



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

**FROM:** Greg Chavarria, City Manager

**DATE:** June 6, 2023

**TITLE:** Public Hearing – Quasi-Judicial Ordinance Approving a Rezoning from South Beach Marina and Hotel Area District (SBMHA) to Planned Development District (PDD) with an Associated PDD Site Plan Located at 801 Seabreeze Boulevard – Rahn Bahia Mar, LLC. – Bahia Mar – Case No. UDP-PDD22004 – **(Commission District 2)**

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**Recommendation**

Staff recommends the City Commission consider an ordinance rezoning 38.65 square acres of land, located at 801 Seabreeze Boulevard, from South Beach Marina and Hotel Area District (SBMHA) to Planned Development District (PDD) with an associated PDD Site Plan.

**Background**

The applicant, Rahn Bahia Mar, LLC., is proposing to construct a project consisting of a new 256-room hotel, to replace the existing Bahia Mar Hotel, with 88,000 square feet of commercial, office, and restaurant space including marina amenities and a dockmaster building. The project will also contain four residential buildings with 410 units surrounded by a waterfront promenade, plaza space, and a centralized park fronting on the Intracoastal waterway. The overall site is approximately 15.96 acres of upland with a total of 38.65 acres including submerged land. The property has an underlying land use designation of Central Beach Regional Activity Center (Beach-RAC) and is currently zoned South Beach Marina and Hotel Area District (SBMHA).

There is an existing approved site plan for the property, Case No. R17040, which was approved by the City Commission on December 5, 2017. As part of that site plan approval, the applicant is constructing the first phase of the five-phase development plan, referred to as the “*Marina Village*”, which consists of multiple kiosks, docks, and a fixed restaurant ferry, along the southern edge of the property adjacent to Seabreeze Boulevard.

At this time, the applicant is requesting to rezone the property from SBMHA to Planned Development District (PDD) with a request for approval for Site Plan Level IV development permit for the new development plan, which will encompass the remaining phases. Phase two of the proposal will include the hotel, two residential towers, open

space park, waterfront promenade, and improvements along Seabreeze Boulevard, and phases three and four will include the remaining residential towers. The rezoning together with the design narrative and site plan will become the specific zoning regulations for the property consistent with the City's Unified Land Development Regulations (ULDR) Section 47-37A.6, Application Requirements. A Location Map, Survey, and Sketch and Legal Description are attached as Exhibit 1. The Application, Project Narratives, and Development Plan Set are provided as Exhibit 2.

### **Rezoning Criteria**

Pursuant to the City's Unified Land Development Regulations (ULDR) Section 47-24.4, Rezoning, an application for a rezoning shall be reviewed in accordance with the following criteria:

1. The 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.*

2. 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.*

3. 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.*

### **Central Beach RAC Development Monitoring**

The proposed project is located in the Central Beach RAC and the City's Comprehensive Plan requires that the City track development in the RAC and monitor the number of units

and vehicular trips allocated to individual projects. As proposed, the project requires the allocation of 410 residential units and 379 PM peak hour trips. However, based on the existing approved site plan which was allocated 651 residential units and 460 PM peak trips there will be a difference credited to the Central Beach RAC Development Tracking availability. Table 1 below provides a summary of units and trips allocated to date.

**Table 1 – Central Beach RAC Development Tracking Summary**

<b>Total Summary - Units</b>		<b>Total Summary - Trips</b>	
Residential Units Permitted	5,500	Total Peak Hour Trips Permitted	3,220
Built and Approved Units <sup>(1)</sup>	5,154	Built and Approved Trips <sup>(2)</sup>	3,160
Demolition Credits <sup>(3)</sup>	34	Demolition Credits <sup>(3)</sup>	50
Pending Approval	+241	Pending Approval	+81
Number of Units	621	Number of Trips Available	191

*(1) Includes existing 3,050 units as of July 1998, built, approved not yet built, and pending litigation*

*(2) Includes built projects, approved not yet built, and any pending litigation.*

*(3) Demolition credits for properties that demolition structures after 1989 and did not receive new approvals.*

The project was reviewed by the Development Review Committee (DRC) on January 24, 2023. All comments have been addressed and are available on file with the Development Services Department (DSD). The DRC Case Comment Report with applicant’s responses is attached as Exhibit 3. The Planning and Zoning Board (PZB) reviewed the application on April 19, 2023, and recommended approval by a vote of 8-1 subject to conditions. The April 19, 2023, PZB Meeting Draft Minutes is attached as Exhibit 4. The April 19, 2023, PZB Staff Report, which contains a detailed analysis of the project, rezoning criteria, PDD requirements, public outreach, and conditions of approval, is attached as Exhibit 5.

Following the April 19, 2023, PZB meeting, the applicant requested to revise the PZB approved conditions to provide clarity of then activities are to take place based on the project phasing plan included in the site plan as well as to specify that the City, as property owner, will need to coordinate with the developer to apply easements and dedication of right-of-way. The Proposed Conditions of Approval are included as Exhibit 6 and will require approval by the City Commission as part of the PDD approval process.

Pursuant to the City’s ULDR, Section 47-37A.10, Review Process, the City Commission shall hold a public hearing to consider the application and the record and recommendations forwarded by the department and the PZB and shall hear public comment on the PDD rezoning application and if it is determined that the rezoning meets the criteria of the ULDR may approve the application by the affirmative vote of a super majority of four (4) members of the City Commission.

**Resource Impact**

There is no fiscal impact associated with this action.

**Strategic Connections**

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

- Neighborhood Enhancement

- Goal 4: Build a thriving and inclusive community of neighborhoods
- Objective: Ensure a range of affordable housing options

This item advances the *Fast Forward Fort Lauderdale 2035 Vision Plan: We are Community*

This item supports the *Advance Fort Lauderdale 2040 Comprehensive Plan* specifically advancing:

- The Neighborhood Enhancement Focus Area
- The Future Land Use Element
- Goal 2: The City shall encourage sustainable, smart growth which designates areas for future growth, promotes connectivity, social equity, preservation of neighborhood character and compatible uses.
- The Urban Design Element
- Goal 1: Promote high-quality and sustainable building design elements which complement the public realm.

### **Attachments**

Exhibit 1 – Location Map, Survey, and Sketch and Legal Description  
Exhibit 2 – Application, Project Narrative, and Development Plan Set  
Exhibit 3 – DRC Case Comment Report with Applicant’s Responses  
Exhibit 4 – April 19, 2023, PZB Meeting Draft Minutes  
Exhibit 5 – April 19, 2023, PZB Staff Report  
Exhibit 6 – Proposed Conditions of Approval  
Exhibit 7 – Ordinance

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