

**REQUEST:** Rezoning from South Beach Marina and Hotel Area Zoning District (SBMHA) to Innovative Development (ID) Zoning and Request Approval of Bahia Mar ID Site Plan

|   |   |   |
|---|---|---|
| <b>Case Number</b>  | ID15001   |   |
| <b>Applicant</b>  | TRR Bahia Mar, LLC.   |   |
| <b>General Location</b>   | 801 Seabreeze Boulevard (generally described as the area west side of Seabreeze Boulevard, east of the Intracoastal Waterway, south of Hall of Fame Drive and north of Harbor Drive)  |   |
| <b>Property Size</b>  | Upland Area: 695,430 SF (15.96 acres)<br>Total including submerged: 1,683,574 SF (38.65 acres)  |   |
| <b>Zoning</b>   | Existing: South Beach Marina and Hotel Area District (SBMHA)<br>Proposed: Innovative Development (ID) Zoning District   |   |
| <b>Existing Use</b>   | Hotel, Office, Commercial, Marina, and Surface Parking  |   |
| <b>Future Land Use Designation</b>  | Central Beach Regional Activity Center (Central Beach RAC)  |   |
| <b>Applicable Sections of Unified Land Development Regulations (ULDR)</b> | 47-12.4 Central Beach District Requirements<br>47-12.5 SBMHA District Requirements<br>47-12.6 Central Beach Development<br>47-12.8 Central Beach Area Trip Designation<br>47-37A Innovative Development<br>47-24.4 Rezoning<br>47-25.2 Adequacy<br>47-25.3.A.3.e Neighborhood Compatibility |   |
|   | <b>Required SBMHA</b>   | <b>Proposed ID</b>  |
| <b>Lot Size</b>   | N/A   | Upland: 695,430 square feet (15.96 acres)<br>Including submerged: 1,683,574 square feet (38.65 acres)<br>*NOTE* minimum for ID is 2 acres   |
| <b>Density</b>  | 48 units/acre   | 39.77 units/acre (Upland area)<br>16.43 units/acre (Total site, including submerged)  |
| <b>Building Height</b>  | 120 feet Maximum  | North Tower: 404 feet, 1 inch<br>South Tower: 409 feet, 7 inches<br>Bahia Mar Hotel: 151 feet, 1 inch (existing hotel height)<br>Bahia Mar Garage: 61 feet, 1 inch<br>Boat Show Garage: 61 feet, 9 inches<br>SW Restaurant: 22 feet, 7 inches<br>NW Restaurant: 15 feet, 7 inches |
| <b>Structure Length and Width</b>   | 200 feet Maximum  | North Tower: 160 feet, 5 inches by 443 feet, 9 inches<br>South Tower: 170 feet by 375 feet, 4 inches<br>Bahia Mar Hotel: 377 feet, 11 inches by 351 feet (existing building is 351 feet )<br>Boat Show Garage: 446 feet, 3 inches by 306 feet, 8 inches                           |
| <b>Building Separation</b>  | 20 feet Minimum or 20% of tallest building (81 feet based on height)  | 52 feet, 7 inches (closest point)   |
| <b>Floor Area Ratio</b>   | 5.0 Maximum   | 3.4 FAR   |
| <b>Total Building SF</b>  | N/A   | 2,433,146 square feet   |
| <b>Lot Coverage</b>   | N/A   | 305,092 square feet (18.1% of site)   |
| <b>Open Space</b>   | N/A   | 264,568 square feet (Upland: 38%)<br>1,252,712 square feet (Total 74%)  |
| <b>Landscape Area</b>   | 21,138 square feet (20%)  | 94,966 square feet  |
| <b>Parking</b>  | 2,238 Spaces  | 2,167 Spaces  |

(Table Continued)

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| Setbacks/Yards                   | Required SBMHA  | Proposed ID   |
|----------------------------------|---|---|
| Front (E)                        | 20 feet   | North Tower: 20 feet<br>South Tower: 26 feet, 11 inches<br>Bahia Mar Hotel: 22 feet, 5 inches<br>Villages (pavilions): 21 feet                  |
| Side (N)                         | 10 feet Minimum or 1/2 Building height: (202 feet based proposed height)  | North Tower: 28 feet, 1 inch<br>Bahia Mar Hotel: 489 feet, 11 inches<br>Boat Show Garage: 513 feet, 1 inch<br>NW Restaurant: 451 feet, 5 inches |
| Side (S)                         | 10 feet Minimum or 1/2 Building height: (202 feet based proposed height)  | South Tower: 658 feet, 6 inches<br>Boat Show Garage: 655 feet<br>SW Restaurant: 601 feet, 11 inches<br>Villages (pavilions): 1 foot, 8 inches   |
| Rear (W)                         | 20 feet Minimum or 1/2 Building height: (11 feet based proposed height)   | Boat Show Garage: 231 feet, 9 inches<br>NW Restaurant: 89 feet, 9 inches<br>SW Restaurant: 83 feet, 6 inches                                    |
| <b>Notification Requirements</b> | Sec. 47-27.6 Sign Notice (15 days prior to meeting)<br>Sec. 47-27.4 Public Participation<br>Sec. 47-27.5 Mail Notices (10 days prior to meeting)<br>Sec. 47-37A Pre-Application Public Outreach |   |
| <b>Action Required</b>           | Approve, Approve with Conditions, or Deny   |   |
| <b>Project Planner</b>           | Jim Hetzel, Planner III   |   |

**PROJECT DESCRIPTION:**

The requested development is located west of Seabreeze Boulevard and east of the Intracoastal Waterway in the South Beach Marina and Hotel Area Zoning District (SBMHA). The subject property, which is owned by the City of Fort Lauderdale and will be leased by the applicant, is presently occupied by the existing Bahia Mar Hotel and Marina as well as parking serving the uses. The applicant (lessee) proposes to rezone the subject property from the existing South Beach Marina and Hotel Area District (SBMHA) to Innovative Development Zoning District (ID) with associated site development plan. See Exhibit 1, Innovative Development Project Narrative Binder and Site Plan Package, for applicant's narratives and the overall project design.

Rezoning to Innovative Development District:

The applicant has submitted a narrative as part of Exhibit 1, outlining the design concepts of the development and how the proposal complies with Unified Land Development Regulations (ULDR) Section 47-37A, Innovative Development Requirements. Table 1 depicts a comparison between the current ULDR requirements for the development site and the proposed ID zoning development standards. If approved, these standards will be specific to the Bahia Mar ID zoning district.

**Table 1. Comparison of ULDR Requirements and Proposed ID Zoning Development Standards**

| ULDR Section:  | ULDR Requirement:  | Proposed ID Standard:   |
|--|--|---|
| <b>47-12.5.F.1, SBMHA District Dimensional Requirements - Setbacks</b>         | Front (E): 20 feet   | <ul style="list-style-type: none"> <li>• North Tower: 20 feet</li> <li>• South Tower: 26 feet, 11 inches</li> <li>• Bahia Mar Hotel: 22 feet, 5 inches</li> <li>• Villages (pavilions): 21 feet</li> </ul>  |
|  | Side (N): 10 feet Minimum or 1/2 Building height: (202 feet based proposed height) | <ul style="list-style-type: none"> <li>• North Tower: 28 feet, 1 inch</li> <li>• Bahia Mar Hotel: 66 feet, 5 inches (seawall)<br/>489 feet, 11 inches (property line)</li> <li>• Boat Show Garage: 86 feet, 3 inches (seawall)<br/>513 feet, 1 inch (property line)</li> <li>• NW Restaurant: 36 feet, 6 inches (seawall)<br/>451 feet, 5 inches (property line)</li> </ul>                     |
|  | Side (S): 10 feet Minimum or 1/2 Building height: (202 feet based proposed height) | <ul style="list-style-type: none"> <li>• South Tower: 99 feet, 6 inches (seawall)<br/>658 feet, 6 inches (property line)</li> <li>• Boat Show Garage: 85 feet, 5 inches (seawall)<br/>655 feet (property line)</li> <li>• SW Restaurant: 31 feet, 9 inches (seawall)<br/>601 feet, 11 inches (property line)</li> <li>• Villages (pavilions): 1 foot, 8 inches</li> </ul>                       |
|  | Rear (W): 20 feet Minimum or 1/2 Building height: (11 feet based proposed height)  | <ul style="list-style-type: none"> <li>• Boat Show Garage: 177 feet, 9 inches (seawall)<br/>231 feet, 9 inches (property line)</li> <li>• NW Restaurant : 26 feet, 6 inches (seawall)<br/>89 feet, 9 inches (property line)</li> <li>• SW Restaurant : 27 feet 7 inches (seawall)<br/>83 feet, 6 inches (property line)</li> <li>• Villages (pavilions): 2 feet, 9 inches* (seawall)</li> </ul> |
| <b>47-12.5.F.2, SBMHA District Dimensional Requirements - Height</b>           | 120 feet Maximum   | <ul style="list-style-type: none"> <li>• North Tower: 404 feet, 1 inch</li> <li>• South Tower: 409 feet, 7 inches</li> <li>• Bahia Mar Hotel: 151 feet, 1 inch (existing hotel height)</li> <li>• Bahia Mar Garage: 61 feet, 1 inch</li> <li>• Boat Show Garage: 61 feet, 9 inches</li> <li>• SW Restaurant: 22 feet, 7 inches</li> <li>• NW Restaurant: 15 feet, 7 inches</li> </ul>           |
| <b>47-12.5.F.6, SBMHA District Dimensional Requirements – Length and Width</b> | 200 feet Maximum   | <ul style="list-style-type: none"> <li>• North Tower: 160 feet, 5 inches by 443 feet, 9 inches</li> <li>• South Tower: 170 feet by 375 feet, 4 inches</li> <li>• Bahia Mar Hotel: 377 feet, 11 inches by 351 feet (existing building is 351 feet )</li> <li>• Boat Show Garage: 446 feet, 3 inches by 306 feet, 8 inches</li> </ul>   |
| <b>47-20.2 Parking and Loading Requirements</b>                                | 2,238 parking spaces   | <ul style="list-style-type: none"> <li>• 2,167 spaces (3.2% reduction)</li> </ul>   |

Permitted Uses

As part of the Bahia Mar ID Zoning, the applicant is proposing a list of permitted uses for the nonresidential components of the project, as listed below in Table 2. The uses proposed by the applicant are consistent with the underlying land use and are generally consistent with the SBMHA zoning district.

**Table 2. Proposed ID Zoning Permitted Uses**

| ULDR Section:  | ULDR Requirement:   | Proposed ID Standard:  |
|--|---|--|
| <p><b>47-12.5.F.5, SBMHA District List of Permitted Use, Site Plan Level IV Development</b></p>  | <ul style="list-style-type: none"> <li>• Hotels and suite hotels</li> <li>• Multiple-family dwellings and apartments</li> <li>• Marinas as a conditional use</li> <li>• Museums</li> <li>• Swimming pools</li> <li>• Parking garages</li> <li>• Amphitheaters</li> <li>• Restaurants</li> <li>• Moped/scooter rental as a conditional use</li> </ul>  | <p><b>1. BOATS, WATERCRAFT AND MARINAS</b></p> <ul style="list-style-type: none"> <li>a. Charter &amp; Sightseeing Boat</li> <li>b. Marina Parts &amp; Supply Store</li> <li>c. Marina</li> <li>d. Watercraft Repair</li> <li>e. Marine Service Station</li> </ul> <p><b>2. FOOD &amp; BEVERAGE SERVICE</b></p> <ul style="list-style-type: none"> <li>a. Bar, Cocktail Lounge</li> <li>b. Coffee Shop</li> <li>c. Convenience Store</li> <li>d. Delicatessen</li> <li>e. Food and Beverage Carry-Out</li> <li>f. Grocery/Food Store</li> <li>g. Ice Cream/Yogurt Store</li> <li>h. Liquor Store</li> <li>i. Restaurant</li> </ul> <p><b>3. LODGING</b></p> <ul style="list-style-type: none"> <li>a. Hotel</li> </ul> <p><b>4. PUBLIC PURPOSE</b></p> <ul style="list-style-type: none"> <li>a. Civic &amp; Private Club Facility</li> <li>b. Government Administration</li> <li>c. Museum</li> <li>d. Public/Private Recreation</li> </ul> <p><b>5. RESIDENTIAL</b></p> <ul style="list-style-type: none"> <li>a. Multifamily Residential</li> </ul> <p><b>6. RETAIL SALES</b></p> <ul style="list-style-type: none"> <li>a. Retail Stores &amp; Shops</li> </ul> <p><b>7. SERVICES / OFFICE FACILITIES</b></p> <ul style="list-style-type: none"> <li>a. Automobile Rental as Accessory to Hotel or Marina</li> <li>b. Child Care Facilities</li> <li>c. General Services (such as, but not limited to, Financial Institution, Hair Salon, Health and Fitness Center / Spa, Travel Agency, etc.)</li> <li>d. Medical &amp; Professional Offices</li> <li>e. Parking Facility</li> <li>f. Pet Spa / Boarding Facilities</li> </ul> <p><b>8. ACCESSORY USES</b></p> <ul style="list-style-type: none"> <li>a. Catering Services</li> <li>b. Outdoor Dining and Sidewalk Cafés</li> <li>c. Uses Customarily Accessory to Any Permitted Use Listed Above</li> </ul> |
| <p><b>47-12.5.F.5, SBMHA District List of Permitted Use, Site Plan Level III Development</b></p> | <ul style="list-style-type: none"> <li>• Commercial retail uses offering services or goods for sale to tourists and visitors such as gifts, souvenirs, clothes and other tourist commodities</li> </ul>   |  |
| <p><b>47-12.5.F.5, SBMHA District List of Permitted Use, Site Plan Level I Development</b></p>   | <ul style="list-style-type: none"> <li>• Parking lots</li> <li>• Accessory buildings and structures; improvements outside of the principal structure including but not limited to fences, walls, landscaping, parking, signs and nonstructural alterations to the exterior of structures located on a parcel; and expansion or change of a permitted use within an existing structure</li> <li>• Automobile rental limited to twelve (12) cars per development site as an accessory to a hotel or marina and <a href="#">Section 47-18.3</a> shall not be applicable</li> </ul> |  |

Proposed Development Program

The proposed development program contains a mix of land uses including renovation of the existing Bahia Mar Hotel, new ground floor retail and restaurant space, residential units, parking garage lined with residential units, open park space, waterfront promenade, and grocery store. The proposed development program includes:

- 236 Hotel rooms
- 625 Residential units
- 24,697 square feet of Retail
- 27,263 square feet of Restaurant
- 31,001 square feet of Supermarket

- 17,125 square feet of Fitness Area/Gym
- 44,725 square feet of Office
- 217 marina slips
- 10 marina live aboard slips
- 10 slips for existing fish charters

### Public Realm Improvements

As outlined in ULDR Section 47-37A.9, ID Public Improvement Examples, the applicant has incorporated a variety of elements to benefit the public and surrounding community. These elements include promenades, plaza and park space, enhanced connection to the public sky bridge, and new wayfinding components. For overall location of proposed improvements, please see Exhibit 1, Innovative Development Site Plan Package, Sheet L3.00. A public access easement will be granted for the public realm elements described herein.

The applicant is proposing a perimeter waterfront promenade that will contain a continuous pedestrian path around the water's edge. The promenade will be accessible to the public and will contain seating areas, landscaping, and shade. The promenade will connect to a new 10-foot wide sidewalk along Seabreeze Boulevard and provide direct pedestrian connection into the development.

The development will also contain three public plazas. The north park plaza is located on the north side of the north residential tower and is .08 of an acre. This plaza has direct pedestrian access to public sidewalk along Seabreeze Boulevard and during the annual boat show will function as the entrance area. The north promenade plaza is located on the south side of the north residential tower and is .09 of an acre. Designed as an extension of the space serving the nonresidential uses, the plaza area is intended to contain outdoor seating opportunities, sculptures, and identify as the main entrance into the waterfront promenade. The third plaza is located at the southern entrance of the waterfront promenade, adjacent to the main Bahia Mar waterfront area. This .05 acre plaza will contain views of the marina, as well as provide connections into the "Village at Bahia Mar" and waterfront promenade.

Most significant of the public spaces is the .75 acre western park, an open area field proposed on the west edge of the development. The purpose of maintaining the park as open space with no physical structures is to provide for a variety of programs or uses without many physical restraints. The open area can be used by the public as open space, or occasionally programmed for special events.

### Innovative Design

As part of the Bahia Mar ID Zoning request, the applicant proposes a variety of innovative design strategies that create a new unique opportunity for enhanced public access to a waterfront destination and new public realm features including retail, restaurants open spaces and a waterfront promenade, while improving the integration and accommodation of the Fort Lauderdale International Boat Show.

The ID zoning request allows the applicant to create uses and utilize dimensional requirements that better accommodate programming needs that maintain a high-quality boat show experience and a sustainable long-term home. The site is being designed to accommodate the boat show with new exhibit space within the parking garage located on the western side of the site, referred as the boat show garage. The innovative design approach includes the following:

- Exhibit hall within the boat show garage where the garage space can be turned into 2-story exhibit space;
- Creation of indoor exhibit space specifically designed to meet the needs of the boat show including ceiling to floor height dimensions, electrical needs, and square foot space;
- New boat show entrance at the north park plaza space that allows better functionality;
- Condensed building footprints allows for more open space for increased use of the property during the boat; and
- The promenades will function as display areas as well as accommodate pedestrian movement during the boat show similar to as it functions during non-show event.

The Bahia Mar redevelopment includes design strategies that incorporate sustainable techniques. These items include:

- Sustainable stormwater techniques such as natural filtration, silva cells, and collection via cistern for flooding controls;

- Energy Efficient Building Design, including overhangs and canopies, light colored paint to reduce heat gain, LED lighting;
- Water Efficient Components such as low water usage features, heat exchangers, and utilization of the EPA's *WaterSense* program;
- The project encourages the re-use of on-site materials, locally sourced materials, rapidly renewable materials, and concrete with recycled concrete, among others;
- High performance techniques such as CO2 monitoring, high Energy Efficient Ration (EER) and Seasonal Energy Efficiency Ratio (SEER) for Air Conditioning systems/equipment to promote indoor / outdoor environmental quality;
- Establishment of fundamental, strategic, and proactive planning for emergency / extreme weather conditions;
- Reserve power systems including generators for lighting and ventilation fans which provide minimal thermal safety; and
- Educational wayfinding components introduced along the Marina Promenade which reference the historical significance and economic resilience of Fort Lauderdale's iconic waterways.

#### Development Phasing

The applicant is proposing a development/construction plan that contains three phases. Phase 1 is divided into 3 components (Phase 1A, 1B, and 1C) for the purposes of coordinating renovations of the existing Bahia Mar Hotel, as well as ensuring construction of all public realm improvements during Phase 1. In summary, Phase 1 includes the renovation and expansion of the Bahia Mar Hotel, all public realm improvements as outlined under the "Public Realm Improvements" section in this staff report, north residential tower, and construction of both restaurants along the waterfront. Phase 2 includes the south residential tower, connection of the pedestrian sky bridge, and hardscape/landscape improvements adjacent to the residential tower. Phase 3 includes the boat show garage and liner residential units, and hardscape/landscape improvements surrounding the building. See Exhibit 1, Innovative Development Site Plan Package, Sheet L-1.07, Phasing Plan.

#### Circulation, Parking, and Traffic Study

As proposed, the project addresses circulation by incorporating improvements that accommodate multiple modes of transportation. Pedestrian enhancements are provided throughout the project site and via a new multi-use area of 10 to 12 feet along Seabreeze Boulevard, accommodating both pedestrians and bicycles with direct access and connectivity along the perimeter of the development. Vehicular access is proposed at strategic locations along the site to minimize pedestrian/vehicular conflicts. In addition accommodations for water taxi service and trolley have been incorporated into the site design.

Per Section 47-20, Parking and Loading Requirements, 2,238 parking spaces are required to accommodate the proposed development program uses. Based on proposed programming, the applicant proposes 2,167 parking spaces to meet the needs of the project, a 3.2% difference from standard code parking requirements based on proposed uses. The parking spaces are accommodated throughout the project and include parking in the hotel garage, residential tower garages, and boat show garage. In addition, there is on-street parking along the waterfront promenade that is available for public use.

A traffic study and corresponding parking analysis was prepared by Kimley-Horn and Associates, Inc. The applicant indicates weekday peak-season and peak-hour demand for shared uses would result in a need for 1,916 parking spaces, which would be 14.4% less than the required 2,238 spaces. The weekend peak-season and peak-hour demand for shared uses would result in a need for 1,568 parking spaces, which would be 29.9% less than required by ULDR Section 47-20. The study concludes that 1,916 spaces would be required based on a shared parking analysis. The applicant is proposing to provide 2,167 spaces. See Exhibit 2, Bahia Mar Transportation Improvement Summary and Shared Parking Analysis, for a more detailed analysis.

Furthermore, due to proximity of the development to the Las Olas Corridor and associated planned improvements, staff and the applicant worked to address overall circulation and additional improvements within the project area, as identified under staff conditions.

## **REVIEW CRITERIA:**

In accordance with ULDR Section 47-24.4, Rezoning, and ULDR, Section 47-37A.10, ID Review Process, the applicant has provided documentation to public outreach, responses to the rezoning criteria, and responses to adequacy and neighborhood compatibility.

### **Innovative Development Criteria**

ULDR, Sec. 47-37A.8, ID Criteria; the Bahia Mar development contains a mix of land uses that are compatible and supportive of each use. The overall design of the site focuses on enhanced pedestrian connectivity with the majority of the development positioned along the eastern side of the property. This allows most of the activity along the most active public edge of the site, shifts development away from neighborhoods across the Intracoastal Waterway, and allows for view corridors, while providing opportunities for open space, plazas and new and enhanced pedestrian access along the site perimeter.

By utilizing the ID zoning, building massing has been configured by shifting building height toward the eastern edge of the property to allow better transition to the west and neighboring properties across the Intracoastal Waterway. The existing marina allows for generous setbacks to the north and south of the site thereby buffering the taller buildings from adjacent properties. Active ground floor uses create a vibrant streetscape along Seabreeze Boulevard and internal to the site. The waterfront promenade, in conjunction with the internal perimeter roadway, are designed with wider access and shade trees to enhance the pedestrian comfort as well we reduce heat gain from the vehicular perimeter roadway.

The proposed development creates a waterfront destination and a permanent home for the international boat show while creating a vibrant, sense of place for the community. In that way, the Innovative Development zoning district allows the site to be redeveloped with recognizable improvements for the public, while accommodating the functionality and long-term sustainability of the boat show, maintaining an important marine industry component.

### **Rezoning Criteria**

Pursuant to ULDR Section 47-24.4, Rezoning;

1. The zoning district proposed is consistent with the City's Comprehensive Plan.  
The property is located in the Central Beach Regional Activity Center land use which permits Innovative Development zoning districts and specifically, the uses proposed under the Bahia Mar ID Zoning District.
2. Substantial changes in the character of development in or near the area under consideration supports the proposed rezoning.  
The proposed development is generally consistent with the pattern and design of previous projects within the Central Beach area and is in character with such development. The proposed project and design are consistent with the development trends occurring on the beach.
3. The character of the area proposed is suitable for the uses permitted in the proposed zoning district and is compatible with surrounding districts and uses.  
The project is suitable given the proposed uses are the same as those uses existing on the beach today and further provides uses that area needed on the beach, such as a neighborhood grocery store and are consistent with the Central Beach Regional Activity Center land use. The proposed development pattern and design is generally consistent with projects in the Central Beach area.

The applicant has provided responses, as part of Exhibit 1, Innovative Development Project Narrative Binder.

### **Adequacy Requirements and Neighborhood Compatibility**

The applicant has provided responses to ULDR Section 47-25.2, Adequacy Requirements, demonstrating the project meets the adequacy needs set forth in the ULDR either through the design of the project and proposed development improvements or payment of impact fees.

The neighborhood compatibility criteria of ULDR Section 47-25.3 include performance standards requiring all developments to be "compatible with, and preserve the character and integrity of adjacent neighborhoods...include improvements or modifications either on-site or within the public rights-of-way to mitigate adverse impacts, such as traffic, noise, odors, shadow, scale, visual nuisances, or other similar adverse effects to adjacent neighborhoods. These improvements or modifications may include, but shall not be limited to, the placement or orientation of buildings and entryways, parking areas, bufferyards, alteration of building mass, and the addition of landscaping, walls, or both, to ameliorate such impacts."

The properties to the north are zoned ABA and SBMHA, properties to the south are zoned SBMHA and RMH-60, properties the west across from the intracoastal are zoned RS-8, and properties to the east are zoned P. Buildings located to the north have heights of 12 and 13 stories and buildings to the south have heights of 2 stories to 17 stories. The applicant has submitted narratives regarding the project's compliance with Section 47-25.2, Adequacy Requirements, and Section 47-25.3, Neighborhood Compatibility Requirements, as Exhibit 1, to assist the Board in determining if the proposal meets these criteria. A context plan, perspective renderings depicting the height, mass, scale, shadow, materials and details, etc. of the proposed development as it relates to surrounding properties have also been provided with the site plan submittal material in Exhibit 1.

Comprehensive Plan Consistency:

The proposed project is consistent with the City's Comprehensive Plan, in that the proposed uses are permitted in the Central Beach Regional Activity Center (RAC) Land Use Designation, without the need to amend the Land Use Plan Map. The proposed development will add 347 pm peak hour vehicular trips. If approved, there will be 615 trips remaining (including pending projects) in the Central Beach Regional Activity Center.

Lease Agreement:

The application is subject to approval of the associated developer/lease agreement between the applicant and the City of Fort Lauderdale. The agreement will incorporate the following elements:

- Construction of public realm improvement consistent with phasing plan;
- Recordation of necessary easements for public access and/or utilities;
- Accommodation of any bonds, as deemed necessary to ensure the construction of the public realm improvements and ensure property maintenance obligations;
- Parking valet services and metered parking;
- Any other legal matters or conditions that may result from the land lease negotiations and approval process.

Public Outreach

The applicant has conducted public outreach as outlined in ULDR Section 47-37A.5, Pre-Application Public Outreach, and ULDR Section 47-27.4., Public Participation. See Exhibit 1, Innovative Development Project Binder, Section J, for summary on public outreach and Exhibit 3, Public Participation Affidavit, for signed copy of affidavit.

**STAFF FINDINGS:**

Staff recommends approval of the proposed Bahia Mar Innovative Development (ID) Zoning District and Site Plan in accordance with the requirements of ULDR Section 47-37A, Innovative Development District.

**Strategic Connections**

This item is a *Press Play Fort Lauderdale Strategic Plan 2018* initiative, included within the following:

**Neighborhood Enhancement Cylinder of Excellence**, specifically advancing:

- **Goal 5:** Be a community of strong, beautiful, and healthy neighborhoods.
- **Objective 2:** Enhance the beauty, aesthetics, and environmental quality of neighborhoods.

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

**Business Development Cylinder of Excellence**, specifically advancing:

- **Goal 7:** Be a well-positioned City within the global economic and tourism markets of the South Florida region, leveraging our airports, port, and rail connections.
- **Objective 2:** Facilitate a responsive and proactive business climate.

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

**PLANNING & ZONING BOARD REVIEW OPTIONS:**

If the Planning and Zoning Board determines that the proposed application meets the criteria for rezoning to Innovative Development, the recommendation shall be forwarded to the City Commission for consideration. If the Planning and Zoning Board determines that the criteria for rezoning to Innovative Development have not been met, the Board shall deny the application and such decision or action shall

be considered as a recommendation and forwarded to the City Commission as provided in ULDR Section 47-37A.10.B.

Per ULDR Section 47-37A.10, Review Process, as part of the approval for the ID rezoning, offsite and on-site conditions may be imposed if the condition is necessary to ensure that the development meets the requirements of Section 47-37A.10; ensures that the ID is compatible with the neighborhood within which it is located and that will be impacted by the ID; mitigates any adverse impacts which arise in connection with the approval of the rezoning or any continuation thereof. Conditions for approval may relate to any aspect of the development, including but not limited to height, bulk, shadow, mass and design of any structure, parking, access, public transit and landscaping requirements.

**Conditions of Approval:**

Should the Board recommend approval of the proposed development, the following conditions are proposed. The applicant acknowledged addressing the following additional transportation and mobility improvements within the project area as coordinated and approved by the Florida Department of Transportation (FDOT):

1. A median shall be installed on A1A/Seabreeze Blvd from the south leg of the intersection of the property's main entrance to the southernmost driveway. The applicant shall coordinate with the City of Fort Lauderdale (City) and the Florida Department of Transportation (FDOT) on the ongoing Resurfacing, Restoring, and Rehabilitation (RRR) project on A1A as well as the installation of in-ground lit crosswalks project. Landscaping shall be incorporated into the median design as feasible and per FDOT Index standards<sup>1</sup>. The applicant shall implement the improvement at final sign-off, permitting, or Certificate of Occupancy (CO), contingent upon the time of approval of the improvement.
2. A total of three bus shelters shall be provided on A1A/Seabreeze Blvd along the property:
  - a. A transit hub with a bus shelter and information technology shall be provided at the southern end of the Fishing Village Retail area.
  - b. A bus stop with a bus shelter shall be provided at the northern end of the Fishing Village Retail Area.
  - c. A bus stop with a bus shelter shall be provided at the northern end of the property, north of the North Tower porte-cochere.
3. The applicant shall enhance the traffic signal at the Bahia Mar's main entrance and include countdown signalization.
4. The applicant shall coordinate with the City and FDOT on enhancing pedestrian crosswalks at the main entrance. The applicant shall implement the improvement at final sign-off, permitting, or Certificate of Occupancy (CO), contingent upon the time of approval of the improvement.
5. The applicant shall enhance the pedestrian bridge at the main entrance and provide access to the public.
6. The applicant shall coordinate with the City and FDOT on implementing a mid-block pedestrian crosswalk at the northern end of the property tying to the proposed pedestrian access onto the property. The applicant shall conduct the necessary warrant analysis for approval. The applicant shall implement the improvement at final sign-off, permitting, or Certificate of Occupancy (CO), contingent upon the time of approval of the improvement.
7. The applicant shall coordinate with the City and FDOT on enhancing pedestrian amenities at the intersection of A1A/Seabreeze Blvd and Harbor Drive, including but not limited to installing countdown signalization and crosswalk improvements. The applicant shall implement the improvement at final sign-off, permitting, or Certificate of Occupancy (CO), contingent upon the time of approval of the improvement.
8. The applicant shall make car service available to hotel patrons to and from the local destinations and during hours of operation, and as needed based on demand.
9. The applicant shall make shuttle service available to hotel patrons to and from the Fort Lauderdale-Hollywood International Airport and Port Everglades during hours of operation, and as needed based on demand.
10. The applicant shall contribute \$40,000 annually for the implementation and operation of three Sun Trolley stops along A1A and on-site. The contribution shall be adjusted annually for inflation. The

applicant shall continue to coordinate with the Downtown Fort Lauderdale Transportation Management Association on the implementation of the Sun Trolley stops.

11. The applicant shall provide bus, shuttle, trolley, and other transit information at all uses on-site.
12. The applicant shall install digital information kiosks at the hotel lobby and the transit hub in the Fishing Village Retail Area.
13. The applicant shall continue to coordinate and with the Water Taxi service and implement two on-site water taxi stops.
14. A total of 117 short-term and 342 long-term bicycle parking spaces shall be installed on site as depicted in the site plan.
15. A total of 36 Electric vehicle charging stations shall be installed on site as depicted in the site plan.
16. Sidewalk widths along A1A/Seabreeze Blvd and on-site shall be maintained as indicated on the site plan. All sidewalks shall be ADA accessible.
17. A minimum of five scooter and moped parking spaces shall be provided on-site as indicated in the site plan.
18. The applicant shall accommodate space for a future bicycle sharing installation on-site as indicated on the site plan.
19. All improvements shall be as depicted and outlined in the development phasing plan.

### **Exhibits**

1. Innovative Development Project Narrative Binder and Site Plan Package
2. Bahia Mar Transportation Improvement Summary and Shared Parking Analysis\*
3. Public Participation Affidavit

\*Due to its substantial size, a copy of the full traffic impact study, including capacity analysis, traffic conditions, and backup documentation is available for review at Department of Sustainable Development, Urban Design and Planning Division, 700 NW 19<sup>th</sup> Avenue, Fort Lauderdale, FL 33311.