

ORDINANCE NO. C-23-24

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

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

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

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

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

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

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

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

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

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

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

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

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

ALL THAT PART OF "BAHIA MAR", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, PAGE 39, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING WEST OF THE WEST RIGHT-OF-WAY OF STATE ROAD A1A AND SEABREEZE BOULEVARD, LESS PARCEL 1 THEREOF AND LESS THE NORTH 80 FEET OF PARCEL 34 THEREOF

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

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

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

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

SECTION 6. In accordance with Section 47-37A.14. of the ULDR, unless otherwise provided in this ordinance and the exhibits hereto, the provisions of the ULDR shall apply to the

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development of the property described in Exhibit "A" rezoned to PDD. This ordinance shall prevail in the event of a conflict between this ordinance and any other provision in the ULDR.

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

SECTION 8. That pursuant to the provisions of the ULDR of the City of Fort Lauderdale, the proper city officials are hereby authorized to issue the necessary building and use permits that conform with this Ordinance after this Ordinance is recorded in the Public Records of Broward County at the applicant's expense and the applicant has fulfilled all conditions imposed by the Development Services Department and the City Commission.

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

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

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

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

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

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

PASSED FIRST READING this 6th day of June, 2023.

PASSED SECOND READING this ____ day of _____, 2023.

Mayor
DEAN J. TRANTALIS

ATTEST:

City Clerk
DAVID R. SOLOMAN

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McLAUGHLIN ENGINEERING COMPANY

LB#285

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

m. P. O. K.

SCALE 1" = 300'

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

LEGAL DESCRIPTION:

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

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

NOTES:

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

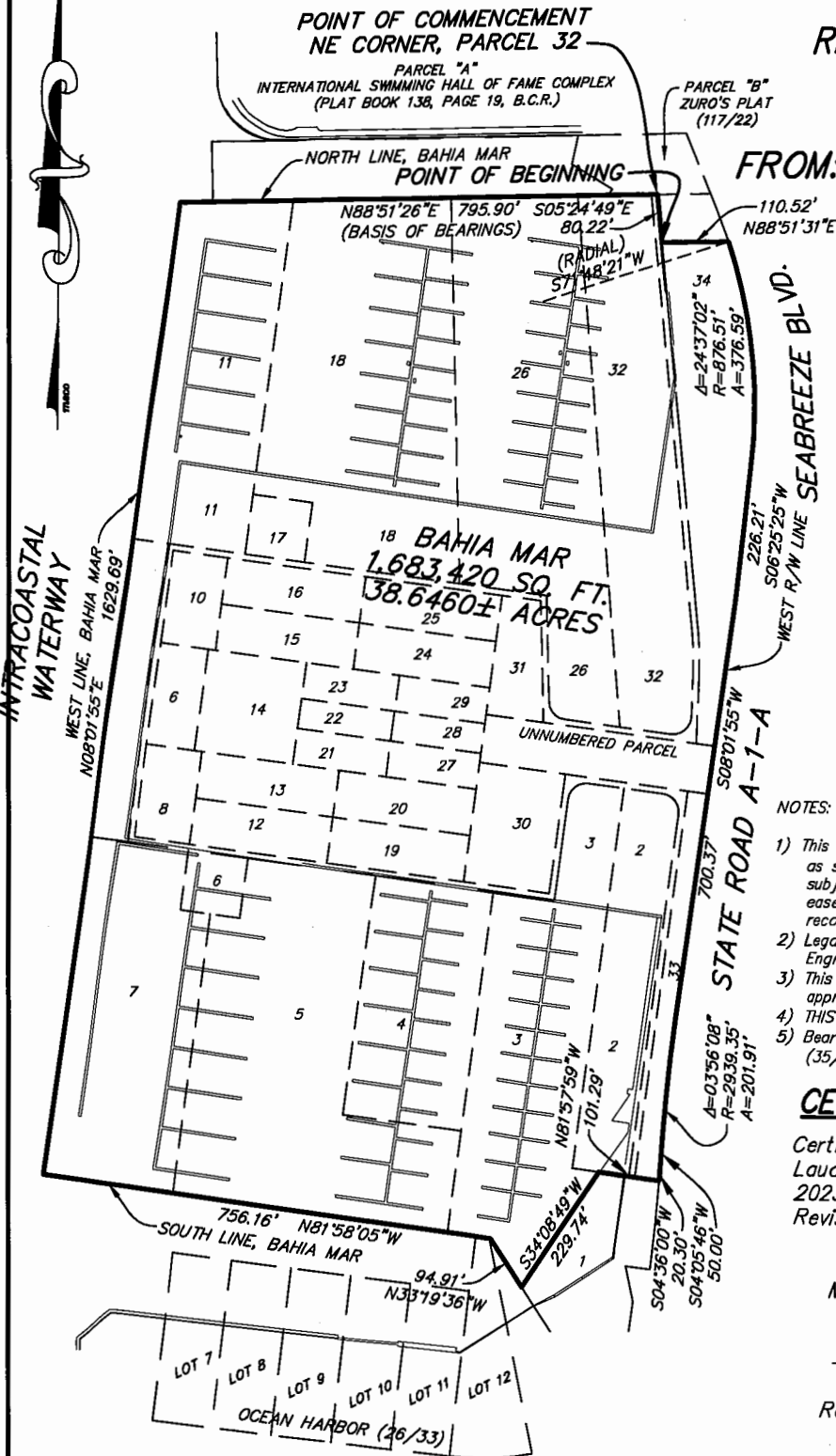
CERTIFICATION

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

Revised this 11th day of May, 2023.

McLAUGHLIN ENGINEERING COMPANY

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



FIELD BOOK NO. _____

DRAWN BY: JMMjr

JOB ORDER NO. V-7780

CHECKED BY: _____

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

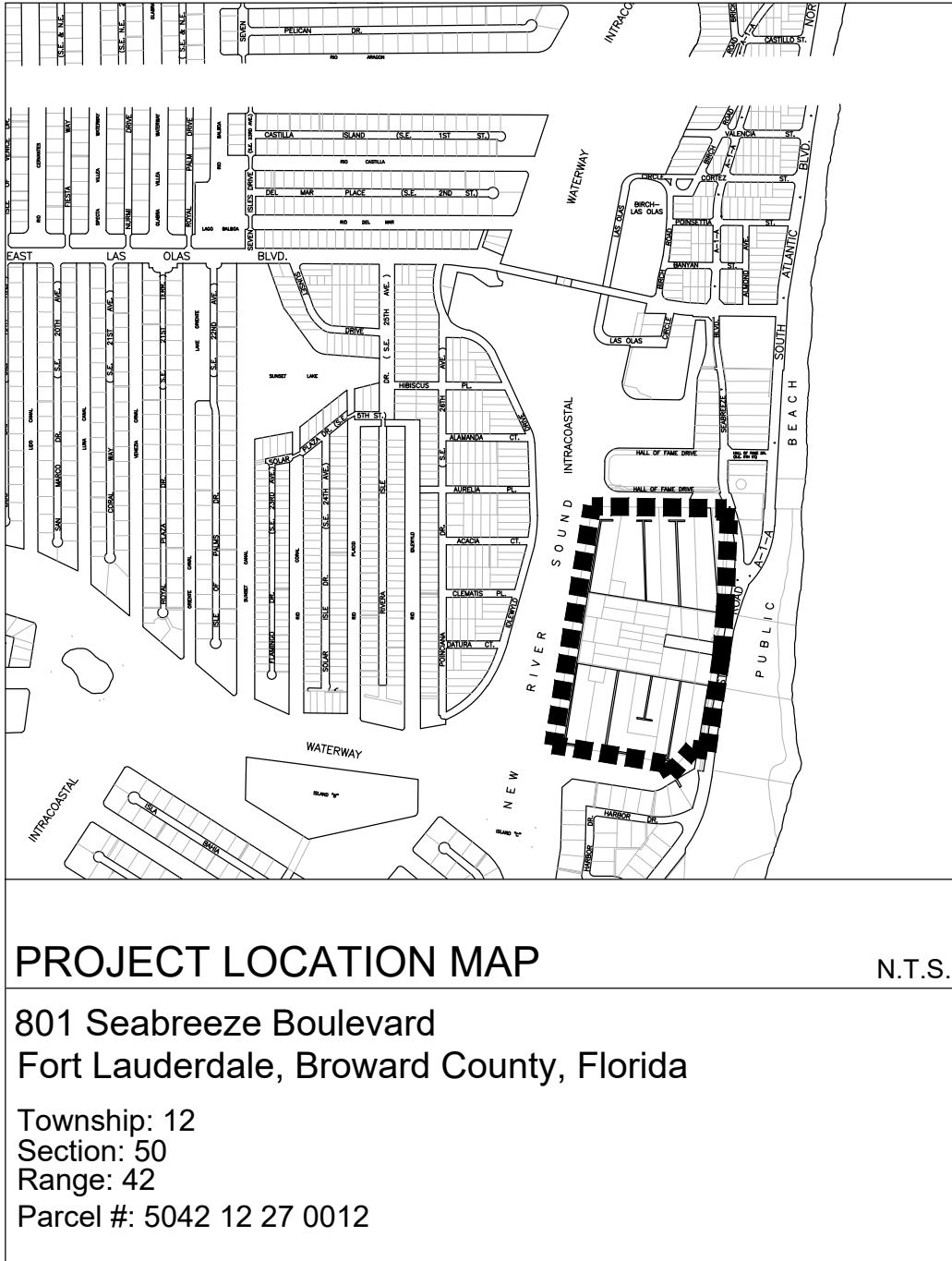
C: \JMMjr\2023\V7780 (BAHIA MAR BOUNDARY)

CAM # 23-0607

Exhibit 7

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



BAHIA MAR

FORT LAUDERDALE, FLORIDA

UDP-PDD22004

SITE PLAN LEVEL IV - PDD

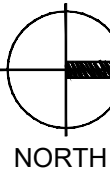
SUBMITTED: DECEMBER 23, 2022

REV1 SUBMITTED: FEBRUARY 13, 2023

REV2 SUBMITTED: MARCH 10, 2023



A1A/SEABREEZE



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SURVEY
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TEAM:



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LANDSCAPE ARCHITECT
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954.524.3330



CIVIL ENGINEERING / LAND PLANNING
FLYNN ENGINEERING SERVICES
241 COMMERCIAL BLVD.
LAUDERDALE-BY-SEA
FL 33308
954.522.1004



PHOTOMETRICS
STEVEN FELLER PE, LLC
500 NE 3RD AVENUE
FORT LAUDERDALE, FL 33301



TRAFFIC ENGINEER
DC ENGINEERS, INC
12743 NW 13TH COURT
CORAL SPRINGS, FL 33071
954.798.0926

Drawing name: G:\Teams\SECAR\SE220154 Bahia Mar 2022\EDS\0000-SHEETS\L-0.00 ILLUSTRATIVE MASTER PLAN.dwg L-0.00 ILLUSTRATIVE MASTER PLAN Mar 07, 2023 4:05pm by lpgcode



LEGEND

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② HOTEL

③ RESIDENTIAL TOWER 1

④ RESIDENTIAL TOWER 2

⑤ RESIDENTIAL TOWER 3

⑥ RESIDENTIAL TOWER 4

⑦ MARINA PROMENADE

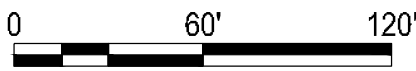
⑧ BAHIA MAR CENTRAL PARK

⑨ DOCKMASTER / DOCKMASTER EXTENSION

⑩ MARINA RESTAURANT

⑪ PEDESTRIAN BRIDGE CONNECTION

⑫ SEABREEZE PROMENADE



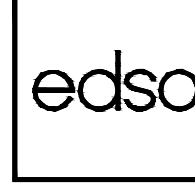
ORIGINAL TITLE BLOCK DRAWN AT 24 X36 (ARCH D)

Project Name

BAHIA MAR

Client

RAHN BAHIA MAR LLC



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

Consultants



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



TRAF TECH ENGINEERING
TRAFFIC ENGINEER
8400 N UNIVERSITY DR #307
POMPANO BEACH, FL 33321

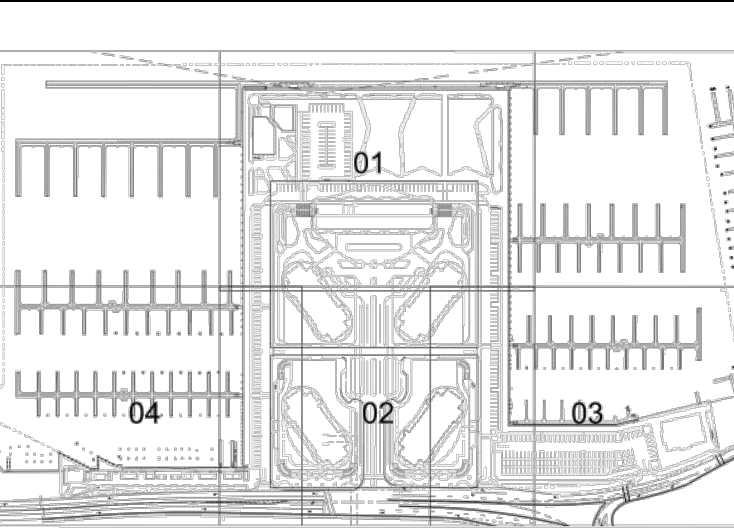


ARQUITECTONICA
ARCHITECT
2900 OAK AVENUE
MIAMI, FLORIDA 33133



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

Sheet Title

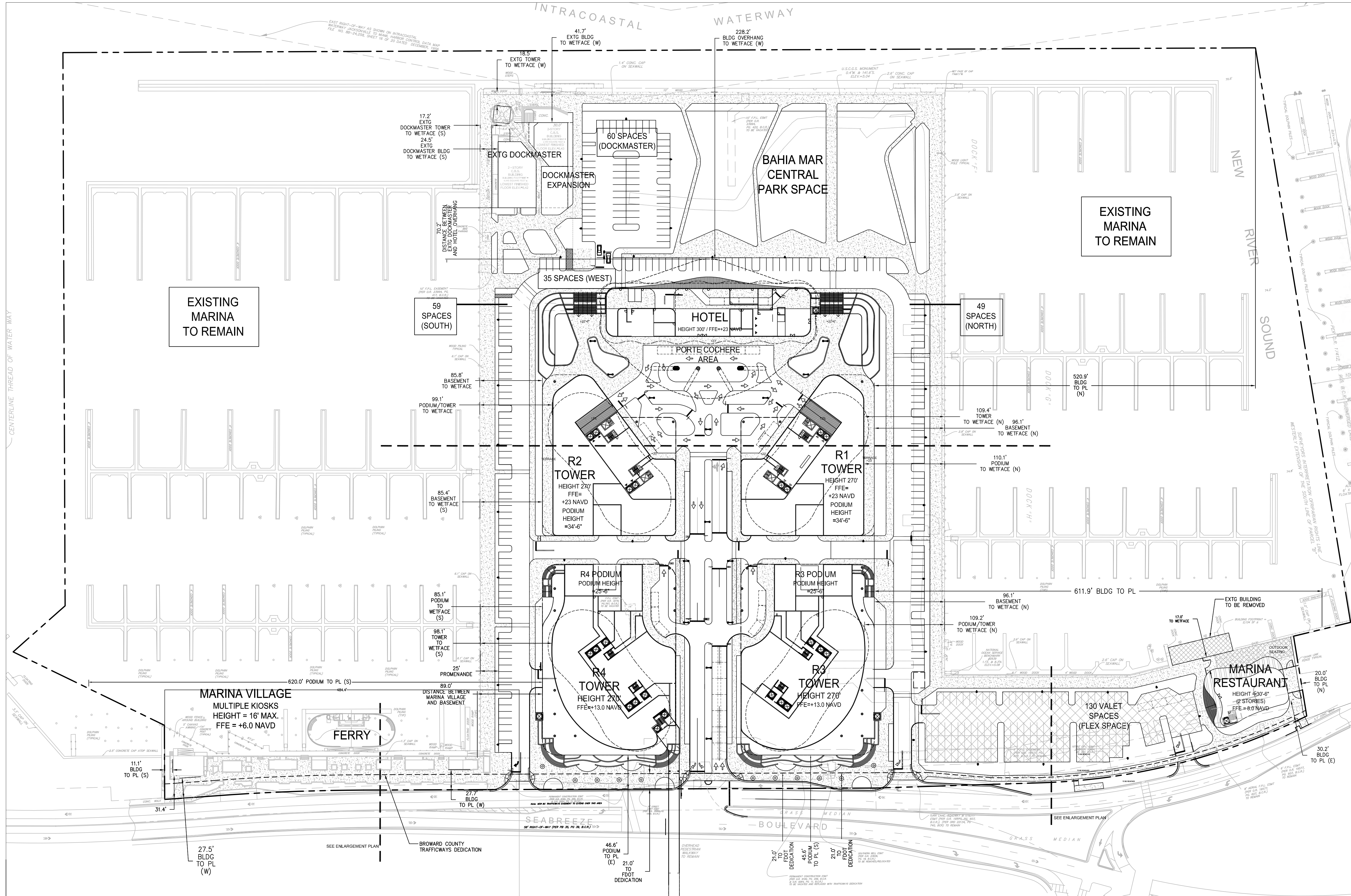
ILLUSTRATIVE MASTER PLAN

Revision Number

2

Sheet Number

L-0.00



Project Name:

BAHIA MAR

Client:

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

Consultants:

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

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1512 E. BROWARD BOULEVARD, SUITE 110
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PHOTOMETRICS
FELLER ENGINEERING
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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:

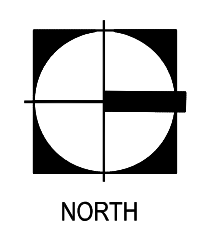
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cn=Shane H Grabski
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Project Phase:

DRC SITE PLAN SUBMITTAL

Sheet Title:

OVERALL
SITE PLAN

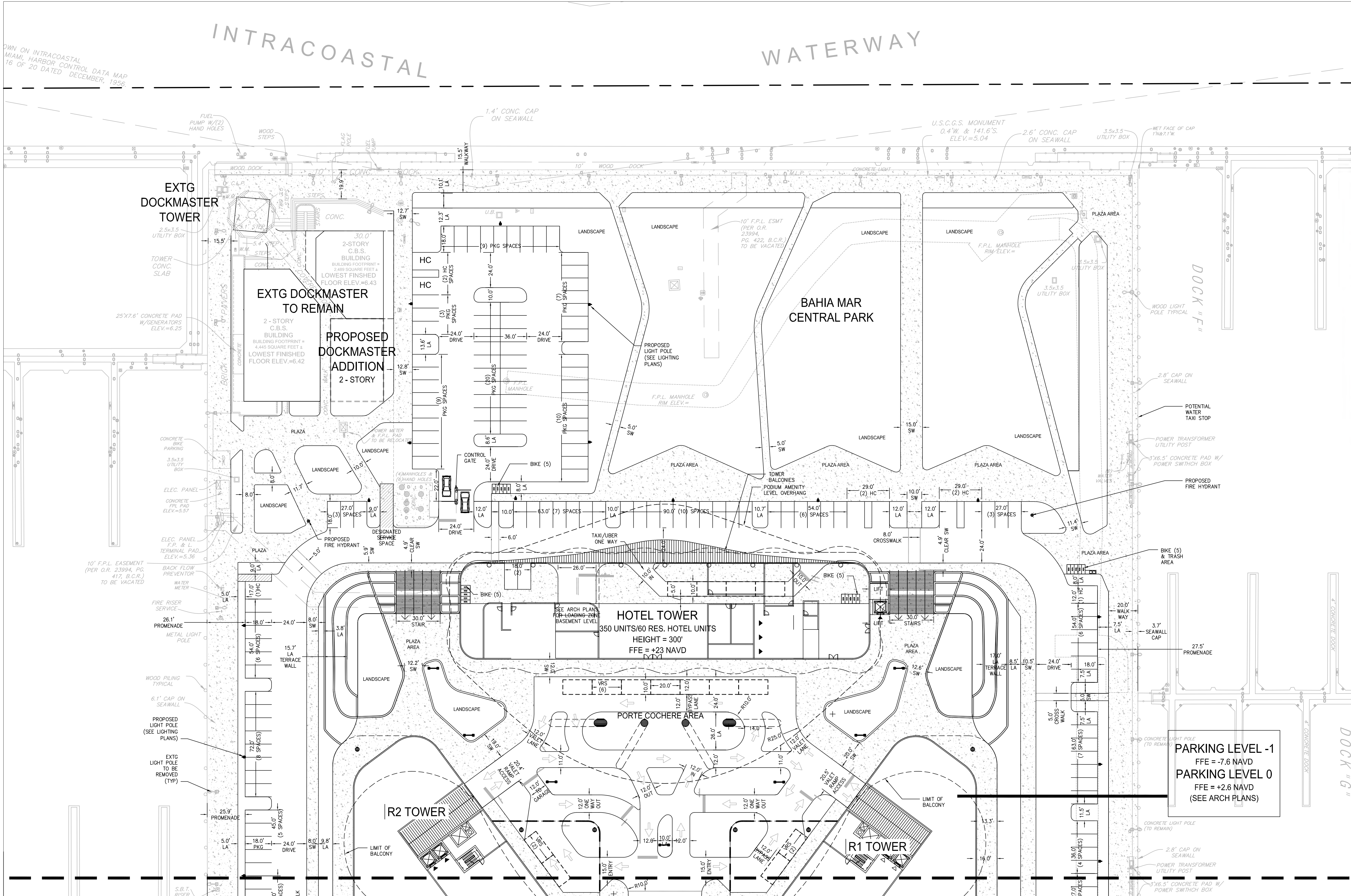
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CAM # 23-0607
Exhibit 7
Page 10 of 53



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1175 NE 125 STREET, SUITE 102
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LOCHRIE CHAKAS
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Date: MAR 21, 2023

Project Manager: (SROD)

Drawn By: (SHG)

Principal in Charge: (JMF)

Project No: 02-0237.04

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Project Phase:
DRC SITE PLAN SUBMITTAL

Sheet Title:
SITE PLAN
VIEW WEST

Sheet Number:

C0.2

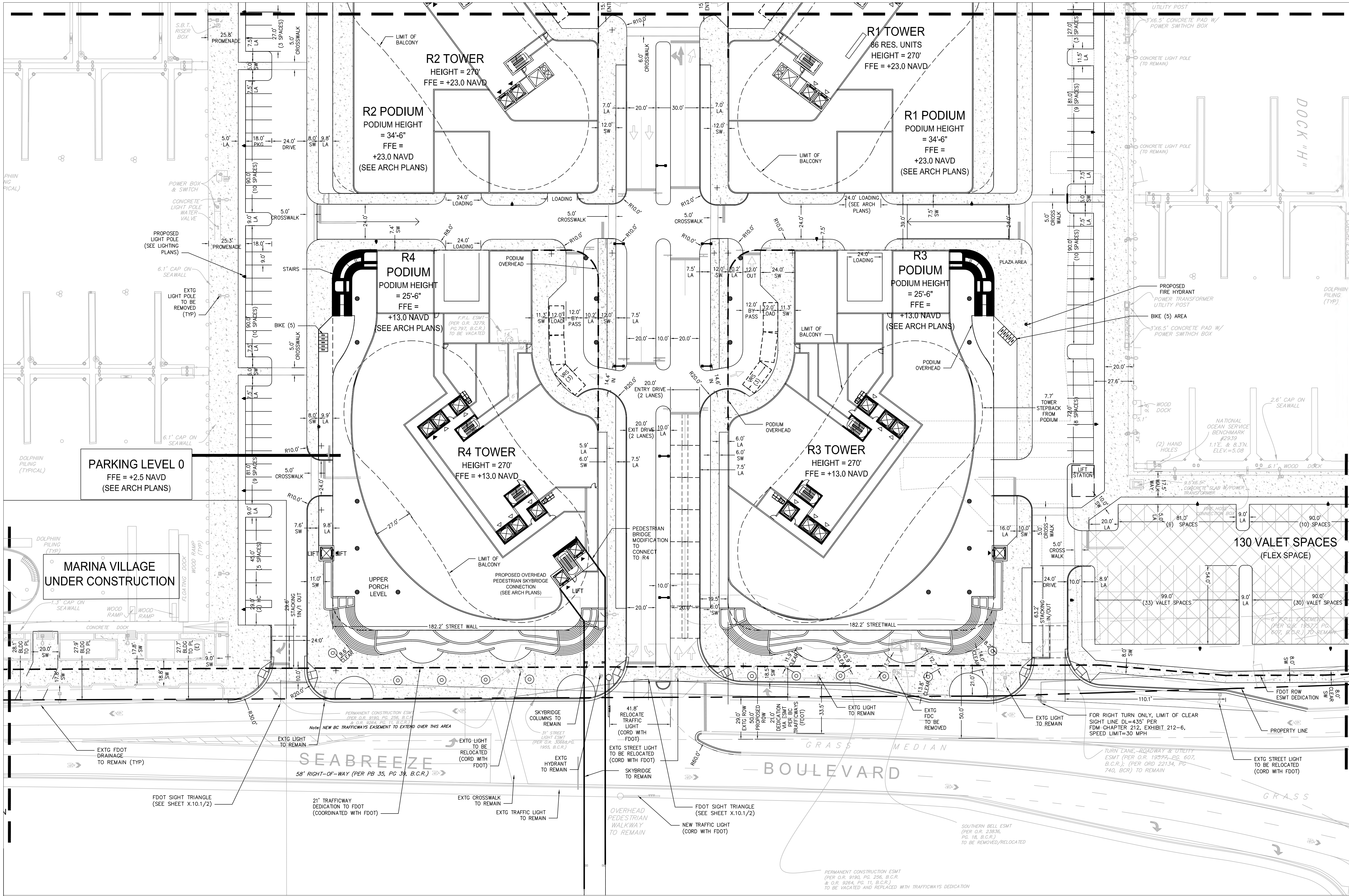
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Exhibit 7
Page 11 of 53



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Date: 2023.03.31 17:10:21 -04'00'

Project Phase:
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**SITE PLAN
VIEW EAST**

Sheet Number:
C0.3

LIGHTING NOTES:

RELOCATION OF EXISTING LIGHT POLES WILL BE COORDINATED WITH FDOT.



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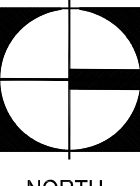
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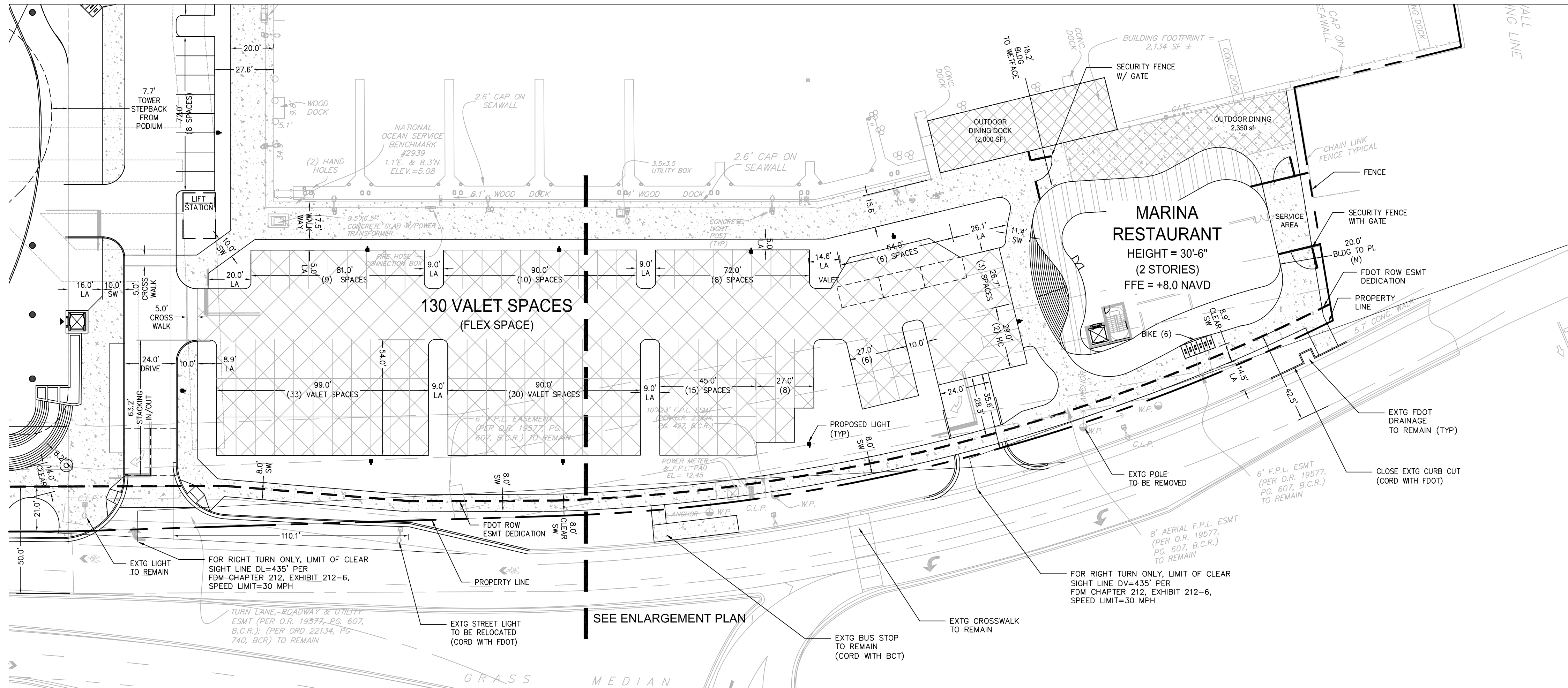
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Project Phase:
DRC SITE PLAN SUBMITTAL

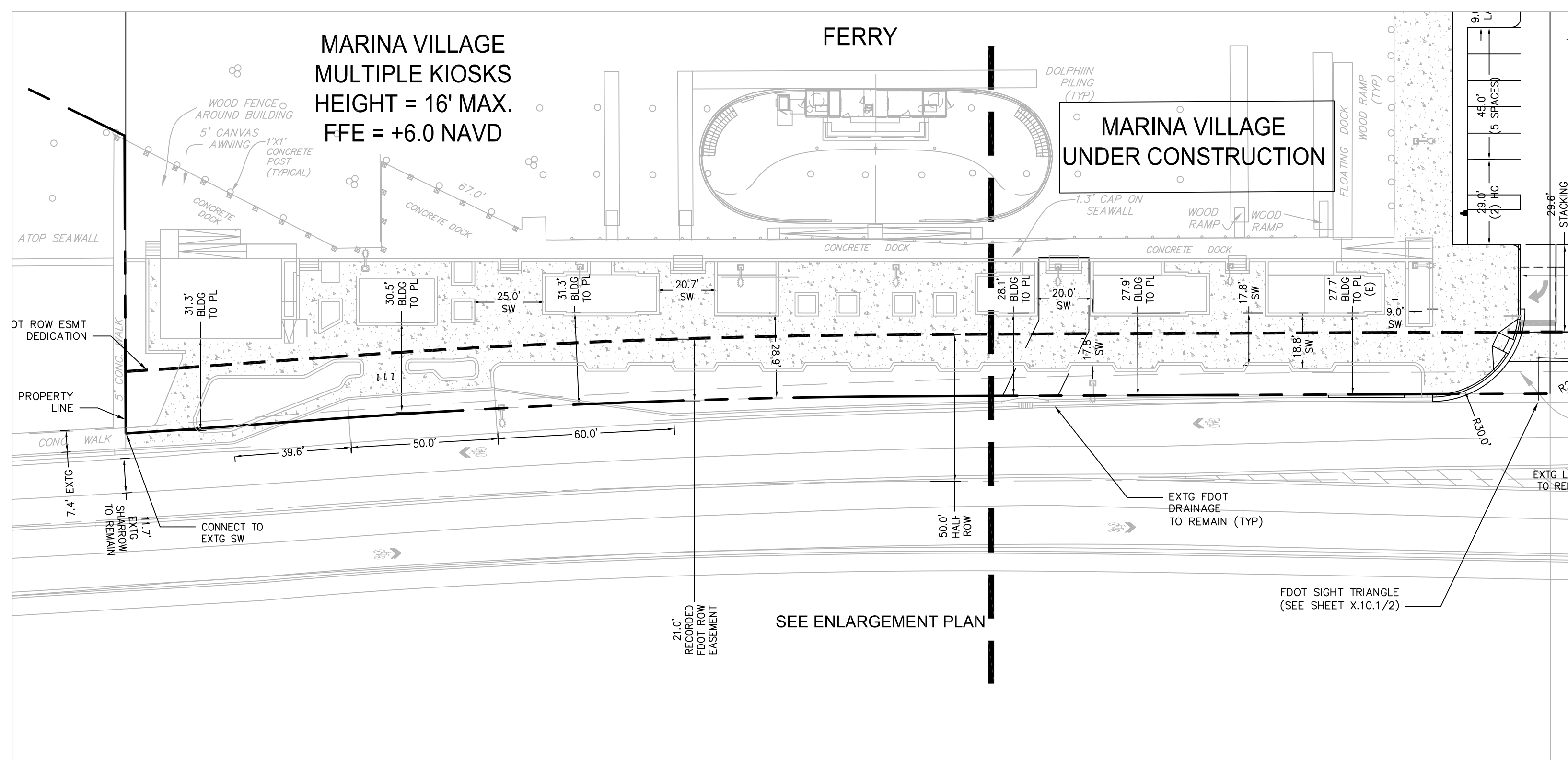
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SITE PLAN NORTH/SOUTH

Sheet Number:
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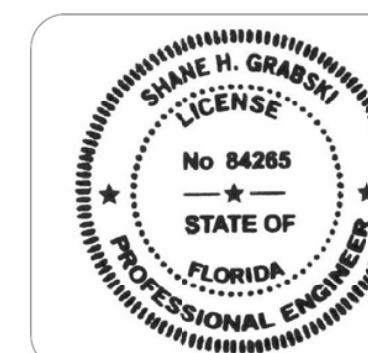
SITE PLAN NORTH (MARINA RESTAURANT)

SCALE: 1"=30'



SITE PLAN SOUTH (MARINA VILLAGE)

SCALE: 1"=30'



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SITE PLAN DATA:

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

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

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

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

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

MIXED USE PROGRAM:

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

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

COMMERCIAL SUBTOTAL =88,000 SF

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

*SEE PARKING TABLE FOR DETAILED USES

TOTAL BUILDING GSF:

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

TOTAL BUILDING GROSS SQUARE FOOTAGE 2,131,951 S.F.

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

SETBACK TABLE:

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

* As measured per ULDR Sec:47–12.3

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

DENSITY-RESIDENTIAL

DENSITY (NET):

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

DENSITY (UPLAND):

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

DENSITY-HOTEL

DENSITY (NET):

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

DENSITY (UPLAND):

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

FAR:

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


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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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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.

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(JMF)

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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

BRANDED HOTEL / BRANDED RESIDENTIAL SUBTOTAL

* 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

	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	

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	853	STANDARD
1,510	= 632	TANDEM
	25	HC SPACES

56%
42%
2%

BIKE PARKING DATA:

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

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

	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

COMMERCIAL 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

MARINA SUBTOTAL

	241.9	190.8
--	-------	-------

TOTAL

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

365 SURPLUS

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.
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.
2. 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	

FOR DRC REVIEW ONLY - NOT FOR CONSTRUCTION

Project Name:

BAHIA MAR

Client:

RAHN BAHIA MAR, LLC

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

Consultants:

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DC ENGINEERS

TRAFFIC ENGINEER
DC ENGINEERING, INC
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CORAL SPRINGS, FL 33071

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

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

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

Consultants:

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CORAL SPRINGS, FL 33071

Rev:	Date:	Description:
1	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:

Seal:

Project Phase:
DRC SITE PLAN SUBMITTAL

Sheet Title:
SITE DATA 4

Sheet Number:
SD.4

FOR DRC REVIEW ONLY - NOT FOR CONSTRUCTION

EXTG ICONIC
BAHIA MAR DOCKMASTER

LANDSCAPE PROVIDED FOR
PEDESTRIAN SHADE

BAHIA MAR
CENTRAL
PARK
(79,900 SF)

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

PLAZA

CENTRAL
PARK
PLAZA

PLAZA

MARINA

MARINA

FERRY

LIFT STATION

MARINA
RETAURANT

MARINA VILLAGE
(26,815 SF)

FDOT ROW EASEMENT
(23,838 SF)

PEDESTRIAN OVERPASS

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

FLEX SPACE
(44,583 SF)

*SEE SHEET SI-1001

PUBLIC IMPROVEMENTS:

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

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

Project Name:

BAHIA MAR

Client:

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

Consultants:

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

Scale:

Seal:

Project Phase:

DRC SITE PLAN SUBMITTAL

Sheet Title:

SITE DATA 5

Sheet Number:

SD.5

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Drawn by: C. Hernandez / Date: 07/27/23 / Scale: 1"=10' / Project: BAHIA MAR / Sheet: SI-001 / Title: FLEX USE DIAGRAM



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

NOTE: PLAN AND IMAGES REPRESENT CONCEPTUAL USES.



ORIGINAL TITLE BLOCK DRAWN AT 24"x36" (A+P D)

Project Name		
BAHIA MAR		
Client		
RAHN BAHIA MAR LLC		
Consultants		
FLYNN ENGINEERING Civil Engineer 241 COMMERCE BLVD JACKSONVILLE, FL 32202		
DC ENGINEERING, INC. Traffic Engineer 1200 W. 10TH COURT CORAL SPRINGS, FL 33067		
ARQUITECTONICA Architect 2001 GAIL AVENUE SUITE 100 FORT LAUDERDALE, FL 33304		
FELLER ENGINEERING Photometrics 5001 E. 10TH AVE FORT LAUDERDALE, FL 33304		
Key Plan		
Rev	Date	Issued for
1	02.10.23	DRC Rev 1
2	03.07.23	DRC Rev 2
Date: 07/27/23		
Designed By: JH		
Drawn By: CHL/LSJ/AK		
Approved / Checked By: JH		
Project Number: 9229104		
Seal		
Project Phase: DRC SITE PLAN SUBMITTAL		
Sheet Title: FLEX USE DIAGRAM		
Revision Number	Sheet Number	
2	SI-001	



BAHIA MAR

PROJECT ADDRESS:
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CLIENT:
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TRAFFIC ENGINEER:
TRAF TECH ENGINEERING
8400 N UNIVERSITY DRIVE, #309
TAMARAC, FL 33321

SEA/ SIGNATURE/ DATE:
OFFICE REGISTRATION:



Arquitectonica International Corporation. This item has been digitally signed and sealed by Sherri Gutierrez, AIA on the date below. I am the author of this document. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
2023.02.10 16:51:11-05'00'

PROJECT NUMBER:

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE CITY OF MIAMI IN ACCORDANCE WITH SECTION 110, FLORIDA BUILDING CODE AND CHAPTER 633, FLORIDA STATUTES.

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REV:	DATE:	DESCRIPTION:
1	02/10/2023	DRC REV1
2		
3		
4		
5		
6		
7		
8		
9		

DRC SITE PLAN SUBMITTAL
SHEET ISSUE DATE: FEBRUARY 10, 2023

RENDERING 01

A0.01



BAHIA MAR

PROJECT ADDRESS:
801 SEABREEZE BOULEVARD, FORT LAUDERDALE, FLORIDA

CLIENT:
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1175 NE 125 Street, Suite 102
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DRC SITE PLAN SUBMITTAL

SHEET ISSUE DATE: FEBRUARY 10, 2023

RENDERING 02

A0.02



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RENDERING 03

A0.03



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RENDERING 04

A0.04



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RENDERING 05

A0.05



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RENDERING 06

A0.06



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RENDERING 07

A0.07



BAHIA MAR

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RENDERING 08

A0.08



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RENDERING 09

A0.09



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RENDERING 10

A0.10



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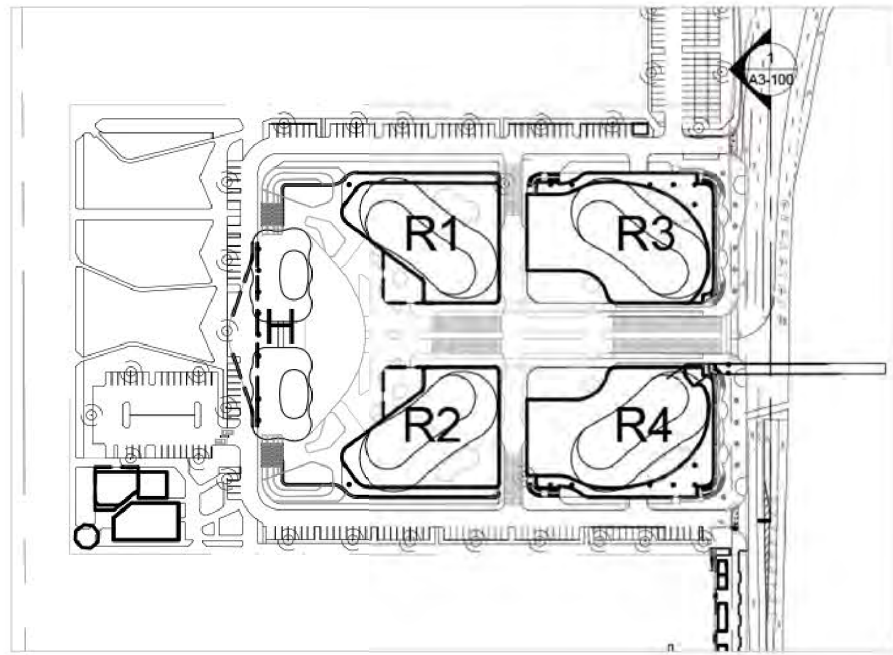
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RENDERING 11

A0.11



KEY PLAN
Not To Scale



RESIDENTIAL (R4)

RESIDENTIAL (R3)

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



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CORAL SPRINGS, FL 33071
954.758.0928

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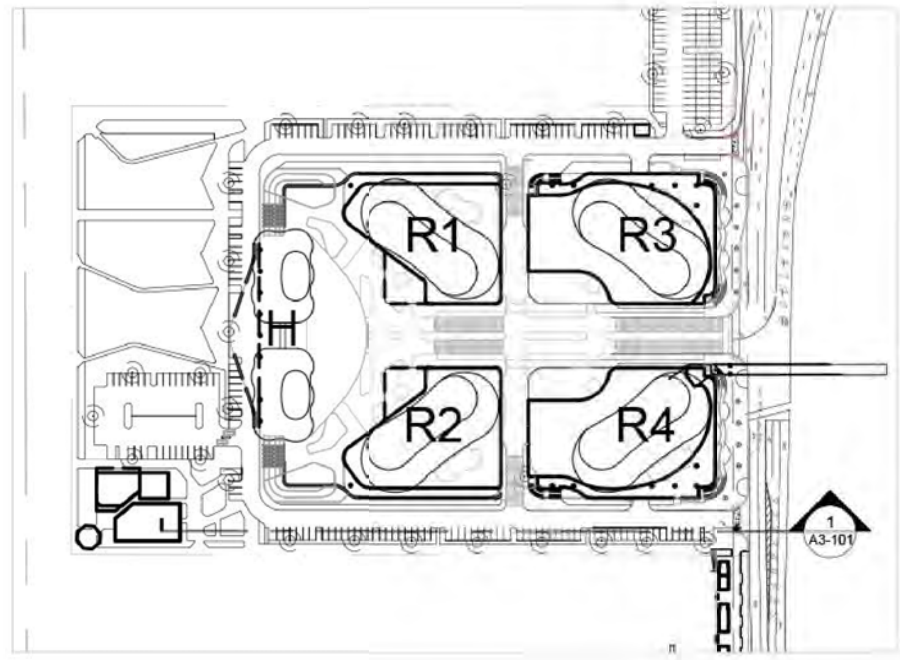
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2	02/24/2023	DRC REV2
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DRC SITE PLAN SUBMITTAL

SHEET ISSUE DATE: DECEMBER 22, 2022

ELEVATION EAST

A3-100



KEY PLAN
Not To Scale

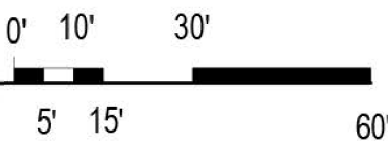


HOTEL (H1)

RESIDENTIAL (R2)

RESIDENTIAL (R4)

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



BAHIA MAR

PROJECT ADDRESS:
801 SEABREEZE BOULEVARD, FORT LAUDERDALE, FLORIDA

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

LAND USE ATTORNEY:
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FLORIDA 33308

LAND PLANNER / LANDSCAPE ARCHITECT:
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PHOTOMETRICS:
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12743 NW 13TH COURT
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954.798.0928

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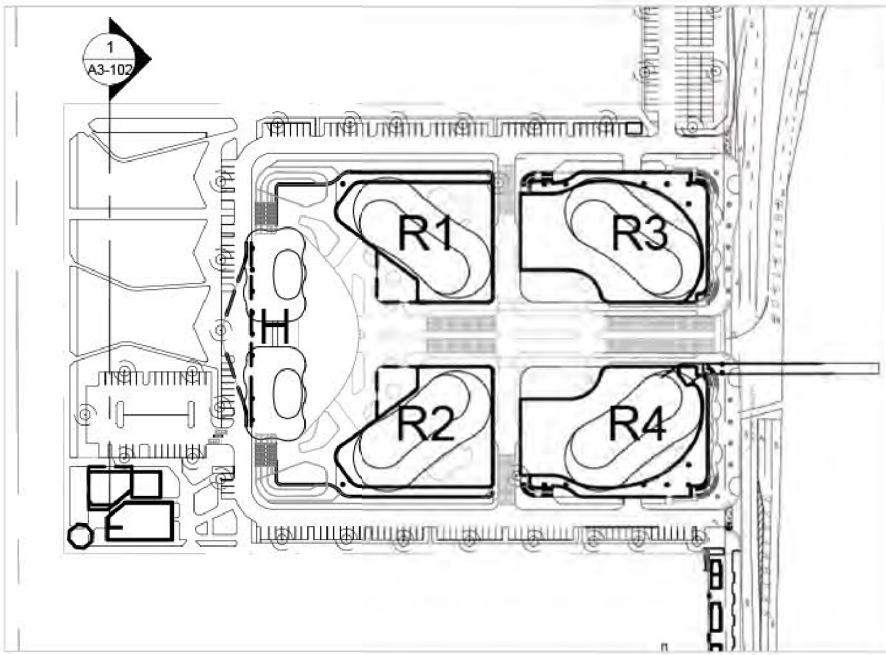
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DRC SITE PLAN SUBMITTAL
SHEET ISSUE DATE: DECEMBER 22, 2022

ELEVATION SOUTH

A3-101



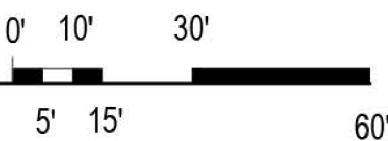
KEY PLAN

Not To Scale



ELEVATION WEST

1/30" = 1'-0"



BAHIA MAR

PROJECT ADDRESS:
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CORAL SPRINGS, FL 33071
954.788.0926

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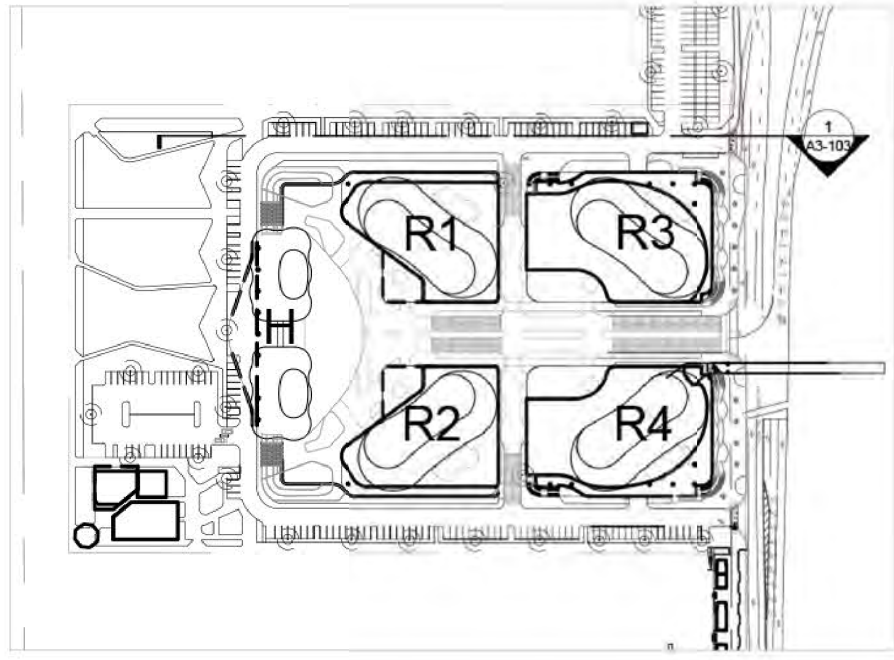
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SHEET ISSUE DATE: DECEMBER 22, 2022

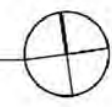
ELEVATION WEST

A3-102

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KEY PLAN
Not To Scale



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



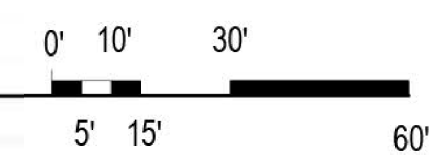
RESIDENTIAL (R3)

RESIDENTIAL (R1)

HOTEL (H1)

AREAS BELOW GRADE TO
BE FLOOD PROOFED

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



2



BAHIA MAR

PROJECT ADDRESS:
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954.286.0926

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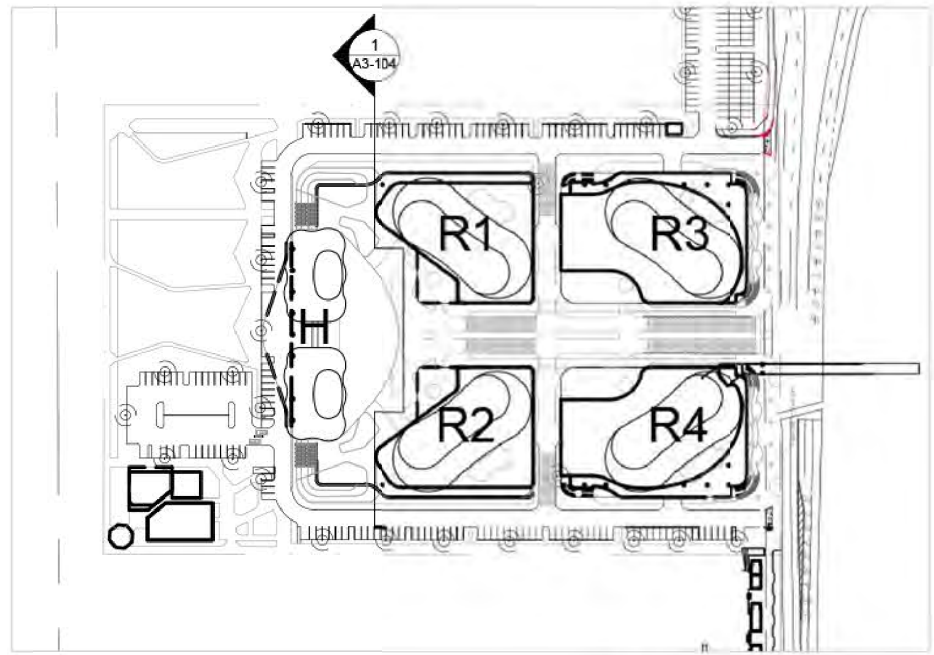
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DRC SITE PLAN SUBMITTAL

SHEET ISSUE DATE: DECEMBER 22, 2022

ELEVATION NORTH

A3-103



KEY PLAN

Not To Scale

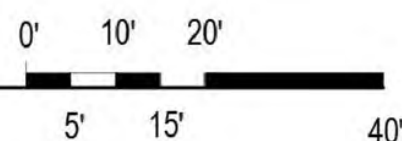
ROOF	
LEVEL 23	CONDO
LEVEL 22	CONDO
LEVEL 21	CONDO
LEVEL 20	CONDO
LEVEL 19	CONDO
LEVEL 18	CONDO
LEVEL 17	CONDO
LEVEL 16	CONDO
LEVEL 15	CONDO
LEVEL 14	CONDO
LEVEL 13	HOTEL
LEVEL 12	HOTEL
LEVEL 11	HOTEL
LEVEL 10	HOTEL
LEVEL 9	HOTEL
LEVEL 8	HOTEL
LEVEL 7	HOTEL
LEVEL 6	HOTEL
LEVEL 5	HOTEL
LEVEL 4	HOTEL
HOTEL AMENITIES	
LEVEL 3	HOTEL AMENITIES
HOTEL BALLROOM	
LEVEL 2	HOTEL BALLROOM
HOTEL GROUND FLOOR	
PARKING	BFE NAVD88 +8'-0"
BASEMENT PARKING	+2'-6"
BASEMENT PARKING	-7'-6"

ELEVATION EAST HOTEL

1/20" = 1'-0"



HOTEL (H1)



BAHIA MAR

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954.788.0926

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ELEVATION EAST HOTEL

A3-104

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BAHIA MAR

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CORAL SPRINGS, FL 3307
954.798.0926

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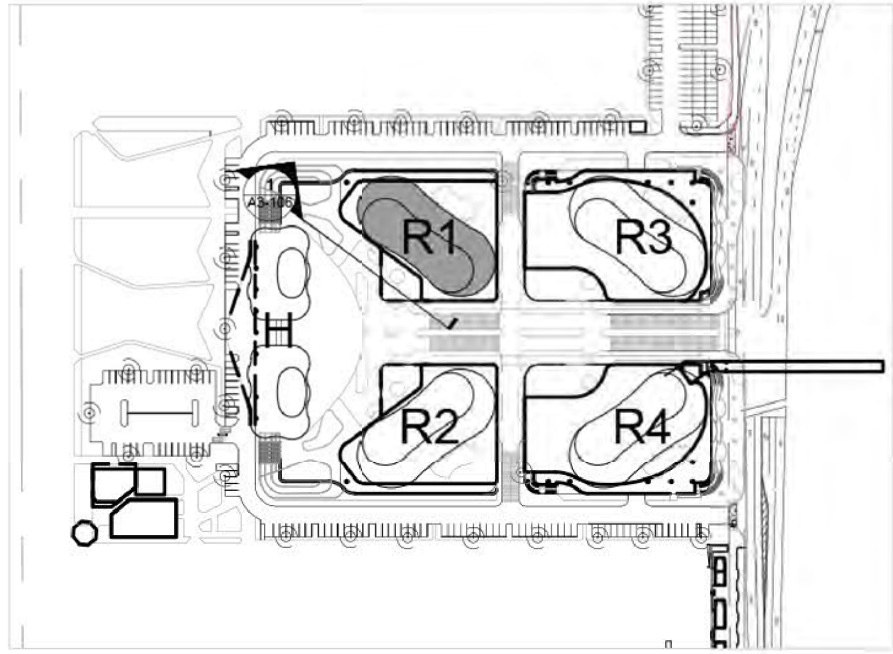
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RESIDENTIAL TOWER R1
PARTIAL ELEVATION NORTH

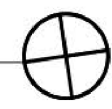
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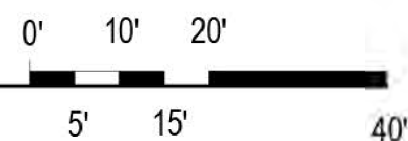
KEY PLAN

Not To Scale



RESIDENTIAL TOWER R1 - PARTIAL ELEVATION SOUTH

1/20" = 1'-0"



BAHIA MAR

PROJECT ADDRESS:
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CLIENT:
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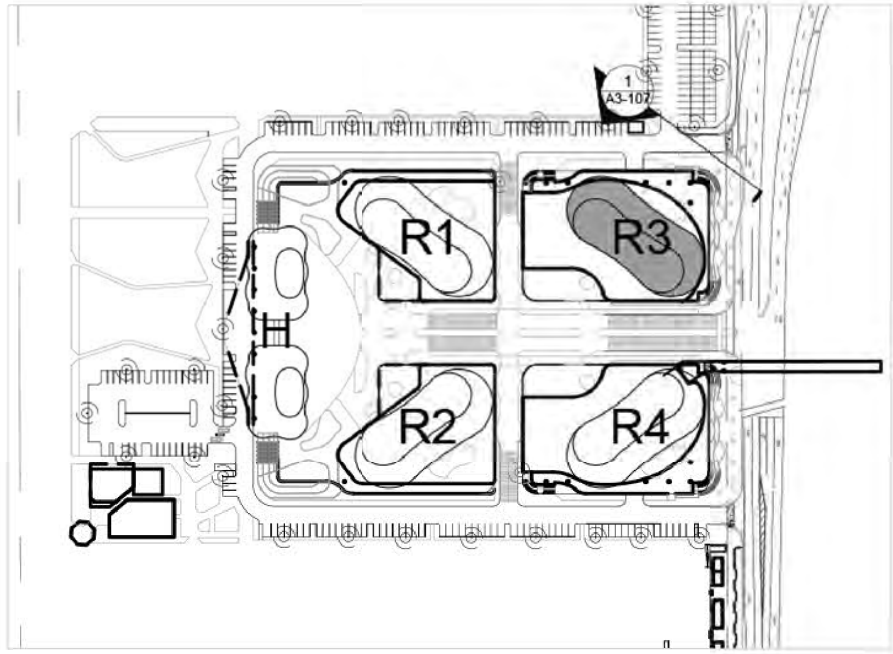
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RESIDENTIAL TOWER R1
PARTIAL ELEVATION SOUTH

A3-106

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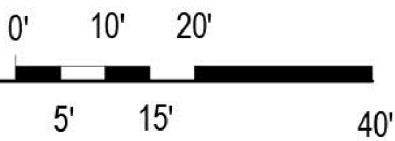
KEY PLAN

Not To Scale



RESIDENTIAL TOWER R3 - PARTIAL ELEVATION NORTH

1/20" = 1'-0"



2



BAHIA MAR

PROJECT ADDRESS:
801 SEABREEZE BOULEVARD, FORT LAUDERDALE, FLORIDA

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DRC SITE PLAN SUBMITTAL

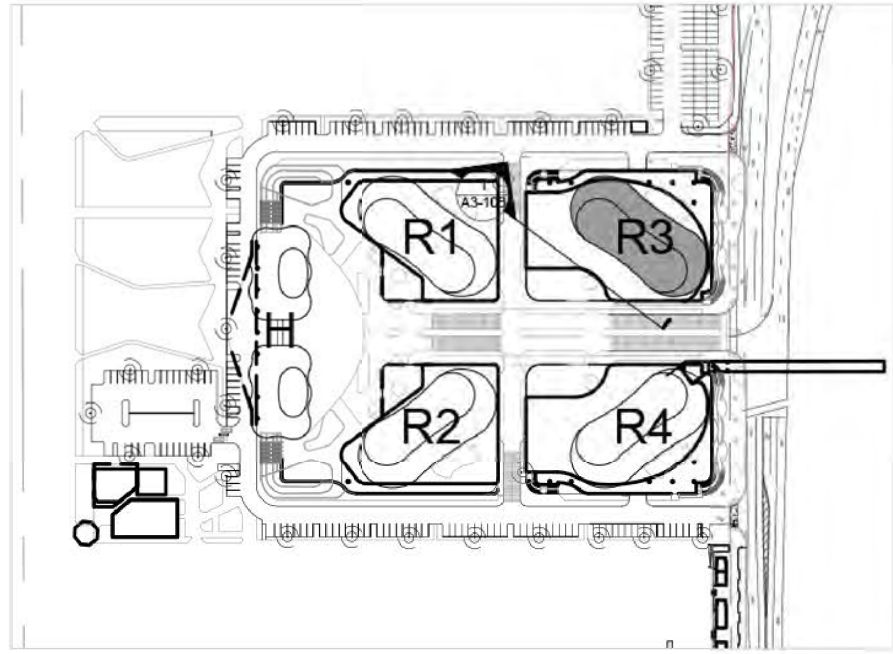
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RESIDENTIAL TOWER R3
PARTIAL ELEVATION NORTH

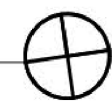
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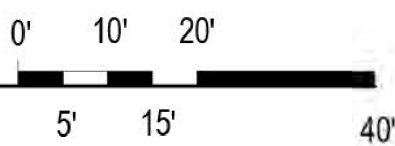
CAM # 23-0607
Exhibit 7
Page 38 of 53



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

CLIENT:
RAHN BAHIA MAR, LLC
1175 NE 125 Street, Suite 102
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LAND PLANNER / LANDSCAPE ARCHITECT:
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12743 NW 13TH COURT
CORAL SPRINGS, FL 33071
954.788.0926

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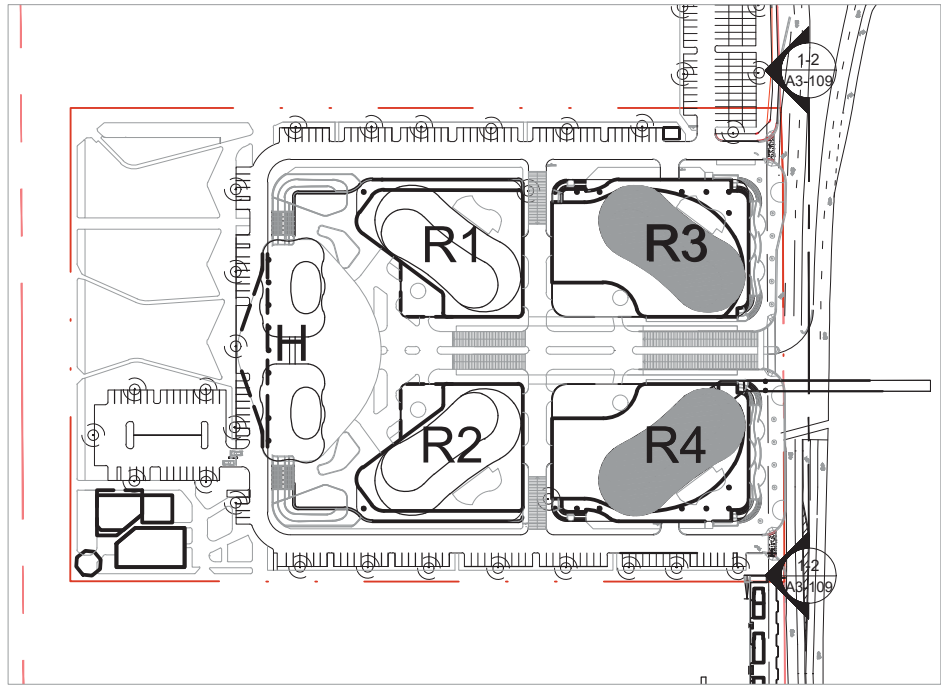
DRC SITE PLAN SUBMITTAL

SHEET ISSUE DATE: DECEMBER 22, 2022

RESIDENTIAL TOWER R3
PARTIAL ELEVATION SOUTH

A3-108

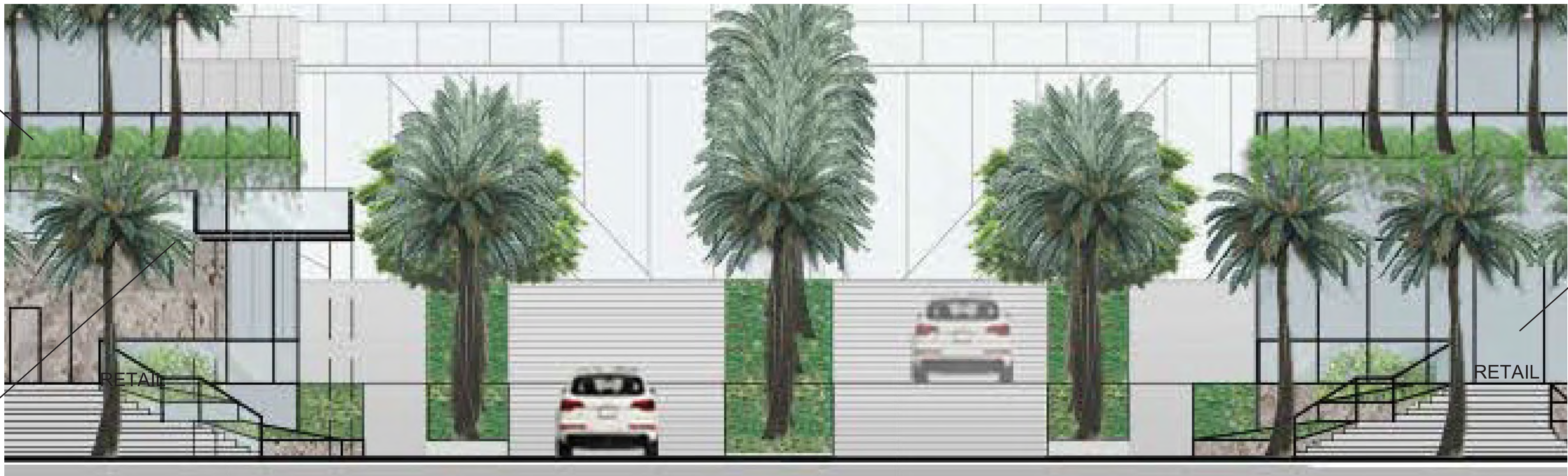
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KEY PLAN
Not To Scale

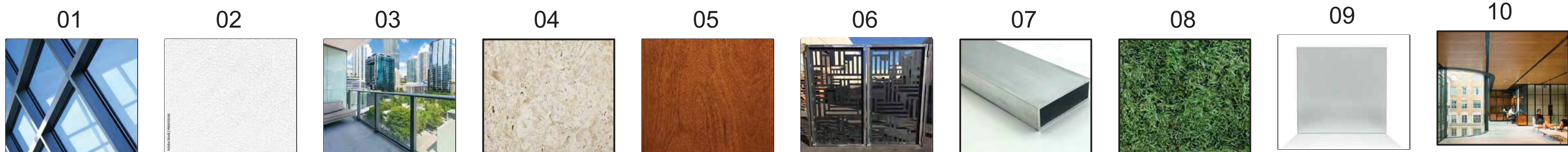


1 ENLARGED ELEVATION EAST- RESIDENTIAL TOWER R3



2 ENLARGED ELEVATION EAST- RESIDENTIAL TOWER R3&R4

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



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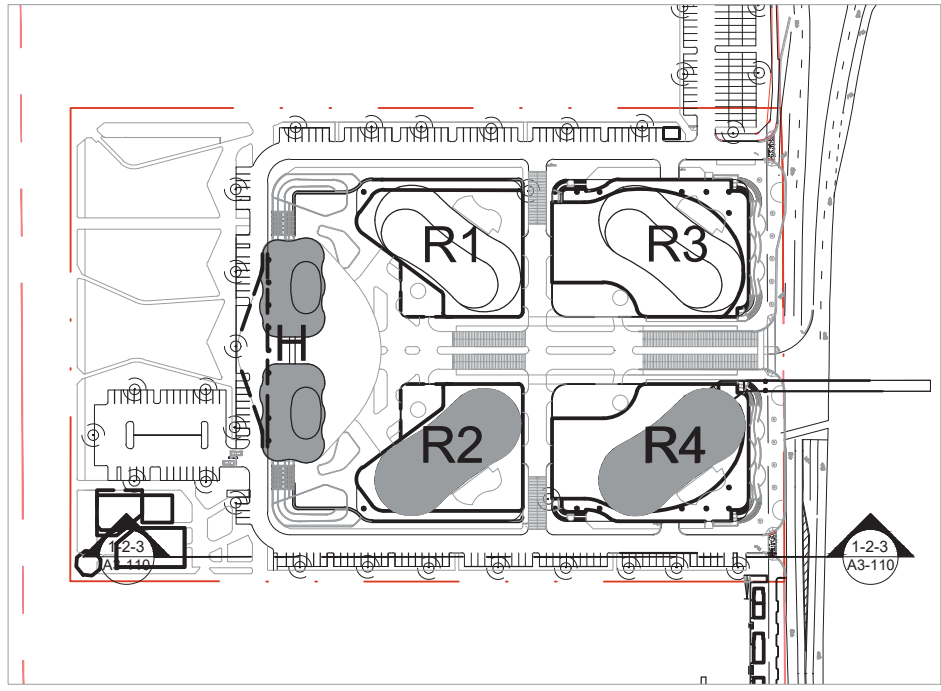
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DRC SITE PLAN SUBMITTAL

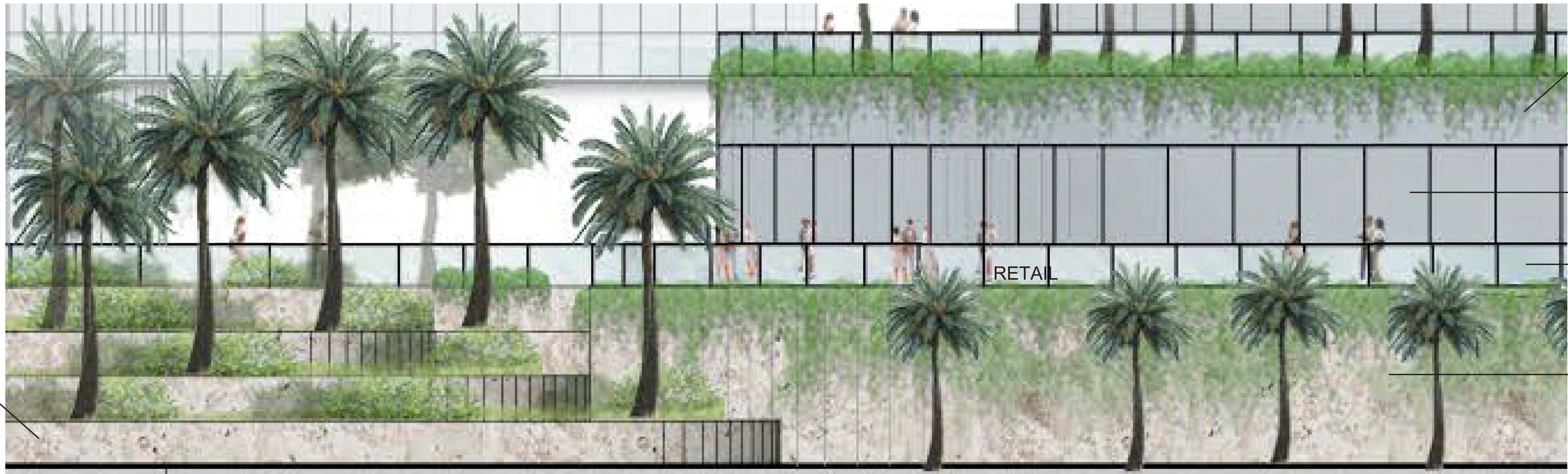
SHEET ISSUE DATE: DECEMBER 22, 2022

ENLARGED ELEVATION

A3-109



KEY PLAN
Not To Scale



1 ENLARGED ELEVATION SOUTH- RESIDENTIAL TOWER R2



2 ENLARGED ELEVATION SOUTH- RESIDENTIAL TOWER R2&R4



3 ENLARGED ELEVATION SOUTH- RESIDENTIAL TOWER R4

MATERIAL LEGEND		MATERIAL LEGEND	
01	GRAY MULLION/CLEAR GLASS WINDOW WALL SYSTEM	05	ENGINEERED WOOD CLADDING
02	SMOOTH WHITE STUCCO FINISH	06	DECORATIVE METAL GATE
03	GLASS RAILING	07	METAL TUBES - METALLIC SILVER
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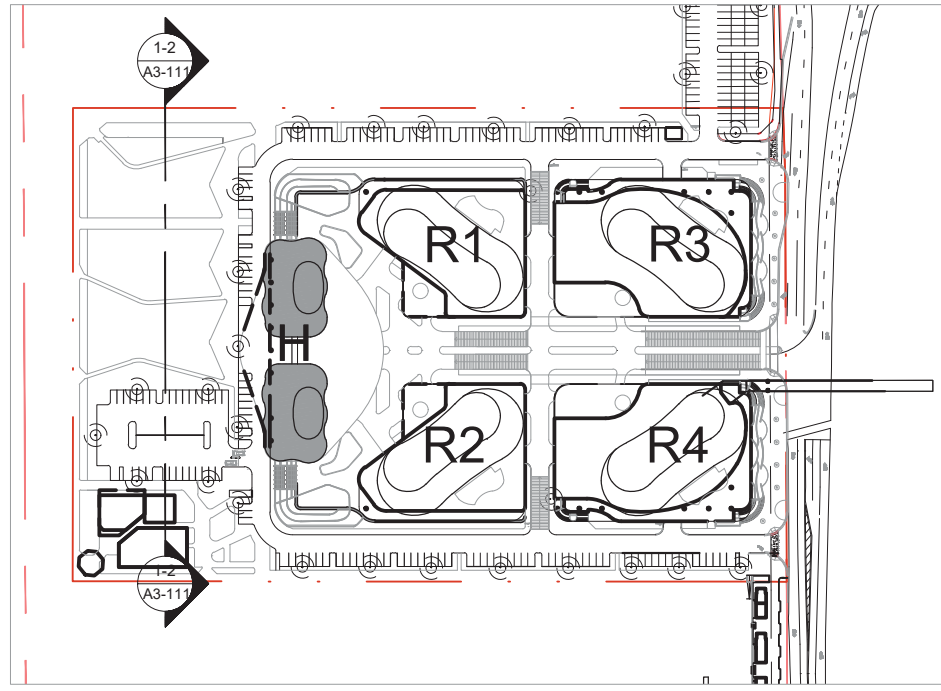
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DRC SITE PLAN SUBMITTAL

SHEET ISSUE DATE: DECEMBER 22, 2022

ENLARGED ELEVATION

A3-110



KEY PLAN
Not To Scale



1 ENLARGED ELEVATION WEST- HOTEL



2 ENLARGED ELEVATION WEST- HOTEL

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



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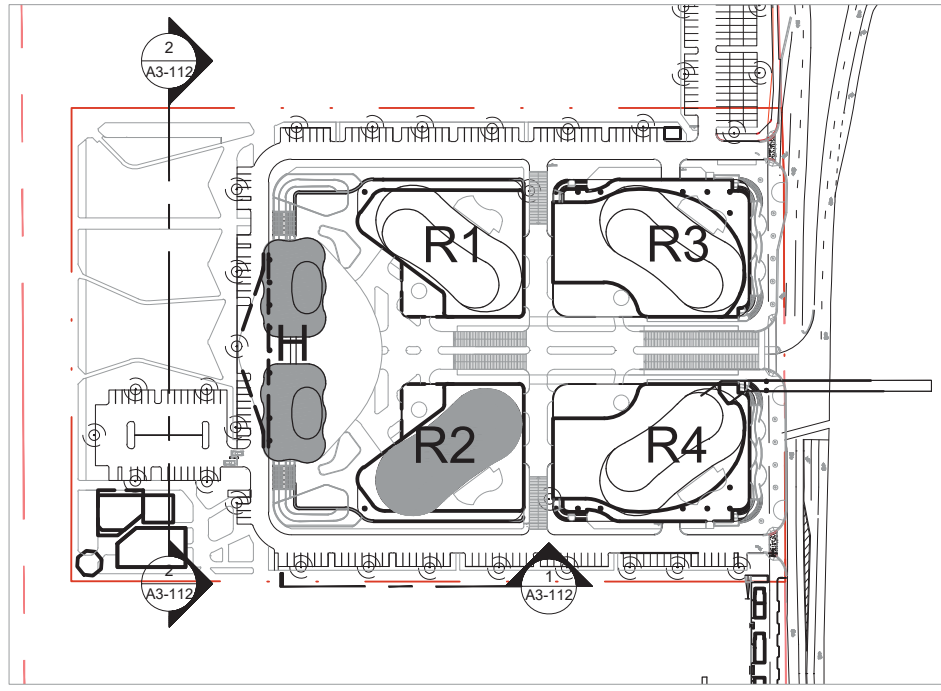
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DRC SITE PLAN SUBMITTAL

SHEET ISSUE DATE: DECEMBER 22, 2022

ENLARGED ELEVATION

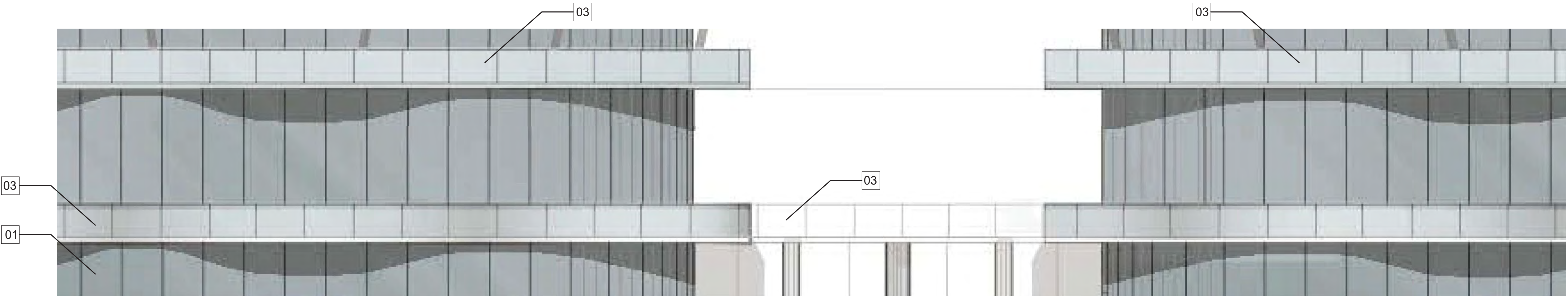
A3-111



KEY PLAN
Not To Scale



1 | ENLARGED ELEVATION SOUTH- RESIDENTIAL TOWER R2



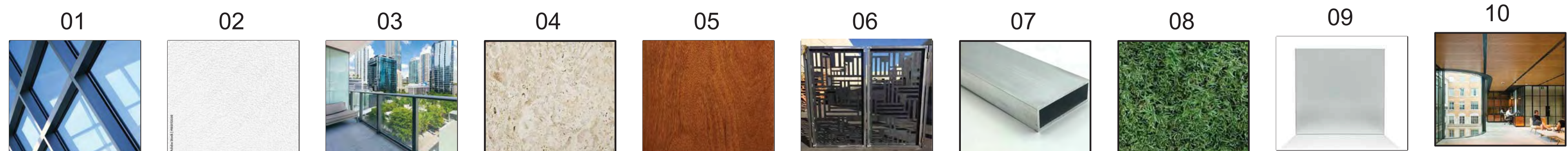
2 | ENLARGED ELEVATION WEST- HOTEL

2

NOTES:

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

MATERIAL LEGEND		MATERIAL LEGEND	
01	GRAY MULLION/CLEAR GLASS WINDOW WALL SYSTEM	05	ENGINEERED WOOD CLADDING
02	SMOOTH WHITE STUCCO FINISH	06	DECORATIVE METAL GATE
03	GLASS RAILING	07	METAL TUBES - METALLIC SILVER
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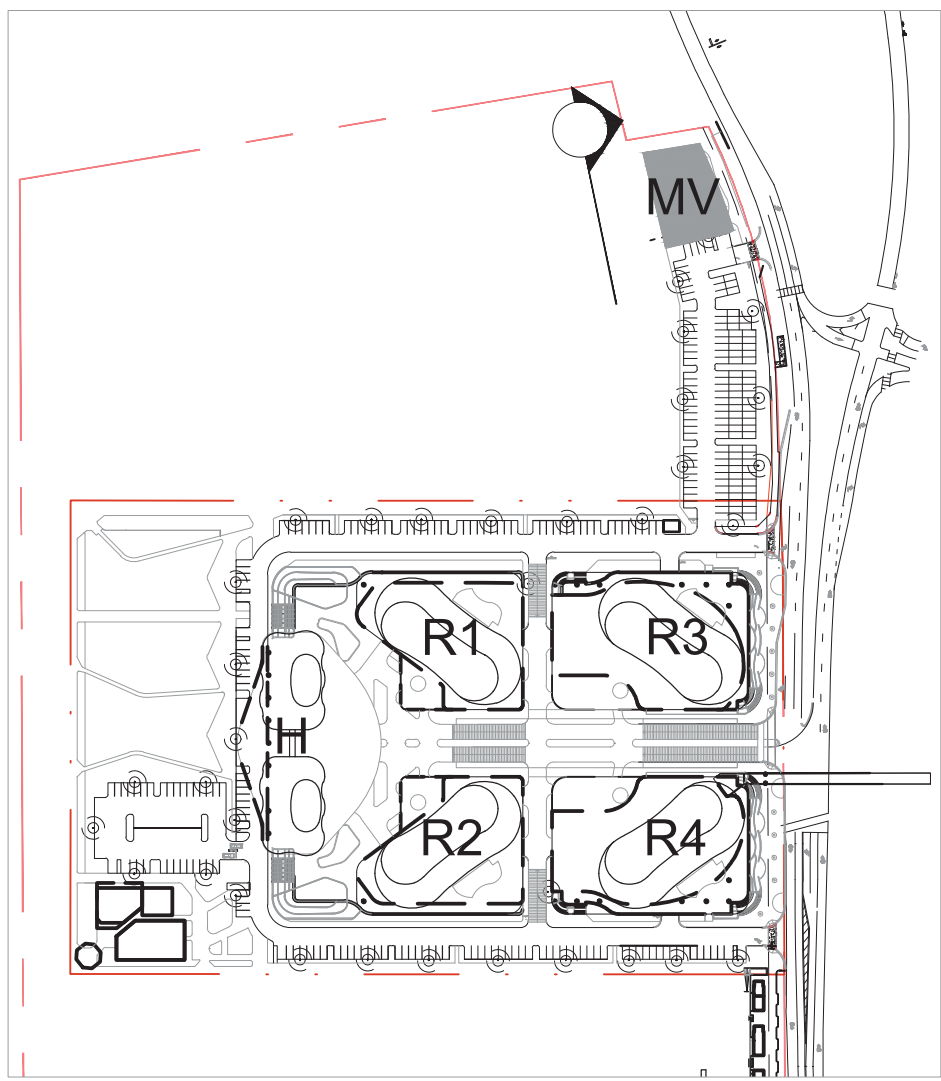
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DRC SITE PLAN SUBMITTAL

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ENLARGED ELEVATION

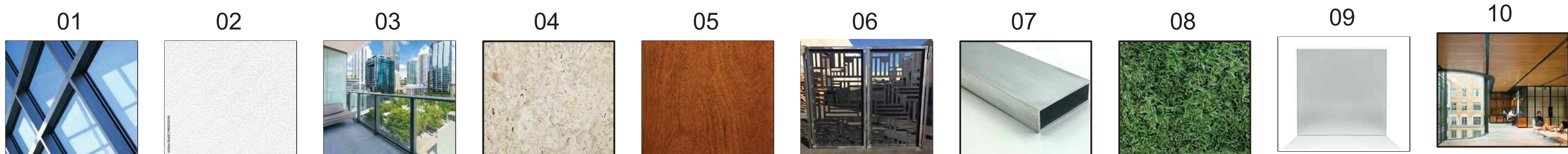
A3-112



KEY PLAN
Not To Scale



MATERIAL LEGEND		MATERIAL LEGEND	
01	GRAY MULLION/CLEAR GLASS WINDOW WALL SYSTEM	05	ENGINEERED WOOD CLADDING
02	SMOOTH WHITE STUCCO FINISH	06	DECORATIVE METAL GATE
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2

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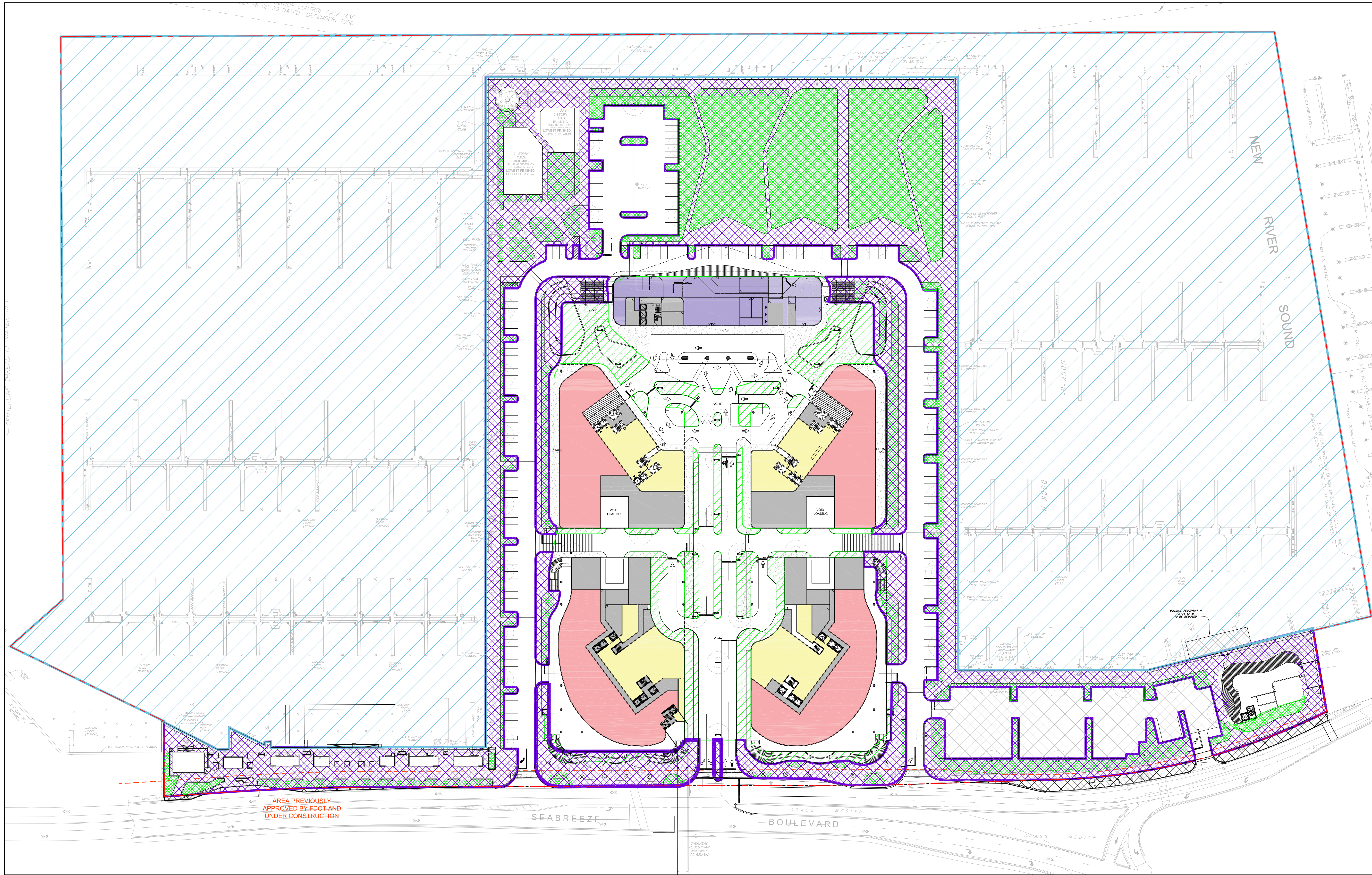
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SHEET ISSUE DATE: DECEMBER 22, 2022

**ELEVATION
MARINA RESTAURANT**

A3-113

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CAM # 23-0607
Exhibit 7
Page 44 of 53



Project Name:

BAHIA MAR

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Consultants:

LOCHRIE
& CHAKAS

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ARCHITECT
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edsa

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FORT LAUDERDALE, FLORIDA 33301 USA

PHOTOMETRICS
FELLER ENGINEERING
500 NE 3RD AVENUE
FORT LAUDERDALE, FL 33301

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:

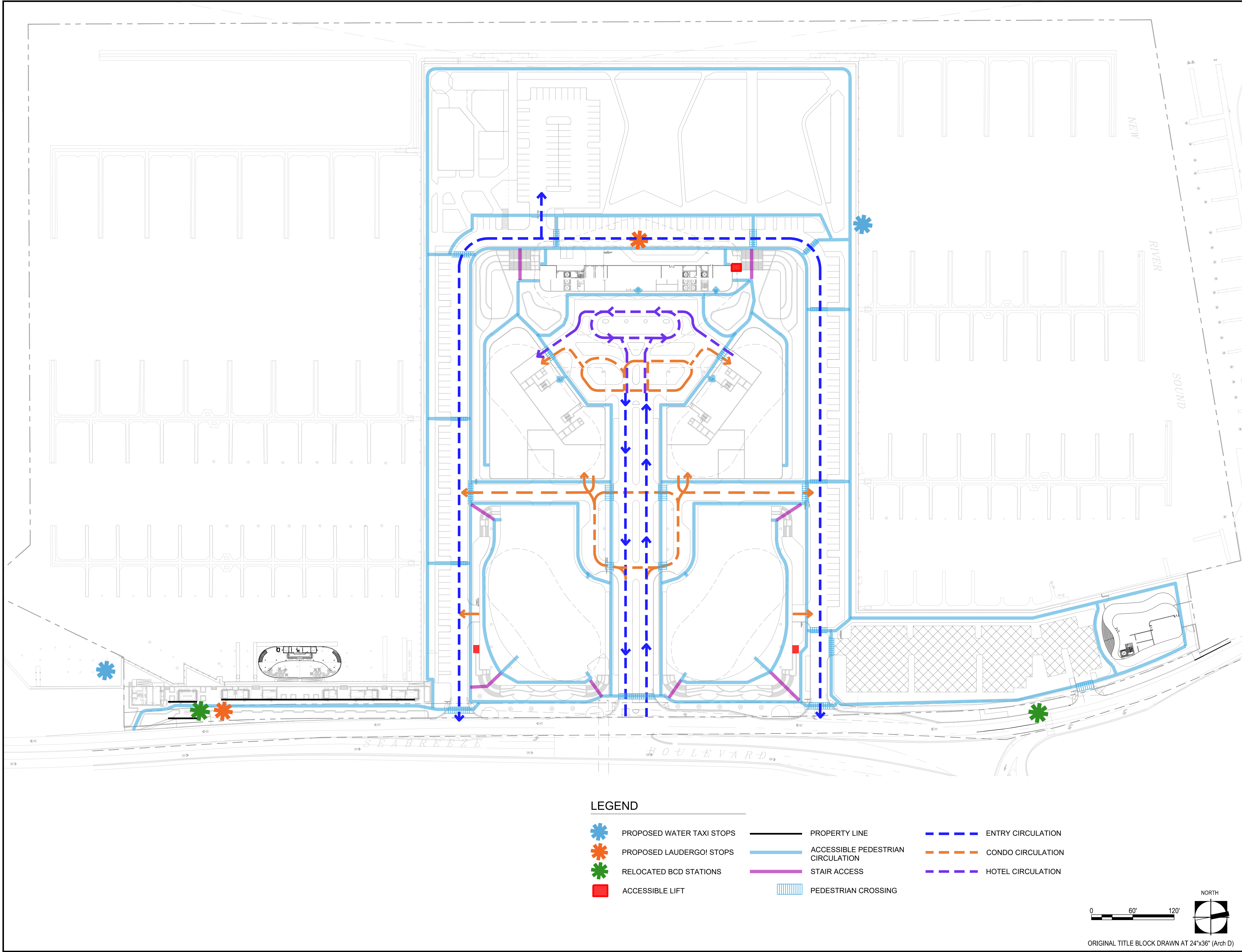
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OPEN SPACE PROVIDED:












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

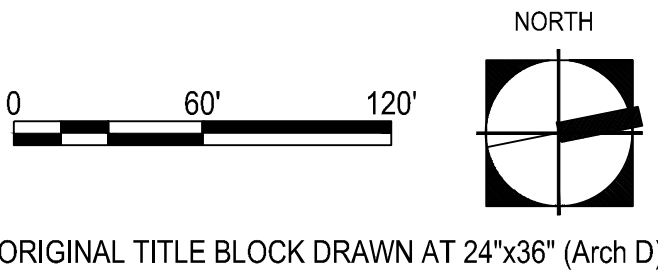
	SF / %
@ GRADE	1,257,624 SF / 86.5%
@ UPPER LEVELS	196,181 SF / 13.5%
	1,453,805 SF
@ A1A/SEABREEZE ROW	6,514 SF

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



LEGEND

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




Project Name

BAHIA MAR

Client


RAHN BAHIA MAR LLC




PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN

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TEL: 954.524.3330


Consultants




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

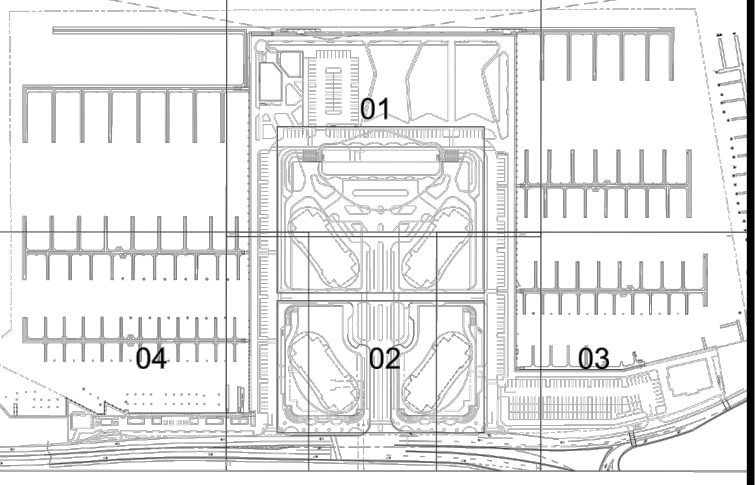


ARQUITECTONICA
ARCHITECT
2900 OAK AVENUE
MIAMI, FLORIDA 33133



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

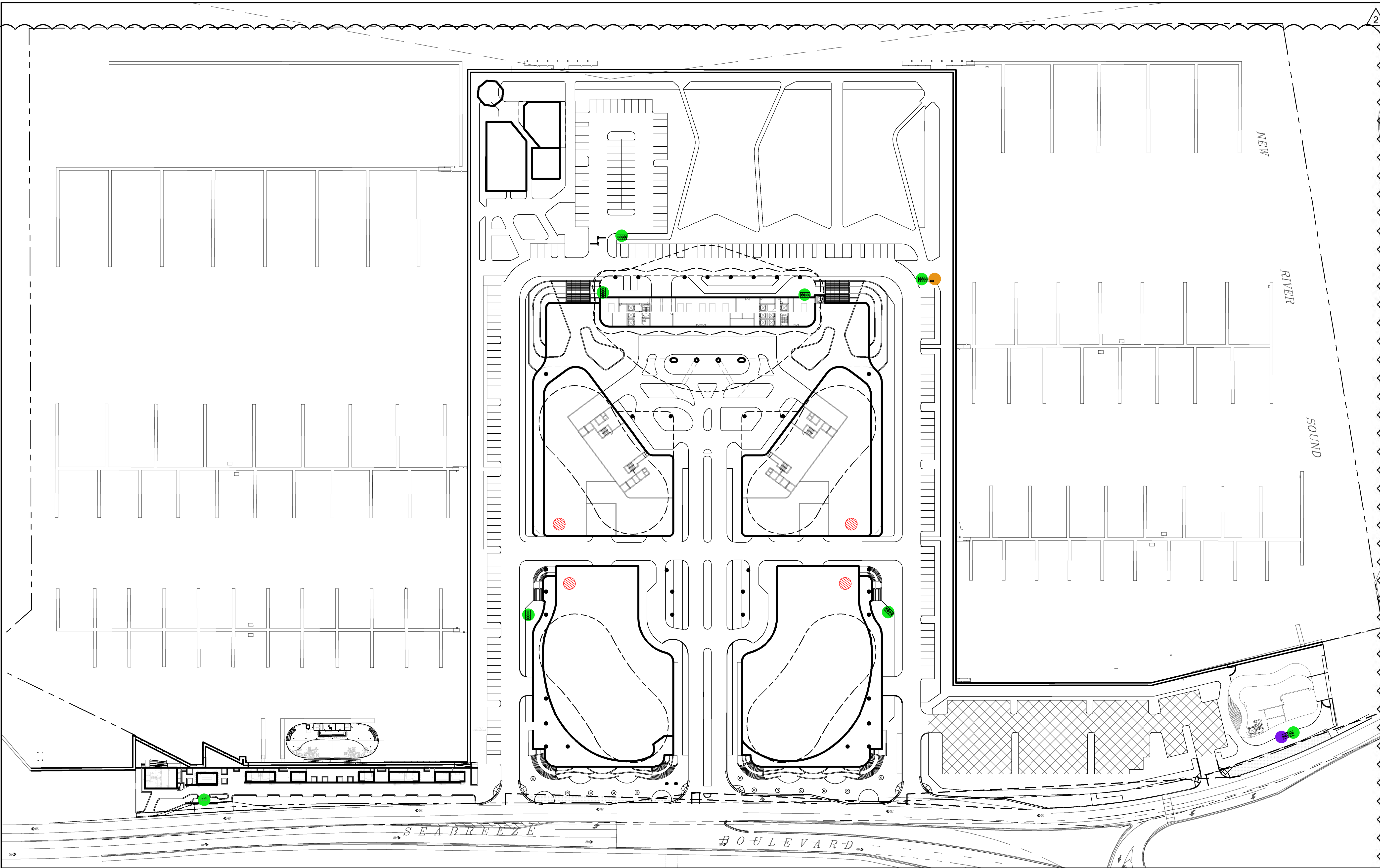
DRC SITE PLAN SUBMITTAL

Sheet Title

PUBLIC CIRCULATION PLAN

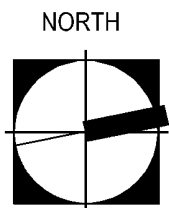
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 2	L-104

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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)

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
ENGINEERING

FLYNN 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

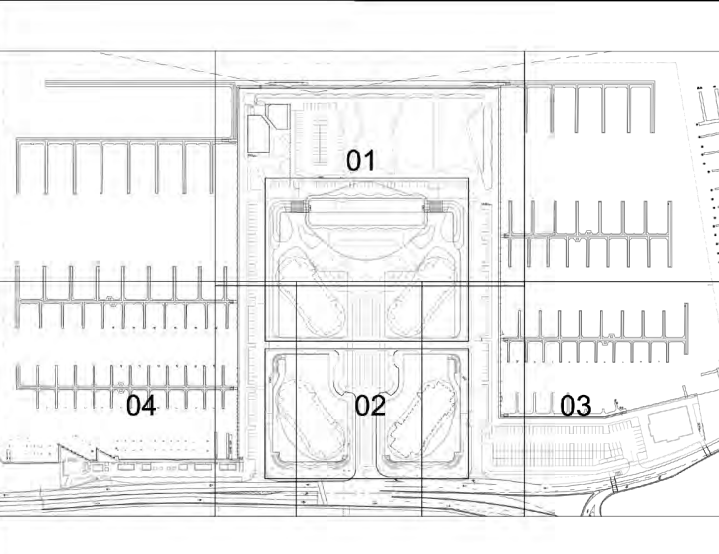
ARQUITECTONICA

ARQUITECTONICA
ARCHITECT
2900 OAK AVENUE
MIAMI, FLORIDA 33133

FELLER ENGINEERING
PHOTOMETRICS

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500 N. E. 3RD AVE
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Seal

Project Phase
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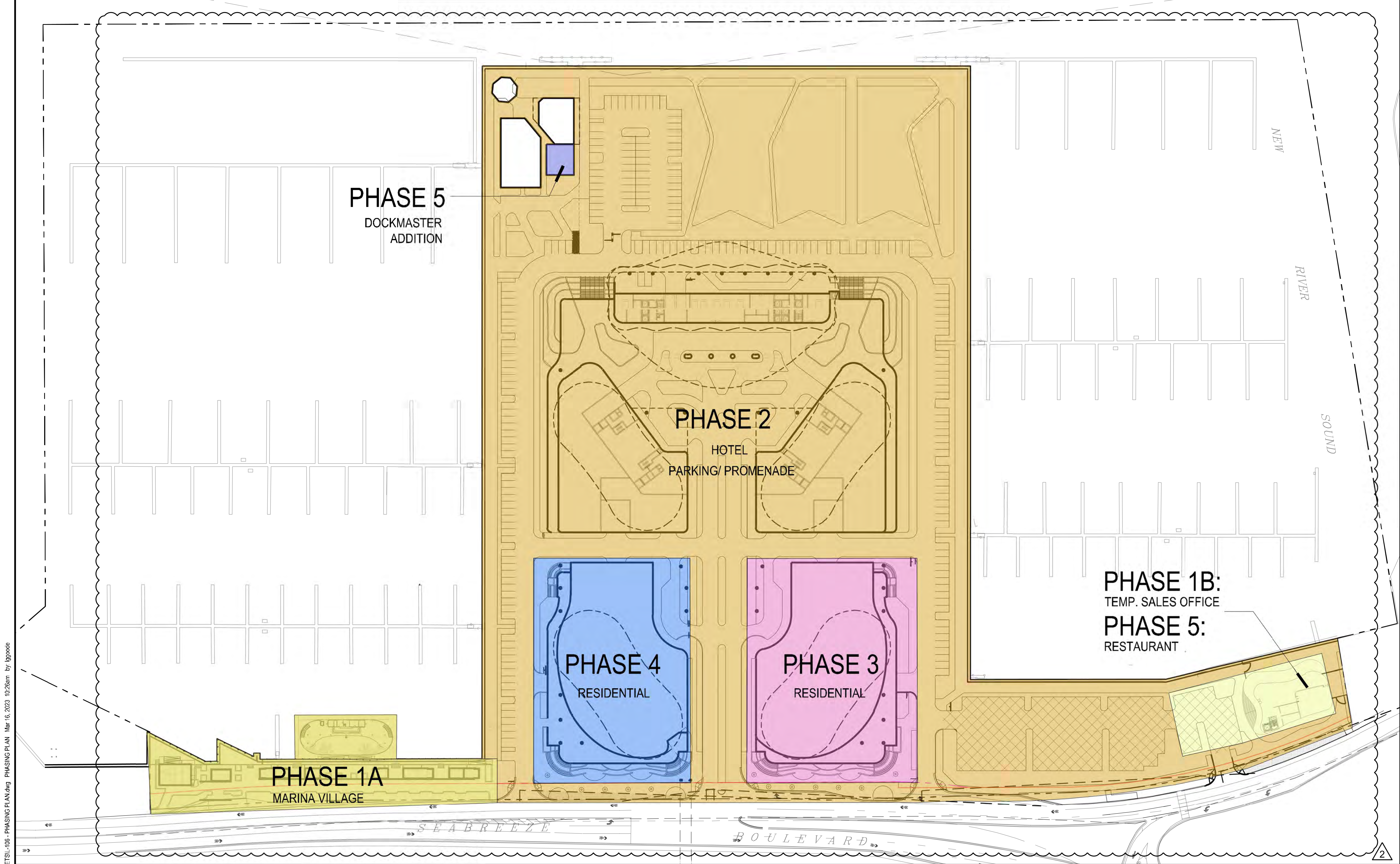
Sheet Title
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DIAGRAM

Revision Number

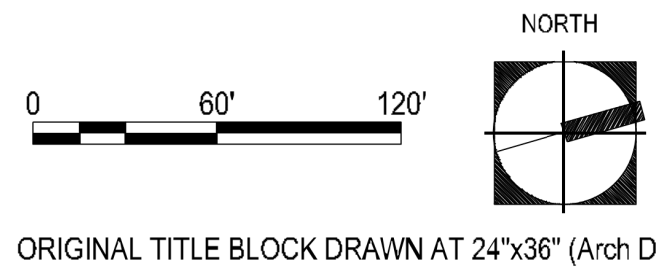
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L-105



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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

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ARCHITECT
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MIAMI, FLORIDA 33133

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Seal

Project Phase

DRC SITE PLAN SUBMITTAL

Sheet Title

PHASING PLAN

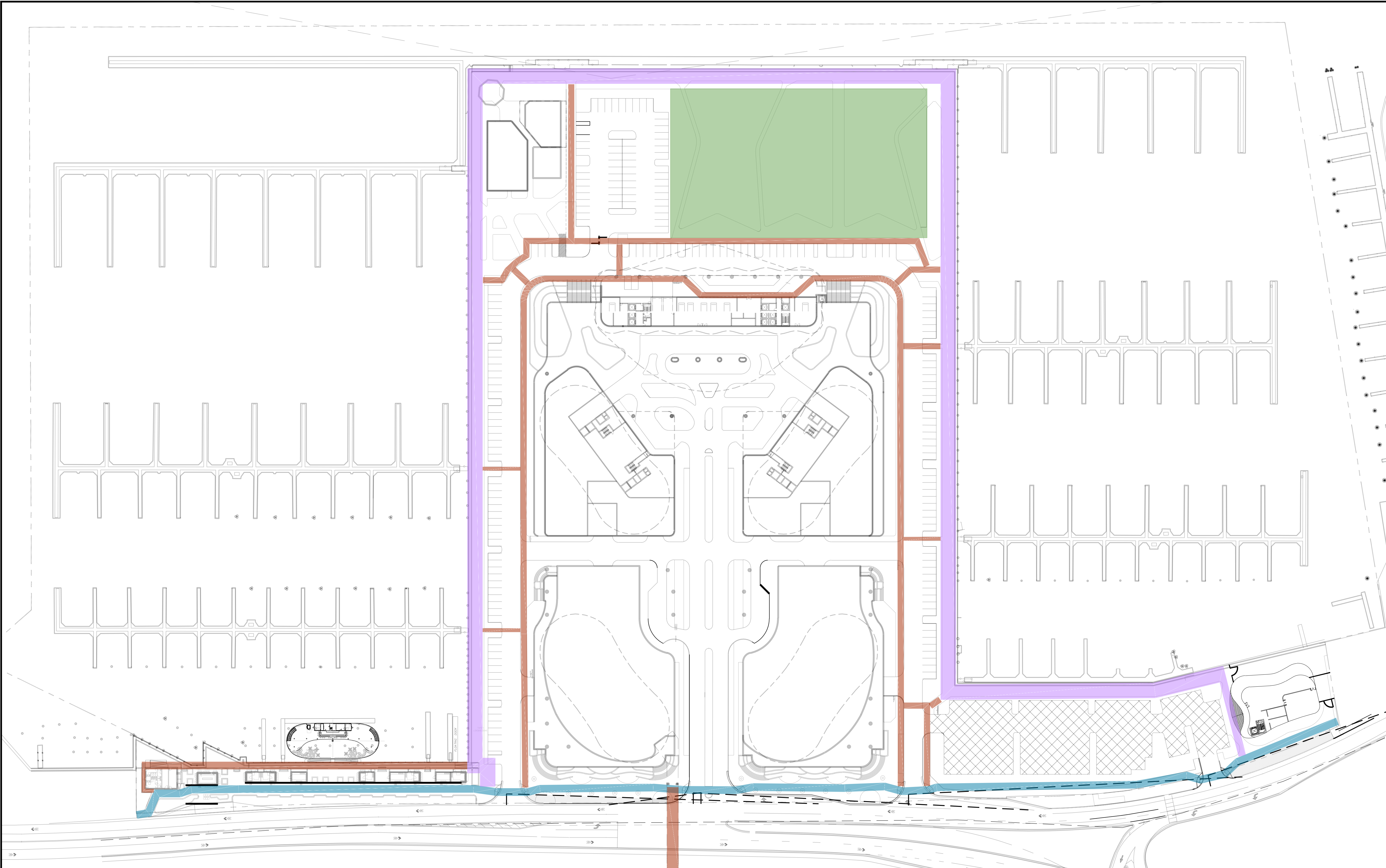
Revision Number

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Sheet Number

L-106

Drawing name: G:\Teams\SECAR\SE220154 Bahia Mar 2022\EDS\06-SHEETS\107 PUBLIC ACCESS PLAN.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.

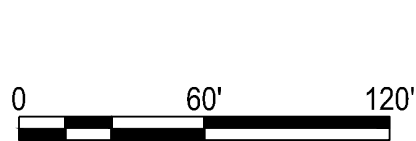
LEGEND

BEACHWALK

PEDESTRIAN ACCESS WALKWAYS

MARINA PROMENADE

BAHIA MAR PARK OPEN SPACE



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



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

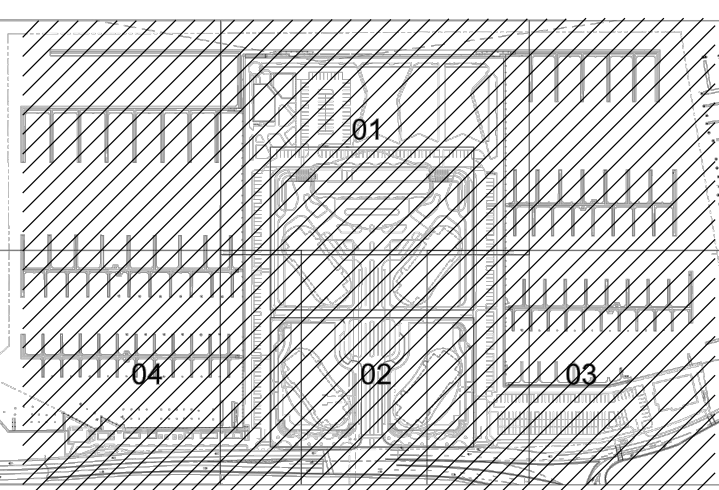
Consultants
FLYNN ENGINEERING FLYNN ENGINEERING
CIVIL ENGINEER
241 COMMERCIAL BLVD
LAUDERDALE-BY-THE-SEA, FL 33308

DC ENGINEERS DC ENGINEERING, INC.
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Project Phase
DRC SITE PLAN SUBMITTAL

Sheet Title
PUBLIC ACCESS PLAN

Revision Number	Sheet Number
2	L-107

EXHIBIT C
CONDITIONS OF APPROVAL
Case No. UDP-PDD22004

1. ~~Prior to final DRC approval, the applicant shall address the following:~~
 - A. ~~Submit copy of the Preliminary School Capacity Determination Letter (SCAD) for school capacity.~~
 - B. ~~Identify and label building materials and colors on each elevation sheet.~~
 - C. ~~Identify with spot elevations all rooftop equipment on the roof plan sheets including the marina restaurant.~~
 - D. ~~Provide detailed drawings of the pedestrian bridge improvements and connection to proposed residential building 4.~~
 - E. ~~Revise the required parking calculations to accurately reflect the charter parking required spaces which in no case will impact the overall provided parking total.~~
 - F. ~~Design, permit, and construct a bicycle ramp to ramp cyclist from the A 1 A bike lane on to the sidewalk to protect the cyclists from vehicles design. The applicant is required to provide a conceptual bicycle ramp improvement exhibit that depicts the bicycle ramp.~~
 - G. ~~Provide a conceptual site circulation map and improvements to access drives to remove confusion from drivers and reducing the conflict points to make it safer for pedestrian and cyclist navigating through the site.~~
2. ~~Applicant shall continue to work with FDOT and the City for possible bike lanes on A 1 A.~~
3. ~~Prior to submittal of a building permit, applicant shall provide the final School Capacity Availability Determination (SCAD) letter that confirms that school capacity is available, or if capacity is not available, that mitigation requirements have been satisfied.~~
4. ~~Pursuant to ULDR Section 47-38A, Park Impact Fees, applicant will be required to pay Park Impact Fee for the proposed residential units and hotel rooms prior to issuance of building permit.~~
5. ~~In accordance with the Water and Wastewater Capacity Availability letter issued by the City Public Works Department dated February 8, 2023, the existing water~~

CODING: Words, symbols, and letters ~~stricken~~ are deletions between readings. Words, symbols, and letters underlined are additions between readings.

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

- ~~6. To meet ULDR Section 47-25.2.M.5, prior to Final Certificate of Occupancy, applicant shall dedicate right of way as public deed along the west side of Seabreeze Boulevard varying in width as required by Broward County Trafficways Plan.~~
- ~~7. To meet ULDR Section 47-25.2.H & I, prior to building permit issuance the proposed development shall be designed to provide an adequate water and sanitary sewer system. The design shall include the necessary areas and easements needed for the installation and maintenance of the systems.~~
- ~~8. Prior to building permit issuance, applicant must provide plans, sections and details to effectively conduct safe and adequate pedestrian movement through public pedestrian facilities along Seabreeze Blvd in compliance with ULDR Section 47-25.2.M.6.~~
- ~~9. Prior to building permitting issuance, applicant shall provide proper drainage design and supporting documentation to demonstrate compliance with ULDR Sec. 47-25.2.L.~~
- ~~10. Prior to building permit issuance, applicant must define on plans and provide legal conveyance of property for all proposed public utilities.~~
- ~~11. Prior to building permit, applicant must coordinate and define any encumbrance found within the site that would otherwise restrict the proposed development.~~
- ~~12. In accordance with the Pre-Application Letter issued by the Florida Department of Transportation dated March 28, 2023, applicant must comply prior to building permit with all the conditions of said letter.~~
- ~~13. Prior to issuance of Final Certificate of Occupancy, applicant shall coordinate Maintenance Agreement with the Florida Department of Transportation (for property frontage along Seabreeze Boulevard). Proposed improvements within adjacent right of way include concrete/specialty sidewalk, ramps and driveway paving, concrete curb & gutter, curb, and valley gutters, landscaping and irrigation.~~
1. Prior to Final DRC, the applicant shall provide a copy of the Preliminary School Capacity Determination Letter (SCAD) for school capacity.
2. Applicant shall continue to work with FDOT and the City for possible bike lanes on A1A.

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3. Prior to submittal of the building permit for the first residential tower, applicant shall provide the Final School Capacity Availability Determination (SCAD) letter that confirms that school capacity is available, or if capacity is not available, that mitigation requirements have been satisfied.
4. Pursuant to ULDR Section 47-38A, Park Impact Fees, the applicant will be required to pay Park Impact Fee for the proposed residential units and hotel rooms prior to issuance of building permit for such use.

The following conditions apply to Phase 1A, "Marina Village".

5. Prior to issuance of any Final Certificate of Occupancy, applicant will coordinate with the City regarding legal conveyance of property for all proposed public utilities.

The following conditions apply to Phase 2 through 5.

6. In accordance with the Water and Wastewater Capacity Availability letter issued by the City Public Works Department dated February 8, 2023, the existing water and sewer distribution systems require improvements to accommodate the proposed development. Prior to any Certificate of Occupancy, all necessary improvements shall be constructed, certified and in operation per ULDR section 47-25.2.
7. Prior to any Final Certificate of Occupancy, applicant shall dedicate right-of-way as public deed or easement along the west side of Seabreeze Boulevard varying in width as required by Broward County Trafficways Plan and approved by the Florida Department of Transportation.
8. Prior to building permit issuance, the proposed development shall be designed to provide adequate water and sanitary sewer system. The design shall include the necessary areas and easements needed for the installation and maintenance of the systems.
9. Prior to building permit issuance, applicant must provide plans, sections and details to effectively conduct safe and adequate pedestrian movement through public pedestrian facilities along Seabreeze Blvd in compliance with ULDR Section 47-25.2.M.6.
10. Prior to building permit issuance, applicant shall provide proper drainage design and supporting documentation to demonstrate compliance with ULDR Sec. 47-25.2.L.

11. Prior to building permit issuance, applicant must provide utility plan and legal conveyance of any property necessary to serve, access and maintain the proposed public utilities serving the development.
12. Prior to building permit issuance, applicant must coordinate and define any encumbrance found within the site that would otherwise restrict the proposed development.
13. The applicant shall execute and record in the Broward County Public Records a Declaration of Restrictive Covenants restricting the following areas as a "Park" as defined in Section 47-18.44.A.1. of the Unified Land Development Regulations:
 - A. The area adjacent to the Intercoastal waterway identified as "Bahia Mar Central Park" or "Bahia Mar Central Park Space" or "Central Park" in the Ordinance approving the Rezoning, Associated Site Plan, and Phasing Plan (CAM #23-0607 and Case No. UDP-PDD22004).
 - B. The area identified as "Pedestrian Promenade" or "Marina Promenade" in the Ordinance approving the Rezoning, Associated Site Plan, and Phasing Plan (CAM #23-0607 and Case No. UDP-PDD22004).

The Declaration of Restrictive Covenants shall state that "the Park shall be open to members of the public, subject to the conditions and limitations in the Master Lease Agreement, as amended from time to time." The applicant shall record the Declaration of Restrictive Covenants in the Broward County Public Records at its own cost and expense and provide the City Clerk with a copy of the recorded Declaration of Restrictive Covenants within 10 days after the Ordinance approving the Rezoning, Associated Site Plan, and Phasing Plan (CAM # 23-0607 and Case No. UDP-PDD22004) is adopted by the City Commission. The Declaration of Restrictive Covenants cannot be terminated without consent from the City Commission.