



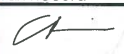

DEVELOPMENT APPLICATION FORM

Application Form: All Applications | Rev. 03/10/2022

INSTRUCTIONS: The following information is required pursuant to the City's Unified Land Development Regulations (ULDR). The development application form must be filled out accurately and all applicable sections must be completed. Only completed sections indicated for application type with N/A for those section items not applicable. Refer to "Specifications for Plan Submittal" by application type for information requirements for submittal. Select the application type and approval level in **SECTION A** and complete the sections specified.

A APPLICATION TYPE AND APPROVAL LEVEL			
Select the application type from the list below and check the applicable type.			
<input type="checkbox"/> LEVEL I ADMINISTRATIVE REVIEW COMMITTEE (ADMIN) <ul style="list-style-type: none">- New nonresidential less than 5000 square feet- Change of use (same impact or less than existing use)- Plat note/Nonvehicular access line amendment- Administrative site plan- Amendment to site plan*- Property and right-of-way applications (MOTs, construction staging)- Parking Agreements (separate from site plans) COMPLETE SECTIONS B, C, D, G	<input type="checkbox"/> LEVEL II DEVELOPMENT REVIEW COMMITTEE (DRC) <ul style="list-style-type: none">- New Nonresidential 5,000 square feet or greater- Residential 5 units or more- Nonresidential use within 100 feet of residential property- Redevelopment proposals- Change in use (if great impact than existing use)- Development in Regional Activity Centers (RAC)*- Development in Uptown Project Area*- RAC signage COMPLETE SECTIONS B, C, D, E, F	<input type="checkbox"/> LEVEL III PLANNING AND ZONING BOARD (PZB) <ul style="list-style-type: none">- Conditional Use- Parking Reduction- Flex Allocation- Cluster / Zero Lot Line- Modification of Yards*- Waterway Use- Mixed Use Development- Community Residences*- Social Service Residential Facility (SSRF)- Medical Cannabis Dispensing Facility*- Community Business District for uses greater than 10,000 square feet COMPLETE SECTIONS B, C, D, E, F	<input checked="" type="checkbox"/> LEVEL IV CITY COMMISSION (CC) <ul style="list-style-type: none">- Land Use Amendment- Rezoning- Plat Approval- Public Purpose Use- Central Beach Development of Significant Impact*- Vacation of Right-of-Way- City Commission Review Only (review not required by PZB)- Vacation of Easement* COMPLETE SECTIONS B, C, D, E, F
<input type="checkbox"/> EXTENSION <ul style="list-style-type: none">- Request to extend approval date for a previously approved application COMPLETE SECTIONS B, C, H	<input type="checkbox"/> DEFERRAL <ul style="list-style-type: none">- Request to defer after an application is scheduled for public hearing COMPLETE SECTIONS B, C, H	<input type="checkbox"/> APPEAL/DE NOVO <ul style="list-style-type: none">- Appeal decision by approving body- De Novo hearing items COMPLETE SECTIONS B, C, H	<input type="checkbox"/> PROPERTY AND ROW ITEM <ul style="list-style-type: none">- Road closures- Construction staging plan- Revocable licenses COMPLETE SECTIONS B, C, E

*Application is subject to specific review and approval process. Levels III and IV are reviewed by Development Review Committee unless otherwise noted.

B APPLICANT INFORMATION			
If applicant is the business operator, complete the agent column and provide property owner authorization.			
Applicant/Property Owner	City of Fort Lauderdale	Authorized Agent	Rahn Bahia Mar, LLC
Address	100 N Andrews Ave	Address	1175 NE 125th Street, #102
City, State, Zip	Fort Lauderdale, FL 33301	City, State, Zip	North Miami, FL 33161
Phone		Phone	305.891.1107 x202
Email	achavarria@fortlauderdale.gov	Email	jimmy@TateCapital.com
Proof of Ownership	Tax Record	Authorization Letter	Not Applicable
Applicant Signature:	 Digitally signed by Greg Chavarria Date: 2022.12.22 15:04:40 -0500	Agent Signature:	

C PARCEL INFORMATION		D LAND USE INFORMATION	
Address/General Location	801 Seabreeze Boulevard	Existing Use	Mixed Use
Folio Number(s)	5042 12 27 0012	Land Use	Central Beach RAC
Legal Description	BAHIA MAR 35-39 B	Zoning	SBMHA
City Commission District	District 2	Proposed Land Use	Central Beach RAC
Civic Association	Central Beach Alliance HOA	Proposed Zoning	PDD

E PROJECT INFORMATION			
Provide project information. Circle yes or no where noted. If item is not applicable, indicate N/A.			
Project Name	Bahia Mar		
Project Description	Site Plan Level IV PDD Review: Mixed Use development with Parking Reduction.		
Estimated Project Cost	\$952,200.0	(Estimated total project cost including land costs for all new development applications only)	
Waterway Use	Yes	Traffic Study Required	No
Flex Units Request	No	Parking Reduction	Yes
Commercial Flex Acreage	No	Public Participation	Yes
Residential Uses		Non-Residential Uses	
Single Family		Commercial	88,000 SF
Townhouses		Restaurant	included in commercial
Multifamily	350 units + 60 units	Office	included in commercial
Cluster/Zero Lot Line		Industrial	0
Other		Other	361,609(hotel);13,800 SF(services)
Total dwelling units	350 res. units + 60 res. units	Total square feet	2,073,875 SF

**F PROJECT DIMENSIONAL STANDARDS** *Indicate all required and proposed standards for the project. Circle yes or no where indicated.*

	Required Per ULDR	Proposed	
Lot Size (square feet/ acres)	1,683,574 sf / 38.65 ac	1,683,574 sf / 38.65 ac	
Lot Density (units/acre)	70 units/ac	10.6 units/ac	
Lot Width	none	1,693' (n/s) x 1,010' (e/w)	
Building Height (Feet)	120' or 144' if floorplate is <16,000 sf (per SBMHA)	270' (Main Bldg); 16' (marina village); 31' (restaurant)	
Structure Length	none	610' (l) x 454' (w)	
Floor Area Ratio (FAR)	5.0 (per SBMHA)	1.23	
Lot Coverage	none	20%	
Open Space	346,421 sf (per SBMHA)	1,437,902 sf	
Landscape Area	121,450 sf (per SBMHA)	146,935 sf	
Parking Spaces	1,595 spaces / 1,133 spaces per parking study	1,291 spaces	
SETBACKS <i>(provide dimensions in feet)</i>	Required Per ULDR	Proposed	
Front (F.S.)	20' to PL	27' (village); 25' (restaurant); 45' (podium)	
Side (S.S.)	20' to PL	25' (restaurant); 520' (podium)	
Corner (C.S.)	20' to PL	11' (village); 17' (dockmaster); 620' (podium)	
Rear (R.W.)	20' to PL	18'-6" (exta dockmaster); 228' (hotel overhang)	
<i>For projects in Downtown, Northwest, South Andrews, and Uptown Market Plans to be completed in conjunction with the applicable items above.</i>			
Tower Stepback	Required Per ULDR	Proposed	Proposed Deviation
Frontal (recessed) (F.S.)	12'	R1/R2=min. 6' (pinch point)	Yes
Side (Secretary Step) (S.S.)	12'	R3/4min8'-11"; hotelmin7' (pinch pt)	Yes
Building Height	120' or 144' if floorplate is <16,000 sf	270' (Main Bldg)	Yes
Streetwall Length	200'	R3/R4 = 182'-3"	No
Podium Height	65'	R1/R2=35'; R3/R4=26'; Hotel=64'	No
Tower Separation	30'	R1&R2 to H = 93'-2"	No
Tower Floorplate (square feet)	16,000 sf	Res=13,307 sf; Hotel=max. 18,276 sf	Yes
Residential Unit Size (minimum)	400 sf	1,150 sf	—

G AMENDED PROJECT INFORMATION *Provide approved and proposed amendments for project. Circle yes or no where indicated.*

Project Name			
Proposed Amendment Description <i>(Describe in detail)</i>			
	Original Approval	Proposed Amendment	Amended Item
Residential Uses <i>(provide unit)</i>			
Non-Residential Uses <i>(provide feet)</i>			
Lot Size <i>(Square feet/ Acres)</i>			
Lot Density <i>(Units/ Acres)</i>			
Lot Width			
Building Height <i>(Feet)</i>			
Structure Length			
Floor Area Ratio <i>(FAR)</i>			
Lot Coverage			
Open Space			
Landscape Area			
Parking Spaces			
Tower Stepback			
Building Height			
Streetwall Length			
Podium Height			
Tower Separation			
Tower Floorplate <i>(square feet)</i>			
Residential Unit Size <i>(minimum)</i>			
Does this amendment require a revision to the traffic statement or traffic study completed for the project?			
Does this amendment require a revised water sewer capacity letter?			

H EXTENSION, DEFERRAL, APPEAL INFORMATION *Provide information for specific request. Circle approving body and yes or no.*

Project Name			
Request Description			
EXTENSION REQUEST	DEFERRAL REQUEST		APPEAL REQUEST / DE NOVO HEARING
Approving Body	Approving Body		Approving Body
Original Approval Date	Scheduled Meeting Date		30 Days from Meeting <i>(Provide Date)</i>
Expiration Date <i>(Permit Submittal Deadline)</i>	Requested Deferral Date		60 Days from Meeting <i>(Provide Date)</i>
Expiration Date <i>(Permit Issuance Deadline)</i>	Previous Deferrals Granted		Appeal Request
Requested Extension <i>(No more than 24 months)</i>	Justification Letter Provided		Indicate Approving Body Appealing
Code Enforcement <i>(Applicant Obtain by Code Compliance Division)</i>			De Novo Hearing Due to City Commission Call-Up



DEVELOPMENT SERVICES DEPARTMENT

URBAN DESIGN AND PLANNING DIVISION

DEVELOPMENT APPLICATION FORM

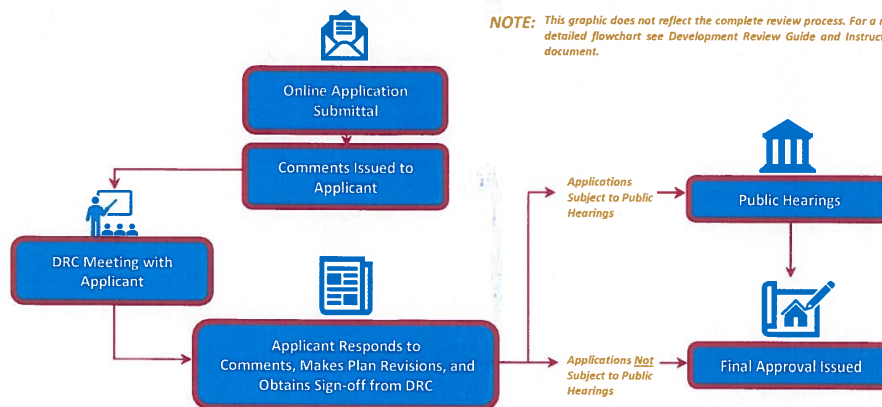
CHECKLIST FOR SUBMITTAL AND COMPLETENESS: The following checklist outlines the necessary items for submittal to ensure the application is deemed complete. Failure to provide this information will result in your application being deemed **incomplete**.

- ☒ **Preliminary Development Meeting** completed on the following date: 12/12/2022 **PROVIDE DATE**
- ☒ **Development Application Form** completed with the applicable information including signatures.
- ☒ **Proof of Ownership** warranty deed or tax record including corporation documents and SunBiz verification name.
- ☒ **Address Verification Form** applicant contact Devon Anderson at 954-828-5233 or Danderson@fortlauderdale.gov
- ☒ **Project and Unified Land Development Code Narratives** project narrative and the applicable ULDR sections and criteria as described in the specifications for submittal by application type.
- ☒ **Electronic Files, File Naming, and Documents** consistent with the applicable specifications for application type, consistent with the online submittal requirements including file naming convention, plan sets uploaded as single pdf.
- ☒ **Traffic Methodology, Study or Statement** submittal of a traffic study or traffic statement.
- ☒ **Stormwater Calculations** signed and sealed by a Florida registered professional engineer consistent with calculations as described in the specifications for plan submittal for site plan applications.
- ☒ **Water and Wastewater Capacity Request** copy of email to Public Works requesting the capacity letter.
- ☒ **Stormwater Calculations** signed and sealed by a Florida registered professional engineer consistent with calculations as described in the specifications for plan submittal for site plan applications.

OVERVIEW FOR ONLINE SUBMITTAL REQUIREMENTS: Submittals must be conducted through the City's online citizen access portal [LauderBuild](#). No hardcopy application submittals are accepted. Below only highlights the important submittal requirements that applicants must follow to submit online and be deemed complete. View all the requirements at [LauderBuild Plan Room](#).

- **Uploading Entire Submittal** upload all documents at time the application is submitted to prevent delays in processing.
- **File Naming Convention** file names must adhere to the City's [File Naming Convention](#).
- **Reduce File Size** plan sets and other large files must be merged or flattened to reduce file size.
- **Plan Sets** plan sets like site plans, plats, etc. must be submitted as a single pdf file. Staff will instruct when otherwise.
- **Document Categories** choose the correct document category when uploading.

DRC PROCESS OVERVIEW: The entire development review process flowchart can be found in the [Development Application Guide and Instructions](#) document. Below is a quick reference flowchart with key steps in the process to guide applicants.



CONTACT INFORMATION: Questions regarding the development process or LauderBuild, see contact information below.

GENERAL URBAN DESIGN AND PLANNING QUESTIONS

Planning Counter
954-828-6520, Option 4
planning@fortlauderdale.gov

LAUDERBUILD ASSISTANCE AND QUESTIONS

DSD Customer Service
954-828-6520, Option 1
lauderbuild@fortlauderdale.gov



1401 EAST BROWARD BOULEVARD, SUITE 303
FORT LAUDERDALE, FLORIDA 33301
MAIN PHONE: 954.779.1119
FAX: 954.779.1117

Bahia Mar Narratives

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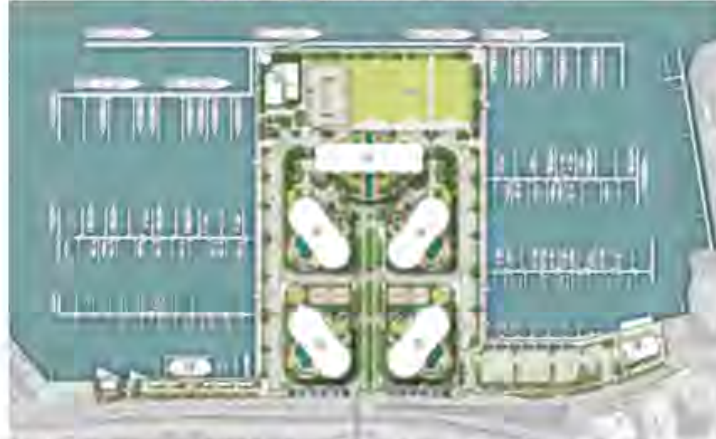
Page 2 – Executive Summary

Pages 3 through 11 – PDD Criteria Narrative

Pages 12 and 13 – Rezoning Criteria Narrative

Pages 14 through 21 – Adequacy Requirements Narrative

Bahia Mar Executive Summary



Bahia Mar is envisioned to be a world-class destination, and the development team is proposing a new development program that represents a change from previous plans that will bring this vision to light. This new development program will maximize usable public space while providing the uses and amenities necessary to maintain the character and prominence of a world-class marina.

The property will be redeveloped under the City of Fort Lauderdale's Planned Development (PDD) District requirements, which are intended to foster, encourage and provide for development incorporating urban design principles and elements that are not otherwise permitted under the Unified Land Development Regulations zoning districts and development standards. The inclusion of public enhancements and improvements outlined in the development plan will be incorporated into the zoning itself to ensure future compliance and benchmarks for performance.

The proposed development program represents a significant decrease in intensity and density from previous plans that have been presented to the community and approved by the City. The proposed program decreases the number of residential units from the approved 2017 plan of 651 residential units to 350 branded residences and 60 branded hotel residences. The overall square footage of commercial uses will decrease from 150,938 square feet to 88,000 square feet. The existing marina slips and dockmaster building with its signature tower (13,000 square feet) will remain. The commercial uses will be distributed throughout the property providing onsite opportunities for the public to enjoy various specialty restaurants without the need to cross the Intracoastal to the mainland.

In addition to the 37% reduction in density and overall intensity, the proposed development program removes ten (10) buildings from what was previously approved, reducing the number of buildings from fourteen (14) buildings to four (4) buildings, inclusive of the Marina Village. The main building footprint will be centralized on the site in the form of a single building with one (1) 23-story hotel (300'), two (2) 22-story (270') and two (2) 23-story (270') towers. The other proposed buildings include the Marina waterfront restaurant, the existing 2-story dockmaster and the Marina Village kiosks.

Due to the reduction in the number of buildings, the open space along the waterway is increased significantly. Instead of two (2) 120' towers on the westernmost portion of the property, the proposed development plan includes a large central green space (+/- 1.8 acres) for use by the public. The central green space will be connected to the rest of the site by a continuous landscaped waterfront promenade around the entire perimeter of the resort. Most of the material reduction of buildings and density was to accommodate the Fort Lauderdale International Boat Show by substantially increasing the show space to approximately 7.3 acres of continuous open waterfront area, increasing the climate controlled tent area and open tent space, as well as improving the overall guest experience.

The new Bahia Mar is supported by a proposed 'LauderGo' stop, water taxi stops, transient marina slips for daily usage, and connections to the surrounding public sidewalks to further activate the +/- 3,300 linear feet of waterfront promenade. The existing pedestrian bridge connection over A1A from the beach to the site will remain, bringing people safely across A1A to enjoy the enhanced streetscape effectively linking the ocean to the Intracoastal.

Traffic and parking analyses are an integral part of the design process and will be satisfactorily addressed prior to the commencement of any development on the site. The project will include a new ground level enclosed garage to serve the site, effectively screening the associated noise, odors, dust and pollution. Surface parking is being provided for a portion of the required parking, allowing the public to park close to the central green space, the marina, and the Marina Village.

The proposed development plan demonstrates substantial and significant improvements through changes to building placement and enhancement of public open space, improving the multi-modal connectivity to the surrounding area. The redevelopment of Bahia Mar will allow for a wide range of new amenities available to the public as well as a new mix of uses that will enhance the waterfront experience for all residents, in addition to securing (including expanding and improving) the future of the Fort Lauderdale International Boat Show for years to come. The team looks forward to continued outreach and participation with the residents of Fort Lauderdale and all other interested stakeholders.

Owner: City of Fort Lauderdale
Project: Bahia Mar
Location: 801 Seabreeze Boulevard
Author: Andrew Schein, Esq.

Planned Development District Narrative

The ULDR sets various criteria for a PDD rezoning, found in Sections 47-37A.4, 47-37A.6, 47-37A.7, and 47-37A.8 of the ULDR as outlined below.

ULDR Section 47-37A.4

The uses permitted and combination thereof within the PDD district, shall be established at the time of rezoning to PDD and shall be consistent with the City's Comprehensive Plan.

RESPONSE: The Project is located within the Central Beach Regional Activity Center ("CBRAC") and includes residential, hotel, and commercial uses. Under the City's comprehensive plan, the CBRAC future land use designation permits residential, hotel and commercial uses. These uses in the CBRAC are limited by the number of peak hour trips.

The previously approved site plan for Bahia Mar, which is still an active site plan, added 460 net PM peak hour trips from the existing development on the site. This revised Project generates less trips than what was previously approved on site. Therefore, since the uses are permitted under the comprehensive plan and the new Project represents a net reduction in PM peak hour trips (i.e., trips are available), the Project is consistent with the City's comprehensive plan.

ULDR Section 47-37A.6

A PDD written narrative describing the proposed PDD, which includes:

1. The general design concept for the PDD including, but not limited to, the proposed site design, how it integrates and relates to the proposed uses, context and existing development in the surrounding community;

RESPONSE: The Project was designed to maximize usable public space while providing the uses and amenities necessary to maintain the character and prominence of Bahia Mar as a world-class marina. The general design concept focuses on three (3) main components: (1) mitigating impact to the pedestrian realm both on- and off-site, (2) maximizing public open space, and (3) making the site better for the Boat Show.

As it relates to the pedestrian realm, the previously approved project included buildings that hung over portions of the sidewalk/promenade and was not as efficient for pedestrian circulation as it could be, hampered by excess driveways and buildings. The new Project removes the building overhangs to open up the pedestrian realm to the sky and to remove building mass from pedestrian areas. Rather than the asymmetric driveways that were included in the prior plan that winded between all 14 buildings on site, the proposed plan has a more symmetric and cohesive feel with a single centralized driveway to the residential and hotel buildings that can be used for visitors/residents as well as trucks for loading/unloading. This also reduced the number of curb cuts that were required along the perimeter of the site, making it safer for pedestrians and more efficient for vehicles.

As it relates to the open space, the previously approved project had open space scattered throughout the site with a limited area for a large, central green space. The revised plan reduces the number of buildings from 14 buildings to five buildings (inclusive of the Marina Village), allowing for the addition of a much larger central green space along the western portion of the site. The reduction in the number of buildings also allows for a more cohesive, usable open space area between the residential and hotel towers on the elevated parking deck.

As it relates to the Boat Show, the proposed plan is far superior to the previously approved plan. The central green space allows for a significant increase in the square footage of air-conditioned tent space and centralizes the Boat Show into a single area, rather than the disjointed areas in the previous plan. The removal of the residential buildings on the northern wing of the site (which is now proposed to be mainly surface parking) can now be used for Boat Show set-up and operations.

2. Description of the innovative design aspects of the proposed PDD and how the proposed development complies with the intent and purpose of the PDD district described in Subsection 47-37A.1., including:
 - a. Promotion of development that: (1) demonstrates substantial, significant and recognizable improvements to the neighboring community and city in general; (2) uses land resources more efficiently through compact building forms, infill development, and street design standards that encourage safety, sustainability, and multi-modal connectivity; and (3) promotes the best possible built environment based upon urban design principles resulting in high-quality urban development.

RESPONSE: As it sits today, Bahia Mar is mostly an open-air surface parking lot, contributing to the heat island effect in the surrounding area and providing little to no benefit or usable space to the public at large. The proposed plan will transform Bahia Mar from a parking lot to a world-class marina, providing an improvement to the marina itself, the City as a whole, and the surrounding community.

The plan features a minimum 25'-wide pedestrian promenade around the perimeter of the site, flanked by extensive landscaping and a new seawall. The large central green space,

which will be open to the public, features prominently on the western portion of the site overlooking the Intracoastal. These are significant improvements from the current conditions of the site.

This proposed plan is more efficient than the previously approved project, forgoing multiple smaller buildings around the site in favor of fewer, more compact buildings (albeit taller than the previously approved plan). Concentrating the uses into fewer buildings allows for the built environment to be more pedestrian friendly, allows more usable space for the public, and allows for a more efficient Boat Show.

- b. The standards and procedures provided in these district regulations are intended to: (1) Promote flexibility of design and permit diversification and integration of uses with a focus on the relationship of proposed buildings to neighboring properties, streets, and public spaces including massing, scale, facade treatment and articulation, with a particular focus on ground floor activity and the appropriate placement of pedestrian and vehicular entrances, parking and service that limit pedestrian and vehicular conflicts and create an exceptional urban environment, while concurrently establishing limitations and conditions as deemed necessary to be consistent with the City's Comprehensive Plan and to protect the health, safety and general welfare of the public; (2) Encourage and enhance neighborhood and community participation at the earliest pre-design opportunity and throughout the review process to minimize discord among the applicant and the affected neighborhood(s) and community; and (3) assure that adequate attention is given to the review process and the PDD limitations, in order to serve the specific purposes set forth herein and ensure that the PDD intent and purpose is met and benefits derived are balanced by the benefits to be derived by the neighborhood(s) and community.

RESPONSE: The flexibility in the PDD zoning district allows the site to be developed in a way that is more beneficial to the public than the previously approved plans that were approved under the normal SBMHA zoning regulations, particularly at the pedestrian realm. The proposed plan centralizes the buildings on the site to bring structures out of the pedestrian realm and increasing the setbacks from all street frontages and all waterways.

Applicant held a meeting with the surrounding community on December 15, 2022 in the GrandeView room at Bahia Mar to discuss the proposed plan. Community participation is integral to the success of the proposed design, and the Applicant looks forward to continued participation throughout this process.

3. Identification of those aspects of the PDD that are not in compliance with the current zoning requirements, and why the proposal presents a better overall project describing said benefits, and proposed PDD's innovative characteristics.

RESPONSE:

<u>Dimension/Standard</u>	<u>SBMHA /ULDR Requirement</u>	<u>PDD Proposal</u>	<u>Justification / Public Improvement</u>
Density, maximum	70 units/acre	10.6 units/acre	N/A, meets SBMHA requirement
FAR, maximum	5	1.23	N/A, meets SBMHA requirement
Height, maximum	144'	300'	The additional height allows the programmed uses to be consolidated into fewer buildings, allowing for a more efficient site design and the ability to provide a significant amount of centralized open space for the public and the Boat Show. Four (4) of the towers are at 270' in height. The hotel was increased to 300' to provide variations in the rooflines, providing a more visually interesting development.
Building Streetwall Length, maximum	200'	182' – 3'	N/A, meets SBMHA requirement
Front Yard (East), minimum	20'	25' minimum	N/A, meets SBMHA requirement
Side Yard (North), minimum	20'	20' minimum	N/A, meets SBMHA requirement
Side Yard (South), minimum	20'	11' minimum	The side yard setback to the southernmost Marina Village building is 11'. This building will be for the Jungle Queen. The existing Jungle Queen building is set back +/- 5' from the southernmost property line. In order to maintain Jungle Queen's efficient operations, the building needed to be in substantially the same area as it exists today adjacent to the Jungle Queen boat slips. Although this represents a waiver from the SBMHA requirements, the building will be set back further from the property line than it sits today. The existing dockmaster building is set back 17' – 2" from the wetface and will remain in the same location.
Rear Yard (West), minimum	20'	18' – 6"	The existing dockmaster building is set back 18' – 6" from the wetface and will remain in the same location
Distance Between Buildings, minimum	60' (20% of tallest building)	70' minimum	N/A, meets SBMHA requirement
Tower Stepback,	12'	6' minimum	The 6' minimum tower stepback

minimum			for the Project is only on a small portion of the building. The maximum provided tower stepback is 129' for the residential buildings and 143' for the hotel building. The average tower stepback for the residential buildings is 40' and the average tower stepback for the hotel building is 35'. The towers were designed to be placed on the podium at an angle in order to maximize the usable public open space on the podium. Rather than creating "concrete jungle" style corridors, the angled buildings allows for additional light and air to reach the open space on the podium
Tower Separation, minimum	30'	76' minimum	N/A, meets SBMHA requirement
Floorplate Size Above 65', maximum	16,000 SF	18,357 SF maximum	The residential buildings will have a maximum floorplate size of 13,307 SF, which is well under the maximum. The hotel tower has an average tower floorplate size of 15,058 SF. The majority of the floors are under the SBMHA limit; only six (6) floors have a floorplate larger than 16,000 SF. These floors are not a true floorplate; they represent a corridor between the two wings of the hotel
Open Space, minimum	346,421 SF	1,453,805 SF	N/A, meets SBMHA requirement

4. A context plan of the surrounding land area, inclusive of right-of-ways, waterways and other public spaces, indicating proposed development and outline of all nearby properties with structures outlined, uses and approximate heights labeled (in floors), including existing setbacks, drive isle(s), and sidewalk(s) dimensions.

RESPONSE: The PDD plans include a context plan of the surrounding area.

5. The number and type of dwelling units, and square footage of all proposed uses and buildings on site, including dwelling unit per net acre calculations.

RESPONSE: The dwelling unit and non-residential square footage information is shown on the data table.

6. A description of how the proposed PDD meets adequacy requirements as provided in Section 47-25.2.

RESPONSE: A separate point-by-point response to the adequacy requirements is included with this submission.

7. A description of the proposed phasing of construction of the PDD, if applicable, identifying the general schedule and specific improvements associated with each phase, the estimated start date, an estimated completion date, and shall be in accordance with the provisions for site plan expiration as provided in Section 47-24.1.M. The completion of all public improvements must be secured by a bond to be provided by the applicant, including a demolition bond to permit any unfinished phase to be demolished by the city.

RESPONSE: The Project is expected to be constructed in five (5) phases, which are shown on Sheet L-108 of the plan set.

8. Aerial oblique perspectives of the project in context with adjacent properties and surroundings from opposing views, showing clear and accurate three-dimensional views in context with the surrounding area, and indicating building outlines.

RESPONSE: Aerial oblique perspectives are included in the plans submitted with this application – see renderings and site area photographs included in the plan set.

ULDR Section 47-37A.7

1. The permitted principal and accessory uses, height, bulk, shadow, open space, yards, setbacks, separation between buildings, floor area ratio, density, design concept and standards, signs, landscaping, parking bufferyards, fences and all other development standards for the PDD shall be as established by ordinance approving a PDD based on the criteria provided in this Section 47-37A.

RESPONSE: Acknowledged.

2. Parking. Off-street parking requirements provided in Section 47-20.2, may be reduced for any use proposed in the PDD subject to the criteria provided in Section 47-20.3.A.5, Reductions and Exemptions criteria. All parking reductions to be granted must be based on an identifiable plan to mitigate all negative impacts which may be associated with such reduction. Parking requirements shall be project-driven and may be reduced proportionally to the degree that shared uses, pedestrian connections, and other modes of transportation provide alternatives to vehicular trips.

RESPONSE: Acknowledged. Under the ULDR, the project would require 1,608 parking spaces. However, there is a significant amount of synergy between the uses, leading to a lower parking demand (particularly for the residential uses) than would otherwise be

required. The parking study submitted with this application determined that 1,145 spaces would be sufficient for the proposed uses. The project includes 1,510 parking spaces, which is more than sufficient according to the parking study.

3. Areas proposed for common ownership shall be subject to the required unified control document to be recorded in the public records of Broward County. Restrictive covenants, required easements, dedication of public open space shall be recorded in the public records of Broward County.

RESPONSE: Acknowledged.

4. Development agreement shall provide for maintenance and other issues with bond assurances.

RESPONSE: Acknowledged.

ULDR Section 47-37A.8

In addition to the criteria outlined herein, the following additional development criteria and limitations shall apply:

1. Land uses within the development shall be appropriate in their proposed location, compatible with their relationship to each other, and with uses and activities on abutting and nearby properties; and

RESPONSE: The surrounding area is characterized by a mix of uses including hotels, residential uses, and various commercial uses. The project's mix of uses including hotel, residential, and various commercial uses is therefore consistent and compatible with the surrounding area and proposed location.

2. While a mix of uses is encouraged, uses that create an inherent negative impact, such as excessive noise, odors, pollution, dust, or similar effects on adjacent uses shall be avoided. Generally, residential, office, hotel, restaurant, retail and other community-serving uses provide opportunities for successful combinations that help to create a vibrant and dynamic living environment with a variety of destinations offering goods and services in close proximity; and

RESPONSE: The project includes residential, office, hotel, and commercial uses that do not inherently have negative impacts. The project was designed to meet this requirement, providing for a vibrant and dynamic living environment with a variety of destinations offering goods and services in close proximity.

3. Where a proposed use is of larger scale and mass than existing adjacent uses, the design of the structure shall place significant consideration to transition, architectural articulation, superior lining with habitable space and screening of parking garage

structures; effective transition between higher and lower density uses; or allow incompatible adjacent land uses to be developed in a manner that is not possible using a conventional zoning approach; and

RESPONSE: The previously approved project contained 14 buildings spread throughout the site. Although the previous design had smaller-scale buildings, the previous design was not as efficient as it could be for the users of the site, the public, and the surrounding communities.

To improve the layout, the number of buildings was significantly reduced and the buildings were centralized on the site. This created a transition as seen from the surrounding area. Instead of the Idlewyld residents looking directly at multiple midrise buildings just across the Intracoastal and close to the seawall, their view will now be towards the large central green space. The buildings in the proposed plan are nearly twice as far from Idlewyld as they were in the previously approved plan.

The diagonal articulation of the buildings also mitigates the scale and massing, especially when compared to the previous plan. The proposed plan provides increases the view corridors at every angle. The building overhangs on the north and south have been removed, providing a continuous, uninterrupted east-west view corridor to the Intracoastal and the beach along the pedestrian promenade. The diagonal articulation also provides an improved north-south view corridor through the raised podium allows for the ability to provide large, concentrated open space areas in the V-shaped areas between the towers.

The previously approved plan included an above-ground parking garage. In this proposed plan, the parking garage will be completely screened from public view. This internalization of the parking garage mitigates the noise/odors/lights produced by vehicles and is more compatible with adjacent uses than an above-ground garage.

4. Street sections shall provide ample pedestrian access with continuous sidewalks and shade tree canopy balancing parking requirements with other mobility options and promote shared access between properties and uses; and

RESPONSE: The project includes a nearly half-mile pedestrian promenade around the entirety of the site. The pedestrian promenade will be a minimum of 25' in width and will be flanked by a seawall, allowing pedestrians to enjoy the views of an active marina, and extensive landscaping to provide shade.

5. Street and alley vacations shall not be considered unless the applicant demonstrates no decrease to the pedestrian and functional connectivity previously provided and increases options for pedestrian and/or multimodal connectivity; and

RESPONSE: Acknowledged. The project does not include street or alley vacations.

6. Residential density shall be limited to fifty dwelling units per acre (50 du/ac) or when applicable, the maximum residential density permitted by the underlying land use designation or portion thereof; and

RESPONSE: The project has a density of 10.6 units/acre.

7. Floor area ratio (FAR) for nonresidential intensity within the PDD shall be limited to a FAR of three (3) times the parcel size; and

RESPONSE: The project has an FAR of 1.27.

8. Building height may be increased by an additional amount equivalent to one hundred and twenty-five (125) percent of the existing height identified in the underlying zoning district but in no case shall exceed three hundred (300) feet.

RESPONSE: The proposed maximum height is 300'.

Rezoning Narrative

Rezoning Criteria - ULDR Section 47-24.4.D

1. The zoning district proposed is consistent with the city's comprehensive plan.

RESPONSE: The Project is located within the Central Beach Regional Activity Center ("CBRAC") and includes residential, hotel, and commercial uses. Under the City's comprehensive plan, the CBRAC future land use designation permits residential, hotel and commercial uses. These uses in the CBRAC are limited by the number of peak hour trips.

The previously approved site plan for Bahia Mar, which is still an active site plan, added 460 net PM peak hour trips from the existing development on the site. This revised Project generates less trips than what was previously approved on site. Therefore, since the uses are permitted under the comprehensive plan and the new Project represents a net reduction in PM peak hour trips (i.e., trips are available), the Project is 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.

RESPONSE: The change to PDD zoning will allow for an appreciable improvement compared to the previously approved plan. As elaborated above, PDD zoning allows the developer to remove many of the negative attributes associated with the previous plan that were permitted under the SBMHA zoning. Rather than adversely impacting the character of development in or near the area, the PDD zoning will produce a positive impact to the character of development in or near the area.

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.

RESPONSE: The project is characterized by a mix of residential, hotel and commercial uses. The surrounding areas are zoned SBMHA, PRD, ABA, and RMH-60, all of which permit residential uses at a higher density than is proposed in the project. In general, the surrounding beach area is characterized by a vibrant mix of uses as it is the focal point of Fort Lauderdale's tourism industry. The project is proposed to be a destination for tourists and visitors, with the marina portion adding to the City's "Venice of America" vision and the complementary residential/commercial uses adding to the active beach personality that

the City has been known for. The project is not only compatible with the surrounding districts and uses, but will help bring forward the vision that the City has for the beach.

Adequacy Requirements Narrative

Adequacy Requirements – ULDR Section 47-25.2

- A. *Applicability.* The adequacy requirements set forth herein shall be used by the city to evaluate the demand created on public services and facilities created by a proposed development permit.
- B. *Communications network.* Buildings and structures shall not interfere with the city's communication network. Developments shall be modified to accommodate the needs of the city's communication network, to eliminate any interference a development would create or otherwise accommodate the needs of the city's communication network within the development proposal.

RESPONSE: The buildings and structures are not expected to interfere with the City's communication network. Applicant will work with the City to accommodate the needs to the City's communication network.

- C. *Drainage facilities.* Adequacy of stormwater management facilities shall be evaluated based upon the adopted level of service requiring the retention of the first inch of runoff from the entire site or two and one-half (2½) inches of runoff from the impervious surface whichever is greater.

RESPONSE: Application will be made to Broward County and the Applicant will satisfy all current criteria for surface water requirements and obtain all local and state licenses to ensure that the stormwater management facilities comply with the City's adopted level of service standards.

- D. *Environmentally sensitive lands.*

1. In addition to a finding of adequacy, a development shall be reviewed pursuant to applicable federal, state, regional and local environmental regulations. Specifically, an application for development shall be reviewed in accordance with the following Broward County Ordinances which address environmentally sensitive lands and wellfield protection which ordinances are incorporated herein by reference:
 - a. Broward County Ordinance No. 89-6.
 - b. Section 5-198(I), Chapter 5, Article IX of the Broward County Code of Ordinances.
 - c. Broward County Ordinance No. 84-60.
2. The applicant must demonstrate that impacts of the proposed development to environmentally sensitive lands will be mitigated.

RESPONSE: There are no environmentally sensitive lands located on the currently developed property to the Applicant's knowledge. Additionally, the property is not located within a wellfield protection area.

- E. *Fire protection.* Fire protection service shall be adequate to protect people and property in the proposed development. Adequate water supply, fire hydrants, fire apparatus and facilities shall be provided in accordance with the Florida Building Code, South Florida Fire Code and other accepted applicable fire and safety standards.

RESPONSE: Fire protection is adequate to protect people and property in the proposed development. Adequate water supply, fire hydrants, fire apparatus and facilities are provided in accordance with Florida Building Code, South Florida Fire Code and other accepted application fire and safety standards.

- F. *Parks and open space.*

1. The manner and amount of providing park and open space is as provided in Section 47-38A, Park Impact Fees, of the ULDR.
2. No building permit shall be issued until the park impact fee required by Section 47-38A of the ULDR has been paid in full by the applicant.

RESPONSE: Applicant will pay all required park impact fees prior to the issuance of a building permit in accordance with the Park Impact Fee provisions of City of Fort Lauderdale's ULDR Sec. 47-38A.

- G. *Police protection.* Police protection service shall be adequate to protect people and property in the proposed development. The development shall provide improvements which are consistent with Crime Prevention Through Environmental Design (CPTED) to minimize the risk to public safety and assure adequate police protection.

RESPONSE: The development has been designed with CPTED principles in mind.

1. *Natural surveillance.* The project incorporates natural surveillance measures by using natural light lines. Since the streetscape is being redesigned, this will encourage pedestrian activity and 'eyes on the street' to decrease the risk of criminal activity.
2. *Natural access control.* The project strategically places doors, landscaping and other physical elements to limit access to the buildings. Public access to the buildings occur through a centralized arrival court/entry drive. Valet and staff will be present as cars, residents and guest arrive.
3. *Maintenance and Management.* The development will be professionally managed. The streetscape installed in the right-of-way will be maintained by the Applicant. Such maintenance and management will serve to ensure surveillance of the development.

- H. *Potable water.*

1. Adequate potable water service shall be provided for the needs of the proposed development. The proposed development shall be designed to provide adequate areas and easements which may be needed for the installation and maintenance of potable water systems in accordance with city engineering standards, the Florida Building Code, and applicable health and environmental regulations. The existing water treatment

facilities and systems shall have sufficient capacity to provide for the needs of the proposed development and for other developments in the service area which are occupied, available for occupancy, for which building permits are in effect or for which potable water treatment capacity has been reserved. Capital expansion charges for water and sewer facilities shall be paid by the developer in accordance with Resolution 85-265, as it is amended from time to time. Improvements to the potable water service and system shall be made in accordance with city engineering standards and other accepted applicable engineering standards.

2. *Potable water facilities.*

- a. If the system is tied into the city treatment facility, the available capacity shall be determined by subtracting committed capacity and present flow from design capacity. If there is available capacity, the city shall determine the impact of the proposed development utilizing Table 3, Water and Wastewater, on file with the department.
- b. If there is adequate capacity available in the city treatment plant to serve the proposed development, the city shall reserve the necessary capacity to serve the development.
- c. Where the county is the projected service provider, a similar written assurance will be required.

RESPONSE: The Applicant anticipates that the existing water mains and treatment facilities have sufficient capacity and an ability to handle the demand for the project, which is a lower demand than what was previously approved on the site. The project has been designed to ensure that adequate potable water service shall be provided for the needs of the proposed development in accordance with City engineering standards, the Florida Building Code and applicable health and environmental regulations. Additionally, the Applicant has requested a water and wastewater capacity letter from the City Public Works Department confirming sufficient capacity is available.

I. *Sanitary sewer.*

1. If the system is tied into the city treatment facility, the available capacity shall be determined by subtracting committed capacity and present flow from the design capacity. If there is available capacity, the city shall determine the impact of the proposed development utilizing Table 3, Water and Wastewater, on file with the department.
2. If there is adequate capacity available in the city treatment plant to serve the proposed development, the city shall reserve the necessary capacity to serve the proposed development.
3. Where the county is the projected service provider, a written assurance will be required.
4. Where septic tanks will be utilized, the applicant shall secure and submit to the city a certificate from the Broward County Health Unit that certifies that the site is or can be made suitable for an on-site sewage disposal system for the proposed use.

RESPONSE: The Applicant anticipates that the existing water mains and treatment facilities have sufficient capacity and an ability to handle the demand for the project, which is a lower demand than what was previously approved on the site. Also, the Applicant will be relocating and reconstructing existing City sewer pump station D-32. Additionally, the Applicant has requested a water and wastewater capacity letter from the City Public Works Department confirming sufficient capacity is available.

- J. *Public Schools.* For all development including residential units, the applicant shall be required to mitigate the impacts of such development on public school facilities in accordance with the Broward County Land Development Code or section 47-38C. Educational Mitigation, as applicable and shall provide a school capacity availability determination letter (SCAD) from Broward County Public Schools indicating that either the requirements of public school concurrency have been satisfied or that the application is exempt or vested pursuant to Section 47-38C.2 of the ULDR to the city prior to the issuance of a development permit.

RESPONSE: The Applicant will obtain an updated School Capacity Availability Determination (SCAD) letter that confirms that capacity is available, or if capacity is not available, that mitigation requirements have been satisfied.

- K. *Solid waste.*

1. Adequate solid waste collection facilities and service shall be obtained by the applicant in connection with the proposed development and evidence shall be provided to the city demonstrating that all solid waste will be disposed of in a manner that complies with all governmental requirements.
2. *Solid waste facilities.* Where the city provides solid waste collection service and adequate service can be provided, an adequacy finding shall be issued. Where there is another service provider, a written assurance will be required. The impacts of the proposed development will be determined based on Table 4, Solid Waste, on file with the department.

RESPONSE: The Applicant will implement adequate solid waste collection facilities and service in connection with the project and will provide evidence to the City demonstrating all solid waste will be disposed of in a manner consistent with all governmental requirements.

- L. *Stormwater.* Adequate stormwater facilities and systems shall be provided so that the removal of stormwater will not adversely affect adjacent streets and properties or the public stormwater facilities and systems in accordance with the Florida Building Code, city engineering standards and other accepted applicable engineering standards.

RESPONSE: The development has been designed with on-site storm water retention through exfiltration trenches to meet the required water quality storage volumes and drainage wells to meet the water quantity volumes. The proposed system will ensure that removal of stormwater will not adversely affect adjacent streets and properties or the public stormwater facilities and systems in accordance with the Florida Building

Code, City engineering standards and other acceptable engineering standards. Additionally, the Applicant will be required to satisfy all current criteria for surface water requirements and obtain all local and state licenses.

M. *Transportation facilities.*

1. The capacity for transportation facilities shall be evaluated based on Table 1, Generalized Daily Level of Service Maximum Volumes, on file with the department. If a development is within a compact deferral area, the available traffic capacity shall be determined in accordance with Table 2, Flowchart, on file with the department.
2. *Regional transportation network.* The regional transportation network shall have the adequate capacity, and safe and efficient traffic circulation to serve the proposed development. Adequate capacity and safe and efficient traffic circulation shall be determined by using existing and site-specific traffic studies, the adopted traffic elements of the city and the county comprehensive plans, and accepted applicable traffic engineering standards. Site-specific traffic studies may be required to be made and paid for by the applicant when the city determines such a study is needed in order to evaluate the impacts of the proposed development on proposed or existing roadways as provided for in subsection M.4. An applicant may submit such a study to the city which will be considered by the DRC in its review. Roadway improvements needed to upgrade the regional transportation network shall be made in accordance with the city, the county, and Florida Department of Transportation traffic engineering standards and plans as applicable.
3. *Local streets.* Local streets shall have adequate capacity, safe and efficient traffic circulation, and appropriate functional classification to serve the proposed development. Adequate capacity and safe and efficient traffic circulation shall be determined by using existing and site-specific traffic studies, the city's comprehensive plan and accepted applicable traffic engineering standards. Site-specific traffic studies may be required to be made and paid for by the applicant when the city determines such a study is required in order to evaluate the impact of the proposed development on proposed or existing roadways as provided for in subsection M.4. An applicant may submit to the city such a study to be considered as part of the DRC review. Street improvements needed to upgrade the capacity or comply with the functional classification of local streets shall be made in accordance with the city engineering standards and acceptable applicable traffic engineering standards. Local streets are those streets that are not classified as federal, state or county roadways on the functional classification map adopted by the State of Florida.
4. *Traffic impact studies.*
 - a. When the proposed development may generate over one thousand (1,000) daily trips; or
 - b. When the daily trip generation is less than one thousand (1,000) trips; and (1) when more than twenty percent (20%) of the total daily trips are anticipated to arrive or depart, or both, within one-half ($\frac{1}{2}$) hour; or (2) when the proposed use creates varying trip generation each day, but has the potential to place more than twenty

percent (20%) of its maximum twenty-four (24) hour trip generation onto the adjacent transportation system within a one-half (1/2) hour period; the applicant shall submit to the city a traffic impact analysis prepared by the county or a registered Florida engineer experienced in trafficways impact analysis which shall:

- i. Provide an estimate of the number of average and peak hour trips per day generated and directions or routes of travel for all trips with an external end.
- ii. Estimate how traffic from the proposed development will change traffic volumes, levels of service, and circulation on the existing and programmed trafficways.
- iii. If traffic generated by the proposed development requires any modification of existing or programmed components of the regional or local trafficways, define what city, county or state agencies have programmed the necessary construction and how this programming relates to the proposed development.
- iv. A further detailed analysis and any other information that the review committee considers relevant.
- v. The traffic impact study may be reviewed by an independent licensed professional engineer contracted by the city to determine whether it adequately addresses the impact and the study supports its conclusions. The cost of review by city's consultant shall be reimbursed to the city by the applicant.
- vi. When this subsection M.4.b. applies, the traffic study shall include an analysis of how the peak loading will affect the transportation system including, if necessary, an operational plan showing how the peak trips will be controlled and managed.

RESPONSE: The Applicant's traffic engineer, Suzanne Danielson, PE of DC Engineers met with Benjamin Restrepo (City of Fort Lauderdale, DSD) on Dec 8, 2022. It was decided that a trip generation statement comparing the previously approved Site Plan development program with the proposed development program (which documents a reduction in trips) would be required for development. The trip generation statement is included in this submission.

5. *Dedication of rights-of-way.* Property shall be conveyed to the public by plat, deed or grant of easement as needed in accordance with the Broward County Trafficways Plan, the city's comprehensive plan, subdivision regulations and accepted applicable traffic engineering standards.

RESPONSE: The Applicant will dedicate all required Broward County Trafficway dedications in accordance with the BC Trafficway Plan along Seabreeze Blvd / A1A.

6. *Pedestrian facilities.* Sidewalks, pedestrian crossing and other pedestrian facilities shall be provided to encourage safe and adequate pedestrian movement on-site and along roadways to adjacent properties. Transit service facilities shall be provided for as required by the city and Broward County Transit. Pedestrian facilities shall be designed

and installed in accordance with city engineering standards and accepted applicable engineering standards.

RESPONSE: Sidewalks are provided throughout the site as well as along Seabreeze Blvd/A1A to encourage pedestrian movement.

7. *Primary arterial street frontage.* Where a proposed development abuts a primary arterial street either existing or proposed in the trafficways plan, the development review committee (DRC) may require marginal access street, reverse frontage with screen planting contained in a nonaccess reservation along the rear property line, deep lots with or without rear service alleys, or such other treatment as may be necessary for adequate protection of residential properties and to assure separation of through and level traffic.

RESPONSE: The Applicant has acknowledged the required compliance with these provisions.

8. *Other roadway improvements.* Roadways adjustments, traffic control devices, mechanisms, and access restrictions may be required to control traffic flow or divert traffic, as needed to reduce or eliminate development generated traffic.

RESPONSE: The Applicant has acknowledged the required compliance with these provisions.

9. *Street trees.* In order to provide for adequate landscaping along streets within the city, street trees shall be required along the length of the property abutting a street. A minimum of fifty percent (50%) of the required street trees shall be shade trees, and the remaining street trees may be provided as flowering or palm trees. These percentages may be varied based on existing or proposed physical conditions which may prevent the ability to comply with the street tree requirements of this subsection. The street trees shall be planted at a minimum height and size in accordance with the requirements of Section 47-21, Landscape and Tree Preservation Requirements, except in the downtown RAC districts the requirements of Sec. 47-13.20.H.8 shall apply. The location and number of street trees shall be determined by the department based on the height, bulk, mass and design of the structures on the site and the proposed development's compatibility to surrounding properties. The requirements for street trees, as provided herein, may be located within the public right-of-way as approved by the entity with jurisdiction over the abutting right-of-way.

RESPONSE: The Applicant will provide for adequate shade trees along streets where required to enhance and foster pedestrian activity. Landscape plans have been prepared by EDSA and will exceed the City of Fort Lauderdale's ULDR requirements.

N. *Wastewater.*

1. *Wastewater.* Adequate wastewater services shall be provided for the needs of the proposed development. The proposed development shall be designed to provide adequate areas and easements which may be needed for the installation and maintenance of a wastewater and disposal system in accordance with applicable health, environmental and engineering regulations and standards. The existing wastewater treatment facilities

and systems shall have adequate capacity to provide for the needs of the proposed development and for other developments in the service area which are occupied, available for occupancy, for which building permits are in effect or for which wastewater treatment or disposal capacity has been reserved. Capital expansion charges for water and sewer facilities shall be paid by the developer in accordance with Resolution 85-265, as it is amended for time to time. Improvements to the wastewater facilities and system shall be made in accordance with the city engineering and accepted applicable engineering standards.

RESPONSE: Sanitary sewer service will be provided by the City of Fort Lauderdale. A letter from the City of Fort Lauderdale Public Works Department will be obtained verifying that sufficient wastewater services can be provided.

- O. *Trash management requirements.* A trash management plan shall be required in connection with non-residential uses that provide prepackaged food or beverages for off-site consumption. Existing non-residential uses of this type shall adopt a trash management plan within six (6) months of the effective date of this provision.

RESPONSE: The Applicant has acknowledged the required compliance with these provisions.

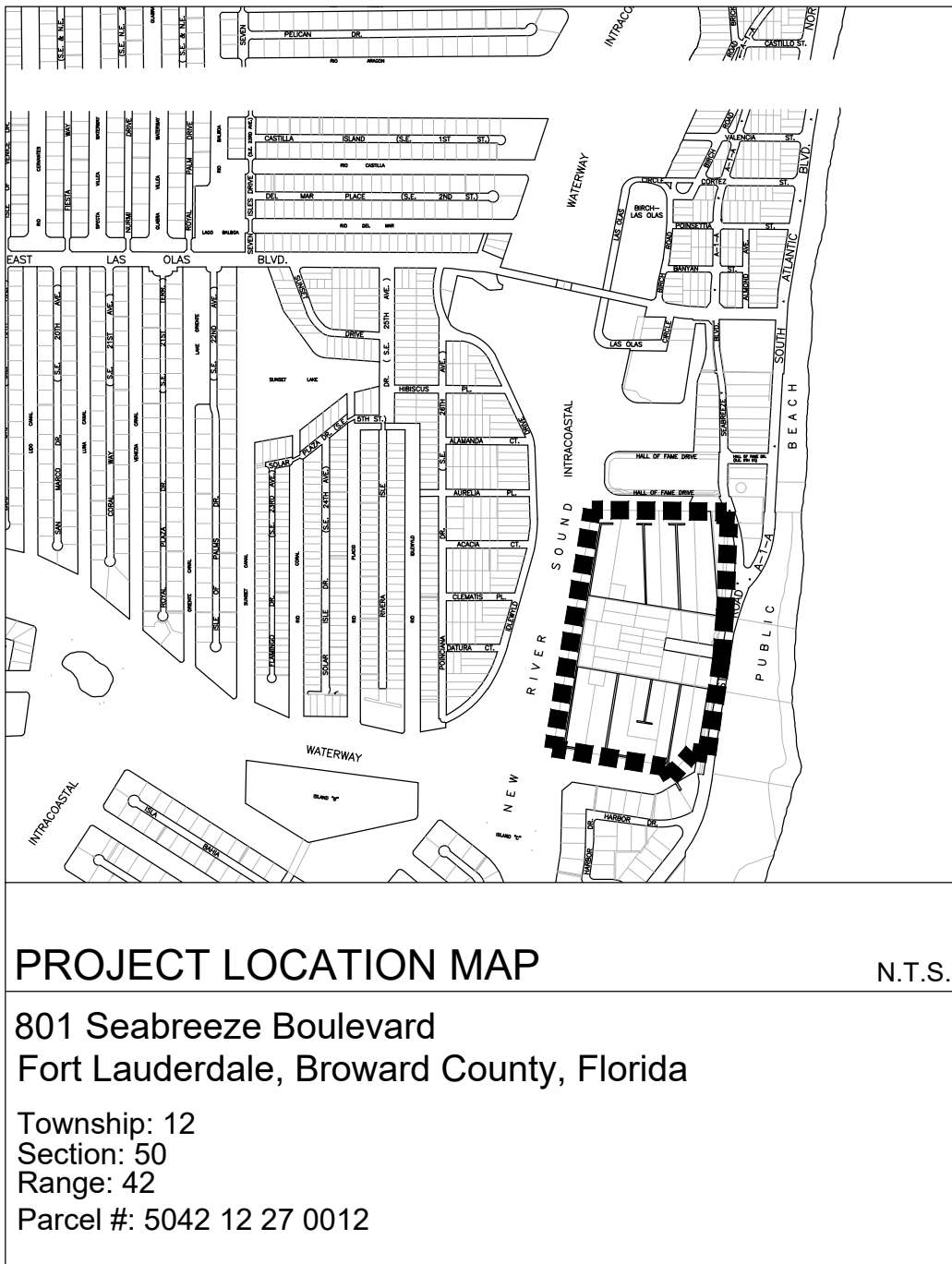
- P. *Historic and archaeological resources.*

1. If a structure or site has been identified as having archaeological or historical significance by any entity within the State of Florida authorized by law to do same, the applicant shall be responsible for requesting this information from the state, county, local governmental or other entity with jurisdiction over historic or archaeological matters and submitting this information to the city at the time of, and together with, a development permit application. The reviewing entity shall include this information in its comments.

RESPONSE: The Property has not been identified by any entity within the State of Florida authorized by law as having archaeological or historic significance.

- Q. *Hurricane evacuation.* If a structure or site is located east of the Intracoastal Waterway, the applicant shall submit documentation from Broward County or such agency with jurisdiction over hurricane evacuation analysis either indicating that acceptable level of service of hurricane evacuation routes and hurricane emergency shelter capacity shall be maintained without impairment resulting from a proposed development or describing actions or development modifications necessary to be implemented in order to maintain level of service and capacity.

RESPONSE: The proposed project is located in a designated Broward County Hurricane Evacuation Zone for a Category 1 or higher storm. The Applicant will provide updated documentation from the Broward County Emergency Management Dept. indicating that, with the addition of the project, an acceptable level of service for hurricane evacuation routes will be maintained as well as the County's emergency shelter capacity.



PROJECT LOCATION MAP

N.T.S.

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

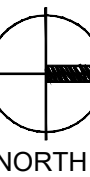
SUBMITTED: DECEMBER 23, 2022

REV1 SUBMITTED: FEBRUARY 13, 2023

REV2 SUBMITTED: MARCH 10, 2023



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ARCHITECTURE

A3-100 ELEVATION EAST
A3-101 ELEVATION SOUTH
A3-102 ELEVATION WEST
A3-103 ELEVATION NORTH
A3-104 ELEVATION EAST HOTEL
A3-105 RESIDENTIAL TOWER R1 PARTIAL ELEVATION NORTH
A3-106 RESIDENTIAL TOWER R1 PARTIAL ELEVATION SOUTH
A3-107 RESIDENTIAL TOWER R3 PARTIAL ELEVATION NORTH
A3-108 RESIDENTIAL TOWER R3 PARTIAL ELEVATION SOUTH

A3-109 ENLARGED ELEVATION
A3-110 ENLARGED ELEVATION
A3-111 ENLARGED ELEVATION
A3-112 ENLARGED ELEVATION
A3-113 ENLARGED MARINA VILLAGE ELEVATION
A3-114 ELEVATION MARINA VILLAGE
A3-115 ELEVATION MARINA VILLAGE
A3-116 ELEVATION MARINA VILLAGE

A4-100 SECTION 1
A4-101 SECTION 2

LANDSCAPE ARCHITECTURE

SI-000 SITE SECTIONS

L-200 HARDSCAPE PLAN
L-201 HARDSCAPE PLAN
L-202 HARDSCAPE PLAN
L-203 HARDSCAPE PLAN
L-204 HARDSCAPE PLAN ENLARGEMENT
L-205 HARDSCAPE PLAN ENLARGEMENT
L-206 HARDSCAPE DETAILS
L-207 HARDSCAPE DETAILS

L-300 VUA DIAGRAM

L-400 LANDSCAPE NOTES
L-401 LANDSCAPE PLAN
L-402 LANDSCAPE PLAN
L-403 LANDSCAPE PLAN
L-404 LANDSCAPE PLAN
L-405 LANDSCAPE ENLARGEMENT PLAN
L-406 LANDSCAPE ENLARGEMENT PLAN
L-407 LANDSCAPE SCHEDULE

L-408 LANDSCAPE DETAILS
L-409 LANDSCAPE DETAILS

L-410 REPLACEABLE TREE DIAGRAM
L-411 TREE DISPOSITION PLAN
L-412 TREE DISPOSITION PLAN
L-413 TREE DISPOSITION PLAN
L-414 TREE DISPOSITION PLAN
L-415 TREE DISPOSITION LIST
L-416 TREE DISPOSITION LIST
L-416A TREE DISPOSITION LIST

LANDSCAPE ARCHITECTURE

L-417 UTILITY CLEARANCE PLAN
L-418 UTILITY CLEARANCE PLAN
L-419 UTILITY CLEARANCE PLAN
L-420 UTILITY CLEARANCE PLAN

PHOTOMETRICS

EPH-1 PARTIAL PHOTOMETRIC WEST SITE PLAN
EPH-2 PARTIAL PHOTOMETRIC EAST SITE PLAN
EPH-3 PARTIAL PHOTOMETRIC NORTH SITE PLAN
EPH-4 ENLARGED STAIR PHOTOMETRIC PLAN
EPH-5 PARTIAL BASEMENT PHOTOMETRIC PLAN
EPH-6 PARTIAL BASEMENT PHOTOMETRIC PLAN
EPH-7 PARTIAL BASEMENT PHOTOMETRIC PLAN
EPH-8 PARTIAL BASEMENT PHOTOMETRIC PLAN
EPH-9 PARTIAL BASEMENT PHOTOMETRIC PLAN
EPH-10 PARTIAL BASEMENT PHOTOMETRIC PLAN
EPH-11 PARTIAL PHOTOMETRIC WEST DROPOFF & SITE PLAN
EPH-12 PARTIAL PHOTOMETRIC EAST DROPOFF & SITE PLAN
EPH-13 PARTIAL PHOTOMETRIC WEST SITE PLAN
EPH-14 PARTIAL PHOTOMETRIC EAST SITE PLAN
EPH-15 LIGHTING FIXTURE CUT SHEET DETAILS
EPH-16 LIGHTING FIXTURE CUT SHEET DETAILS

CIVIL

C-1 CONCEPTUAL PAVEMENT MARKING AND SIGNAGE PLAN
C-2 CONCEPTUAL PAVING, GRADING, AND DRAINAGE
C-3 CONCEPTUAL WATER AND SEWER

X.1 EASEMENT EXHIBIT
X.2 SIDEWALK CLEAR PATH EXHIBIT
X.4 OPEN SPACE EXHIBIT
X5.1 CIRCULATION PLAN EAST
X5.2 CIRCULATION PLAN WEST
X5.3 CIRCULATION PLAN MARINA RESTAURANT
X5.4 CIRCULATION PLAN FIRE ACCESS FOR BOAT SHOW

SUPPLEMENTAL INFORMATION

A1-120 SHADOW STUDY

L-000 ILLUSTRATIVE MASTER PLAN
L-100 ZONING AND LAND USE MAPS
L-101 AERIAL CONTEXT MAP
L-102 ON-SITE CONTEXT PHOTOGRAPHS
L-103 ADDITIONAL CONTEXT PHOTOGRAPHS
L-104 PUBLIC CIRCULATION PLAN
L-105 BICYCLE PARKING DIAGRAM
L-106 PHASING PLAN
L-107 PUBLIC ACCESS PLAN

SI-001 BEACH BUILDING RESTRICTION LIMIT

TEAM:



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LEGEND

① MARINA VILLAGE

② HOTEL

③ RESIDENTIAL TOWER 1

④ RESIDENTIAL TOWER 2

⑤ RESIDENTIAL TOWER 3

⑥ RESIDENTIAL TOWER 4

⑦ MARINA PROMENADE

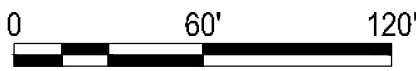
⑧ BAHIA MAR CENTRAL PARK

⑨ DOCKMASTER / DOCKMASTER EXTENSION

⑩ MARINA RESTAURANT

⑪ PEDESTRIAN BRIDGE CONNECTION

⑫ SEABREEZE PROMENADE



ORIGINAL TITLE BLOCK DRAWN AT 24 X36 (ARCH D)

Project Name

BAHIA MAR

Client

RAHN BAHIA MAR LLC

edsa

PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN

1512 E. BROWARD BOULEVARD, SUITE 110
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8400 N UNIVERSITY DR #307
POMPANO BEACH, FL 33321

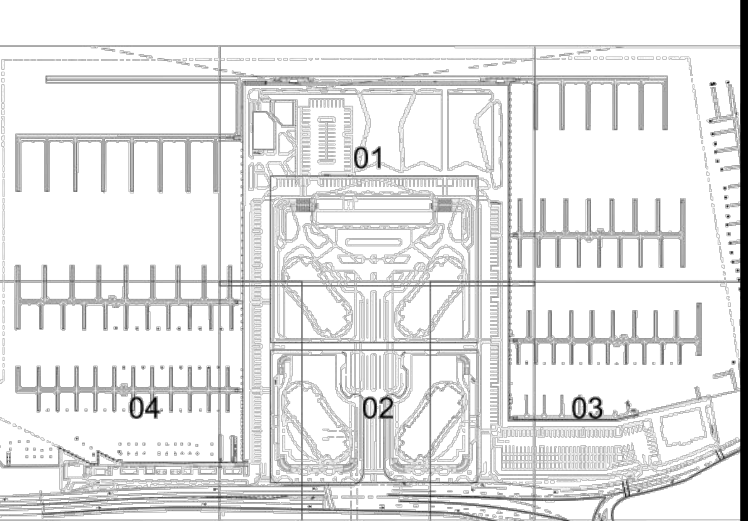
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PHOTOMETRICS
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FORT LAUDERDALE, FL 33301

Key Plan



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

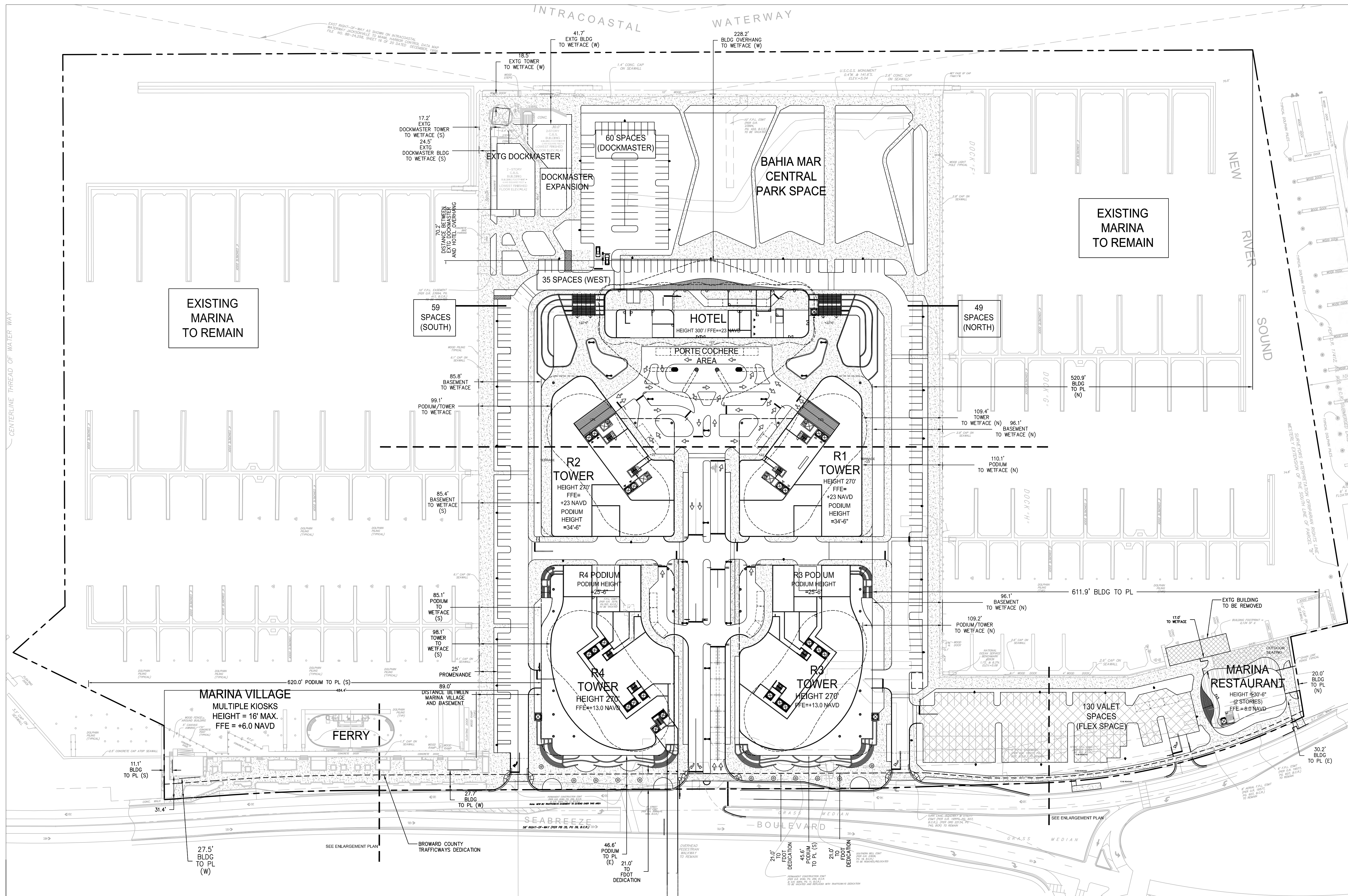
Date	12/23/2022
Designed By	AH
Drawn By	EH LGG JA HK
Approved / Checked By	JS
Project Number	SE220154

Seal

Project Phase
DRC SITE PLAN SUBMITTAL

Sheet Title
ILLUSTRATIVE MASTER PLAN

Revision Number	Sheet Number
2	L-0.00



Project Name:

BAHIA MAR

Client:

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

Consultants:

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LAND USE ATTORNEY
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LAUDERDALE-BY-SEA
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FORT LAUDERDALE, FL 33301

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TRAFFIC ENGINEER
DC ENGINEERING, INC
12743 NW 13TH COURT
CORAL SPRINGS, FL 33071

Rev:	Date:	Description:
1	02/03/2023	REV1 RESUBMITTAL
2	03/15/2023	REV2 RESUBMITTAL

Date:

MAR 21, 2023

Project Manager:

(SROD)

Drawn By:

(SHG)

Principal in Charge:

(JMF)

Project No:

02-0237.04

Scale:

1"=60'

Seal:

Shane H Grabski
Digitally signed by Shane H Grabski
DN: c=US, o=Flynn Engineering Services P.A., dnQualifier=A01410D000, 0017BA425154700004C4C, cn=Shane H Grabski
Date: 2023.03.31 17:11:24 -0400

Project Phase:

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Sheet Title:

OVERALL SITE PLAN

Sheet Number:

C0.1

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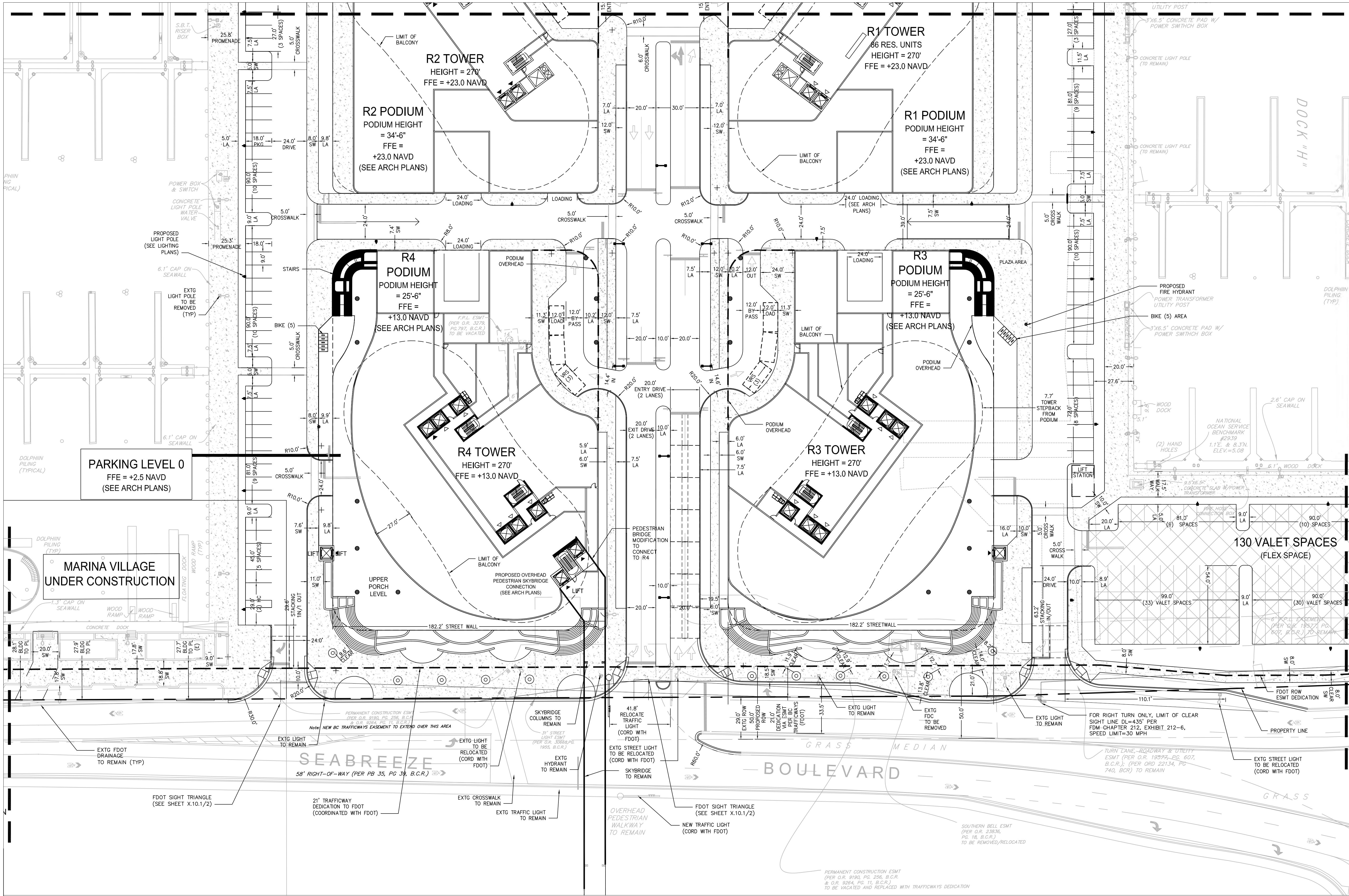
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WATERWAY

C0.2





Project Name:

BAHIA MAR

Client:

RAHN BAHIA MAR, LLC
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Rev:	Date:	Description:
1	02/03/2023	REV1 RESUBMITTAL
2	03/15/2023	REV2 RESUBMITTAL

Date:	MAR 21, 2023
Project Manager:	(SROD)
Drawn By:	(SHG)
Principal in Charge:	(JMF)
Project No:	02-0237.04

Scale: 1"=30'

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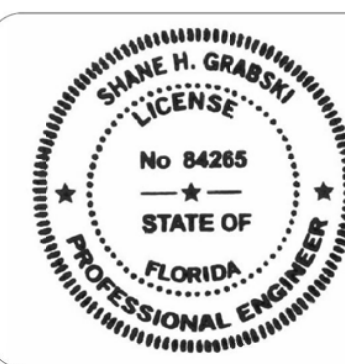
Project Phase:
DRC SITE PLAN SUBMITTAL

Sheet Title:
**SITE PLAN
VIEW EAST**

Sheet Number:
C0.3

LIGHTING NOTES:

RELOCATION OF EXISTING LIGHT POLES WILL BE COORDINATED WITH FDOT.



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ON Mar 31, 2023

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Project Name:

BAHIA MAR

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


Consultants:

 **LOCHRIE
& CHAKAS** P.A.


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



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1	02/03/2023	REV1 RESUBMITTAL
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3		
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6		

Date:	MAR 21, 2023	 NORTH
Project Manager:	(SROD)	
Drawn By:	(SHG)	
Principal in Charge:	(JMF)	
Project No:	02-0237.04	

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Seal:

Shane H Grabski

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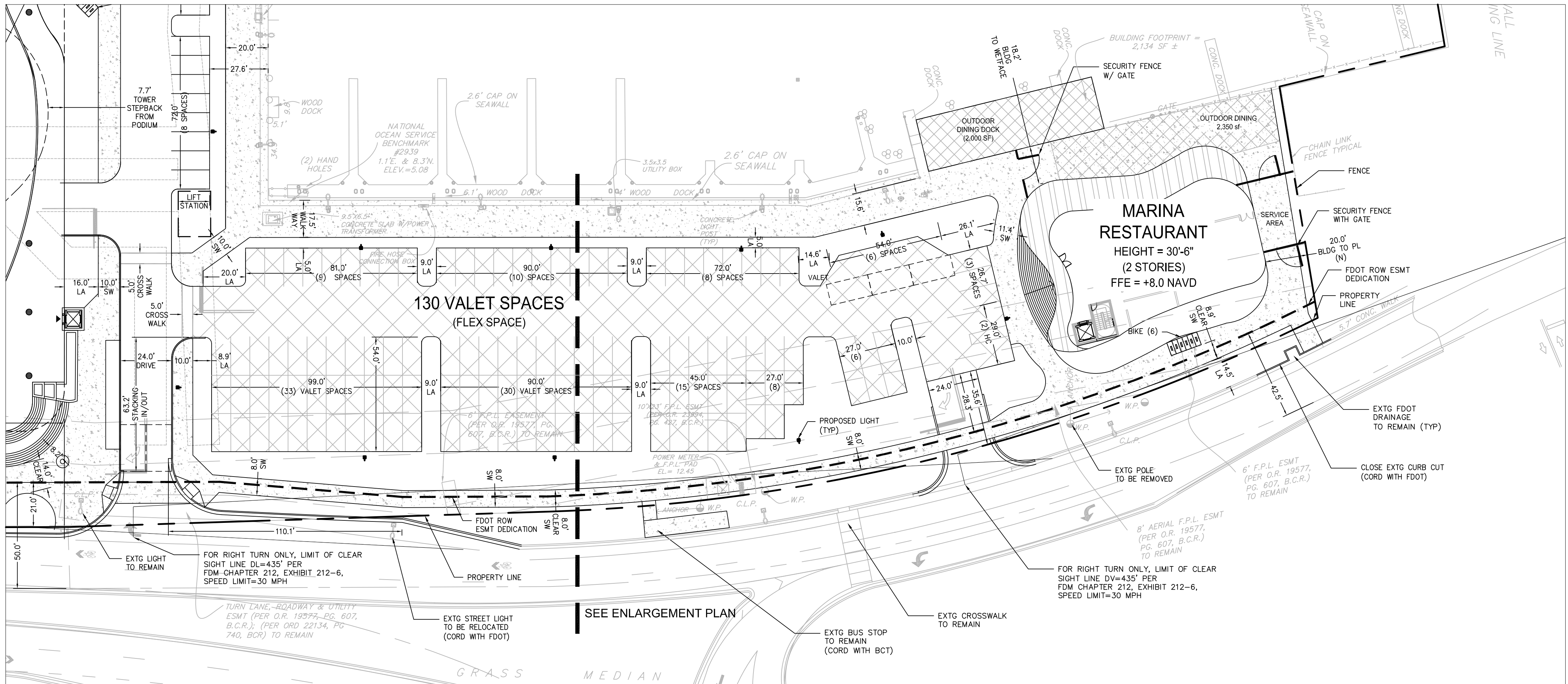
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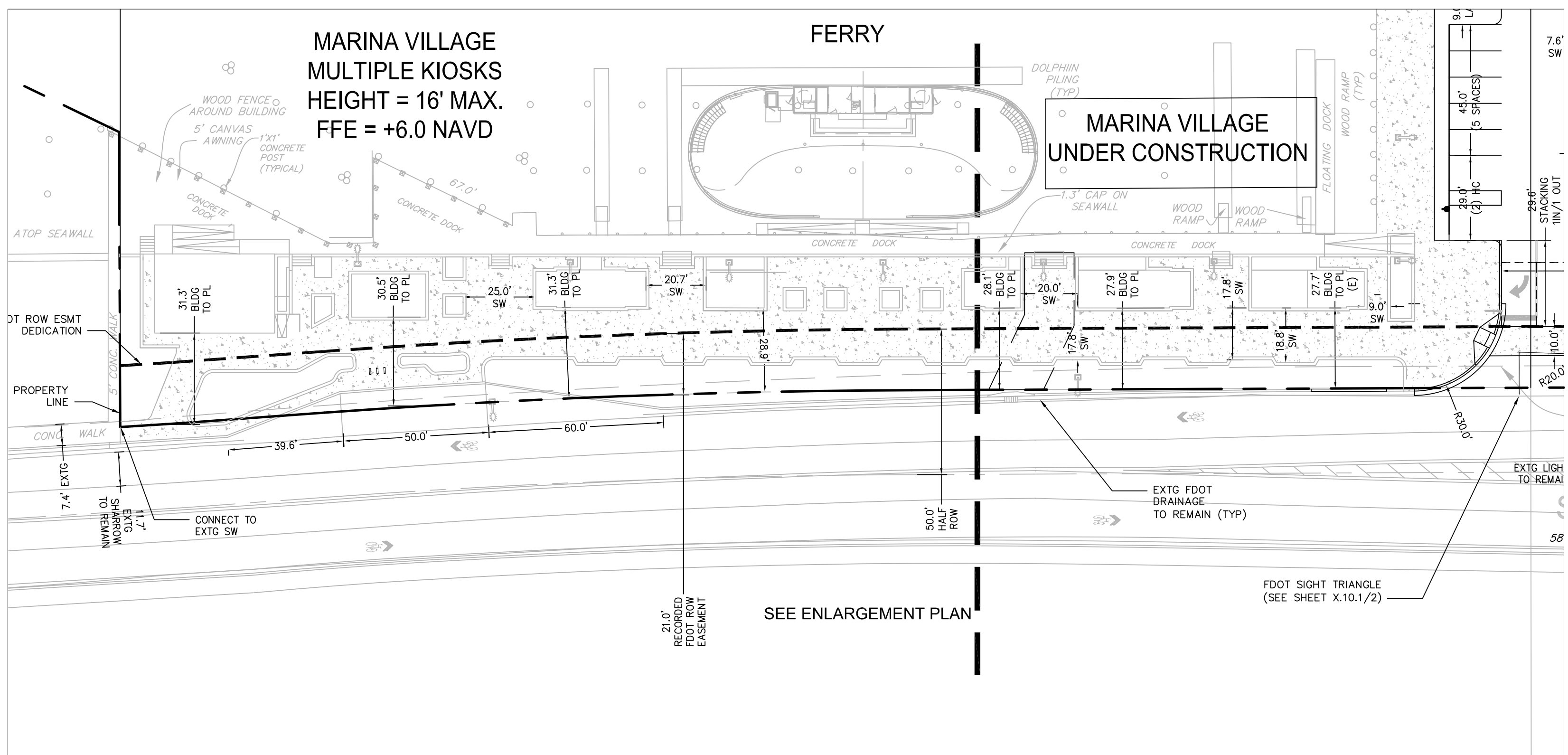
SITE PLAN
NORTH/SOUTH

Sheet Number:

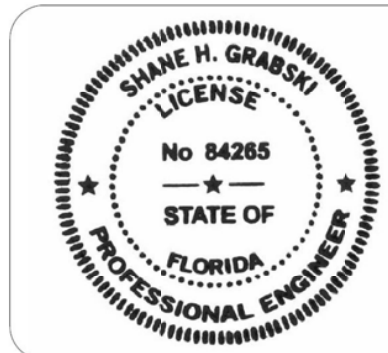
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SITE PLAN NORTH (MARINA RESTAURANT)
SCALE: 1"=30'



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



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ON **Mar 31, 2023**

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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
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

* 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:




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





LAND PLANNER / LANDSCAPE ARCHITECT
1512 E. BROWARD BOULEVARD, SUITE 110
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CORAL SPRINGS, FL 33071

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	03/15/2023	REV2 RESUBMITTAL
		
		
		

Date:	MAR 15, 2023	
Project Manager:	(SROD)	
Drawn By:	(SHG)	
Principal in Charge:	(JMF)	
Project No:	02-0237.04	

Scale: NTS

Seal:

Project Phase:

DRC SITE PLAN SUBMITTAL

Sheet Title:

SITE DATA 1

Sheet Number:

SD.1

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Drawing name: F:\0002 Jobs\02-0237.04 Bahia Mar 2022 Related\02-0237.04 SITE DATA.dwg
Mar 16, 2023 2:41pm

CASE: UDP-PDD22004
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35

CAM #23-0467
Exhibit 2
Page 31 of 66

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 ABOVE LEVEL 19 = <16,000 SF
RESIDENTIAL	16,000 SF	13,307 SF

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

OPEN SPACE (SITE): (INCLUDING MARINA)	PERMITTED (SBMHA): 346,421 SF	PROPOSED PDD 1,453,805 SF	+1,107,384 SF
GROSS LOT AREA = 1,732,106 SF			
OPEN SPACE (UPLAND): (UPLAND DEVELOPMENT AREA ONLY)	PERMITTED (SBMHA): 139,086 SF	PROPOSED PDD 465,661 SF	+326,575 SF
UPLAND AREA = 695,430 SF			

40% OF REQ OPEN SPACE SHALL BE @ GRADE

OPEN SPACE @ GRADE (SITE): (INCLUDING MARINA)	PERMITTED (SBMHA): 138,568 SF	PROPOSED PDD 1,453,805 SF	+1,315,237 SF
REQ OPEN SPACE @ GRADE = 346,421 SF			
OPEN SPACE @ GRADE (SITE): (UPLAND DEVELOPMENT AREA ONLY)	PERMITTED (SBMHA): 55,634 SF	PROPOSED PDD 465,661 SF	+410,027 SF
REQ OPEN SPACE @ GRADE = 139,086 SF			

25% OF REQ @ GRADE SHALL BE PERVIOUS LANDSCAPED AREA

TOTAL PERVIOUS (SITE): PERVIOUS (25% OF REQ OPEN SPACE (GROSS))	PERMITTED (SBMHA): 34,642 SF	PROPOSED PDD 140,570 SF*	+105,928 SF
REQ OPEN SPACE = 138,568 SF			
TOTAL PERVIOUS (UPLAND): PERVIOUS (25% OF REQ OPEN SPACE (UPLAND))	PERMITTED (SBMHA): 13,909 SF	PROPOSED PDD 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.

FOR DRC REVIEW ONLY - NOT FOR CONSTRUCTION

Project Name:

BAHIA MAR

Client:

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02/03/2023

REV1 RESUBMITTAL

2

03/15/2023

REV2 RESUBMITTAL

3

4

5

6

Date:

MAR 15, 2023

Project Manager:

(SROD)

Drawn By:

(SHG)

Principal in Charge:

(JMF)

Project No:

02-0237.04

Scale:

NTS

Seal:

Project Phase:

DRC SITE PLAN SUBMITTAL

Sheet Title:

SITE DATA 2

Sheet Number:

SD.2

PARKING REQUIREMENTS:

	ROOMS/UNITS	CODE	ITE RATE
HOTEL			
BRANDED HOTEL	256 ROOMS*	0.67/UNIT	0.67/UNIT
RESIDENTIAL			
BRANDED RESIDENCES	350 TOTAL UNITS		
2B+D	22 UNITS	2.1/UNIT	1.19/UNIT
3B+D	186 UNITS	2.2/UNIT	1.19/UNIT
4B+D	142 UNITS	2.2/UNIT	1.19/UNIT
RESIDENTIAL			
BRANDED HOTEL RESIDENCES	60 UNITS	2.2/UNIT	1.19/UNIT

SUBTOTAL

SUBTOTAL

SUBTOTAL

BRANDED HOTEL / BRANDED RESIDENTIAL SUBTOTAL

REQUIRED (CODE)	REQUIRED (PKG STUDY)
171.5	171.5
171.5	171.5
46.2	26.2
409.2	221.3
312.4	169.0
767.8	416.5
132.0	71.4
132.0	71.4
1,071.3	659.4

* PURSUANT TO ULDR, SECTION 47-18.16, HOTEL, HOTEL ROOMS SHALL BE A MINIMUM 120 SF EXCLUSIVE OF BATHROOMS, CLOSEST, OR SIMILAR APPURTENANCES AND HOTEL SUITES MINIMUM OF 450 SF.

	AREA/SF	CODE
COMMERCIAL		
T1-COMMERCIAL MIXED USE	12,417 SF	1/333 SF
T2-COMMERCIAL MIXED USE	12,417 SF	1/333 SF
T3-COMMERCIAL MIXED USE	15,585 SF	1/333 SF
T4-COMMERCIAL MIXED USE	14,170 SF	1/133 SF
MARINA RESTAURANT (NORTH)	11,001 SF	1/133 SF
MARINA VILLAGE (SOUTH)	5,764 SF	1/133 SF
FERRY (SOUTH)	7,765 SF	1/133 SF
DOCK MASTER (OFFICE SPACE)	8,881 SF	1/133 SF
OUTDOOR DINING (SITE)	10,000 SF	1/133 SF

COMMERCIAL SUBTOTAL

REQUIRED (CODE)	REQUIRED (PKG STUDY)
37.3	37.3
37.3	37.3
46.8	46.8
42.6	42.6
33.0	33.0
17.3	17.3
23.3	23.3
26.7	26.7
26.7	26.7
294.3	294.3

	SLIPS/PASSENGERS/SF	CODE	ITE RATE
EXISTING MARINA			
SLIPS	222 SLIPS	1/2 SLIP	0.27/BERTH
LIVE ABOARD	10 SLIPS	1/2 SLIP	
CHARTER OPS	811 PASSENGERS	1/7 PASS.	
FISHING CHARTERS	10 SLIPS	1/1 SLIP	
DOCK MASTER SERVICES	13,000 SF	N/A	

MARINA SUBTOTAL

REQUIRED (CODE)	REQUIRED (PKG STUDY)
111.0	59.9
5.0	5.0
115.9	115.9
10.0	10.0
0.0	0.0
241.9	190.8

PARKING DATA:

	PROVIDED	TYPE
GARAGE PARKING - LEVEL -7'-6"	250	83S +164T+3HC
GARAGE PARKING - LEVEL +2'-6"	681	321S +350T+10HC
GARAGE PARKING - LEVEL +12'-6"	246	128S +118T
SURFACE PARKING - MARINA RESTAURANT	130	129S + 1HC
SURFACE PARKING - NORTH	48	48S + 2HC
SURFACE PARKING - SOUTH	59	57S + 2HC
SURFACE PARKING - WEST	36	32S + 4 HC
SURFACE PARKING - DOCKMASTER	60	58S + 2 HC

TOTAL

REQUIRED (CODE)	REQUIRED (PKG STUDY)	PROVIDED
1,608	1,145	1,510

365 SURPLUS

TOTAL	853	STANDARD	56%
1,510	=	632 TANDEM	42%
		25 HC SPACES	2%

BIKE PARKING DATA:

	REQUIRED	PROVIDED
BIKE PARKING - ON-SITE	0	60 BIKES
BIKE PARKING - BASEMENT	0	50 BIKES

VRS:

	IN-BOUND REQUIRED	IN-BOUND PROVIDED	OUT-BOUND REQUIRED	OUT-BOUND PROVIDED
VALET (MAIN BUILDING)	6	6+	N/A	N/A

- * VRS REQUIREMENT PER ULDR SEC 47-20.17
- * VALET IS PLANNED FOR THE TANDEM PARKING SPACES IN THE MAIN BUILDING & MARINA RESTAURANT.

LOADING REQUIREMENTS:

		SF/UNIT	REQUIRED	PROVIDED
BLDG HOTEL	HOTEL		N/A	(2)TYPE 1
BLDG R1	MULTI-TENANT COMMERCIAL <20,000SF	12,417 SF	N/A	(2)TYPE 1
BLDG R2	MULTI-TENANT COMMERCIAL <20,000SF	12,417 SF	N/A	(2)TYPE 1
BLDG R3	MULTI-TENANT COMMERCIAL <20,000SF	15,585 SF	N/A	(2)TYPE 1
BLDG R4	MULTI-TENANT COMMERCIAL <20,000SF	14,170 SF	N/A	(2)TYPE 1
MARINA RESTAURANT	MULTI-TENANT COMMERCIAL <20,000SF	11,001 SF	N/A	0
MARINA VILLAGE	MULTI-TENANT COMMERCIAL <20,000SF	5,764 SF	N/A	0
FERRY	MULTI-TENANT COMMERCIAL <20,000SF	7,765 SF	N/A	0
DOCKMASTER	MULTI-TENANT COMMERCIAL <20,000SF	21,881 SF	N/A	0

TOTAL PROVIDED: (10)TYPE 1

STACKING:

	IN-BOUND REQUIRED	IN-BOUND PROVIDED	OUT-BOUND REQUIRED	OUT-BOUND PROVIDED
SEABREEZE BLVD (MAIN)	8	8	1	1+
SEABREEZE BLVD (NORTH)	1	1+	1	1+
SEABREEZE BLVD (RESTAURANT)	1	1	1	1
SEABREEZE BLVD (SOUTH)	1	1+	1	1+

- * STACKING REQUIREMENT PER ULDR SEC 47-20.5.C.6.

GENERAL NOTES:

1. THIS PROJECT WILL FOLLOW FBC 406.6 CRITERIA FOR ENCLOSED PARKING GARAGE. MECHANICAL VENTILATION AND AN AUTOMATIC SPRINKLER SYSTEM WILL BE PROVIDED.
APPLICABLE CODES/ STANDARDS: 1. FLORIDA BUILDING CODE (FBC) - 2020, 7th Edition (Based on the 2018 Edition of the International Building Code with modifications) 2. FLORIDA FIRE PREVENTION CODE (FFPC) - 2020, 7th Edition based on NFPA 1, 2018 Edition & NFPA 101, 2018 Edition with modifications. 3. FLORIDA BUILDING CODE (FBC), ACCESSIBILITY - 2020 7th Edition. 4. FHA - FAIR HOUSING ACT DESIGN MANUAL, PUBLISHED 1996, REVISED 1998. 5. NFPA 10 - STANDARD FOR PORTABLE FIRE EXTINGUISHERS, 2018 EDITION. 6. NFPA 88A - STANDARD FOR PARKING GARAGE STRUCTURES, 2019 EDITION. CONSTRUCTION TYPE: Type 1-A (FBC Tables 504.3 ^a ; 504.4(a),(b); 506.2 ^b) Type I (442) (NFPA 5000, Table 7.4.1) RISK CATEGORY OF BUILDING: Primary Use : Residential FIRE PROTECTION: Complete Automatic Sprinkler System (FBC 903; 903.1.1; 403.3; & FFPC NFPA 101, CH. 30; 30.3.5) HEIGHTS AND AREA LIMITS: MAX. FBC REF. NFPA 5000 HEIGHT: No Limit Table 504.3a Table 7.4.1 AREA: No Limit Table 506.2a Table 7.4.1 THE PROJECT WILL BE DESIGNED IN ACCORDANCE WITH THE NONSEPARATED MIXED USE PROVISION PER TABLE 508.3 OF THE FBC.

HIGH-RISE

Highest level of the project is greater than 75 feet above the lowest level of the Fire Department access, therefore the building is classified as a High-Rise in accordance with FBC Ch. 2 & FFPC 3.3.37.7. Building to comply with FBC 2020 Section 403 High-Rise Buildings & FFPC 7th Edition, 101; Ch. 11.

OCCUPANCY CLASSIFICATION

THIS PROJECT WILL CONTAIN APARTMENT UNITS, ASSOCIATED AMENITY SPACES, BACK OF HOUSE AND RETAIL. THE SPACES ARE CLASSIFIED AS THE FOLLOWING OCCUPANCIES (FBC SECTION 302 / FFPC CHAPTER 6)

OCCUPANCY	FBC	FFPC (101)
Group A-3 Assembly (Fitness Center, Co-Work Space, Pool, Social Room)	303.4	CH. 12
Group B Business (Sales/Admin. Offices)	304.1	CH. 38
Group M Mercantile (Retail)	309.1	CH. 36
Group R-2 Apartment	310.4	CH. 30
Group S-2 Storage, Low Hazard (Parking Garage)	311.3	CH. 42

- Exceptions: FBC 303.1.2 & FFPC 6.1.2.1.
- A room or space used for assembly purposes with an occupant load of less than 50 persons and accessory to another occupancy shall be classified as Group B occupancy or as part of the occupancy.
 - A room or space used for assembly purposes that is less than 750 square feet in area and accessory to another occupancy shall be classified as Group B occupancy or as part of that occupancy.

OCCUPANT LOAD FACTOR
FBC TABLE 1004.5 AND NFPA 101, TABLE 7.3.1.2

USE	AREA PER OCCUPANT FBC	AREA PER OCCUPANT FFPC
BENCH-TYPE SEATING		1 PERSON / 18"
ASSEMBLY W/ FIXED SEATS	NUMBER OF FIXED SEATS FBC SECT. 1004.6	
ASSEMBLY W/O FIXED SEATS		
-Concentrated	7 NET	7 NET
-Unconcentrated	15 NET	15 NET
SWIMMING POOL - WATER SURFACE	50 GROSS	50 GROSS
SWIMMING POOL DECK	15 GROSS	30 GROSS
EXERCISE ROOM W/ EQUIPMENT	50 GROSS	50 GROSS
EXERCISE ROOM W/O EQUIPMENT		15 GROSS
LOCKER ROOMS	50 GROSS	
BUSINESS AREAS	150 GROSS	150 GROSS
MERCANTILE (GRADE FLOOR LEVEL)	60 GROSS	30 GROSS
RESIDENTIAL (APARTMENT)	200 GROSS	200 GROSS
STORAGE AREA, MECHANICAL	300 GROSS	300 GROSS
PARKING GARAGE	200 GROSS	

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Drawn By:	(SHG)
Principal in Charge:	(JMF)
Project No:	02-0237.04

Scale:

Seal:

Project Phase:

DRC SITE PLAN SUBMITTAL

Sheet Title:

SITE DATA 3

Sheet Number:

SD.3

ULDR SEC. 47-12.4.1. TABLE OF DIMENSIONAL REQUIREMENTS
FOR THE CENTRAL BEACH ZONING DISTRICTS

REQUIREMENTS (Note A)	SBMHA CODE (approved 2022 code changes)	APPROVED SITE PLAN (per pre 2022 code changes)	PROPOSED PDD	RELIEF REQUESTED
Max RESIDENTIAL Density (D.U /net acre) *350 residential *60 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 acre) *256 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	1,972,122/1,6 83,574= 1.17 FAR	2,131,951 / 1,683,574= 1.27 FAR	NO

REQUIREMENTS (Note A)	SBMHA CODE (approved 2022 code changes)	APPROVED SITE PLAN (per pre 2022 code changes)	PROPOSED PDD	RELIEF REQUESTED
Maximum structure height (Note D)	120' Or 144' if floorplate <16,000	120'	270' / 22/23 levels (RESIDENTIAL TOWERS)	YES
			300' / 23 levels (HOTEL TOWER)	YES
			EXTG (DOCKMASTER)	NO
			16' (DOCKMASTER EXPANSION)	NO
			16' (MARINA VILLAGE- MULTI KIOSKS)	NO
Maximum Building ("Streetwall") Length)	200'		30'-6" (MARINA RESTAURANT)	NO
Minimum Distance Between Buildings on Same Development Site (Note B)	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)	SBMHA CODE (approved 2022 code changes)	APPROVED SITE PLAN (per pre 2022 code changes)	PROPOSED PDD	RELIEF REQUESTED
Tower Stepback	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 bldg. 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)	SBMHA CODE (approved 2022 code changes)	APPROVED SITE PLAN (per pre 2022 code changes)	PROPOSED PDD	RELIEF REQUESTED
VUA LANDSCAPE (Note F)	VUA TREES 134 TREES (SITE) 31 TREES (FLEX) VUA NATIVE TREE REQUIREMENT (50% OF TOTAL REQUIRED) 67 TREES (SITE) 15 TREES (FLEX) VUA FLOWERING TREE REQUIREMENT (20% OF TOTAL REQUIRED) 27 TREES (SITE) 6 TREES (FLEX)		VUA TREES 84 TREES (SITE) 25 TREES (FLEX) VUA NATIVE TREE REQUIREMENT (50% OF TOTAL REQUIRED) 54 TREES (SITE) 15 TREES (FLEX) VUA FLOWERING TREE REQUIREMENT (20% OF TOTAL REQUIRED) 27 TREES (SITE) 0 TREES (FLEX)	YES YES YES NO NO YES

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 EXTG DOCKMASTER TO PL 17'-2" (EXTG) EXTG DOCKMASTER TO WEIFACE 620'-0" PODIUM TO PL
REAR YARD (WEST)	20'-0" TO PL	45'-0" RES BLDG OVERHANG TO WEIFACE 60'-0" RES BLDG TO WEIFACE	41'-8" (EXTG) EXTG DOCKMASTER TO WEIFACE 18'-6" (EXTG) EXTG DOCKMASTER TO WEIFACE 228'-2" HOTEL BLDG OVERHANG TO WEIFACE

* As measured per ULDR Sec:47–12.3

* SBMHA 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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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)



MARINA VILLAGE
(26,815 SF)

FDOT ROW EASEMENT
(23,838 SF)

PEDESTRIAN OVERPASS

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

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:

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Date:	MAR 15, 2023
Project Manager:	(SROD)
Drawn By:	(SHG)
Principal in Charge:	(JMF)
Project No:	02-0237.04

Scale:

Seal:

Project Phase:

DRC SITE PLAN SUBMITTAL

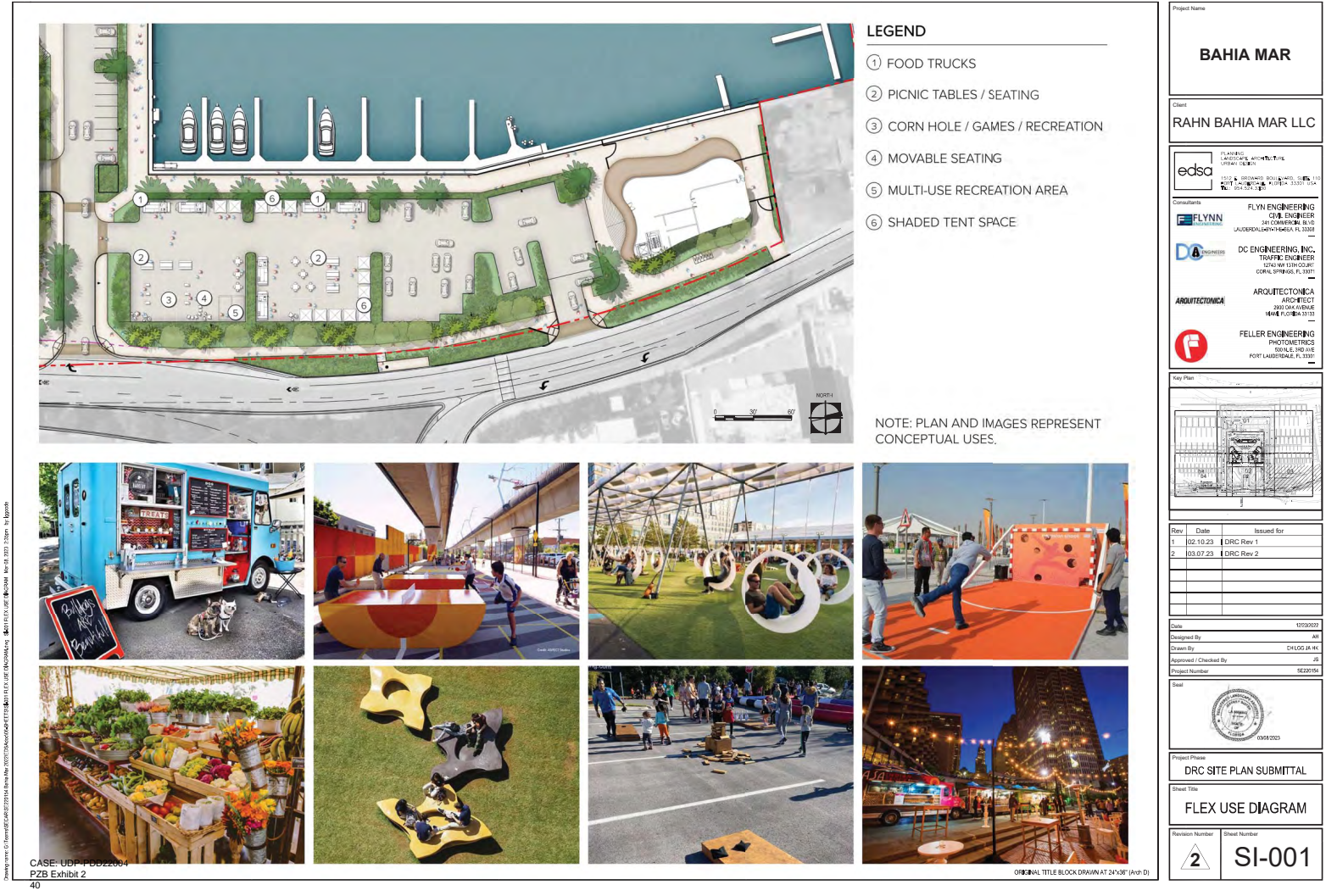
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SITE DATA 5

Sheet Number:

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RENDERING 01

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RENDERING 02

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RENDERING 03

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RENDERING 04

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RENDERING 05

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RENDERING 08

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RENDERING 09

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RENDERING 10

A0.10



BAHIA MAR

PROJECT ADDRESS:
801 SEABREEZE BOULEVARD, FORT LAUDERDALE, FLORIDA

CLIENT:
RAHN BAHIA MAR, LLC
1175 NE 125 Street, Suite 102
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LAND USE ATTORNEY:
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TRAFFIC ENGINEER:
TRAF TECH ENGINEERING
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TAMARAC, FL 33321

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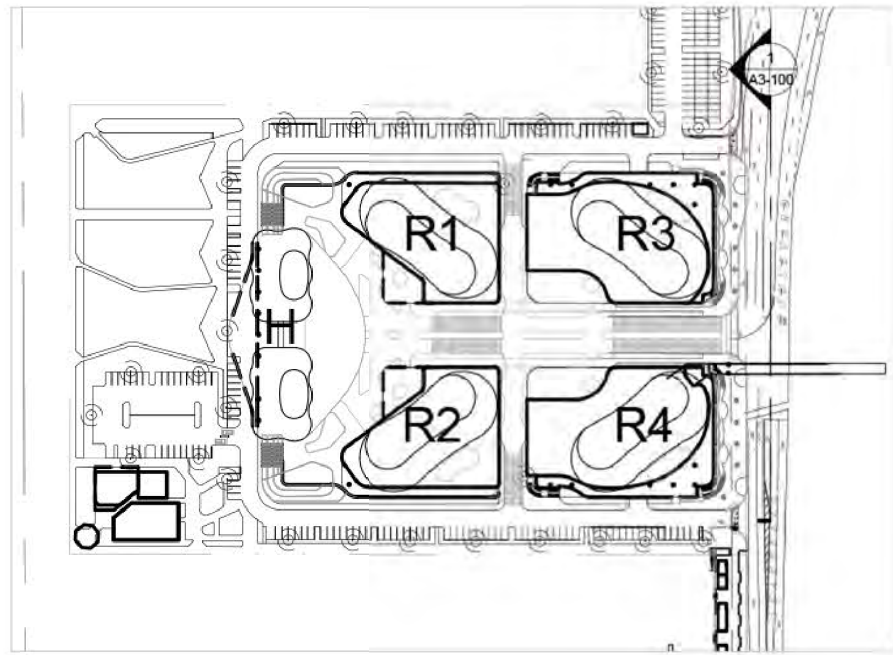
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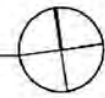
RENDERING 11

A0.11



KEY PLAN

Not To Scale

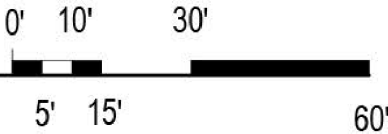


RESIDENTIAL (R4)

RESIDENTIAL (R3)

ELEVATION EAST

1/30" = 1'-0"



BAHIA MAR

PROJECT ADDRESS:
801 SEABREEZE BOULEVARD, FORT LAUDERDALE, FLORIDA

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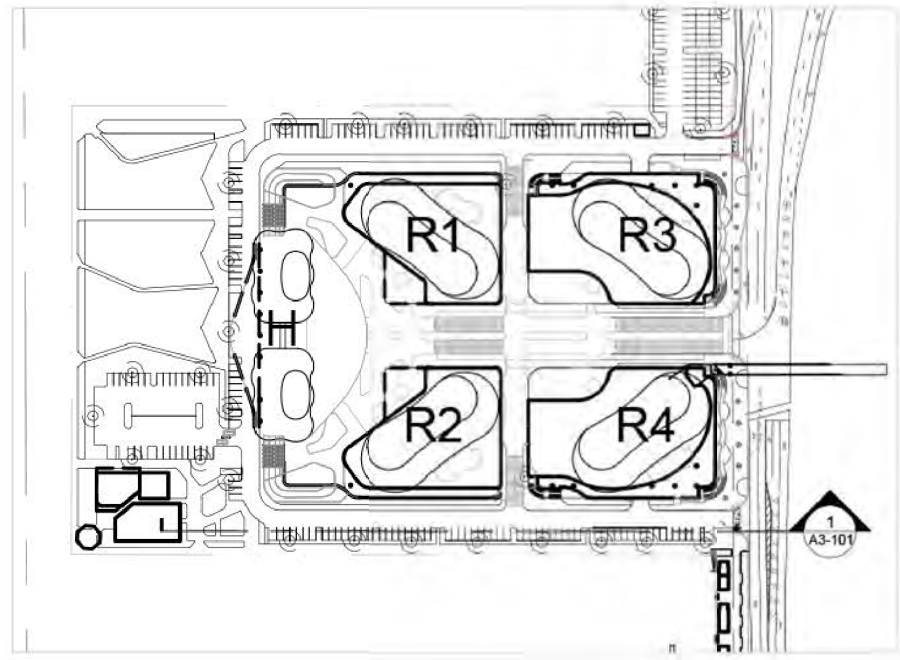
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ELEVATION EAST

A3-100

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KEY PLAN
Not To Scale

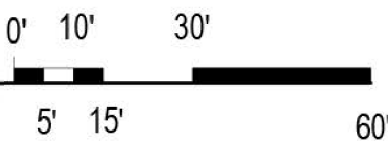


HOTEL (H1)

RESIDENTIAL (R2)

RESIDENTIAL (R4)

ELEVATION SOUTH
1/30" = 1'-0"



BAHIA MAR

PROJECT ADDRESS:
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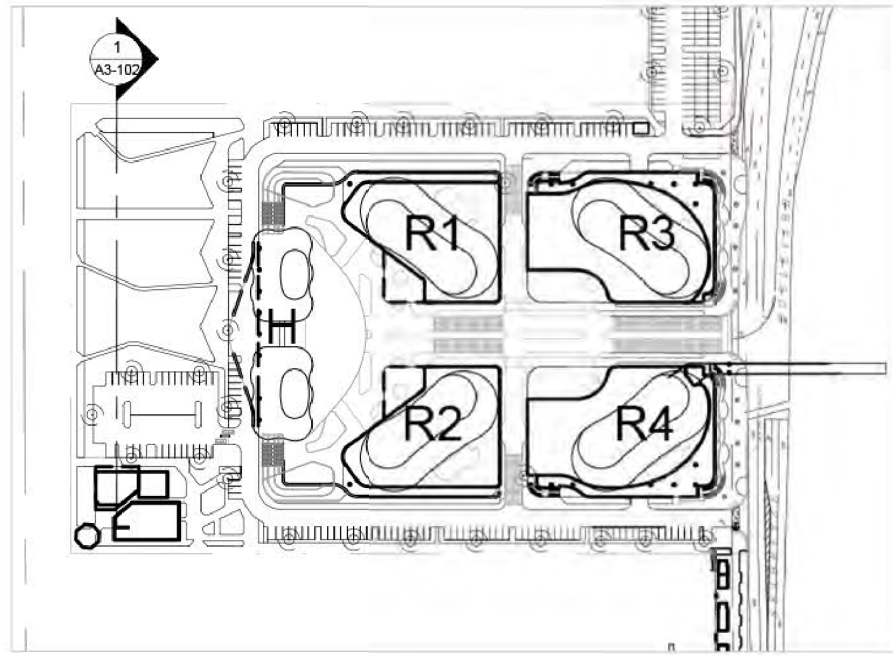
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ELEVATION SOUTH

A3-101

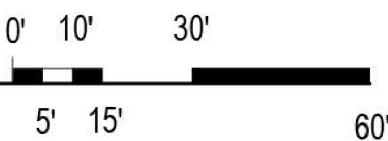
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KEY PLAN
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ELEVATION WEST
1/30" = 1'-0"



BAHIA MAR

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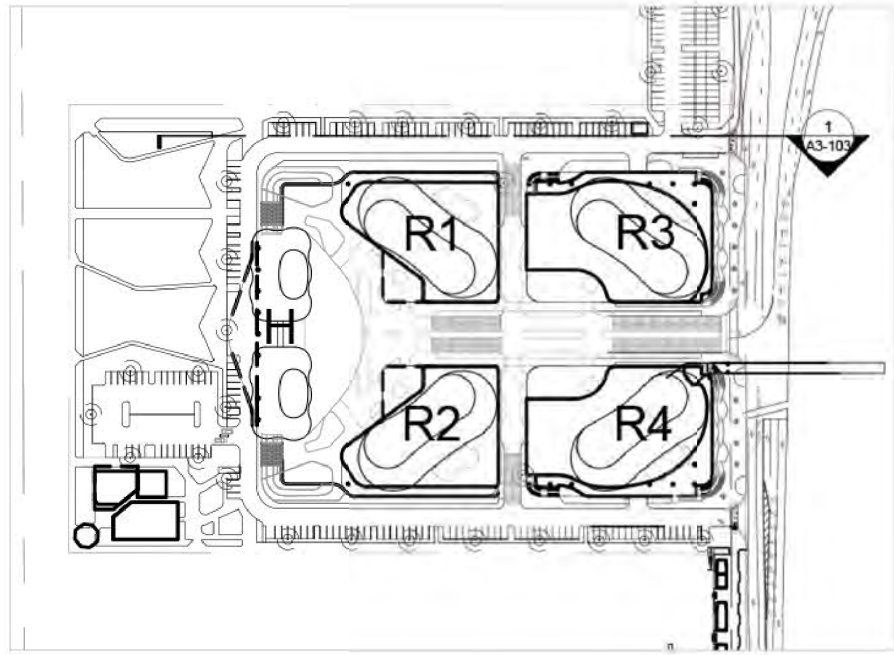
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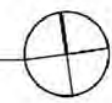
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ELEVATION WEST

A3-102



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
1/30" = 1'-0"

0' 10' 30'
5' 15' 60'



BAHIA MAR

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954.286.0926

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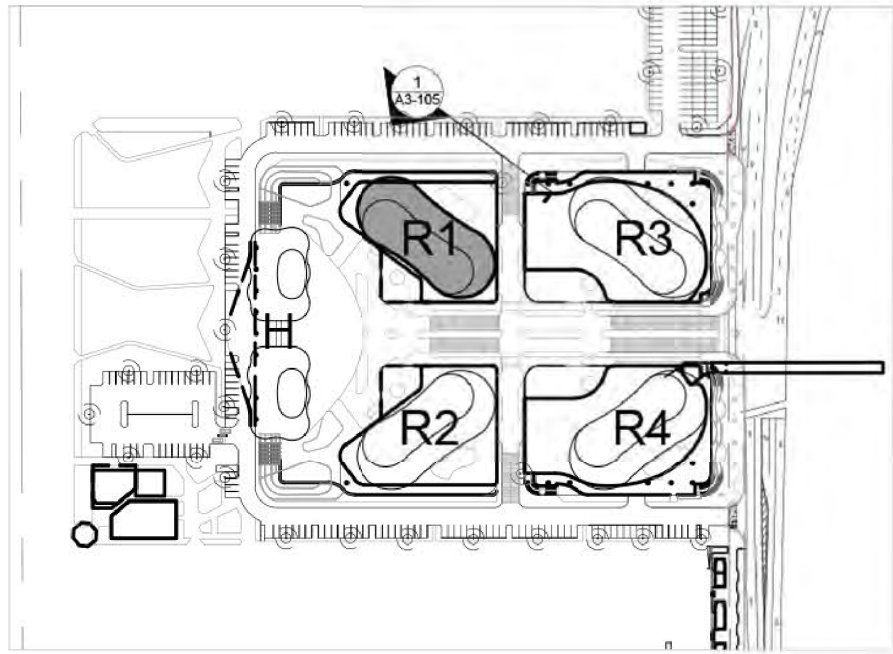
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ELEVATION NORTH

A3-103

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KEY PLAN
Not To Scale



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



BAHIA MAR

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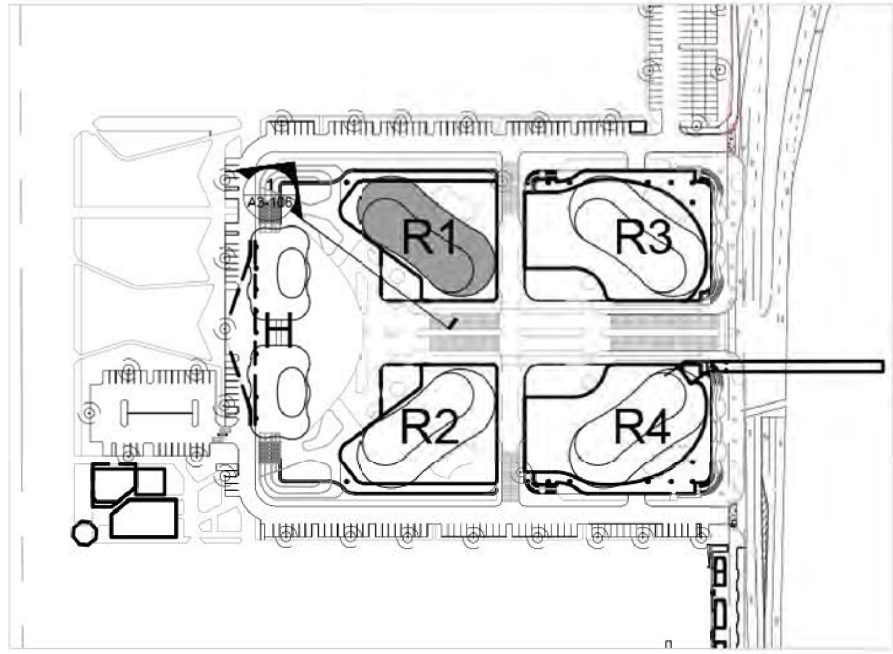
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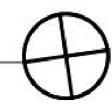
RESIDENTIAL TOWER R1
PARTIAL ELEVATION NORTH

A3-105

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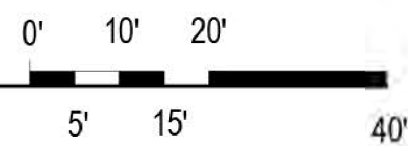


KEY PLAN
Not To Scale



RESIDENTIAL TOWER R1 - PARTIAL ELEVATION SOUTH

1/20" = 1'-0"



BAHIA MAR

PROJECT ADDRESS:
801 SEABREEZE BOULEVARD, FORT LAUDERDALE, FLORIDA

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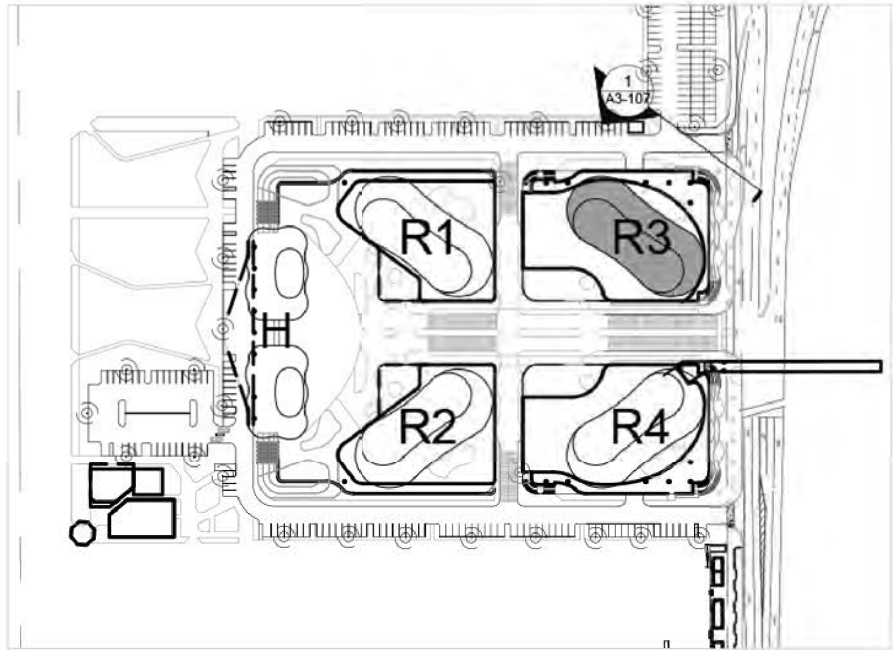
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RESIDENTIAL TOWER R1
PARTIAL ELEVATION SOUTH

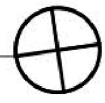
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KEY PLAN

Not To Scale



RESIDENTIAL TOWER R3 - PARTIAL ELEVATION NORTH

1/20" = 1'-0"



BAHIA MAR

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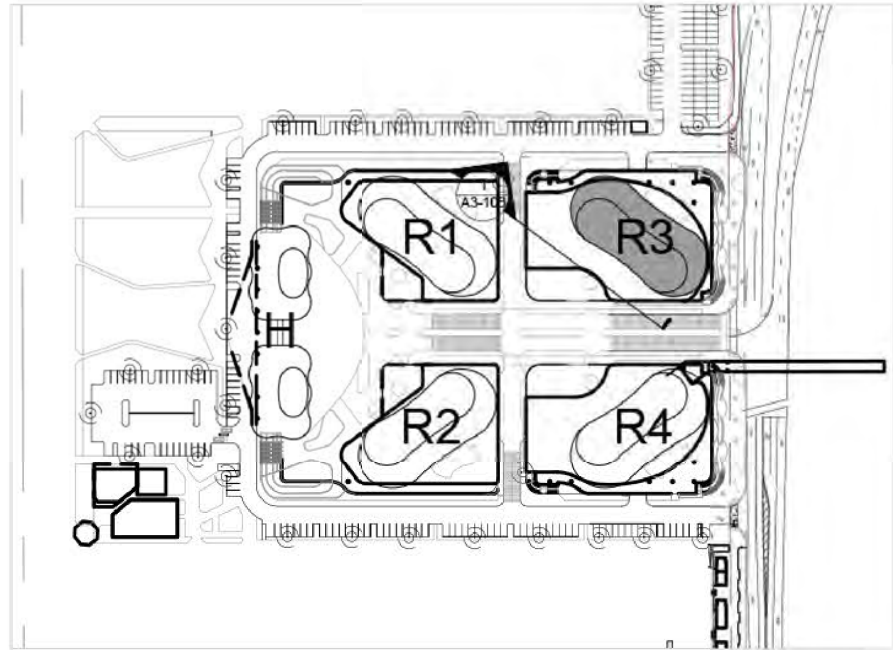
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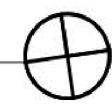
RESIDENTIAL TOWER R3
PARTIAL ELEVATION NORTH

A3-107

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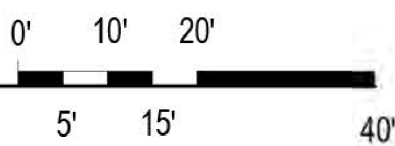


KEY PLAN
Not To Scale



RESIDENTIAL TOWER R3 - PARTIAL ELEVATION SOUTH

1/20" = 1'-0"



BAHIA MAR

PROJECT ADDRESS:
801 SEABREEZE BOULEVARD, FORT LAUDERDALE, FLORIDA

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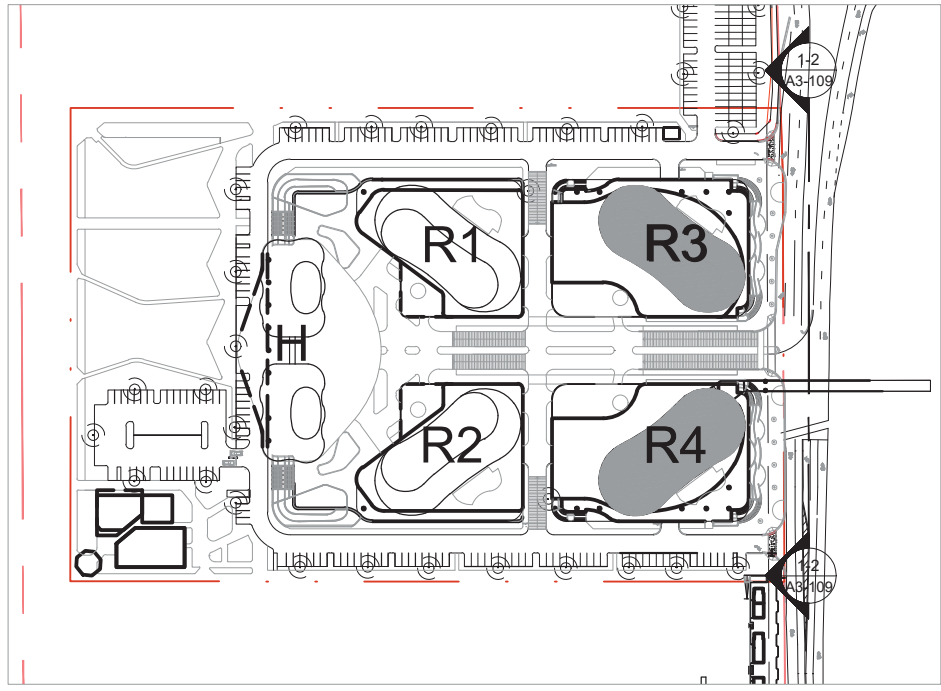
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RESIDENTIAL TOWER R3
PARTIAL ELEVATION SOUTH

A3-108

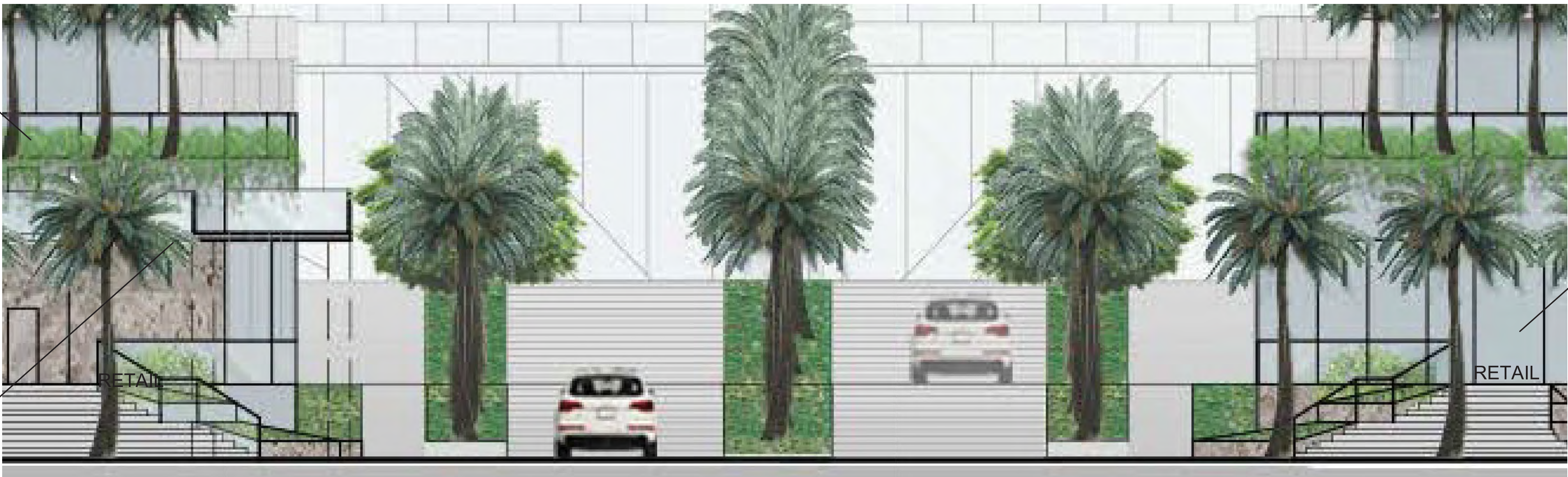
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KEY PLAN
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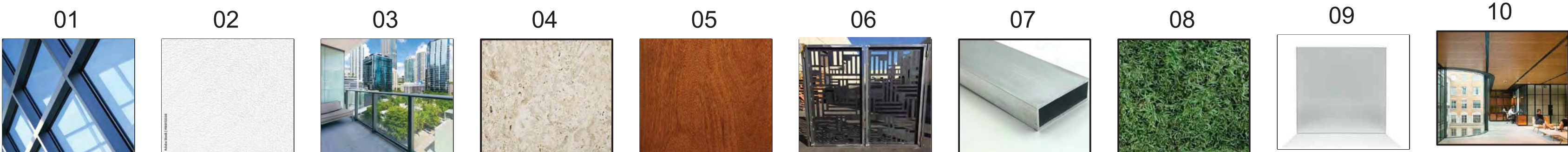


1 ENLARGED ELEVATION EAST- RESIDENTIAL TOWER R3



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 CLADDLED CEILING



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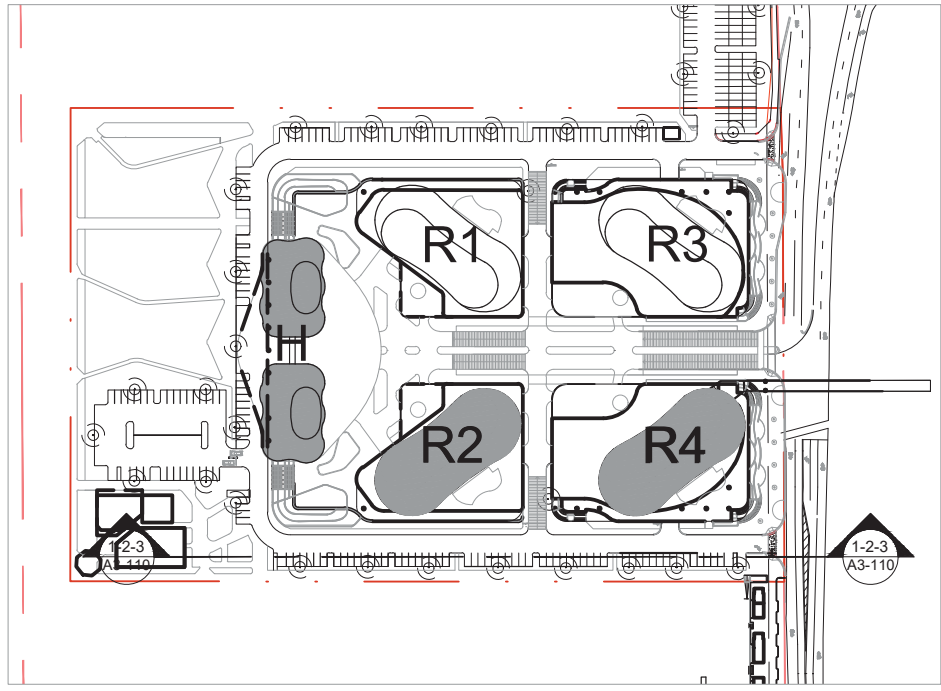
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DRC SITE PLAN SUBMITTAL

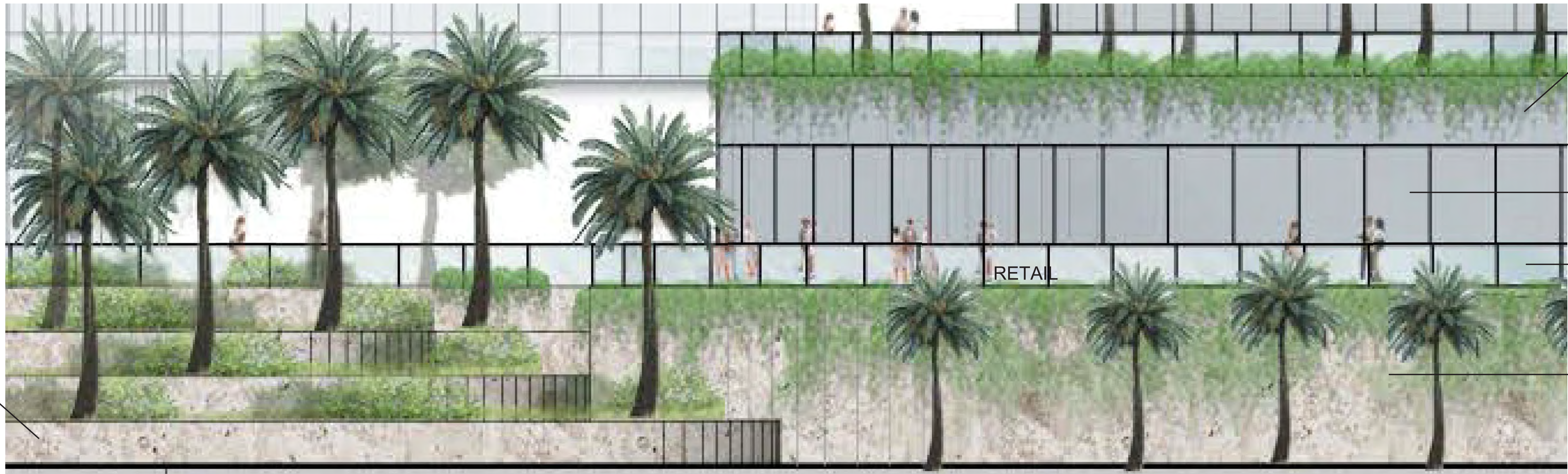
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ENLARGED ELEVATION

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
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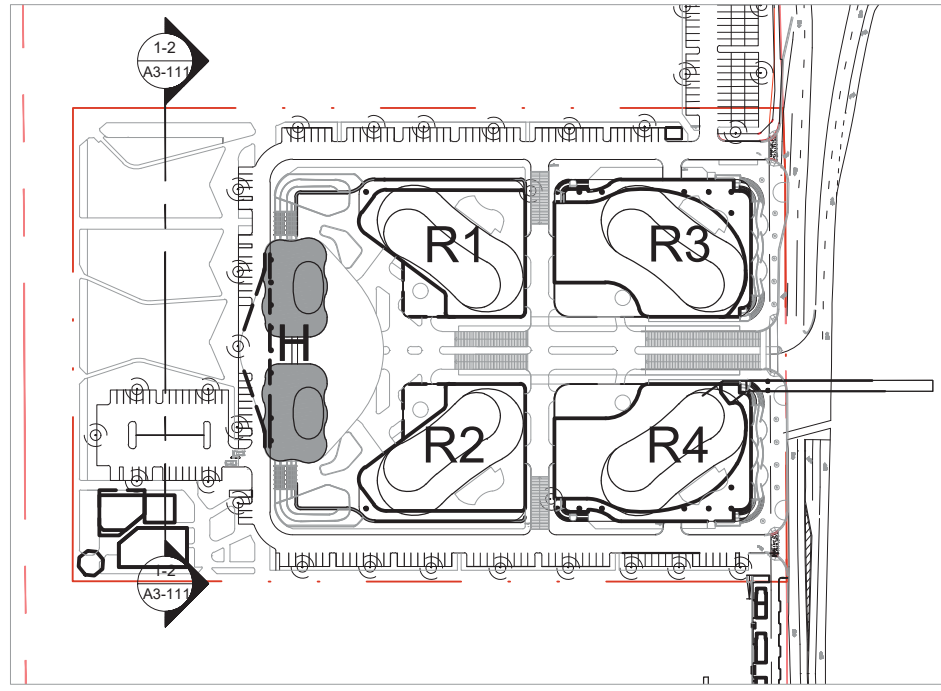
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ENLARGED ELEVATION

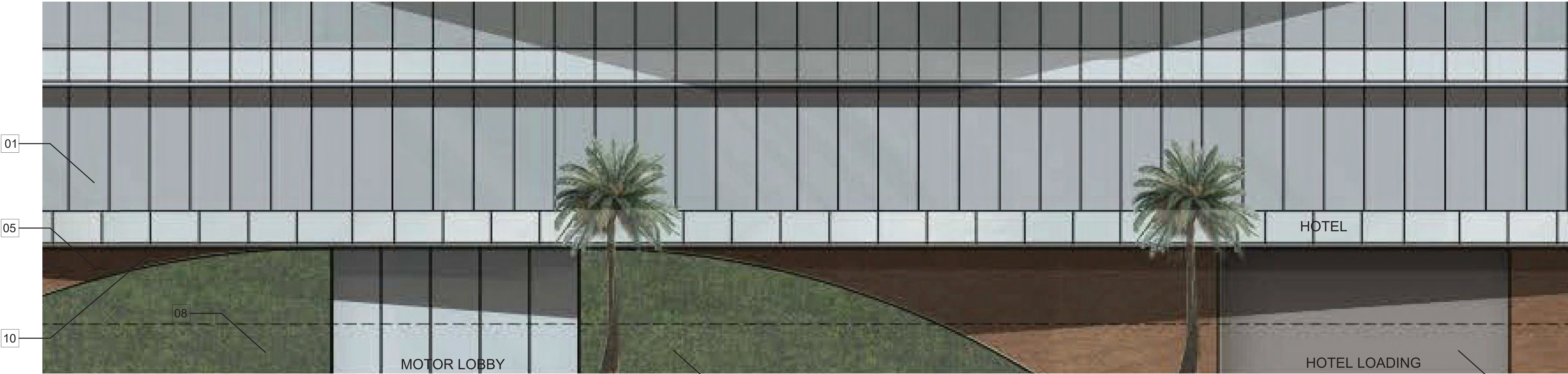
A3-110



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



2



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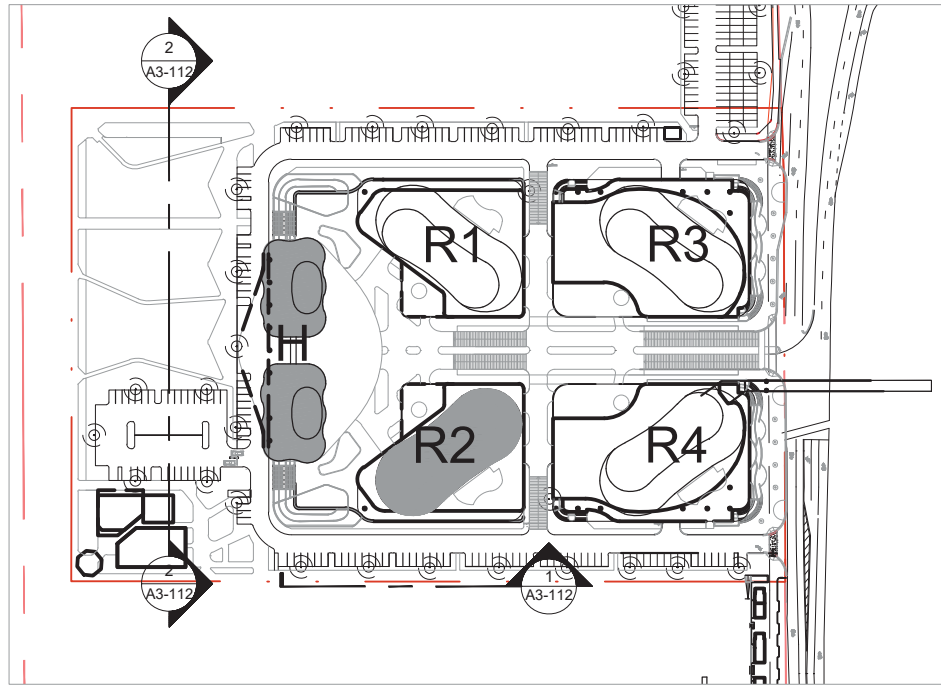
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ENLARGED ELEVATION

A3-111

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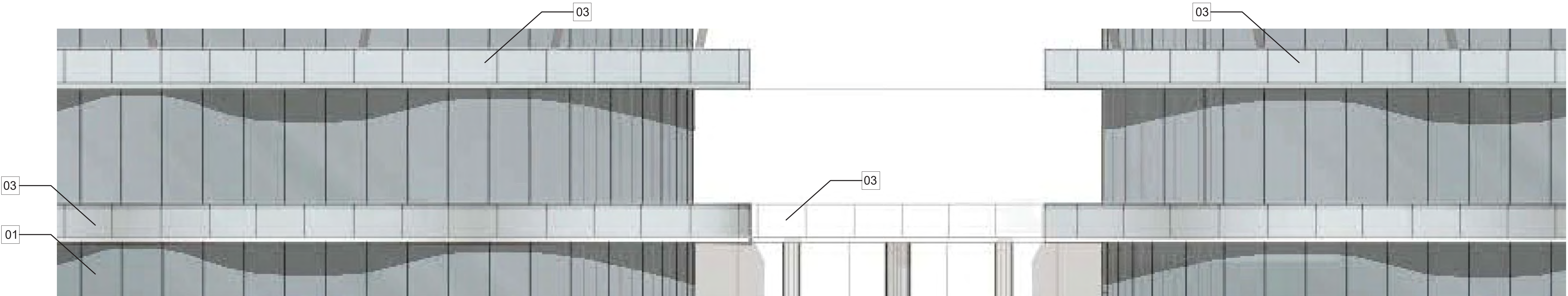
CAM #23-0467
Exhibit 2
Page 59 of 66



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
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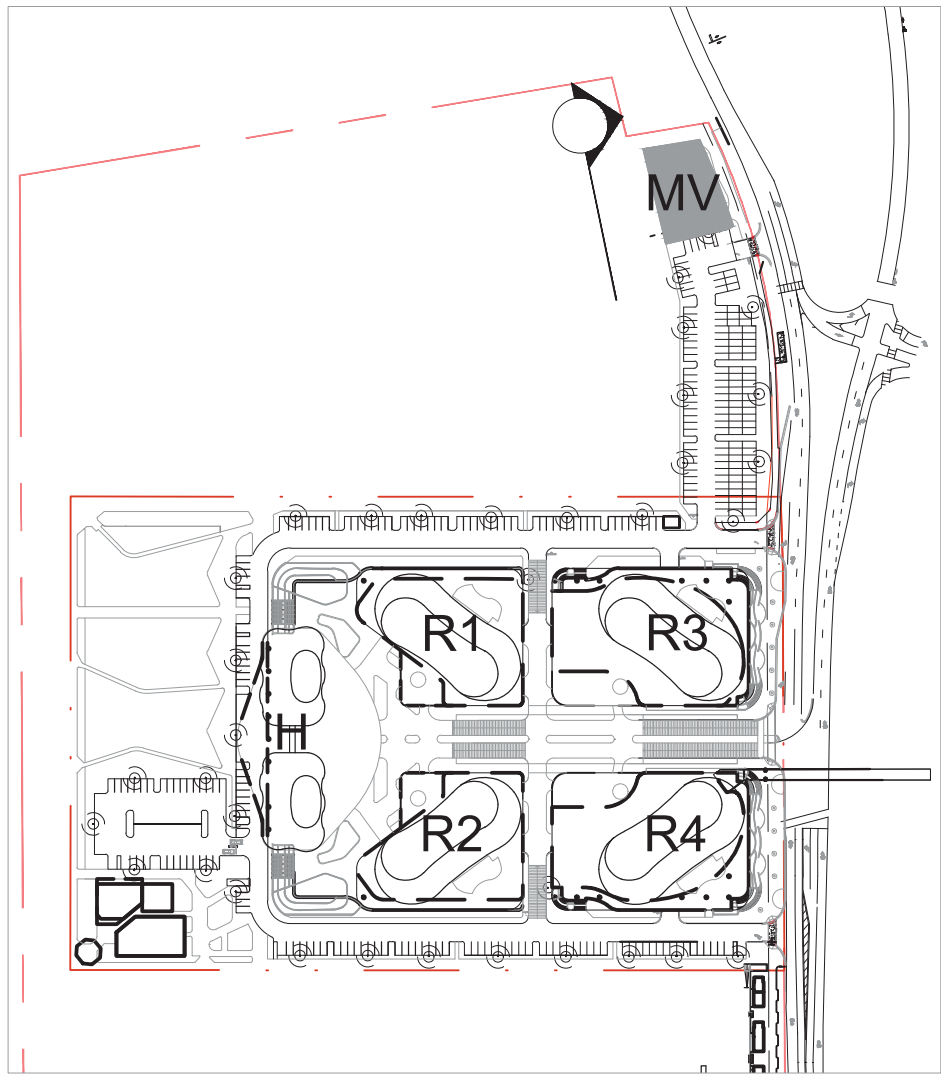
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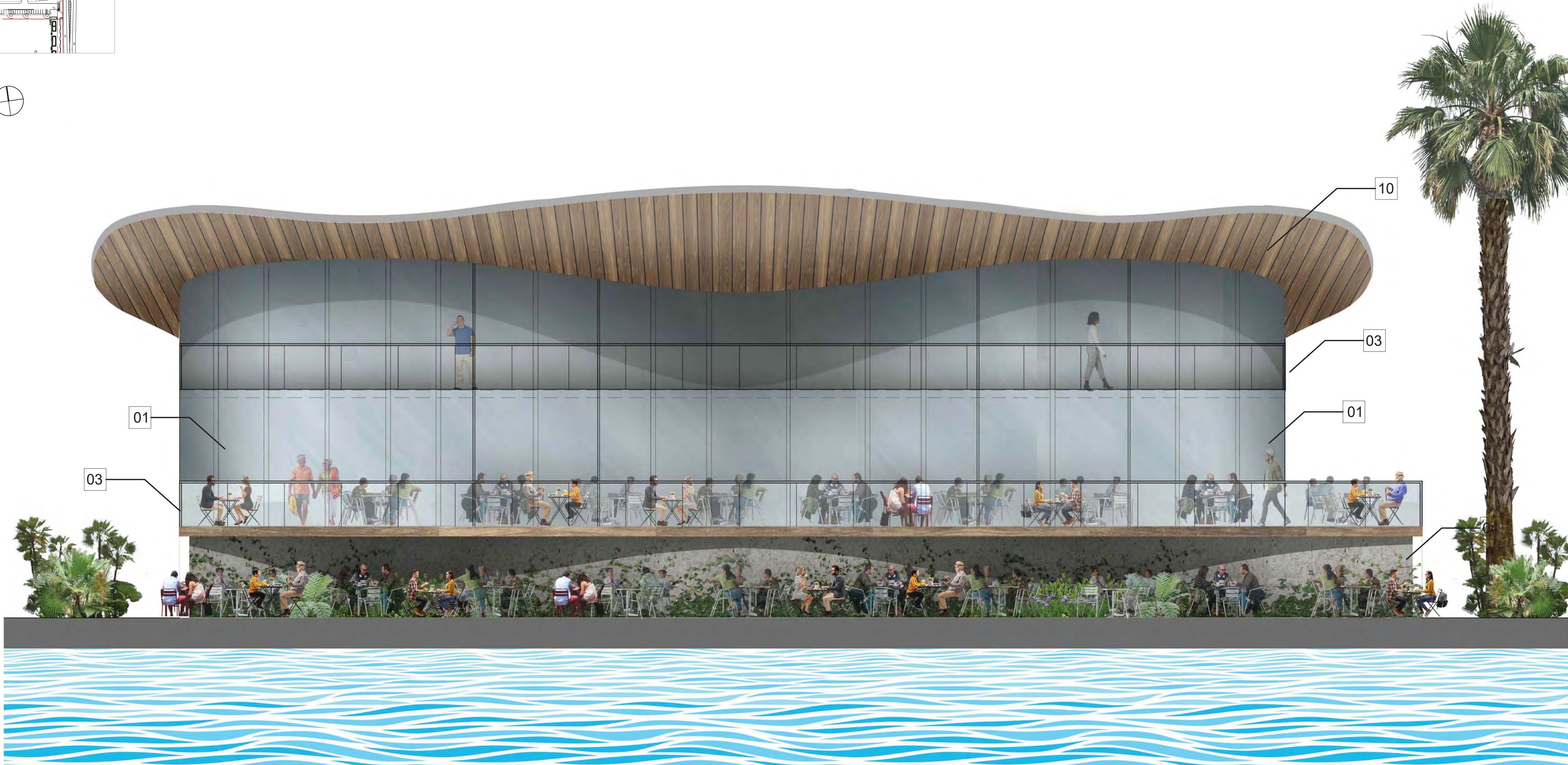
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ENLARGED ELEVATION

A3-112



KEY PLAN
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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
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DRC SITE PLAN SUBMITTAL

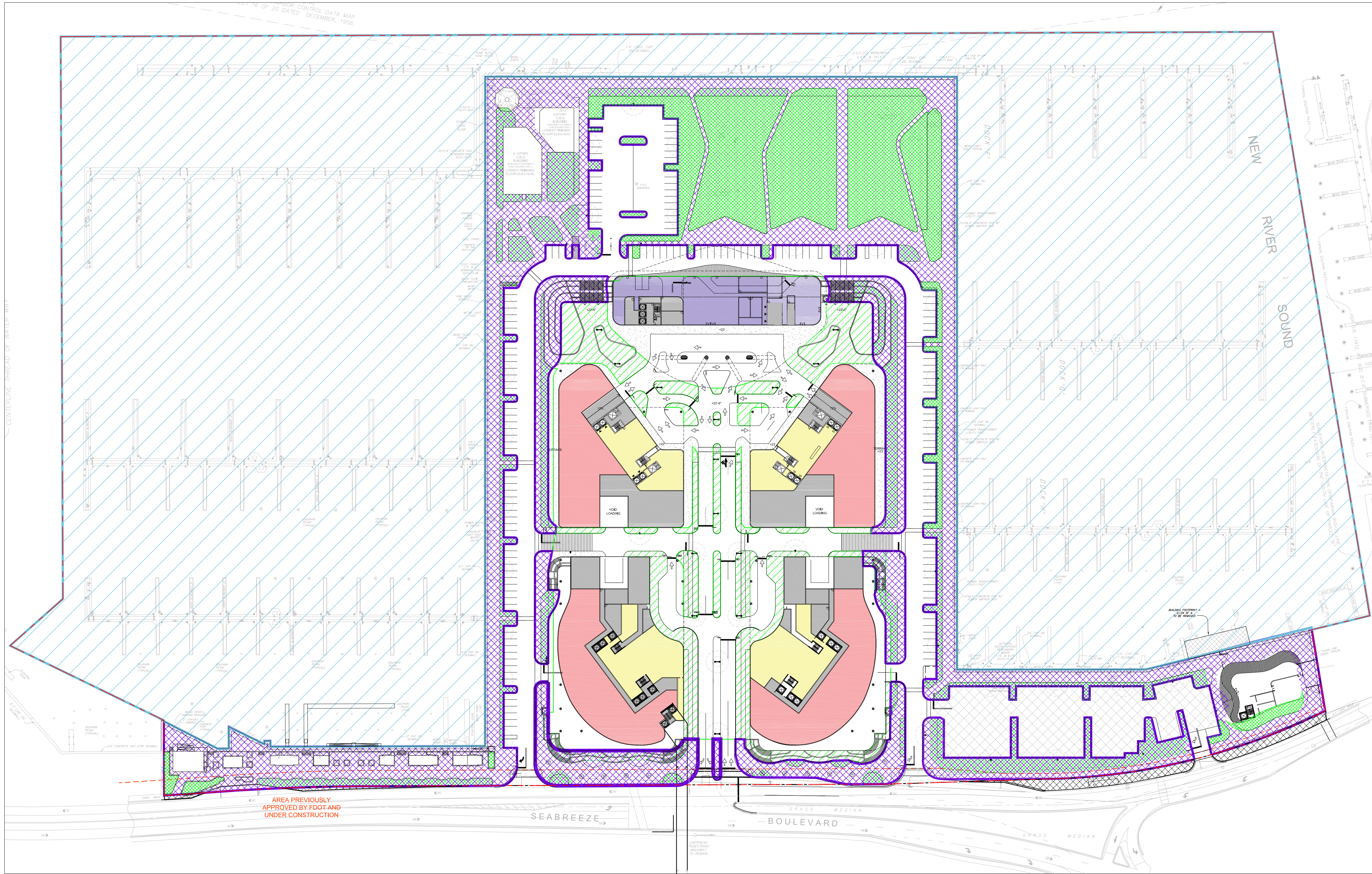
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ELEVATION
MARINA RESTAURANT

A3-113

CASE: UDP-PDD22004
P2B Exhibit 2
131

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CAM #23-0467
Exhibit 2
Page 61 of 66



Project Name:

BAHIA MAR

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PHOTOMETRICS
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Rev:	Date:	Description:
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Date:	SEPT 27, 2022
Project Manager:	(SROD)
Drawn By:	(SHG)
Principal in Charge:	(JMF)
Project No:	02-0237.04

Scale:

1"=60'

Seal:

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

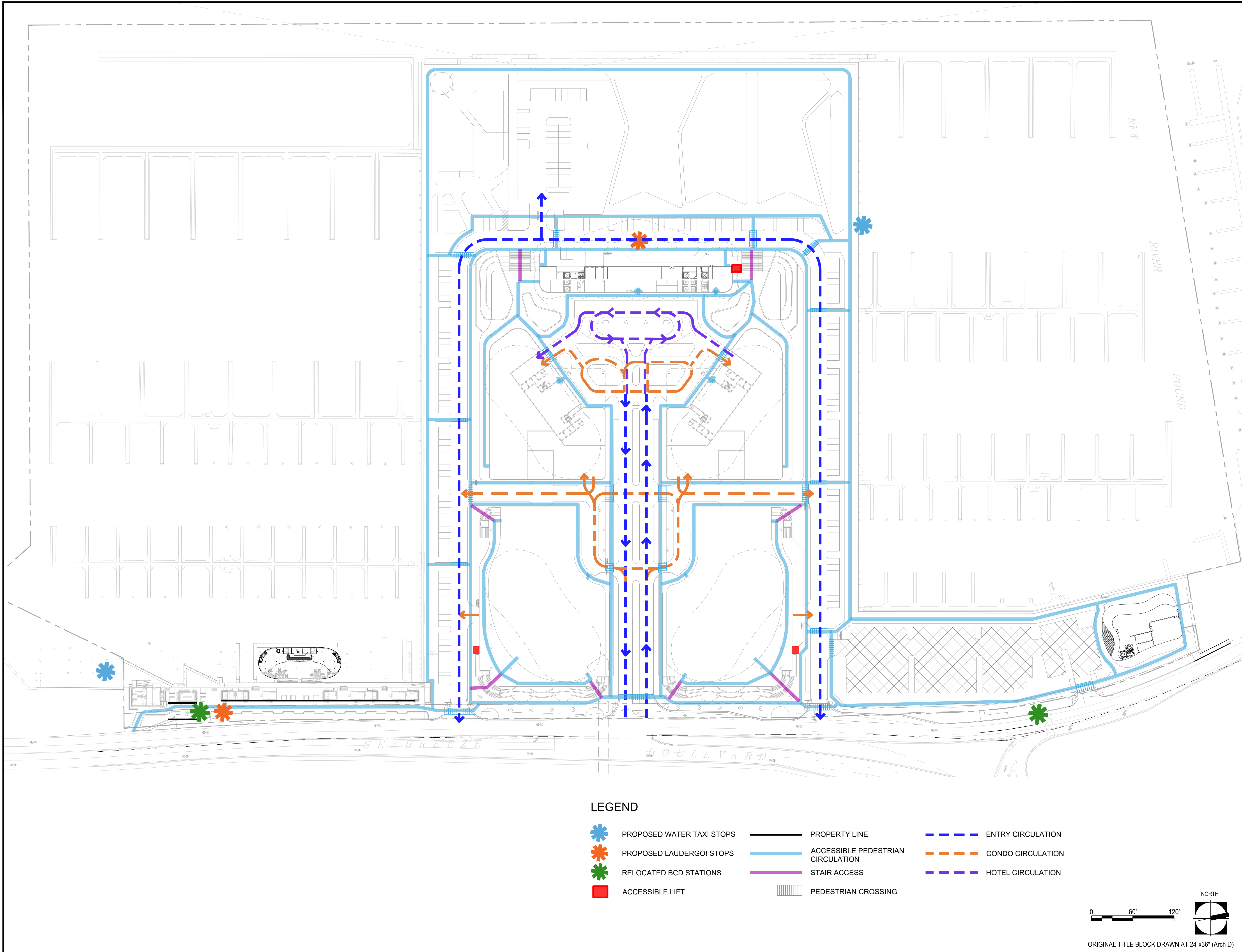
	SF / %
@ GRADE	1,257,624 SF / 86.5%
@ UPPER LEVELS	196,181 SF / 13.5%
	1,453,805 SF
@ A1A/SEABREEZE ROW	6,514 SF

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Mar 09, 2023 - 2:56pm

CASE: UDP-PDD22004
F2B Exhibit 2
190

CAM #23-0467
Exhibit 2
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C:\Drawing name: G:\Teams\SECAR\SE220154 Bahia Mar 2022\EDS\doc\06-SHEETS\L-104 PUBLIC CIRCULATION PLAN.dwg Mar 20, 2023 9:54am by ahuerta
PZB Exhibit 2
200



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
TEL: 954.524.3330

Consultants

FLYNN
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FLYN ENGINEERING
CIVIL ENGINEER
241 COMMERCIAL BLVD
LAUDERDALE-BY-THE-SEA, FL 33308

DC
ENGINEERS

DC ENGINEERING, INC.
TRAFFIC ENGINEER
12743 NW 13TH COURT
CORAL SPRINGS, FL 33071

ARQUITECTONICA

ARQUITECTONICA
ARCHITECT
2900 OAK AVENUE
MIAMI, FLORIDA 33133

FELLER
ENGINEERING

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	AH
Drawn By	EH LGG JA HK
Approved / Checked By	JS
Project Number	SE220154

Seal

Project Phase

DRC SITE PLAN SUBMITTAL

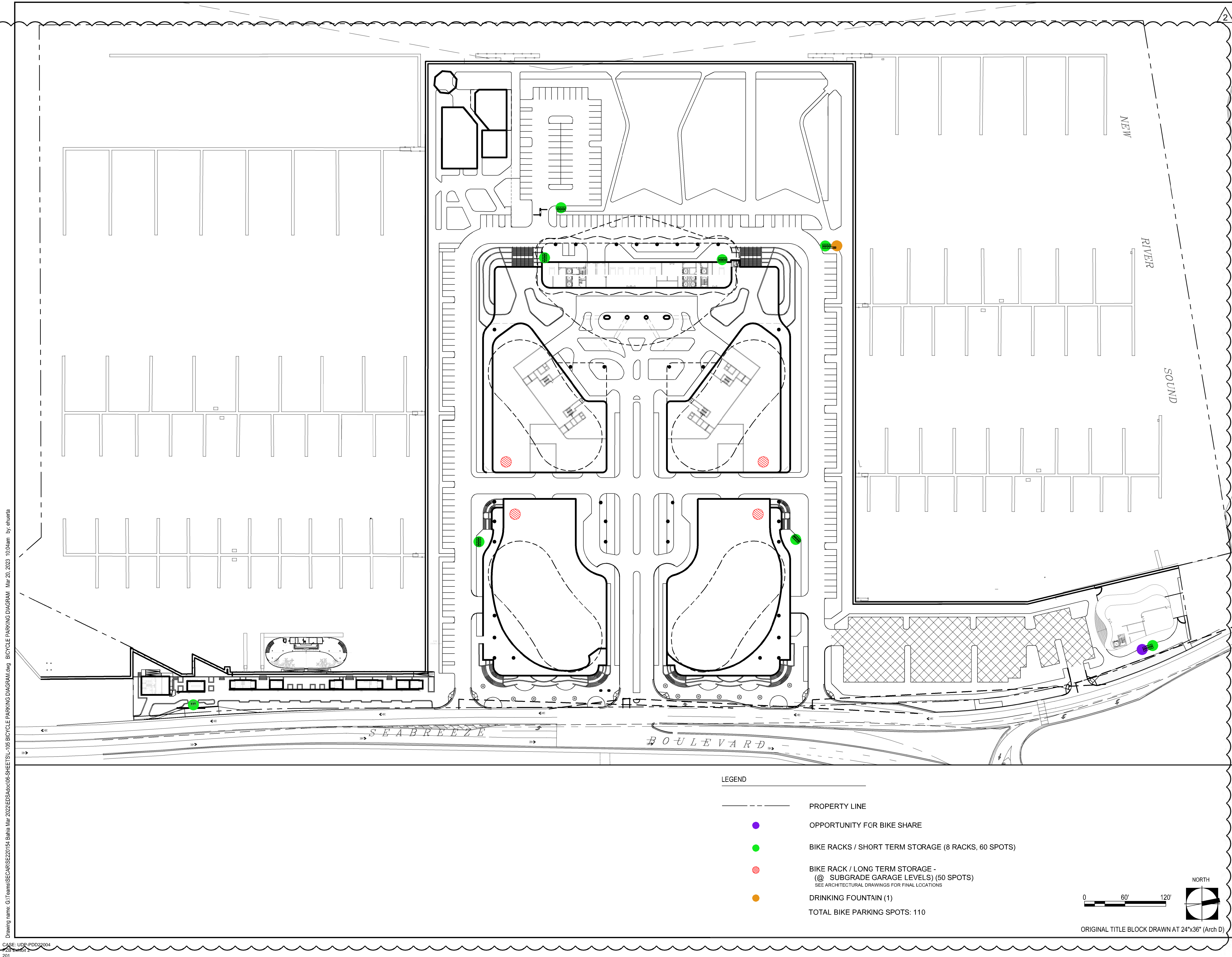
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PUBLIC CIRCULATION
PLAN

Revision Number	Sheet Number
2	L-104

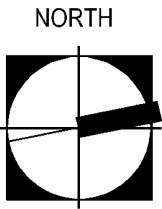
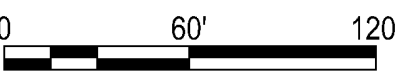
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CASE: UDR-PDD22004
2/28 Edition 2
201



LEGEND

- PROPERTY LINE
- OPPORTUNITY FOR BIKE SHARE
- BIKE RACKS / SHORT TERM STORAGE (8 RACKS, 60 SPOTS)
- BIKE RACK / LONG TERM STORAGE - (@ SUBGRADE GARAGE LEVELS) (50 SPOTS)
SEE ARCHITECTURAL DRAWINGS FOR FINAL LOCATIONS
- DRINKING FOUNTAIN (1)
- TOTAL BIKE PARKING SPOTS: 110



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

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BAHIA MAR

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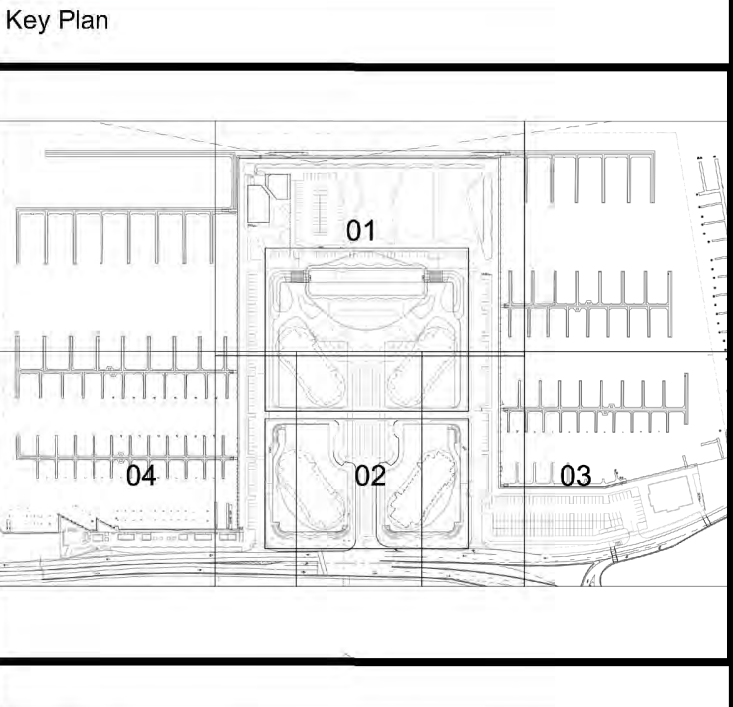
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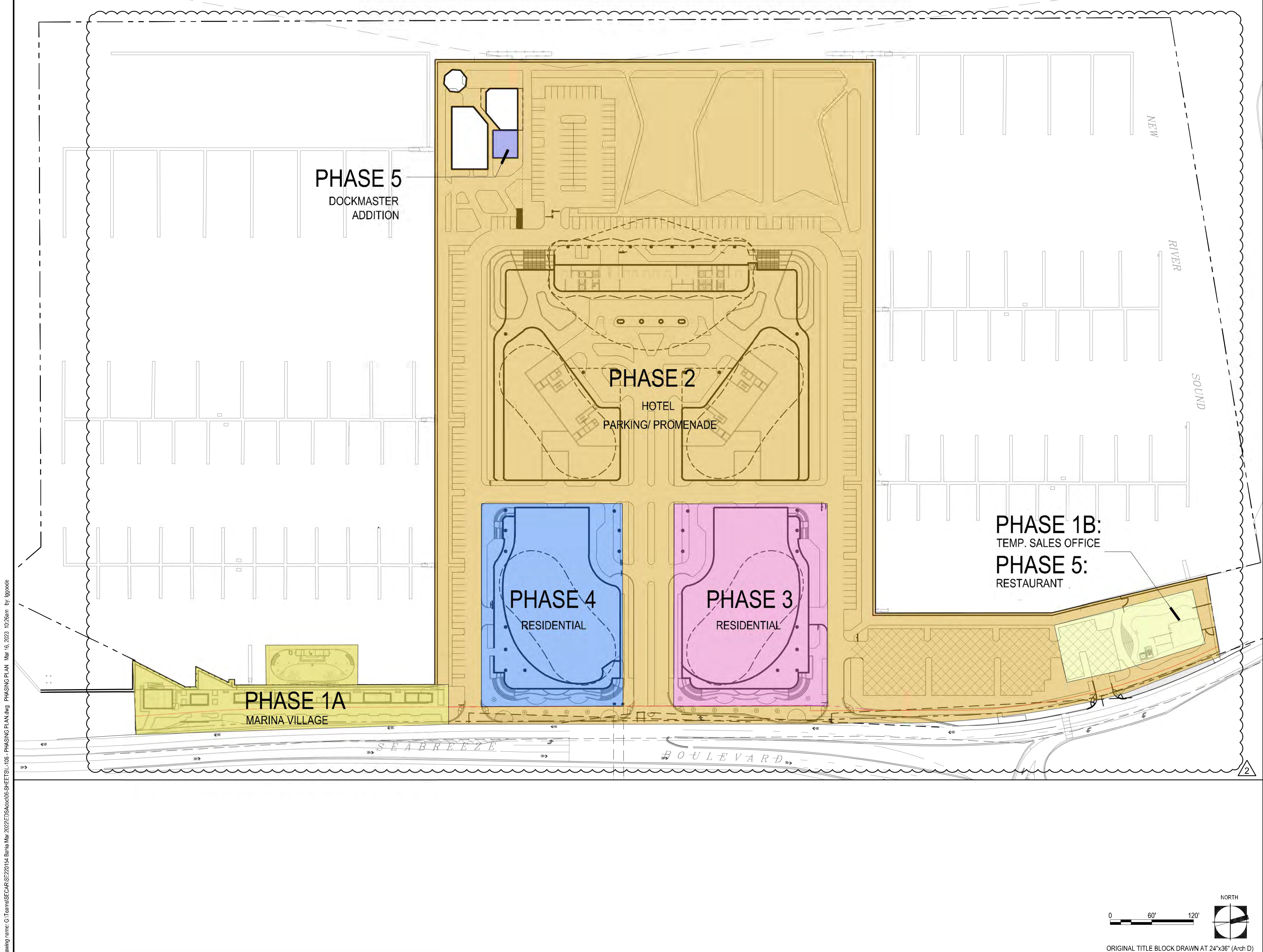
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BICYCLE PARKING
DIAGRAM

Revision Number

2

Sheet Number

L-105



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CASE: UDP-PD022004
P2B Exhibit 2
202

Project Name

BAHIA MAR

Client

RAHN BAHIA MAR LLC

edsa

PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN

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03/08/2023

Project Phase

DRC SITE PLAN SUBMITTAL

Sheet Title

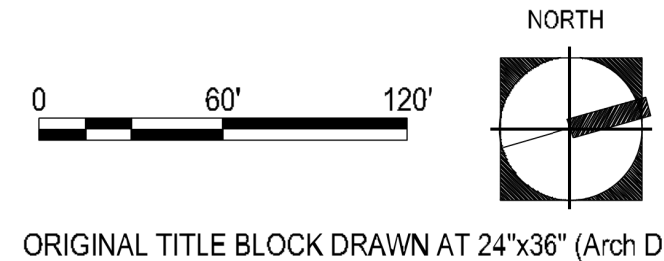
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Revision Number

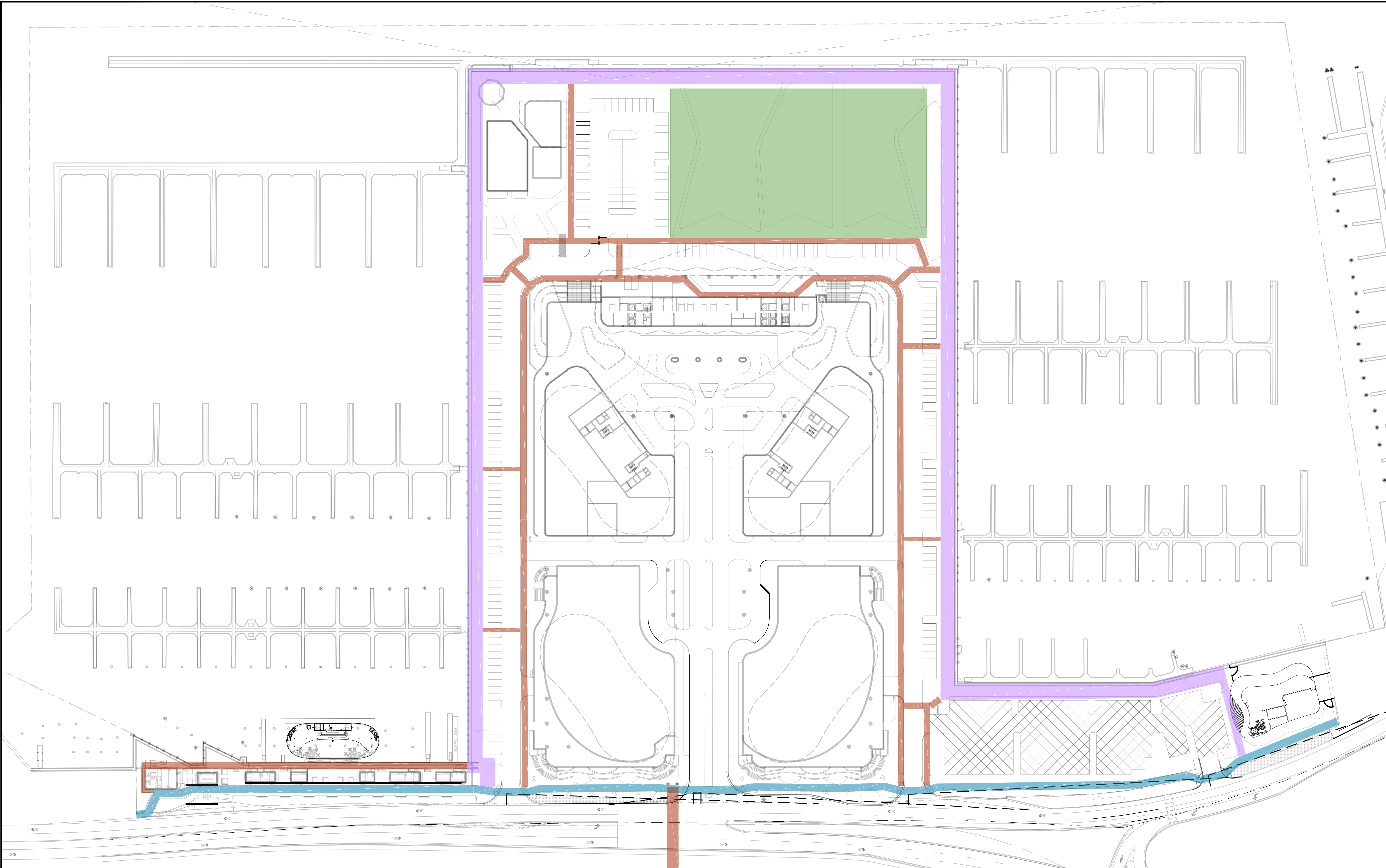
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Sheet Number

L-106



C:\Users\G\Documents\2022\EDS\202154 Bahia Mar\2022\EDS\202154 Bahia Mar\2022\EDS\202154 Bahia Mar.dwg PUBLIC ACCESS PLAN Mar 20, 2023 10:05am by ehuerta



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.

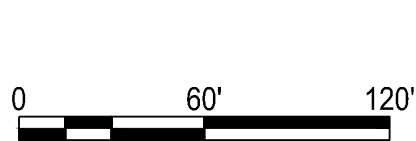
LEGEND

BEACHWALK

PEDESTRIAN ACCESS WALKWAYS

MARINA PROMENADE

BAHIA MAR PARK OPEN SPACE



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

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BAHIA MAR

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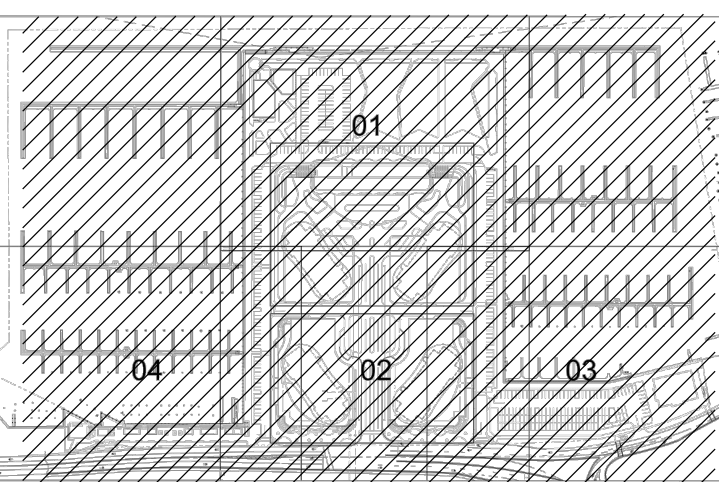


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DRC SITE PLAN SUBMITTAL

Sheet Title

PUBLIC ACCESS PLAN

Revision Number

Sheet Number

2

L-107