike lanes on A 1 A.
3. Prior to submittal of a building permit, applicant shall provide the 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.
4. Pursuant to ULDR Section 47-38A, Park Impact Fees, applicant will be required to pay Park Impact Fee for the proposed residential units and hotel rooms prior to issuance of building permit.
5. In accordance with the Water and Wastewater Capacity Availability letter issued by the City Public Works Department dated February 8, 2023, the existing water and sewer distribution systems require improvements to accommodate flow

increase from the proposed development. Prior to any Certificate of Occupancy, all necessary on-site improvements and a new lift station shall be constructed, certified and in operation per ULDR section 47-25.2.

6. To meet ULDR Section 47-25.2.M.5, prior to Final Certificate of Occupancy, applicant shall dedicate right-of-way as public deed along the west side of Seabreeze Boulevard varying in width as required by Broward County Trafficways Plan.
7. To meet ULDR Section 47-25.2.H & I, prior to building permit issuance the proposed development shall be designed to provide an adequate water and sanitary sewer system. The design shall include the necessary areas and easements needed for the installation and maintenance of the systems.
8. Prior to building permit issuance, applicant must provide plans, sections and details to effectively conduct safe and adequate pedestrian movement through public pedestrian facilities along Seabreeze Blvd in compliance with ULDR Section 47-25.2.M.6.
9. Prior to building permitting issuance, applicant shall provide proper drainage design and supporting documentation to demonstrate compliance with ULDR Sec. 47-25.2.L.
10. Prior to building permit issuance, applicant must define on plans and provide legal conveyance of property for all proposed public utilities.
11. Prior to building permit, applicant must coordinate and define any encumbrance found within the site that would otherwise restrict the proposed development.
12. In accordance with the Pre-Application Letter issued by the Florida Department of Transportation dated March 28, 2023, applicant must comply prior to building permit with all the conditions of said letter.
13. Prior to issuance of Final Certificate of Occupancy, applicant shall coordinate Maintenance Agreement with the Florida Department of Transportation (for property frontage along Seabreeze Boulevard). Proposed improvements within adjacent right-of-way include concrete/specialty sidewalk, ramps and driveway paving, concrete curb & gutter, curb, and valley gutters, landscaping and irrigation.