



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

#23-1015

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

FROM: Greg Chavarria, City Manager

DATE: November 7, 2023

TITLE: First Reading – Ordinance Establishing the Bahia Mar Community
Development District and Authorizing the City Manager to Execute
Related Instruments – **(Commission District 2)**

Recommendation

Staff recommends the City Commission consider establishing a Bahia Mar Community Development District (“CDD”) and authorizing the City Manager to execute related instruments to establish the CDD.

Background

A Community Development District serves as a crucial special-purpose local governmental entity designed to cater to the specific long-term needs of its community. Established under Florida Statutes Chapter 190, a CDD possesses the essential powers to plan, finance, construct, operate, and maintain community-wide public infrastructure and services, all tailored to enhance the residents' quality of life. These responsibilities encompass a wide array of vital services, including, but not limited to, stormwater management, water supply, wastewater management, and street lighting. With a democratically elected Board of Supervisors and transparent operations, CDDs ensure accountability and compliance with ethical and financial standards. CDDs work in harmony with homeowner's associations, enhancing the overall management of community development facilities. The benefits to residents are multifaceted, ranging from high-quality services and facilities financed through special assessments to the safeguarding of property values and efficient financial management. Moreover, CDDs provide lasting value to communities, securing residents' control over quality and value for years to come (Exhibit 1).

Once established the proposed CDD intends to finance a certain public infrastructure, including, parking garage, park, promenade, roadway improvements, bridge improvements, lighting improvements, stormwater management system, water distribution, sanitary sewer improvements and public recreation off-site improvements.

The below table can be found in Exhibit 2 and outlines various facilities and services the CDD may provide:

Table 2. Summary of Estimated District Costs	
CATEGORY	COST
Parking garage	\$16,650,000
Park and open spaces	\$ 5,000,000
Promenade	\$ 3,500,000
Roadway improvements	\$ 1,065,000
Lighting improvements	\$ 750,000
Bridge improvements	\$ 540,000
Stormwater management system	\$ 900,000
Water distribution system	\$ 900,000
Sanitary sewer system	\$ 900,000
Recreational public improvements (off-site)	\$ 1,000,000
Total	\$ 31,205,000

Resource Impact

There is no fiscal impact associated with the proposed action.

Strategic Connections

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

- The Internal Support Focus Area
- Goal 8: Build a leading government organization that manages all resources wisely and sustainably.
- Objective: Maintain financial integrity through sound budgeting practices, prudent fiscal management, cost effective operations, and long-term planning

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

Attachments

Exhibit 1 – Community Development District Question & Answer Sheet

Exhibit 2 – Petition to Establish Bahia Mar Community Development District

Exhibit 3 – Proposed Ordinance Establishing Bahia Mar Community Development District

Prepared by: Angela Salmon, Assistant to the City Manager, City Manager’s Office

Charter Officer: Greg Chavarria, City Manager