

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

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

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. 8<sup>th</sup> 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 47-37.A.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.

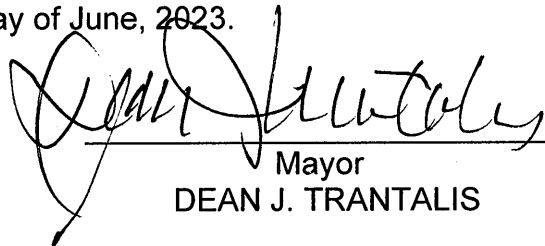
SECTION 13. In accordance with Section 47-37A.14. of the ULDR, the applicant shall record this ordinance in the public records of Broward County, Florida at the applicant's expense.

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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 6<sup>th</sup> day of June, 2023.

PASSED SECOND READING this 20<sup>th</sup> day of June, 2023.

  
\_\_\_\_\_  
Mayor  
DEAN J. TRANTALIS

ATTEST:

  
\_\_\_\_\_  
City Clerk  
DAVID R. SOLOMAN

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# EXHIBIT A

## 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.

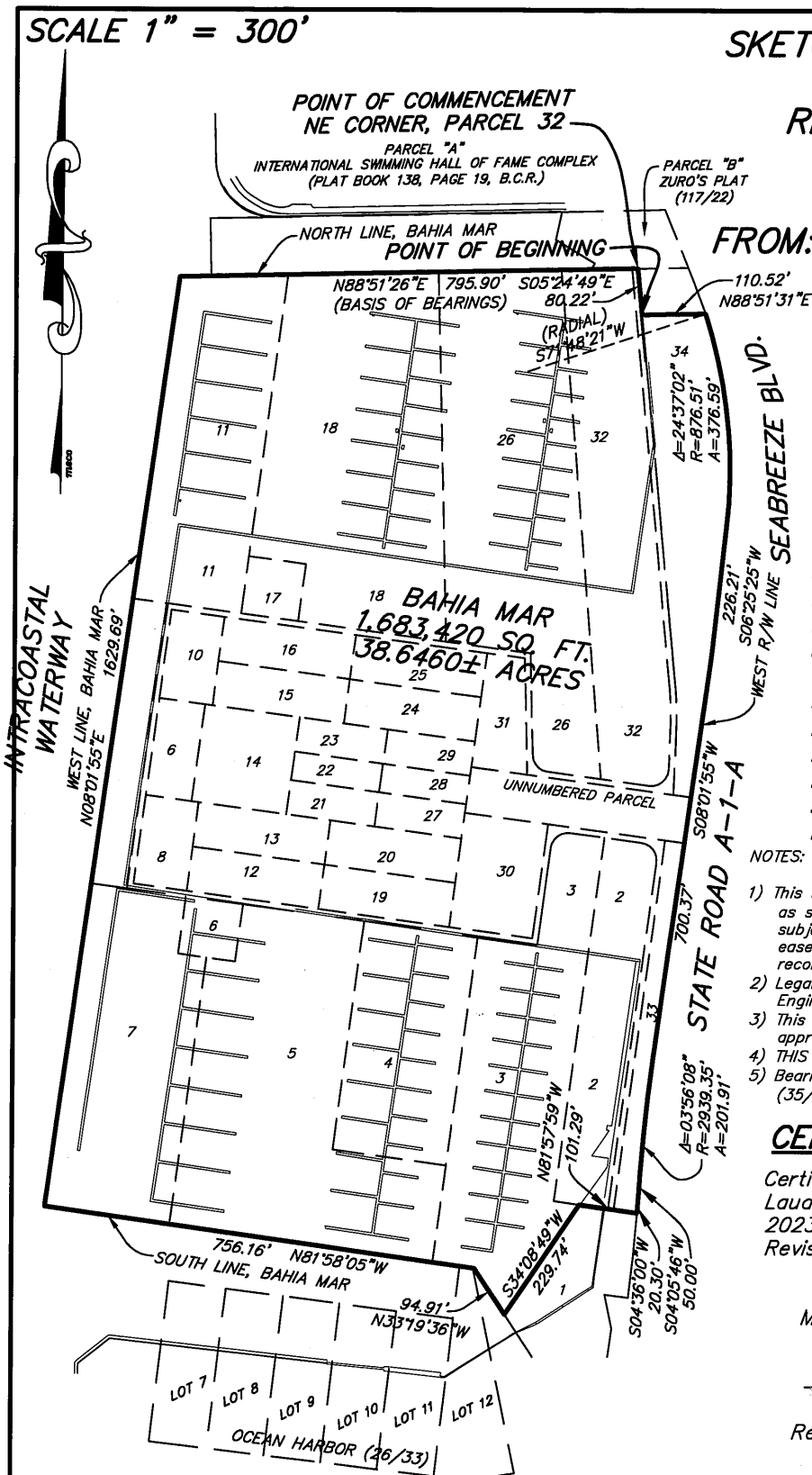
#### CERTIFICATION

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

Revised this 11th day of May, 2023.

McLAUGHLIN ENGINEERING COMPANY

*[Signature]*  
JAMES M. McLAUGHLIN JR.  
Registered Land Surveyor No. 4497  
State of Florida.



FIELD BOOK NO. \_\_\_\_\_

DRAWN BY: JMMjr

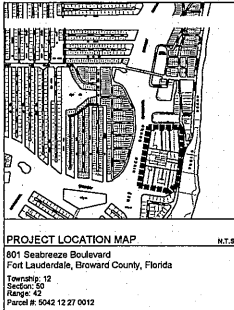
JOB ORDER NO. V-7780

CHECKED BY: \_\_\_\_\_

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

C: \JMMjr\2023\7780 (BAHIA MAR BOUNDARY)

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



# BAHIA MAR

FORT LAUDERDALE, FLORIDA

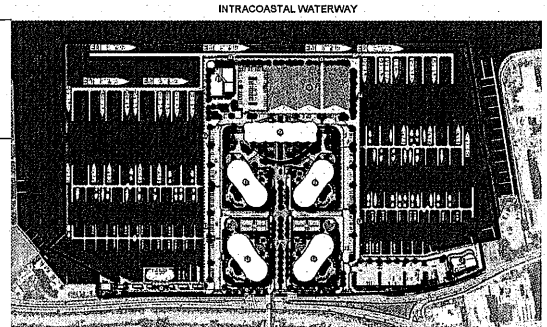
UDP-PDD22004

SITE PLAN LEVEL IV - PDD

SUBMITTED: DECEMBER 23, 2022

REV1 SUBMITTED: FEBRUARY 13, 2023

REV2 SUBMITTED: MARCH 10, 2023



INTRACOASTAL WATERWAY

A1A SEABREEZE



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#### SURVEY

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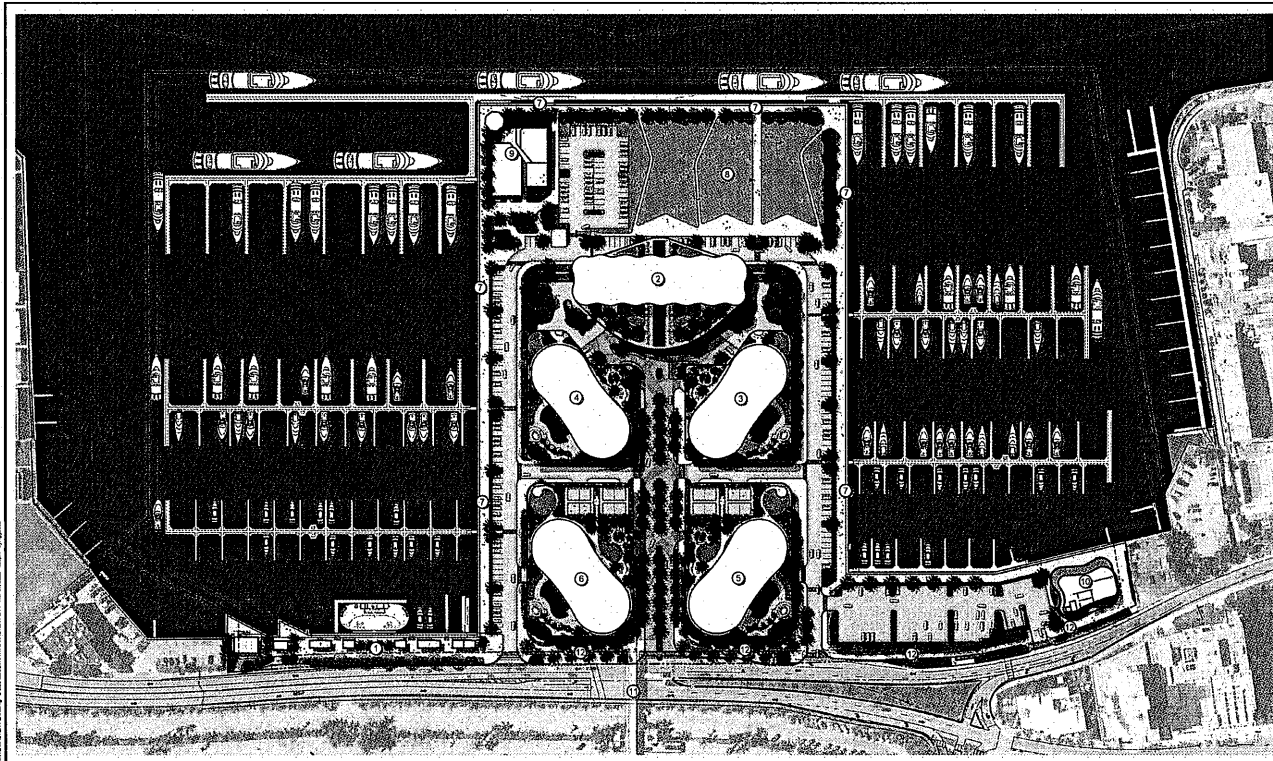
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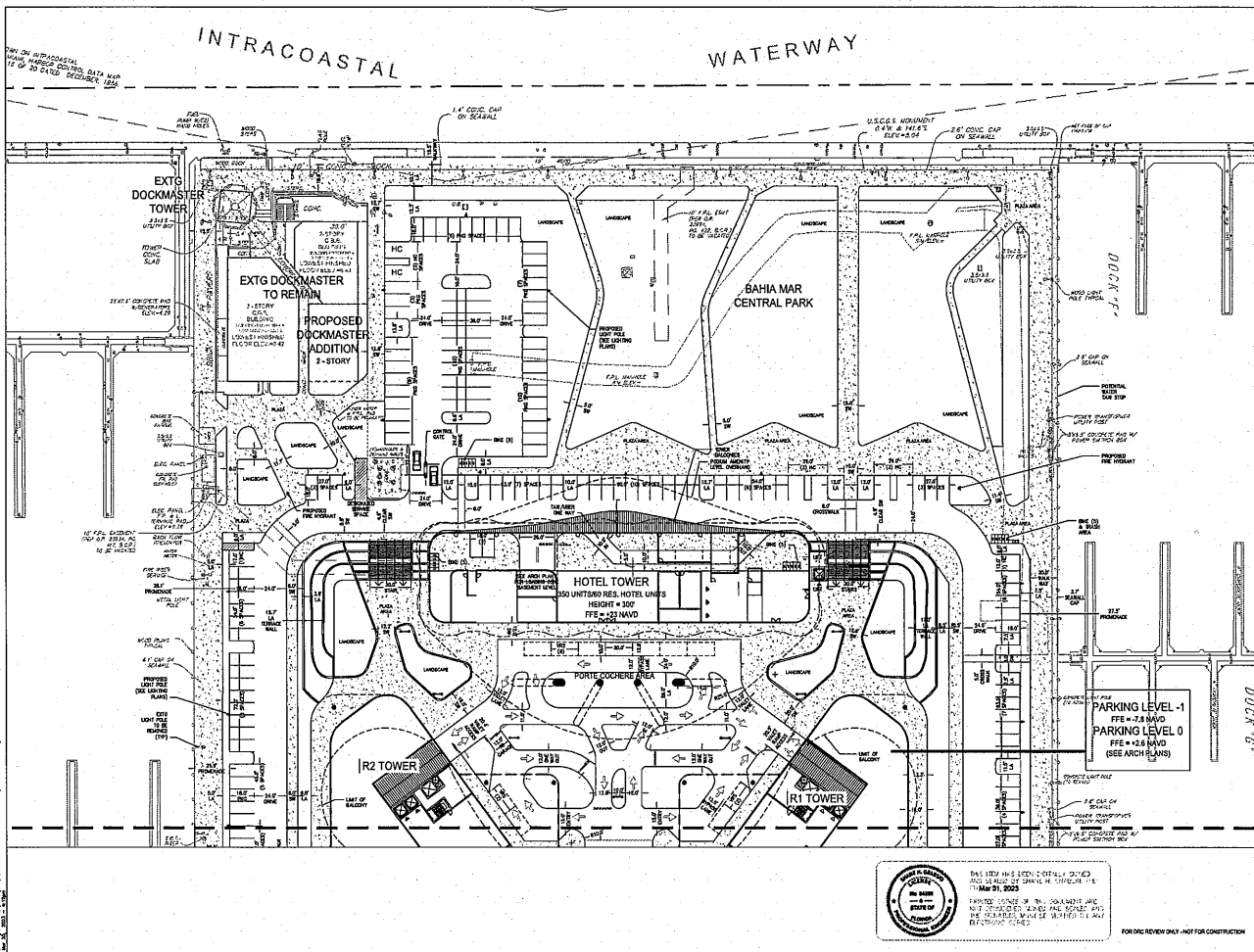
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| 2 HOTEL               | 8 BAHIA MAR CENTRAL PARK            |
| 3 RESIDENTIAL TOWER 1 | 9 DOCKMASTER / DOCKMASTER EXTENSION |
| 4 RESIDENTIAL TOWER 2 | 10 MARINA RESTAURANT                |
| 5 RESIDENTIAL TOWER 3 | 11 PEDESTRIAN BRIDGE CONNECTION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



ORIGINAL TITLE BLOCK DRAWN BY JLS 10/01/17

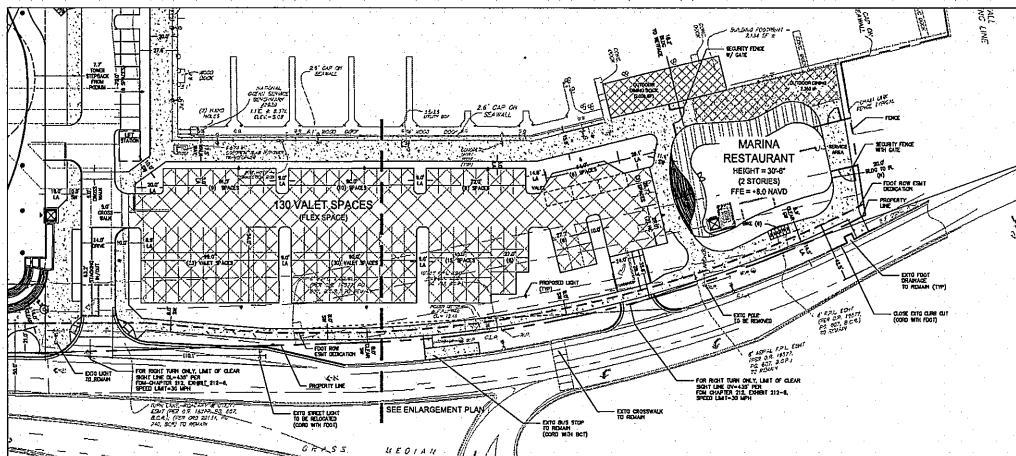
Project Name		
<b>BAHIA MAR</b>		
Client		
RAHN BAHIA MAR LLC		
edsa PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN 1515 E. BROWARD BOULEVARD, SUITE 410 FORT LAUDERDALE, FLORIDA 33304 TEL: 954.581.5500		
Consultants	FLYNN ENGINEERING CIVIL ENGINEER 3141 CONVENT ROAD LAUDERDALE 33311-0604, FL 33304 TEL: 954.581.5500	
DA	TRAF TECH ENGINEERING TRAFFIC ENGINEER 3000 UNIVERSITY DRIVE FORT LAUDERDALE, FL 33304 TEL: 954.581.5500	
ARCHITECTONICA	ARCHITECT 3000 UNIVERSITY DRIVE FORT LAUDERDALE, FL 33304 TEL: 954.581.5500	
F	FELLER ENGINEERING PHOTOGRAPHIC 3000 UNIVERSITY DRIVE FORT LAUDERDALE, FL 33304 TEL: 954.581.5500	
Key Plan		
Rev	Date	Issued for
1	02.10.23	DRC Rev 1
2	03.07.23	DRC Rev 2
Data Designed By: JLS Drawn By: CHLOE JLS Approved / Checked By: JLS Project Number: 88338-10		
Seal 		
Project Phase DRC SITE PLAN SUBMITTAL		
Sheet Title ILLUSTRATIVE MASTER PLAN		
Revision Number	Sheet Number	
2	L-0.00	



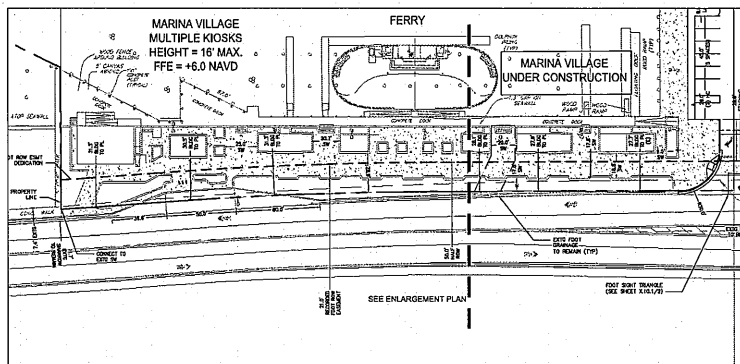


<b>Project Name:</b> <b>BAHIA MAR</b>	
<b>Client:</b> RAHN BAHIA MAR, LLC 1111 W. 10th Street, Suite 100 Fort Lauderdale, FL 33304	
<b>Architect:</b> ARCHITECTONICA 3800 N.W. 11th Street Fort Lauderdale, FL 33309	
<b>Engineer:</b> FLYNN 3800 N.W. 11th Street Fort Lauderdale, FL 33309	
<b>Land Planner/Landscape Architect:</b> EDCO 3800 N.W. 11th Street Fort Lauderdale, FL 33309	
<b>Surveyor:</b> D&B 3800 N.W. 11th Street Fort Lauderdale, FL 33309	
<b>Scale:</b> 1"=50'	<b>North Arrow:</b> N
<b>Site Plan View West</b>	
<b>C0.2</b>	

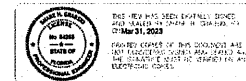




SITE PLAN NORTH (MARINA RESTAURANT)  
SCALE: 1"=30'



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



FOR DRC REVIEW ONLY - NOT FOR CONSTRUCTION

# BAHIA MAR

Client: **RAHN BAHIA MAR, LLC**  
1115 NE 105 STREET, SUITE 102  
NORTH MIAMI, FL 33161

Architect: **NOCHIE CHAKAS**  
LAND USE ARCHITECT  
10000 N. MIAMI BLVD., SUITE 100  
FORT LAUDERDALE, FL 33308

Architect: **ARQUITECTONICA**  
ARCHITECT  
3000 S.W. 40TH AVE.  
MIAMI, FL 33155

Architect: **FLYNN**  
ARCHITECT  
10000 N. MIAMI BLVD., SUITE 100  
FORT LAUDERDALE, FL 33308

Architect: **FLYNN**  
ARCHITECT  
10000 N. MIAMI BLVD., SUITE 100  
FORT LAUDERDALE, FL 33308

Architect: **FLYNN**  
ARCHITECT  
10000 N. MIAMI BLVD., SUITE 100  
FORT LAUDERDALE, FL 33308

Architect: **FLYNN**  
ARCHITECT  
10000 N. MIAMI BLVD., SUITE 100  
FORT LAUDERDALE, FL 33308

Architect: **FLYNN**  
ARCHITECT  
10000 N. MIAMI BLVD., SUITE 100  
FORT LAUDERDALE, FL 33308

Rev	Date	Description
1	03/27/23	REVISED SUBMITTAL
2	03/27/23	REVISED SUBMITTAL
3	03/27/23	REVISED SUBMITTAL
4	03/27/23	REVISED SUBMITTAL
5	03/27/23	REVISED SUBMITTAL

Date:	MAR 27, 2023
Project Manager:	(SIGNED)
Drawn By:	(SIGNED)
Reviewed By:	(SIGNED)
Project No:	03-2023-04

Shane H. Grabski  
Digitally signed by Shane H. Grabski  
DN: cn=Shane H. Grabski, o=Shane H. Grabski, ou=Shane H. Grabski, email=shane@shanehgrabski.com, c=US  
17844321, 03/31/2023 17:11:53 -0400

Project Name: **DRC SITE PLAN SUBMITTAL**

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

Sheet Number: **C0.4**

# 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
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# 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)	6,881 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)	478,236 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.	1.6%
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 45'-7" POOLUM TO PL 27'-6" VILLAGE 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" POOLUM TO PL
SIDE YARD (SOUTH)*	20'-0" TO PL	10'-0" TO PL 516'-7" BLDG TO PL	11'-0" MARINA VILLAGE TO PL 620'-8" POOLUM TO PL 17'-2" (EXTG) EXTO DOCKMASTER TO WEIFACE
REAR YARD (WEST)	20'-0" TO PL	45'-0" RES BLDG OVERHANG TO WEIFACE 60'-0" RES BLDG TO WEIFACE	41'-8" (EXTG) EXTO DOCKMASTER TO WEIFACE 18'-6" (EXTG) EXTO 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.

# 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 W. 42ND STREET, SUITE 100  
FORT LAUDERDALE, FL 33304

Consultants:

ARCHITECT: LUCAS LUTHERY  
LUCAS LUTHERY ARCHITECTS, P.A.  
1175 W. 42ND STREET, SUITE 100  
FORT LAUDERDALE, FL 33304

ARCHITECT: ARQUITECTONICA  
ARQUITECTONICA  
2000 GAGE AVE  
MIAMI, FL 33134

FLYNN  
FLYNN  
1175 W. 42ND STREET, SUITE 100  
FORT LAUDERDALE, FL 33304

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FORT LAUDERDALE, FL 33304

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Project Phase: DRC SITE PLAN SUBMITTAL

Sheet Title: SITE DATA 1

Sheet Number: SD.1

# 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.
<b>TOTAL BLDG FOOTPRINT</b>	<b>281,126 S.F.</b>
<b>LOT COVERAGE</b>	<b>281,126/1,583,574</b>
	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"	76'-0"
R1 TO H	30'-0"	132'-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):	PERMITTED (SBMHA):	PROPOSED PDD	
(INCLUDING MARINA)	346,421 SF	1,453,805 SF	+1,107,384 SF
GROSS LOT AREA = 1,732,106 SF			

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

# 40% OF REQ OPEN SPACE SHALL BE @ GRADE

OPEN SPACE @ GRADE (SITE):	PERMITTED (SBMHA):	PROPOSED PDD	
(INCLUDING MARINA)	136,568 SF	1,453,805 SF	+1,315,237 SF
REQ OPEN SPACE @ GRADE = 346,421 SF			

OPEN SPACE @ GRADE (SITE):	PERMITTED (SBMHA):	PROPOSED PDD	
(UPLAND DEVELOPMENT AREA ONLY)	55,634 SF	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):	PERMITTED (SBMHA):	PROPOSED PDD	
(PERVIOUS (25% OF REQ OPEN SPACE (GROSS)))	34,642 SF	140,570 SF*	+105,928 SF
REQ OPEN SPACE = 138,568 SF			

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

\* DOES NOT INCLUDE ROW LANDSCAPE BELOW

# 50% CREDIT FOR ROW LANDSCAPING IMPROVEMENTS MAY BE APPLIED

ROW LANDSCAPE	AREA	CREDIT	SF
(ROW LANDSCAPE ALONG SEABREEZE/A1A)	6,514 SF	50%	3,257 SF
* TOTAL PERVIOUS ON-SITE WITH ROW LANDSCAPE = 143,827 SF			

**LIGHTING NOTES:**  
PURSUANT TO CITY ORDINANCES, CHAPTER 6, ARTICLE III, SEA TURTLE REGULATIONS, BUILDING LIGHTING IS SUBJECT TO LIMITATIONS AS TO ITS IMPACT ON SEA TURTLE HABITATS AND NESTING. THE SITE PLAN WILL COMPLY WITH SECTION 6-4.9.

FOR DRG REVIEW ONLY - NOT FOR CONSTRUCTION

# BAHIA MAR

Client: **RAHN BAHIA MAR, LLC**  
11111 S. STREET, SUITE 100  
NORTH HAVEN, FL 33151

Consultant: **ARCHITECTURAL**  
1400 E. BROWARD BLVD., 4TH FLOOR  
FORT LAUDERDALE, FL 33304

**ARCHITECTONICA**  
ARCHITECT  
2000 S.W. 11TH AVE  
MIAMI, FL 33135

**FLYNN**  
DESIGN ENGINEERING (LANDSCAPE ARCHITECT)  
201 COMMERCE BLVD.  
FORT LAUDERDALE, FL 33301

**edca**  
LANDSCAPE ARCHITECT  
11111 S. STREET, SUITE 100  
NORTH HAVEN, FL 33151

**DO**  
DESIGN ENGINEERING (LANDSCAPE ARCHITECT)  
11111 S. STREET, SUITE 100  
NORTH HAVEN, FL 33151

Rev	Date	Description
1	03/15/2023	REVISED SUBMITTAL
2	03/15/2023	REVISED SUBMITTAL
3		
4		
5		

Scale:	1/8" = 1'-0"
Project Manager:	(SIGNED)
Drawn By:	(SIGNED)
Checked In Charge:	(SIGNED)
Project No:	08-0027-04

Scale: NTS

Sheet

Project Name: **DRC SITE PLAN SUBMITTAL**

Sheet Title: **SITE DATA 2**

Sheet Number:

**SD.2**

Study name: F:\2002 Jan\02-23.7.04 Burke Mar 20.23 R00000723-20.23.04 SITE GATL.dwg  
 Date: 15/03/2007 11:15am

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

REQUIREMENTS (Note A)	BAHIA CODE (Approved 2022 code changes)	APPROVED SITE PLAN (per pre 2022 code changes)	PROPOSED PDG	RELIEF REQUESTED
Max Residential Density (DU net acre) 150 residential 50 hotel condo	70 units/acre (2,705 units)	553/15.65= 35.4 units/acre	410/15.65= 26.2 units/acre	NO
Max Density (Hotel rooms net acre) 126 hotel rooms (no change)	No Max.	250/15.65= 15.9 units/acre	250/15.65= 15.9 units/acre	NO
Max Floor Area Ratio (FAR)	5.0	1,972,122/1.6 83,274=	2,131,951/1,683,574= 1.27 FAR	NO

REQUIREMENTS (Note A)	BAHIA CODE (Approved 2022 code changes)	APPROVED SITE PLAN (per pre 2022 code changes)	PROPOSED PDG	RELIEF REQUESTED
Maximum structure height (Note D)	120' Or 144' if floorplate <16,000	120'	220' / 2223 levels (RESIDENTIAL TOWERS)  300' / 23 levels (HOTEL TOWER)  EXTG (DOCKMASTER) 15' (DOCKMASTER EXPANSION) 10' (MARINA VILLAGE-MULTI KITCHEN) 30'-6" (MARINA RESTAURANT)	YES YES NO NO NO
Minimum Building ("Downwind") Length	200'		182'-3"	NO
Minimum Distance Between Buildings on Same Development (Note B)	20' or 20% of the tallest building, whichever is greater	50'	454' - BLDG TO RESTAURANT 70' - BLDG TO DOCKMASTER 89' - BLDG TO MARINA VILLAGE	NO NO NO

REQUIREMENTS (Note A)	BAHIA CODE (Approved 2022 code changes)	APPROVED SITE PLAN (per pre 2022 code changes)	PROPOSED PDG	RELIEF REQUESTED
Tower Setback	12'		R1/R2/R3/R4 44' AVERAGE min. 8'; max 129' HOTEL 43' AVERAGE min. 7'; max 143'	YES
Tower Separation (Between Towers and from Property Line) Site note sheet sets all trip separation distances.	30'		Min. Separation Distance between towers and/or property line for: 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 15 feet	16,000 SF		HOTEL = 15,058 SF AVERAGE min. 11,362 SF; max 16,357 SF (Only 6 floors exceed floorplate above the podium)  RESIDENTIAL = 13,307 SF	YES  No
Open Space (Note E)	348,421 SF	1,358,167	1,453,805	NO

REQUIREMENTS (Note A)	BAHIA CODE (Approved 2022 code changes)	APPROVED SITE PLAN (per pre 2022 code changes)	PROPOSED PDG	RELIEF REQUESTED
VUA LANDSCAPE (Note F)	VUA TREES 114 TREES (SITE) 31 TREES (PLEX)		VUA TREES 84 TREES (SITE) 23 TREES (PLEX)	YES YES
	VUA NATIVE TREE REQUIREMENT 10% OF TOTAL REQUIRED 97 TREES (SITE) 19 TREES (PLEX)		VUA NATIVE TREE REQUIREMENT 10% OF TOTAL REQUIRED 54 TREES (SITE) 16 TREES (PLEX)	YES NO
	VUA FLOWERING TREE REQUIREMENT 10% OF TOTAL REQUIRED 37 TREES (SITE) 6 TREES (PLEX)		VUA FLOWERING TREE REQUIREMENT 10% OF TOTAL REQUIRED 27 TREES (SITE) 5 TREES (PLEX)	NO YES

SETBACK TABLE:

REQUIREMENTS (Note A)	BAHIA CODE (Approved 2022 code changes)	APPROVED SITE PLAN (per pre 2022 code changes)	PROPOSED PDG
FRONT YARD (EAST) - AIA	10'-0"	10'-0"	10'-0"
SIDE YARD (NORTH)	10'-0"	10'-0"	10'-0"
SIDE YARD (SOUTH)	10'-0"	10'-0"	10'-0"
REAR YARD (WEST)	10'-0"	10'-0"	10'-0"

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 47-12.8.

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:

## BAHIA MAR

Client: **RAHN BAHIA MAR, LLC**  
11116 120 STREET, SUITE 102  
NORTH MIAMI, FL 33156

Consulting: **BOCHRE SCHWARTZ**  
LAND USE ATTORNEY  
LOCHINE & SCHWARTZ, P.A.  
1001 BROWNS BLVD, SUITE 200  
FORT LAUDERDALE, FL 33301

ARCHITECTONICA  
ARCHITECTS  
3000 N. MIAMI AVE.  
MIAMI, FL 33136

FLYNN  
FLYNN ENGINEERING SERVICES  
3010 COMMERCIAL BLVD.  
LAUDERDALE BEACH, FL 33308

ecda  
LAND PLANNING/LANDSCAPE ARCHITECT  
1415 E. BROWNS BLVD., SUITE 100  
FORT LAUDERDALE, FL 33304

FLYNN  
FLYNN ENGINEERING SERVICES  
3010 COMMERCIAL BLVD.  
LAUDERDALE BEACH, FL 33308

DO  
DOUGLAS O'NEILL  
1001 W. 15TH AVENUE  
CORAL SPRING, FL 32901

Rev	Date	Description
1	03/15/2023	REVISED PER CITY REQUIREMENTS
2	03/15/2023	REVISED PER CITY REQUIREMENTS
3	03/15/2023	REVISED PER CITY REQUIREMENTS
4	03/15/2023	REVISED PER CITY REQUIREMENTS

Date: **MAR 15, 2023**  
Project Manager: **PROJ01**  
Drawn By: **(SND)**  
Prepared by Change: **(LAP)**  
Project No: **02-022-24**

Scale:

Sheet:

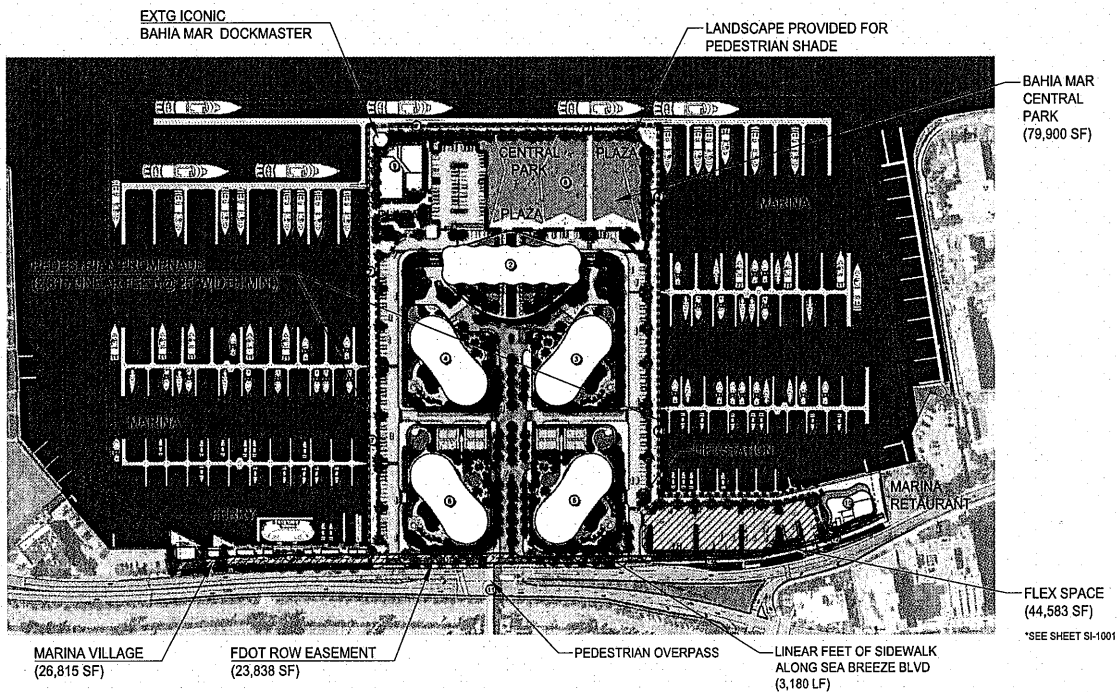
Project Name: **DRC SITE PLAN SUBMITTAL**

Sheet Title: **SITE DATA 4**

Sheet Number:

**SD.4**

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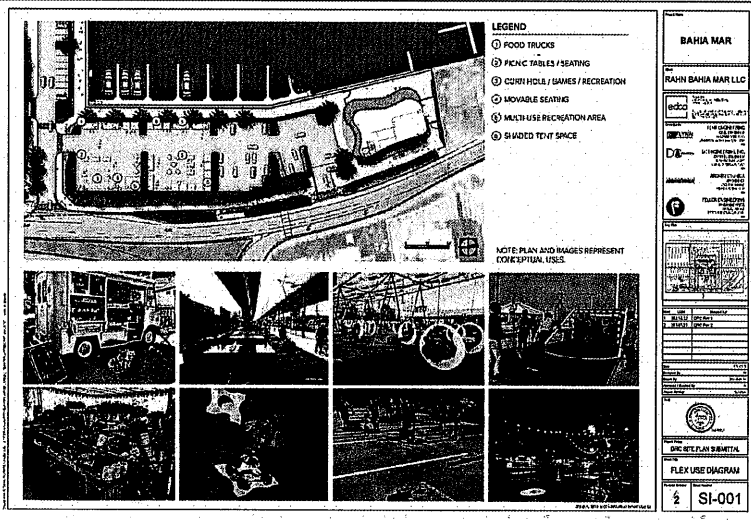
#### PUBLIC IMPROVEMENTS:

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
- FOOT 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



FOR DISC REVIEW ONLY - NOT FOR CONSTRUCTION

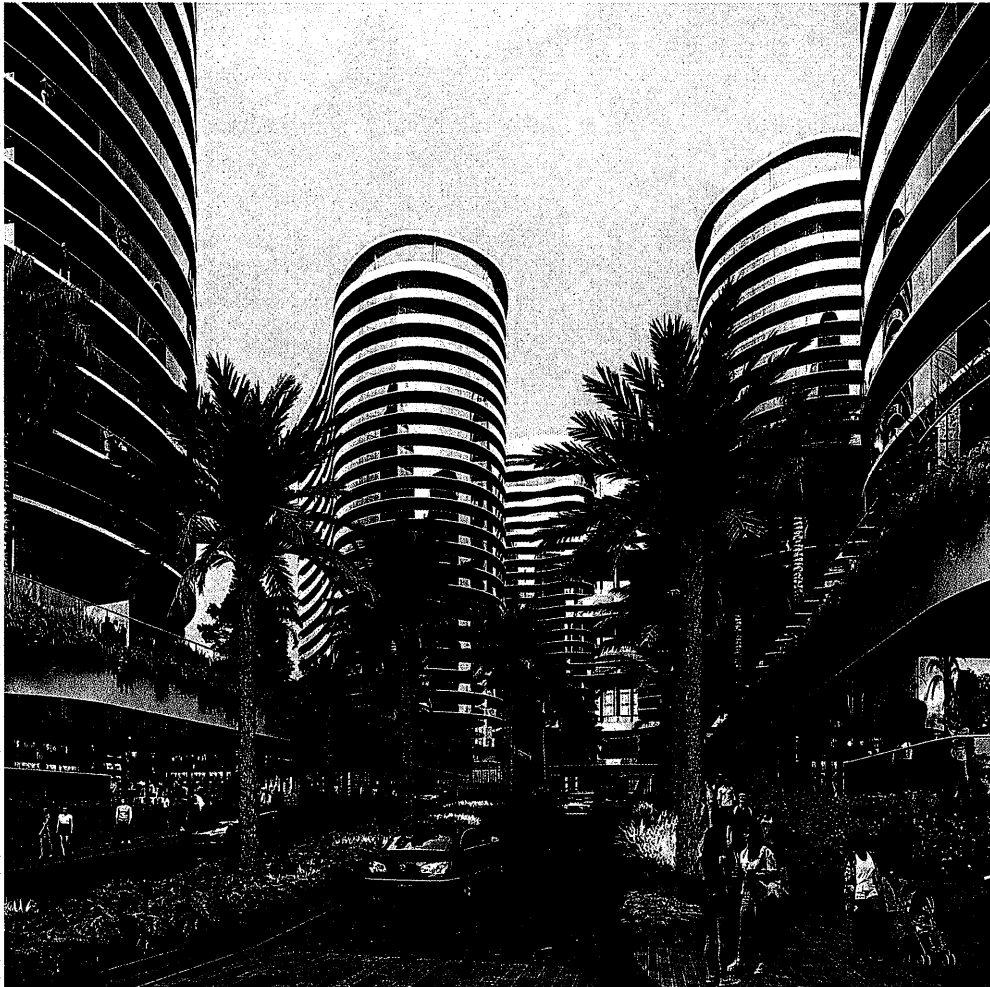
Project Name:		<b>BAHIA MAR</b>	
Client:		RAHN BAHIA MAR, LLC 1111 NE 130th Street, Suite 100 North Miami, FL 33181	
Consultant:		<b>DOCKMASTER</b> LAND USE ATTORNEY 1000 E. BROWARD BLVD, 800 FORT LAUDERDALE, FL 33304 (954) 371-1111	
		<b>ARCHITECTONICA</b> ARCHITECT 3000 S.W. 11th Ave Miami, FL 33135	
		<b>FLYNN</b> CIVIL ENGINEERING / LANDSCAPE ARCHITECTURE 3000 S.W. 11th Ave Miami, FL 33135	
		<b>edca</b> LAND PLANNING / LANDSCAPE ARCHITECTURE 3000 S.W. 11th Ave Miami, FL 33135	
		<b>DOCKMASTER</b> FLEX SPACE 3000 S.W. 11th Ave Miami, FL 33135	
		<b>DOCKMASTER</b> MARINA RESTAURANT 3000 S.W. 11th Ave Miami, FL 33135	
Rev.	Date	Description	
1	08/08/2018	REVISED	REVISED
2	08/08/2018	REVISED	REVISED
3	08/08/2018	REVISED	REVISED
4	08/08/2018	REVISED	REVISED
5	08/08/2018	REVISED	REVISED
Project Manager:		MAR 15, 2018	
Drawn By:		(SNC)	
Principal in Charge:		(LAF)	
Project No:		08-000001-01	
Scale:			
Date:			
Project Phase:		DRC SITE PLAN SUBMITTAL	
Sheet Title:		SITE DATA 5	
Sheet Number:		<b>SD.5</b>	










		
<b>BAHIA MAR</b>		
PROJECT ADDRESS: 3000 BAHIA MAR, LLC 1575 N. US HWY 1, SUITE 100 FORT LAUDERDALE, FL 33301		
LAND USE ATTORNEY: LOCHNER & CHAMBERLAIN, P.A. 1575 N. US HWY 1, SUITE 100 FORT LAUDERDALE, FL 33301		
<b>ARQUITECTONICA</b> 2500 N. W. 10TH AVE., SUITE 100 FORT LAUDERDALE, FL 33301 WWW.ARQUITECTONICA.COM		
QUAL ENGINEERING (LAND PLANNING) 2500 N. W. 10TH AVE., SUITE 100 FORT LAUDERDALE, FL 33301 WWW.QUAL-ENGINEERING.COM		
LAND PLANNING, LANDSCAPE AND STREET DESIGN: 3000 BAHIA MAR, LLC 1575 N. US HWY 1, SUITE 100 FORT LAUDERDALE, FL 33301		
PROFESSIONAL ENGINEER: STEVEN J. LARSEN, P.E., L.C. 3000 BAHIA MAR, LLC 1575 N. US HWY 1, SUITE 100 FORT LAUDERDALE, FL 33301		
TRAFFIC ENGINEER: THEY'N T. L. L. ENGINEERING 3000 BAHIA MAR, LLC 1575 N. US HWY 1, SUITE 100 FORT LAUDERDALE, FL 33301		
SEAL AND SIGNATURE OF PROFESSIONAL ENGINEER:  STEVEN J. LARSEN, P.E., L.C.		
PROJECT NUMBER: 1575 N. US HWY 1, SUITE 100 FORT LAUDERDALE, FL 33301		
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REV	DATE	DESCRIPTION
1	02/15/2017	ISSUE 01
2		
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DRG SITE PLAN SUBMITTAL SHEET ISSUE DATE: FEBRUARY 16, 2017		
RENDERING 02		
A0.02		



		
<b>BAHIA MAR</b>		
PROJECT ADDRESS: 81 BAYVIEW BLVD, FORT LAUDERDALE, FLORIDA 33304		
CLIENT: BAYVIEW MAR, LLC 11111 N. W. 11th Ave, Suite 102 Fort Lauderdale, FL 33304		
LANDSCAPE ARCHITECT: LOUIS & LOUIS, P.A. 1000 N. W. 11th Ave, Suite 102 Fort Lauderdale, FL 33304		
<b>ARCHITECTONICA</b> 2000 N. W. 11th Ave, Suite 102 Fort Lauderdale, FL 33304 www.architectonica.com		
OVERSIGHTING LANDSCAPE ARCHITECT: JAMES L. LOUIS, P.E. 2000 N. W. 11th Ave, Suite 102 Fort Lauderdale, FL 33304		
LANDSCAPE ARCHITECT: JAMES L. LOUIS, P.E. 2000 N. W. 11th Ave, Suite 102 Fort Lauderdale, FL 33304		
PERMITTING: BAYVIEW MAR, LLC 11111 N. W. 11th Ave, Suite 102 Fort Lauderdale, FL 33304		
TRAFFIC ENGINEER: JAMES L. LOUIS, P.E. 2000 N. W. 11th Ave, Suite 102 Fort Lauderdale, FL 33304		
SEAL AND SIGNATURE: OFFICE REGISTRATION		
 James L. Louis, P.E. Professional Engineer No. 12345 State of Florida This seal is the property of the State of Florida and is not to be used for any other purpose without the express written consent of the State of Florida. 2000 N. W. 11th Ave, Suite 102 Fort Lauderdale, FL 33304		
PROJECT NUMBER: 12345		
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REV	DATE	DESCRIPTION
1	01/01/11	PRELIM
2		
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8		
DRC SITE PLAN SUBMITTAL BY SET DATE: FEBRUARY 10, 2011		
RENDERING 03		
A0.03		





**BAHAMAR**

PROJECT ADDRESS:  
800 BAHAMAR, BAHAMAR, PORT LAUDERDALE, FLORIDA

CLIENT:  
PORT LAUDERDALE, FLORIDA

LANDSCAPE ARCHITECT:  
LOUISIANA, LORAIN & ASSOCIATES, INC.  
PORT LAUDERDALE, FLORIDA 33055

**ARQUITECTONICA**  
2000 N. W. 10th Ave.  
Suite 100  
Fort Lauderdale, FL 33304  
www.arquitectonica.com


CIVIL ENGINEERING/PLANNING:  
FLORIDA ENGINEERING SERVICES  
2000 N. W. 10th Ave.  
Fort Lauderdale, FL 33304

LANDSCAPE ARCHITECT/ARCHITECT:  
STEVE BERNARDI & ASSOCIATES, INC.  
PORT LAUDERDALE, FLORIDA 33055

PHOTOGRAPHY:  
STEVEN MILLER, P.L.L.C.  
2000 N. W. 10th Ave.  
Fort Lauderdale, FL 33304

TRAFFIC ENGINEER:  
TAMM ENGINEERING  
2000 N. W. 10th Ave.  
Fort Lauderdale, FL 33304

SEAL/STAMP/DATE:  
DATE: 02/14/2012



PROJECT NAME:  
800 BAHAMAR, BAHAMAR, PORT LAUDERDALE, FLORIDA

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NO.	DATE	DESCRIPTION
1	02/14/2012	ISSUED FOR PERMIT
2		
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DRG SITE PLAN SUBMITTAL  
SHEET ISSUE DATE: FEBRUARY 14, 2012



RENDERING 04

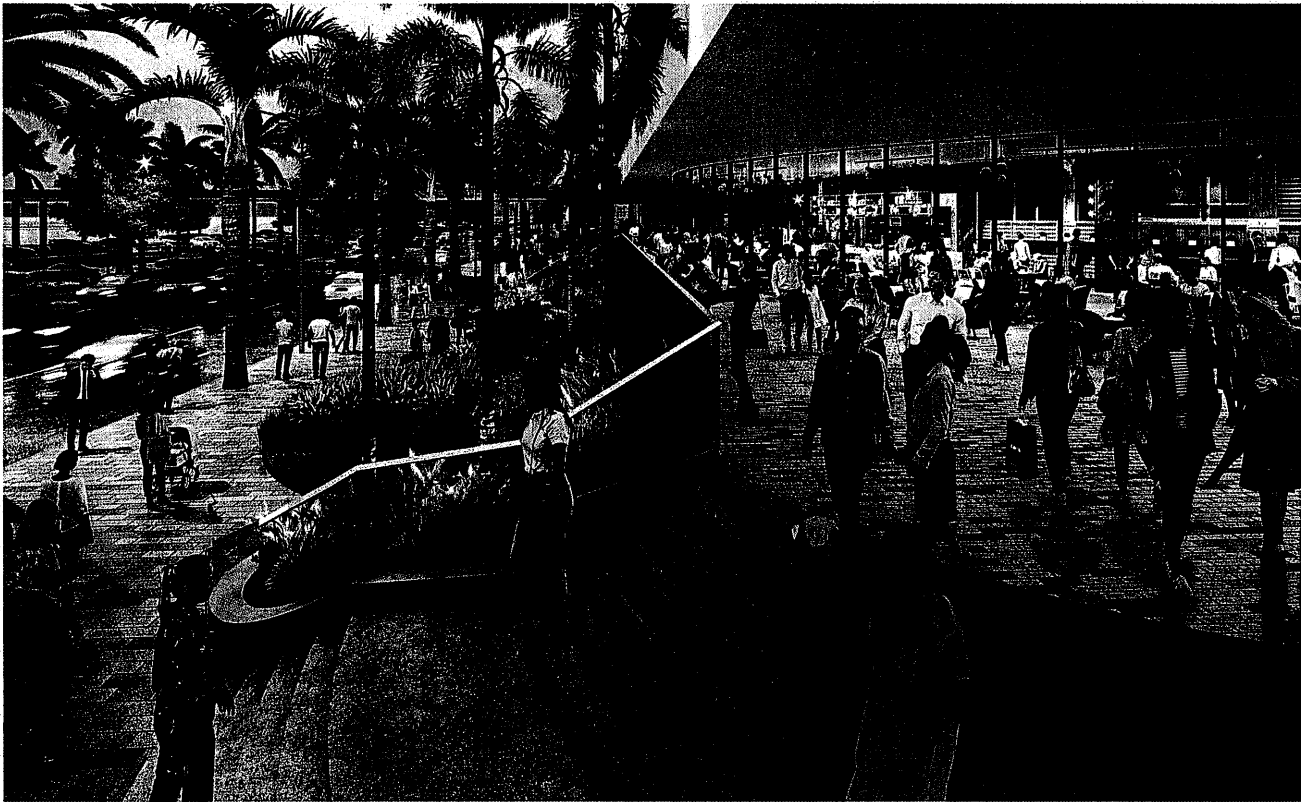
**A0.04**

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<b>BAHIA MAR</b>		
800 SOUTH BAY BLVD, SUITE 1000, FORT LAUDERDALE, FLORIDA 33304		
CLIENT:	PORT BAHIA MAR, LLC 1000 SOUTH BAY BLVD, SUITE 1000 FORT LAUDERDALE, FLORIDA 33304	
LANDING ARCHITECT:	LOUIS & CHAMBERLAIN, P.A. 1000 SOUTH BAY BLVD, SUITE 1000 FORT LAUDERDALE, FLORIDA 33304	
<b>ARCHITECTONICA</b> 2000 W. UNIVERSITY BLVD, SUITE 200 FORT LAUDERDALE, FLORIDA 33304 WWW.ARCHITECTONICA.COM		
CONSULTING ENGINEER (LANDSCAPE ARCHITECT):	STEVEN F. FILLER, P.E., L.L.C. 2000 W. UNIVERSITY BLVD, SUITE 200 FORT LAUDERDALE, FLORIDA 33304	
LANDSCAPE ARCHITECT:	STEVEN F. FILLER, P.E., L.L.C. 2000 W. UNIVERSITY BLVD, SUITE 200 FORT LAUDERDALE, FLORIDA 33304	
PHOTOGRAPHY:	STEVEN F. FILLER, P.E., L.L.C. 2000 W. UNIVERSITY BLVD, SUITE 200 FORT LAUDERDALE, FLORIDA 33304	
WRITING ENGINEER:	TERRY J. HARRINGTON 2000 W. UNIVERSITY BLVD, SUITE 200 FORT LAUDERDALE, FLORIDA 33304	
SEAL AND REGISTERED PROFESSIONAL ENGINEER		
		
PROJECT NAME:		
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REV.	DATE	DESCRIPTION
1	02/01/00	ISSUED
2		
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DRC SITE PLAN SUBMITTAL		
SHEET 0001 DATE: FEBRUARY 16, 2000		
RENDERING 06		
A0.06		



**BAHIA MAR**

PROJECT LOCATION:  
1001 N. N. Highway, Fort Lauderdale, Florida

CLIENT:  
BAYVIEW MAR, LLC  
1001 N. N. Highway, Fort Lauderdale, Florida

LANDSCAPE ARCHITECT:  
LOUIS & GUAY, P.A.  
1001 N. N. Highway, Fort Lauderdale, Florida

**ARCHITECTONICA**  
ARCHITECTONICA INTERNATIONAL, INC.  
1001 N. N. Highway, Fort Lauderdale, Florida

CIVIL ENGINEERING/PLANNING:  
ARCHITECTONICA INTERNATIONAL, INC.  
1001 N. N. Highway, Fort Lauderdale, Florida

LANDSCAPE ARCHITECTURE/DESIGN:  
LOUIS & GUAY, P.A.  
1001 N. N. Highway, Fort Lauderdale, Florida

PROFESSIONAL:  
STEVEN F. LEE, P.E.  
1001 N. N. Highway, Fort Lauderdale, Florida

TRAFFIC ENGINEER:  
THE TRAFFIC ENGINEERING  
FIRM, INC.  
1001 N. N. Highway, Fort Lauderdale, Florida

SEAL AND SIGNATURE:  
OFFICE REGISTRATION

PROJECT NUMBER:  
1001 N. N. Highway, Fort Lauderdale, Florida

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAN  
AND SPECIFICATIONS COMPLY WITH THE MINIMUM REQUIREMENTS  
AND THE CITY OF FORT LAUDERDALE, FLORIDA, FOR THE  
CONSTRUCTION OF THE PROJECT.

ALL OTHERS HAVE BEEN ADVISED BY THE PROJECT OF  
ARCHITECTONICA INTERNATIONAL, INC. A LICENSED ARCHITECT  
IN THE STATE OF FLORIDA, THAT THE PROJECT IS NOT  
A DESIGN OR CONSTRUCTION OF THE PROJECT.

DATE OF ISSUE: 02/15/2013

DATE OF REVISION: 02/15/2013

DATE OF REVISION: 02/15/2013

DATE OF REVISION: 02/15/2013

DATE OF REVISION: 02/15/2013

DATE OF REVISION: 02/15/2013

DATE OF REVISION: 02/15/2013

DATE OF REVISION: 02/15/2013

DATE OF REVISION: 02/15/2013

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DATE OF REVISION: 02/15/2013

DATE OF REVISION: 02/15/2013


DATE OF REVISION: 02/15/2013

DATE OF REVISION: 02/15/2013

DATE OF REVISION: 02/15/2013







**BAHA MAR**

**PROJECT ADDRESS:**  
1000 BAHAMAS BOULEVARD, FORT LAUDERDALE, FLORIDA

**CLIENT:**  
BHAH MAR LLC  
1000 BAHAMAS BOULEVARD, FORT LAUDERDALE, FLORIDA 33304

**LANDSCAPE ARCHITECT:**  
SCOTT & DUNN, P.A.  
1000 BAHAMAS BOULEVARD, FORT LAUDERDALE, FLORIDA 33304

**ARCHITECTONICA**

1000 BAHAMAS BOULEVARD, FORT LAUDERDALE, FLORIDA 33304  
3000 1ST FLOOR  
WWW.ARCHITECTONICA.COM

**QUALITY ASSURANCE:**  
1000 BAHAMAS BOULEVARD, FORT LAUDERDALE, FLORIDA 33304  
1000 BAHAMAS BOULEVARD, FORT LAUDERDALE, FLORIDA 33304

**LANDSCAPE ARCHITECT:**  
SCOTT & DUNN, P.A.  
1000 BAHAMAS BOULEVARD, FORT LAUDERDALE, FLORIDA 33304

**PHOTOGRAPHY:**  
SCOTT & DUNN, P.A.  
1000 BAHAMAS BOULEVARD, FORT LAUDERDALE, FLORIDA 33304

**LANDSCAPE ARCHITECT:**  
SCOTT & DUNN, P.A.  
1000 BAHAMAS BOULEVARD, FORT LAUDERDALE, FLORIDA 33304

**BAHA MAR**

**PROJECT ADDRESS:**  
1000 BAHAMAS BOULEVARD, FORT LAUDERDALE, FLORIDA

**CLIENT:**  
BHAH MAR LLC  
1000 BAHAMAS BOULEVARD, FORT LAUDERDALE, FLORIDA 33304

**LANDSCAPE ARCHITECT:**  
SCOTT & DUNN, P.A.  
1000 BAHAMAS BOULEVARD, FORT LAUDERDALE, FLORIDA 33304

REV.	DATE	DESCRIPTION
1	02/09/09	ISSUED FOR PERMIT
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**DRC SITE PLAN SUBMITTAL**


**ISSUE DATE: FEBRUARY 10, 2009**

**RENDERING 09**

**A0.09**

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**BAHIA MAR**

PROJECT ADDRESS:  
801 SEAWARD BOULEVARD, FORT LAUDERDALE, FLORIDA

CLIENT:  
BAHIA MAR, LLC  
11111E 100th Ave, Suite 102  
North Miami, FL 33156

LANDSCAPE ARCHITECT:  
LOO-FIB & CHOW, P.A.  
10000 E. 100th Ave, Suite 102  
Fort Lauderdale, FL 33315

**ARCHITECTONICA**  
2000 W. 10th Ave, Suite 102  
Fort Lauderdale, FL 33311  
www.architectonica.com


LANDSCAPE ARCHITECT/PLANNING:  
LOO-FIB & CHOW, P.A.  
10000 E. 100th Ave, Suite 102  
Fort Lauderdale, FL 33315

LANDSCAPE ARCHITECT/ARCHITECT:  
LOO-FIB & CHOW, P.A.  
10000 E. 100th Ave, Suite 102  
Fort Lauderdale, FL 33315

PHOTOGRAPHS:  
STYVEN FLORES, LLC  
8000 E. 100th Ave, Suite 102  
Fort Lauderdale, FL 33315

GRAPHIC DESIGNER:  
STYVEN FLORES, LLC  
8000 E. 100th Ave, Suite 102  
Fort Lauderdale, FL 33315

SCALE/CONTINGENT:  
OFFICE REGISTRATION

  
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PROJECT NAME:  
BAHIA MAR

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NO.	DATE	DESCRIPTION
1	2/10/2011	CONCEPT
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DRC SITE PLAN SUBMITTAL  
SHEET ISSUE DATE: FEBRUARY 10, 2010

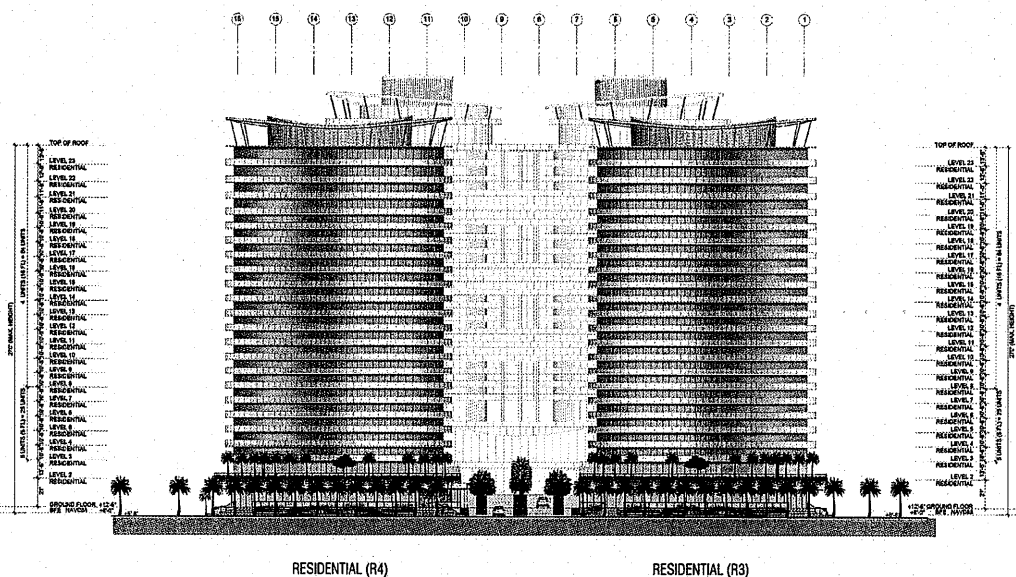
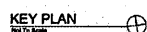
RENDERING 10

**A0.10**

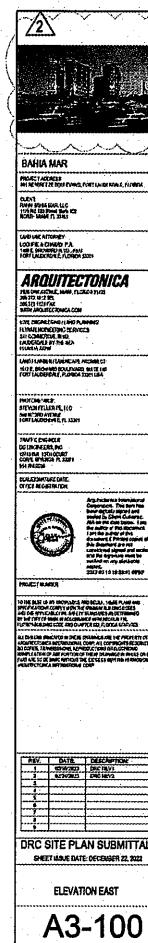
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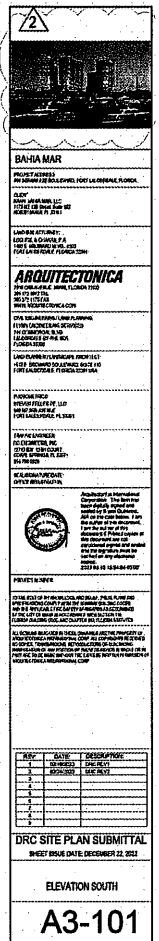
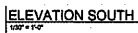


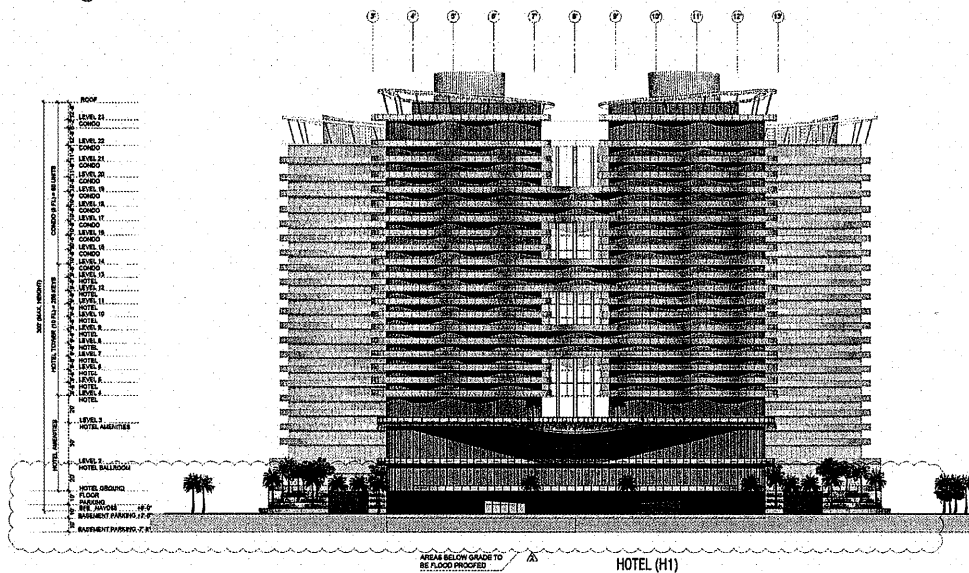
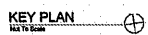
<b>BAHAMAR</b>		
PROJECT ADDRESS: 801 SOUTH AVENUE, FORT LAUDERDALE, FLORIDA		
CLIENT: BAHAMAR, LLC 10000 W. 10TH AVENUE, SUITE 100 FORT LAUDERDALE, FLORIDA 33304		
LAND USE ATTORNEY: LUCIANO & CHAN, P.A. 10000 W. 10TH AVENUE, SUITE 100 FORT LAUDERDALE, FLORIDA 33304		
<b>ARQUITECTONICA</b> 20000 W. 10TH AVENUE, SUITE 100 FORT LAUDERDALE, FLORIDA 33304 WWW.ARQUITECTONICA.COM		
CIVIL ENGINEERING (LAND PLANNING): FLORENCE L. LUCIANO, P.E. 20000 W. 10TH AVENUE, SUITE 100 FORT LAUDERDALE, FLORIDA 33304		
LAND PLANNING (LANDSCAPE ARCHITECT): 10000 W. 10TH AVENUE, SUITE 100 FORT LAUDERDALE, FLORIDA 33304		
PROFESSIONAL SEAL: FLORENCE L. LUCIANO, P.E. FORT LAUDERDALE, FLORIDA		
TRAFFIC ENGINEER: 10000 W. 10TH AVENUE, SUITE 100 FORT LAUDERDALE, FLORIDA 33304		
SIGNAGE DESIGNER: OFFICE OF SIGNAGE		
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NO.	DATE	DESCRIPTION
1	10/10/2011	100% DESIGN
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DRG SITE PLAN SUBMITTAL SHEET ISSUE DATE: FEBRUARY 06, 2013		
RENDERING 11		
<b>A0.11</b>		



ELEVATION EAST

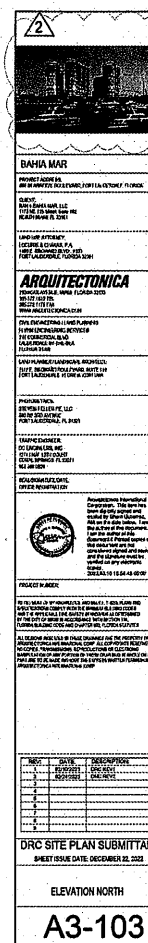
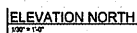
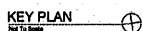


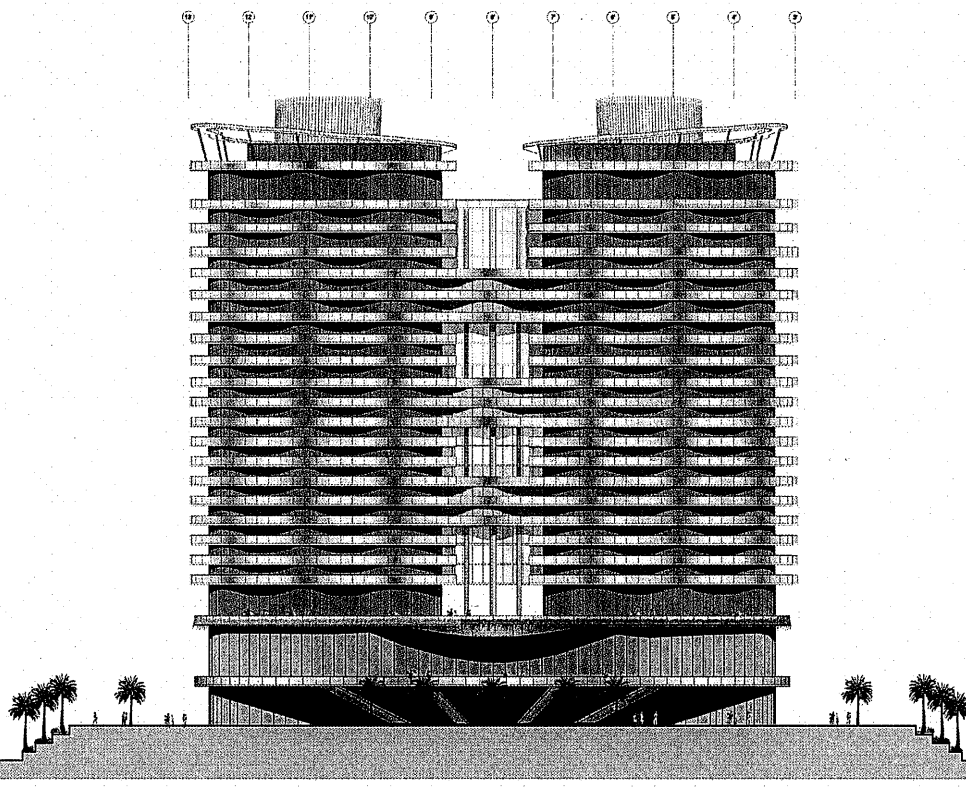
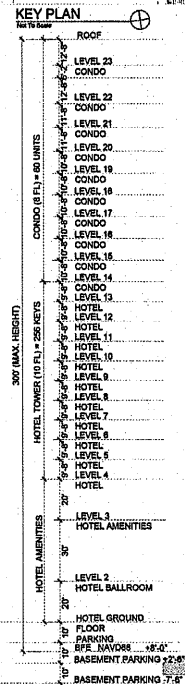




**ELEVATION WEST**  
1/32" = 1'-0"

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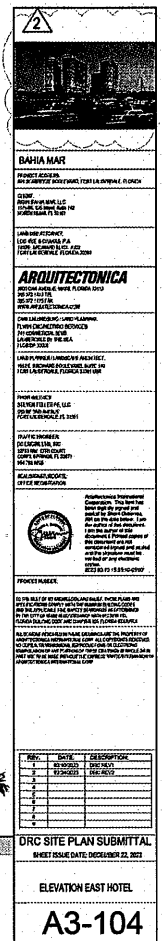


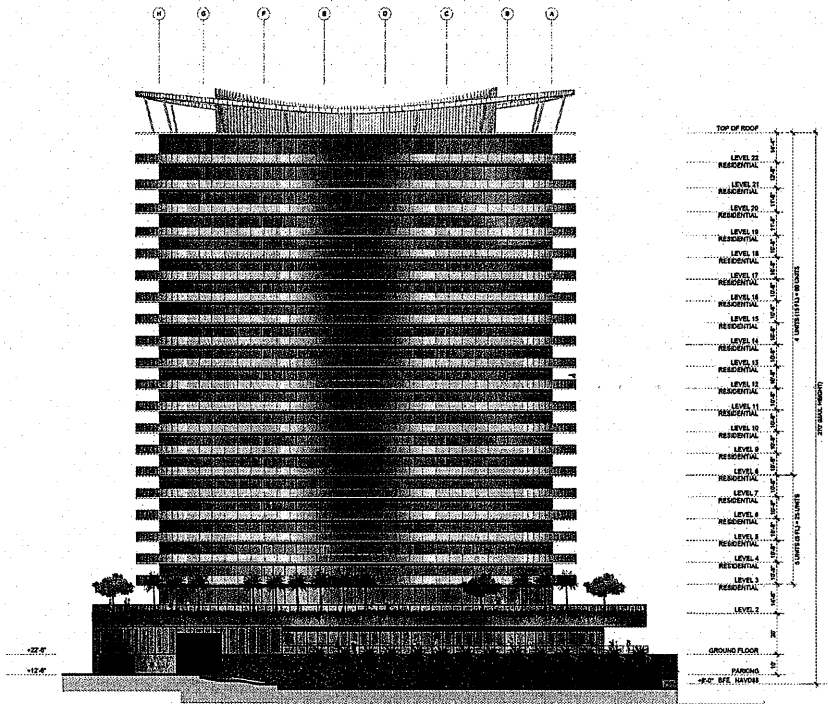
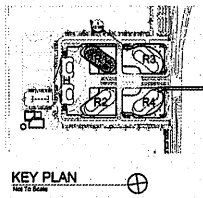


ELEVATION EAST HOTEL  
1/32" = 1'-0"

HOTEL (H1)

0 10 20  
2 18





RESIDENTIAL TOWER R1 - PARTIAL ELEVATION NORTH  
1/32" = 1' = 0"

**BAHIA MAR**

PROFESSIONAL ARCHITECTURAL FIRM, INC.

10000 BAHIA MAR BLVD, SUITE 100  
FORT MYERS, FL 33907

TEL: 888-888-8888  
WWW.BAHIAMARFL.COM

---

**ARCHITECTONICA**

10000 BAHIA MAR BLVD, SUITE 100  
FORT MYERS, FL 33907

TEL: 888-888-8888  
WWW.BAHIAMARFL.COM

---

**PROJECT INFORMATION**

PROJECT NAME: RESIDENTIAL TOWER R1

PROJECT LOCATION: 10000 BAHIA MAR BLVD, SUITE 100, FORT MYERS, FL 33907

PROJECT TYPE: RESIDENTIAL

PROJECT STATUS: IN PROGRESS

PROJECT START DATE: 10/1/2022

PROJECT END DATE: 12/31/2022

---

**REVISIONS**

REV	DATE	DESCRIPTION
1	10/1/2022	ISSUED FOR PERMIT
2	10/1/2022	ISSUED FOR PERMIT
3	10/1/2022	ISSUED FOR PERMIT
4	10/1/2022	ISSUED FOR PERMIT
5	10/1/2022	ISSUED FOR PERMIT

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**DRG SITE PLAN SUBMITTAL**

PROJECT NAME: RESIDENTIAL TOWER R1

PROJECT LOCATION: 10000 BAHIA MAR BLVD, SUITE 100, FORT MYERS, FL 33907

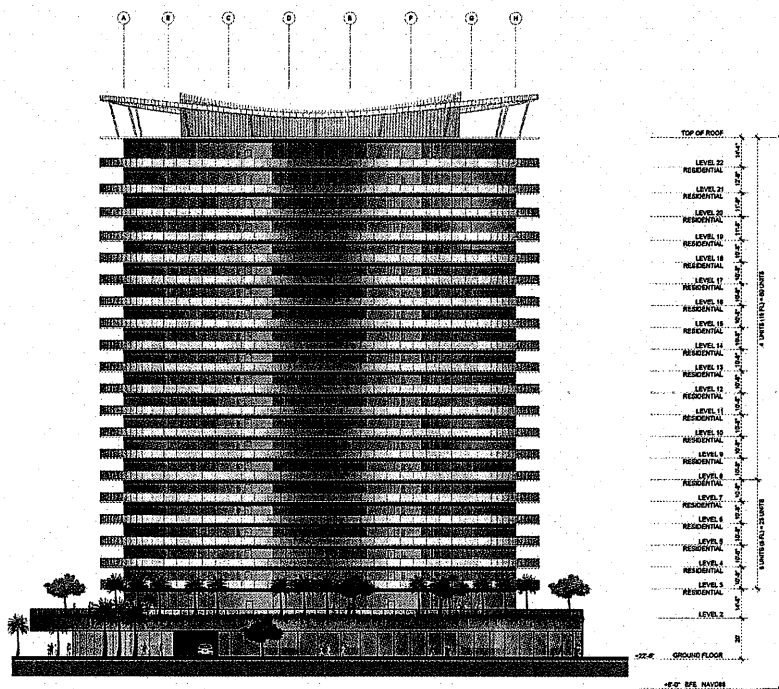
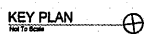
PROJECT TYPE: RESIDENTIAL

PROJECT STATUS: IN PROGRESS

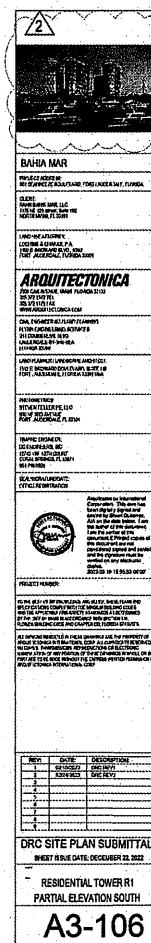
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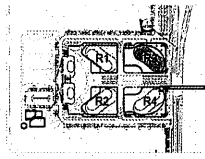
PROJECT END DATE: 12/31/2022

**A3-105**

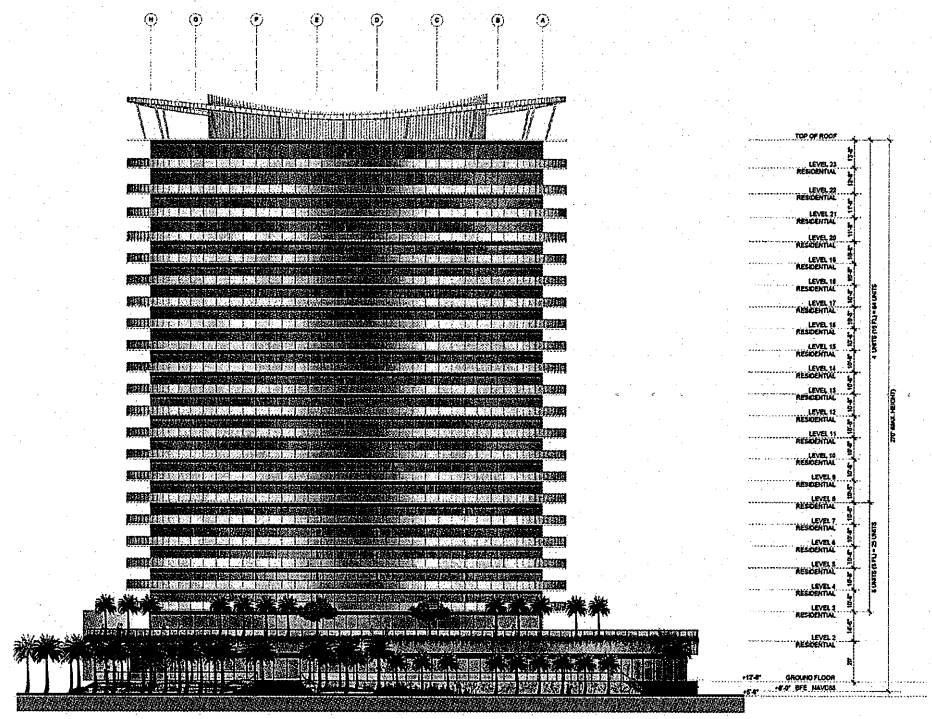


RESIDENTIAL TOWER R1 - PARTIAL ELEVATION SOUTH





KEY PLAN  
Not To Scale



**BAHA MAR**

PROJECT LOCATION  
3000 WEST PALM BLVD, SUITE 100  
WEST PALM BEACH, FL 33411

CLIENT  
BHA MAR LLC  
3000 WEST PALM BLVD, SUITE 100  
WEST PALM BEACH, FL 33411

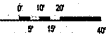
DESIGNER  
ARQUITECTONICA  
2000 WEST PALM BLVD, SUITE 100  
WEST PALM BEACH, FL 33411

DATE  
12/15/2021

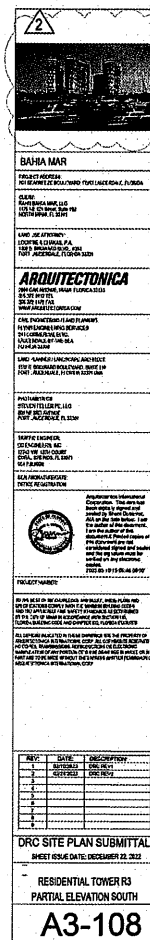
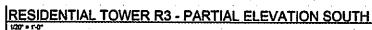
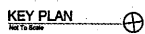
PROJECT NAME  
RESIDENTIAL TOWER R3  
PARTIAL ELEVATION NORTH

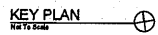
SCALE  
1/8\"/>

RESIDENTIAL TOWER R3 - PARTIAL ELEVATION NORTH  
1/8" = 1'-0"

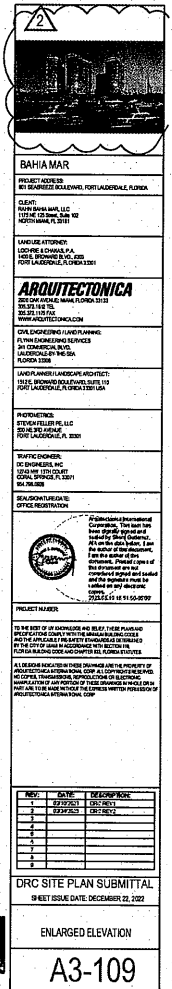


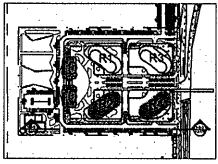
8000 ARQUITECTONICA INTERNATIONAL, INC.



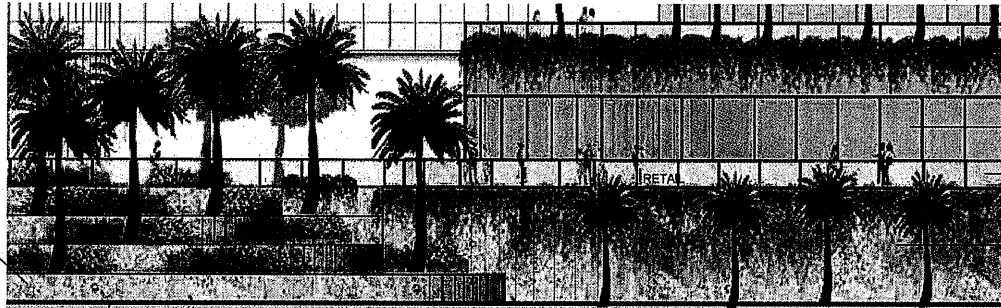


MATERIAL LEGEND		MATERIAL LEGEND	
01	GRAY MULLION/CLEAR GLASS WINDOW WALL SYSTEM	05	ENGINEERED WOOD CLADDING
02	SMOOTH WHITE STUCCO FINISH	06	DECORATIVE METAL GATE
03	GLASS RAILING	07	METAL TUBES - METALLIC SILVER
04	CORAL/ROCK STONE FINISH	08	GREEN WALL
09	FROSTED SPANDREL GLASS	10	ENGINEERED WOOD CLADDIED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

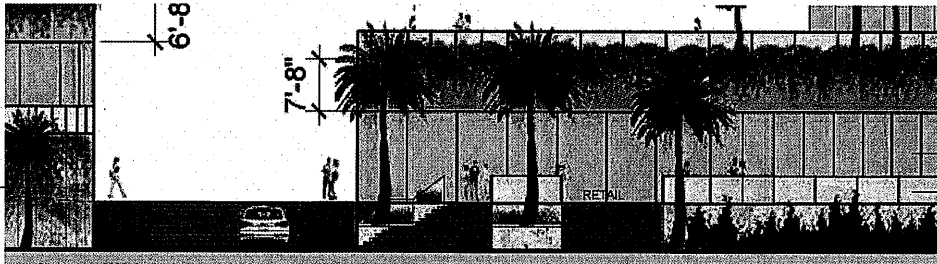




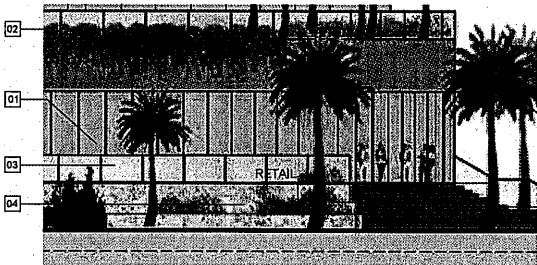
KEY PLAN  
Not To Scale



1 ENLARGED ELEVATION SOUTH- RESIDENTIAL TOWER R2

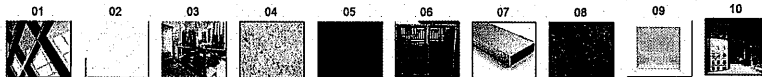


2 ENLARGED ELEVATION SOUTH- RESIDENTIAL TOWER R2&R4



3 ENLARGED ELEVATION SOUTH- RESIDENTIAL TOWER R4

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



**ARQUITECTONICA**  
ARCHITECTS  
1000 N. W. 10th Ave.  
Fort Lauderdale, FL 33304  
TEL: 954.575.1000  
WWW.ARQUITECTONICA.COM

**PROJECT ADDRESS:**  
801 SEAPRIZE BOULEVARD, FORT LAUDERDALE, FLORIDA

**CLIENT:**  
FORT LAUDERDALE, FL 33304

**LANDSCAPE ARCHITECT:**  
LORIAN L. LORIAN, P.A.  
1000 N. W. 10th Ave.  
Fort Lauderdale, FL 33304

**DATE:**  
11/11/2022

**PROJECT NAME:**  
BAHAMAR

**PROJECT NUMBER:**  
A3-110

**PROJECT STATUS:**  
Schematic Design

**PROJECT DESCRIPTION:**  
The BAHAMAR project is a multi-story residential building located in Fort Lauderdale, Florida. The project includes a mix of residential units, retail space, and a landscaped area with palm trees and other tropical vegetation. The building is designed to be a modern, high-rise structure that will provide a mix of living and shopping options for the community.

**PROJECT TEAM:**  
Architect: ARQUITECTONICA  
Landscape Architect: LORIAN L. LORIAN, P.A.  
Engineer: [Not specified]  
Interior Designer: [Not specified]  
Construction Manager: [Not specified]

**PROJECT LOCATION:**  
801 SEAPRIZE BOULEVARD, FORT LAUDERDALE, FLORIDA

**PROJECT PHASE:**  
Schematic Design

**PROJECT DATE:**  
11/11/2022

**PROJECT SCALE:**  
1/4\"/>

**PROJECT NAME:**  
BAHAMAR

**PROJECT NUMBER:**  
A3-110

**PROJECT STATUS:**  
Schematic Design

**PROJECT DESCRIPTION:**  
The BAHAMAR project is a multi-story residential building located in Fort Lauderdale, Florida. The project includes a mix of residential units, retail space, and a landscaped area with palm trees and other tropical vegetation. The building is designed to be a modern, high-rise structure that will provide a mix of living and shopping options for the community.

**PROJECT TEAM:**  
Architect: ARQUITECTONICA  
Landscape Architect: LORIAN L. LORIAN, P.A.  
Engineer: [Not specified]  
Interior Designer: [Not specified]  
Construction Manager: [Not specified]

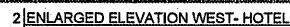
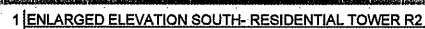
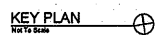
**PROJECT LOCATION:**  
801 SEAPRIZE BOULEVARD, FORT LAUDERDALE, FLORIDA

**PROJECT PHASE:**  
Schematic Design

**PROJECT DATE:**  
11/11/2022

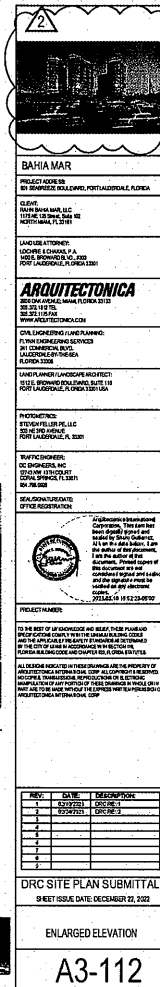
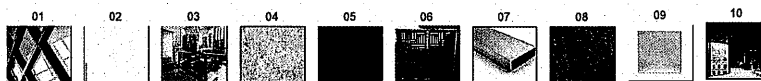
**PROJECT SCALE:**  
1/4\"/>

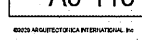
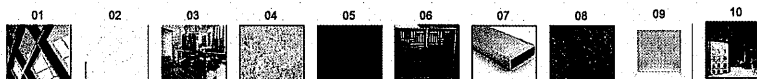
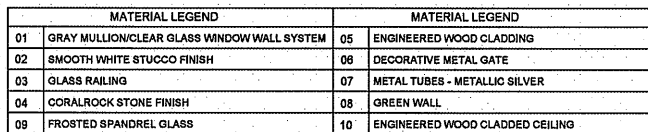
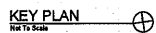


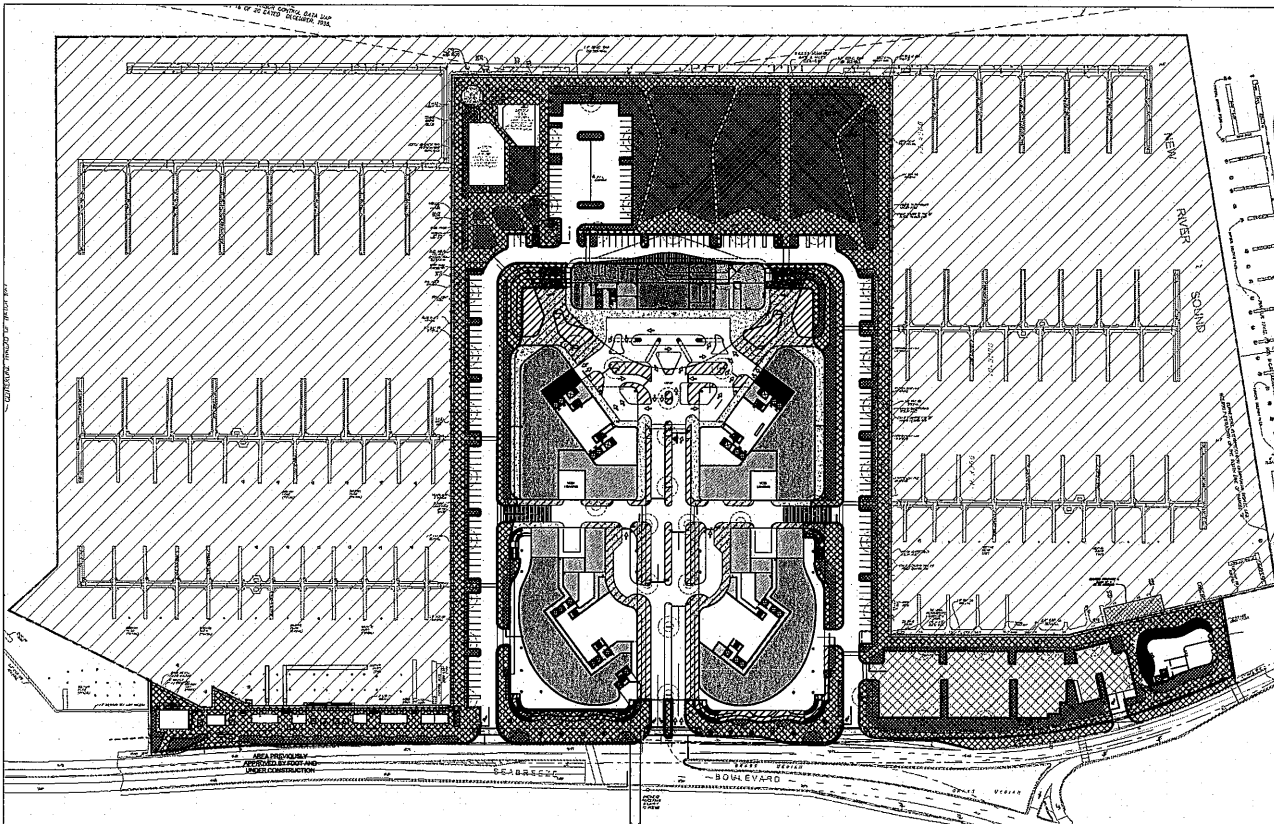


PURSUANT TO ULDR SECTION 47-192.2, ACCESSORY STRUCTURES, ALL ROOFTOP MECHANICAL EQUIPMENT, STAIRS AND ELEVATOR TOWERS SHALL BE DESIGNED AS AN INTEGRAL PART OF THE BUILDING VOLUME AND SHALL BE FINISHED WITH MATERIAL THAT MATCHES THE MATERIAL USED FOR THE PRINCIPAL STRUCTURE AT A MINIMUM LEAST SIX FEET HIGH ABOVE THE TOP OF THE MOST SURFACE OF THE ROOF MOUNTED STRUCTURES. THE TOP OF THE CROWN FEATURES WILL BE DECORATIVELY ILLUMINATED AT NIGHT.

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







**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)	20,577 SF
BLDG 2 (AMENITY DECK)	20,984 SF
BLDG 3 (AMENITY DECK)	33,830 SF
BLDG 4 (AMENITY DECK)	33,774 SF
<b>TOTAL OPEN SPACE</b>	<b>1,453,805 SF</b>

	SF/%
● GRADE	1,257,624 SF / 86.5%
● UPPER LEVELS	198,181 SF / 13.5%
	1,453,805 SF
● AIA/SEABREEZE ROW	6,514 SF

**BAHIA MAR**

**Client:** BAHN BAHIA MAR, LLC  
11145 124 STREET, SUITE 100  
NORTH MIAMI, FL 33157

**Consultant:** LOCHRIE & CHARAS  
ARCHITECTS  
ARCHITECTS  
2000 N. MIAMI AVE.  
MIAMI, FL 33136

**FLYNN**  
ENGINEERING  
2000 N. MIAMI AVE.  
MIAMI, FL 33136

**edsa**  
LAND PLANNING & LANDSCAPE ARCHITECTS  
11145 124 STREET, SUITE 100  
NORTH MIAMI, FL 33157

**PROFESSIONAL**  
FELIX ENGINEERING  
100 W. 100 AVENUE  
FORT LAUDERDALE, FL 33301

**D&M**

Rev.	Date	Description
1		
2		
3		

**Date:** SEPT 21, 2021  
**Project Manager:** (PACD)  
**Drawn By:** (PACD)  
**Prepared By:** (PACD)  
**Project No.:** 00000000

**Scale:** 1"=40'

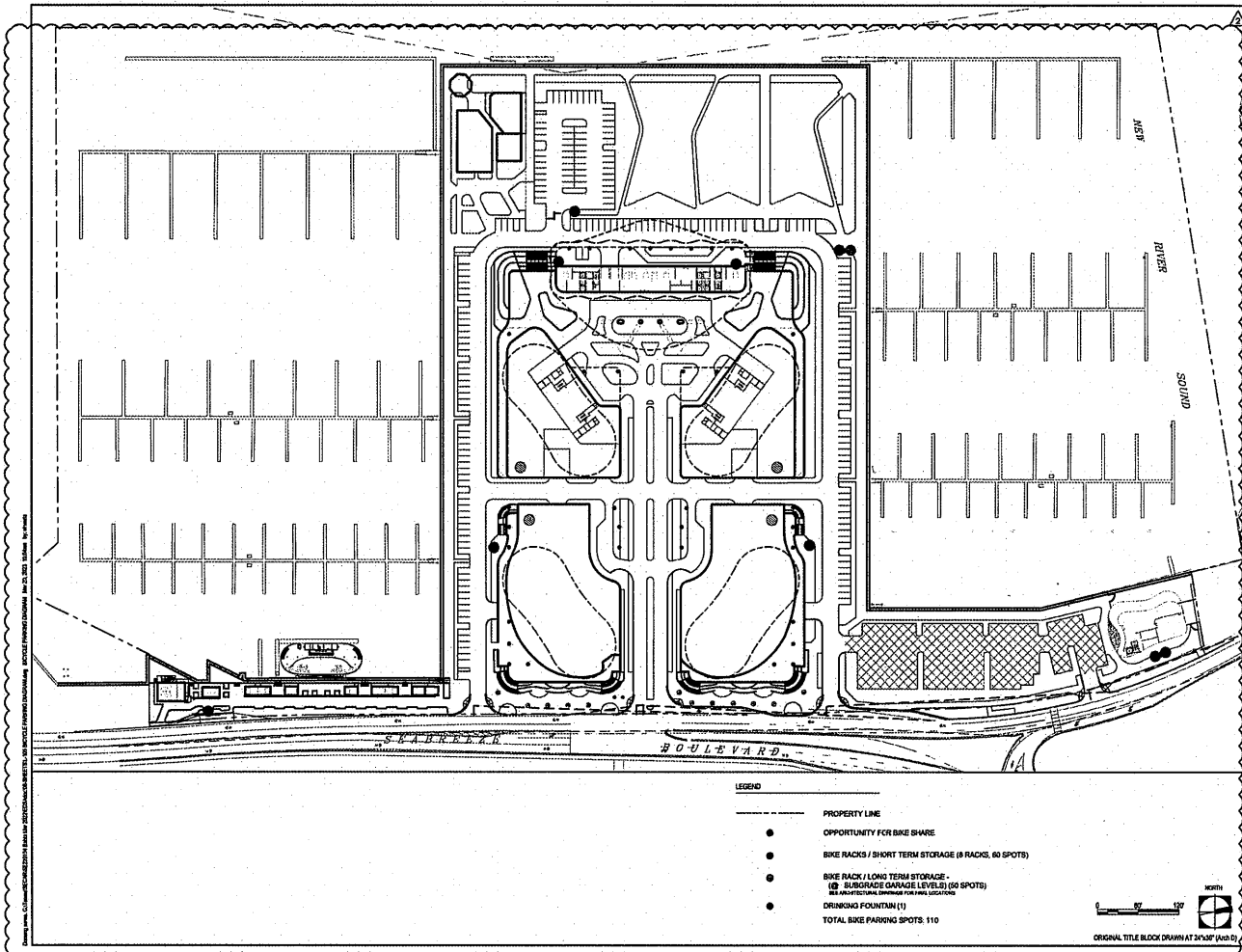
**East**

**Project Phase:** DRC SITE PLAN SUBMITTAL

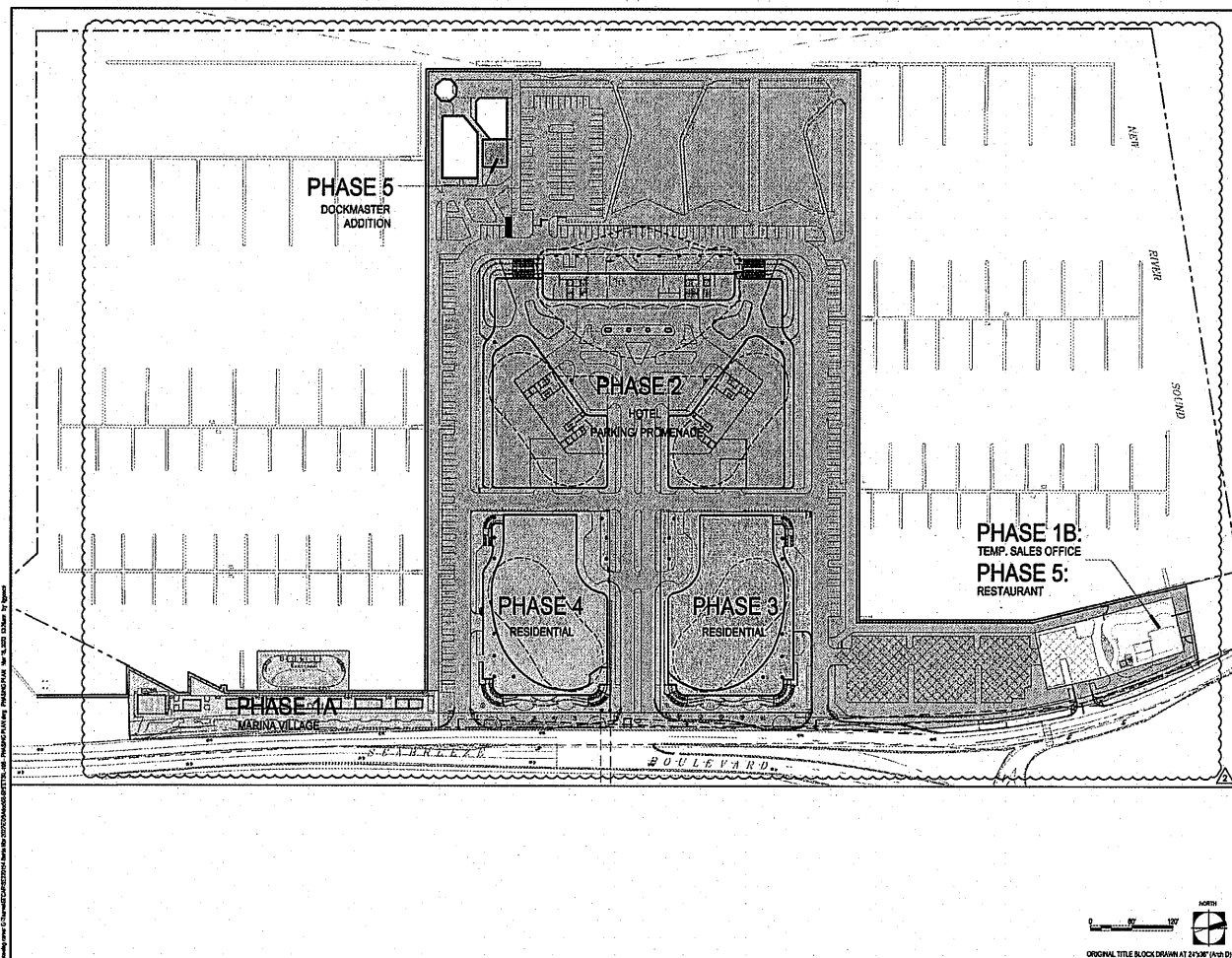
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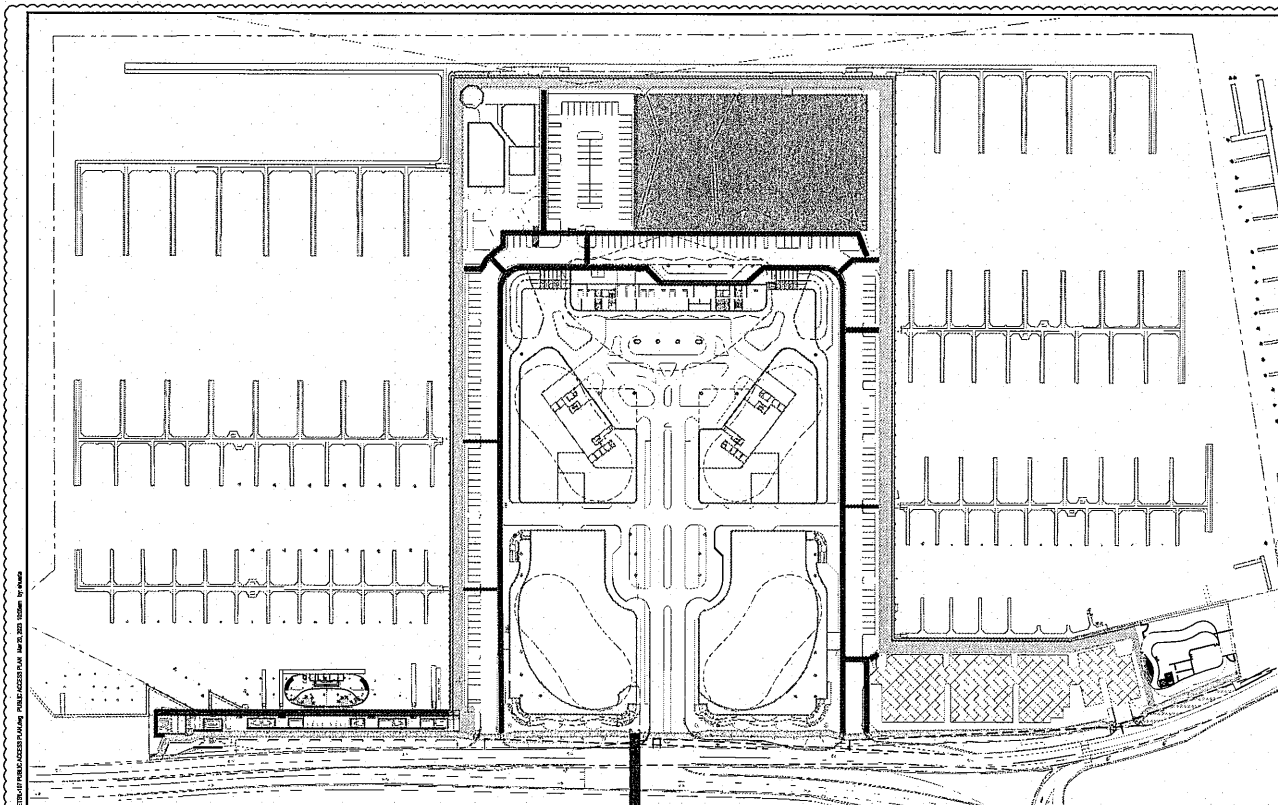
**Sheet Number:** X.4





<b>Project Name</b>										
<b>BAHIA MAR</b>										
<b>Client</b>										
<b>RAHN BAHIA MAR LLC</b>										
<div> <div> <p>FLYNN ENGINEERING ARCHITECTURE 1111 E. MONROE BOULEVARD, SUITE 100 FORT LAUDERDALE, FLORIDA 33304 TEL: 954.534.3330</p> </div> </div>										
<div> <div> <p>FLYNN ENGINEERING CIVIL ENGINEER 301 COMMERCIAL BLVD LAUDERDALE, FLORIDA 33301 TEL: 954.534.3330</p> </div> <div> <p>DC ENGINEERING, INC. TRAFFIC ENGINEER 10000 E. 100th AVE CORAL SPRING, FL 32701</p> </div> </div>										
<div> <div> <p>ARCHITECTONICA ARCHITECT 200 S. W. 10th Ave MIAMI, FLORIDA 33135</p> </div> <div> <p>FELLER ENGINEERING PHOTOGRAPHIC 1000 N. W. 10th Ave PORT LAUDERDALE, FL 33051</p> </div> </div>										
<b>Rev</b>										
<table border="1"> <thead> <tr> <th>Rev</th> <th>Date</th> <th>Issued for</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>04.10.15</td> <td>CRASH TEST 1</td> </tr> <tr> <td>2</td> <td>03.07.23</td> <td>DRC Rev 2</td> </tr> </tbody> </table>		Rev	Date	Issued for	1	04.10.15	CRASH TEST 1	2	03.07.23	DRC Rev 2
Rev	Date	Issued for								
1	04.10.15	CRASH TEST 1								
2	03.07.23	DRC Rev 2								
<b>Date</b>										
03/07/23										
<b>Designed By</b>										
AY										
<b>Drawn By</b>										
EFL/LSA/JA/HK										
<b>Approved / Checked By</b>										
JB										
<b>Project Number</b>										
00000000										
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<b>Project Name</b>										
<b>DRC SITE PLAN SUBMITTAL</b>										
<b>Sheet Title</b>										
<b>BICYCLE PARKING DIAGRAM</b>										
<b>Revised Number</b>										
2										
<b>Sheet Number</b>										
<b>L-105</b>										





# LEGEND

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

NOTE:  
EXCEPT FOR THE BEACHWALK WHICH PROVIDES 24 HOUR PUBLIC ACCESS, THE LESSEE INTENDS 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 GRAY BRIDGE; AND 4) MAIN STREET PROMENADE AND PUBLIC PLAZAS.

ORIGINAL TITLE BLOCK DRAWN AT 24"x36" (A4+1/2)

Project Name	
<b>BAHIA MAR</b>	
Client	
RAHN BAHIA MAR LLC	
<div> <div> EDCA  ENGINEERING &amp; DESIGN CONSULTANTS  100 S. BROWARD BLVD., SUITE 100  FORT LAUDERDALE, FLORIDA 33301-1000  TEL: 954.831.1334 </div> </div>	
Consultants	<div> <div> FLYNN ENGINEERING  CIVIL ENGINEER  301 COMMERCIAL BLVD  LAUDERDALE, FLORIDA 33301 </div> </div>
	<div> <div> DC ENGINEERING, INC.  TRAFFIC ENGINEER  1000 N. 10TH STREET  CORAL SPRING, FL 32711 </div> </div>
	<div> <div> ARQUITECTONICA  ARCHITECT  1000 N. 10TH STREET  CORAL SPRING, FL 32711 </div> </div>
	<div> <div> FELLER ENGINEERING  PHOTOGRAPHIC  1000 N. 10TH STREET  CORAL SPRING, FL 32711 </div> </div>
Key Plan	
Rev	Date
1	03.10.23
2	03.07.23
Issued for	
DRC Rev 1	
DRC Rev 2	
Date	
12/23/2023	
Designed By	
JH	
Drawn By	
JH	
Approved / Checked By	
JH	
Project Number	
0000000	
Seal	
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.

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

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.