

September 27, 2017

By U.S. Mail and Hand Delivery

Jim Hetzel
City of Fort Lauderdale
Urban Design and Planning Division
700 NW 19th Avenue
Fort Lauderdale, FL 33311

**Re: Public Participation for Rahn Bahia Mar LLC ("Applicant")
Site Plan for 801 Seabreeze Boulevard, Case Number R17040 ("Application")**

Dear Jim:


Pursuant to the City of Fort Lauderdale Ordinance No. C-15-01, Applicant held a public participation meeting in the banquet hall at the Swimming Hall of Fame on August 29, 2017 from 5:30pm-7pm. The Central Beach Alliance ("CBA") is the only officially recognized civic association located within 300' of the property subject to the Application.

Notice of the meeting was provided to the CBA as well as the Idlewyld Improvement Association and the Harbor Beach Homeowners Association, the two closest officially recognized associations beyond 300' of the property. There were approximately 75 members of the public in attendance. At that time, the Applicant gave a description of the project, provided project renderings and site plans and answered questions.

We have attached an affidavit reflecting this notification and a list of the questions and comments that were made by members of the public during the meeting.

Should you require additional information, please let me know.

Very truly yours,



Robert B. Lochrie III

RBL/as
Enclosures
cc: Karen Turner, President, Central Beach Alliance

August 29, 2017 Public Participation Meeting Questions and Answers

1. Question: What are you doing to address traffic?

Answer: We have commissioned a traffic study which is currently being reviewed by the City and their traffic consultant.

2. Question: How many units are in the project?

Answer: 651.

3. Question: Height of the buildings?

Answer: The maximum height on the site is 11 stories/120 feet.

4. Question: Is there a turn lane on seabreeze?

Answer: Yes.

5. Question: Impressive looking, but something is missing. What are you going to do with all the cars? Where are they parking?

Answer: The project includes a subterranean parking garage that goes under a portion of the property. There are 2,442 total parking spots, which is around 200 more than required under the strictest interpretation of the City's zoning code.

6. Question: Are these going to be condos?

Answer: The residential units are currently slated for rental.

7. Question: What do the residents do during the boat show? How do they access their buildings?

Answer: The parking garage goes under most of the property and provides access in multiple places, including at each building. Residents can go in the parking garage at the entrance of the site and drive to their building.

8. Question: Use for the local boater. Where do you propose to have guaranteed access for the local boating community?

Answer: There are boat slips next to the marina village that will be open to the public. We cannot guarantee that slips will be available at all times, but we have specifically designated boat slips for public use.

9. Question: You have fulfilled a lot of what has been requested. Will the overpass be available for people on the beach?

Answer: Yes.

10. Question: Connectivity between aquatics complex and Bahia Mar: will that have the same elegance so that there is a flow between the two sites?

Answer: There is property between the aquatics complex and Bahia Mar that is not owned by us or the City, but we will be making improvements to Seabreeze Boulevard.

11. Question: How many rooms is the hotel?

Answer: 256.

12. Comment: I want to congratulate you on addressing the public's concerns. You created a well-designed village.

13. Question: What month was the data collected for the traffic study?

Answer: April of this year (2017).

14. Question: Do the images coming from Houston make you think differently about the underground parking?

Answer: We will be raising the seawall by one foot around the entire property and the parking garage will be constructed pursuant to all state, local, and federal standards.

15. Question: Have you given consideration to off-site parking for employees and service personnel and then providing shuttles to reduce traffic?

Answer: There are bus lines that run to the site and we are discussing the possibility of having the Sun Trolley go to the site. Good idea, thank you.

16. Question: How does this affect infrastructure along the barrier island, what is this project's impact, and what are you doing to address that impact?

Answer: We are providing all new sewer lines, water lines, a pump station, a new lift station, new sewer mains, and new force mains on site. In addition, the developer will be paying capital expansion fees to the City for water and sewer line capital upgrades.

17. Question: What are your accommodations for bicycles on the property and can you show where water taxis will have an opportunity to dock?

Answer: There will be a water taxi stop by the marina village and we are providing around nine hundred (900) bicycle parking spaces.

18. Question: Uber drop off?

Answer: There is a specified drop-off area for ride sharing vehicles as soon as you enter the property.

19. Question: How many years will the sidewalks be closed off with port-a-potties?

Answer: The project will be designed to provide on-site staging.

20. Question: And where do the delivery trucks go? Where do they park?

Answer: Each of the buildings have a designated service area. The loop road around the property is also surrounded by parallel parking, including short term parking, if you want to off load something on a boat for example.

21. Question: How will [construction] be phased?

Answer: There will be five phases of construction, starting with the two residential buildings at the north. We have worked closely with the boat show to mitigate the construction phasing and impact to the operations of the boat show.

22. Question: Could you shave back 4 feet on the road to add a bike line?

Answer: We have been working with FDOT and the City, and the current plan is a decision that FDOT has made. We've discussed solutions with TAM. It's currently being studied and actively talked about.

23. Question: Are you going to ask for an extension of the lease? Is it possible that they can turn into condos?

Answer: The lease with the City currently has 45 years remaining. It is possible that Rahn Bahia Mar may request a lease modification in the future which would allow for condominiums.

24. Question: How many parking spaces are allocated for each rental unit?

Answer: The 1-bedroom units are parked at 1.75 spaces per unit, the 2-bedroom units are parked at 2 spaces per unit, and the 3-bedroom units are parked at 2.2 spaces per unit. It is parked at the City's requirements and the Applicant is not requesting a reduction in the amount of required parking.

25. Question: Does the boat show team support this?

Answer: Yes.

26. Question: Will the parking for the docks be underground?

Answer: Some will be underground, some will be in the garage.

27. Question: Will bicycles be able to ride in the property?

Answer: Yes, and they will be allowed on the boardwalk.

28. Question: On the west of Seabreeze there is no adequate bike line. With the additional traffic, how will these cyclists be protected?

Answer: This is an existing condition due to recent work by FDOT, however we are working with the City and FDOT to address this issue.

29. Question: Is a subterranean parking garage of this size a prudent thing to do given the fragile nature of the island? Who is responsible for cleaning up after storm surge type events, the developer or the city?

Answer: The developer is responsible for the term of the lease for everything that occurs on the property. The project, like many recent projects on the beach with underground parking, will comply with all local, state, and federal standards. We are also raising the seawall by one foot around the entire property.

30. Question: FDOT rates these roads an F. How is the amount of traffic generated going to change those F level service roads?

Answer: We have provided a traffic study that is currently being reviewed by the City.

31. Question: Do the 651 apartments take away trips from the other properties on the beach that want to be developed?

Answer: Yes; however there is additional capacity for development within the Central Beach Area regulations beyond what is being proposed for Bahia Mar.

32. Question: Are there any other portions of the site plan that will be dedicated to public use and what process will you use to ensure that it is open to public use?

Answer: The goal is to have members of the public want to come to this property and spend time going to the shops, eating at the restaurants, and enjoying the site. The property, however, will be controlled by the tenant pursuant to the terms of the lease.

33. Question: Can you consider making sure that part of this property is forever dedicated to the public?

Answer: The property is currently subject to a lease.

34. Question: The northernmost building seems to overlap the seawall. Aren't there waterfront setbacks required?

Answer: The project is designed to meet all zoning requirements including the setbacks.

35. Question: Do you have a pre -approval for emergency services? Police, fire, etc.?

Answer: That's part of the DRC process. The City's various departments are required to review the site plan and provide comments.

36. Question: Can you detail phase 1? How are they going to ingress and egress and are they all eleven stories high? Will those be underground parking?

Answer: Ingress and egress will be from the central area in the middle of the two north buildings, and it will be underground parking.

37. Question: Which pool is the public going to have access to?

Answer: Right here, the Swimming Hall of Fame! The hotel pool also includes an amenity area for visitors and patrons.

38. Question: With regards to the public access areas such as the promenade, how wide are they?

Answer: It's about 12' of boardwalk, then 8' or so of green space before the parallel parking.

39. Question: Does the promenade go to seabreeze?

Answer: Yes.

40. Question: Are these plans available?

Answer: Yes, they will be on the City's website when it goes to planning and zoning.

41. Question: When is this going to P&Z?

Answer: We don't know the date yet but we should know soon.

42. Question: A lot of my concerns for access to marina services have been mitigated, thank you. My question is for access for the 2 north buildings. There are a lot of concerns with the restaurants across the street with 30' box trucks with only 2 lanes open on Seabreeze.

Answer: We are working with FDOT, they ultimately have to approve the entrance to those buildings.

43. Question: I like your project overall, but your density is too high. Other than that I like it.

Answer: This is only 16 units per acre, even though we are allowed 48 units per acre.

44. Question: We have an art fair at the marina that is only accessible by boat. Will construction be year round?

Answer: Construction has to stop during the boat show, and this is definitely something that we can work with the other tenants on.

Addendum: PZB Public Participation Notification <<if applicable>>

Applicant must provide notification according to the procedure listed below for projects listed in Sec. 47-27.4.A.2.c.

- A minimum of 21 days prior to the Development Review Committee (DRC) meeting, a notice from the applicant via letter or e-mail shall be provided to any official city-recognized civic organization(s) within 300 feet of the proposed project, notifying of the date, time and place of the DRC meeting.
- Prior to submittal of application to the Planning and Zoning Board (PZB), a notice from the applicant via letter or e-mail shall be provided to official city-recognized civic organization(s) within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB hearing.
- The applicant shall conduct a public participation meeting(s) a minimum of 30 days prior to the PZB hearing.
- After the public participation meeting(s), the applicant shall provide a written report letter to the Department of Sustainable Development, with copy to subject association(s), documenting the date(s), time(s), location(s), number of participants, presentation material and general summary of the discussion after a public participation meeting(s) has taken place a minimum of 30 days prior to the PZB hearing. The report letter shall summarize the substance of comments expressed during the process and shall be made a part of the administrative case file record.
- The applicant shall, ten (10) days prior to DRC and again for the PZB, execute and submit to the department an affidavit of proof of public notice according to this section. If the applicant fails to submit the affidavit the public hearing will be postponed until the next hearing after the affidavit has been supplied.

AFFIDAVIT OF PUBLIC PARTICIPATION NOTIFICATION

STATE OF FLORIDA
BROWARD COUNTY

RE: ☒ PLANNING AND ZONING BOARD

CASE NO. R17040

APPLICANT: Rahn Bahia Mar LLC

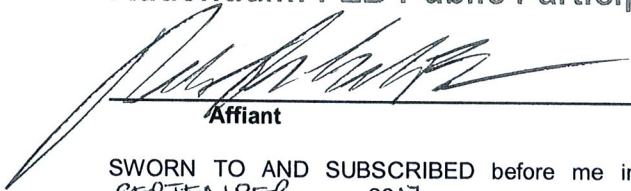
PROPERTY: 801 Seabreeze Boulevard

PUBLIC HEARING DATE: October 18, 2017

BEFORE ME, the undersigned authority, personally appeared ROBERT B. LOCHRIE, who upon being duly sworn and cautioned, under oath deposes and says:

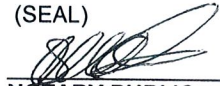
1. Affiant is the Applicant in the above cited City of Fort Lauderdale Development Review Case.
2. The Affiant/Applicant has mailed or has caused to be mailed, via postal service or electronic mail, a letter to any official city-recognized civic organization(s) within 300 feet of the proposed project, notifying of the date, time and place of the Public Participation meeting. Central Beach Alliance
3. That the letter referenced in Paragraph two (2) above was mailed prior to the submittal of the PZB application meeting cited above.
4. That the public participation meeting was held at least **thirty (30)** days prior to the date of the PZB meeting cited above.
5. Affiant has prepared a summary of the public participation meeting cited above that documents the date(s), time(s), location(s), number of participants, presentation material and general summary of the discussion and comments expressed during the process.
6. Affiant acknowledges that this Affidavit must be executed and filed with the City's Urban Design & Planning office **ten (10)** days prior to the date of the Planning and Zoning Board meeting and if the Affidavit is not submitted, the Public Hearing on this case shall be cancelled.
7. Affiant is familiar with the nature of an oath or affirmation and is familiar with the laws of perjury in the State of Florida and the penalties therefor.

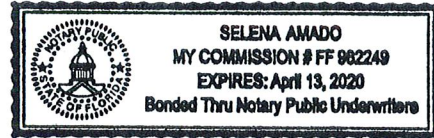
Addendum: PZB Public Participation Notification <<if applicable>>


Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 27 day of SEPTEMBER, 2017.

(SEAL)


NOTARY PUBLIC
MY COMMISSION EXPIRES: APRIL 13, 2020



NOTE: I understand that if my sign is not returned within the prescribed time limit as noted in Sec. 47.27.3.i of the City of Fort Lauderdale ULDR, I will forfeit my sign deposit. _____ (initial here)
_____ Initials of applicant (or representative) receiving sign as per 47-27.2(3)(A-J)