

RESOLUTION NO. 17-

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, DENYING THE ISSUANCE OF A SITE PLAN LEVEL IV DEVELOPMENT PERMIT FOR THE DEVELOPMENT OF A MIXED-USE PROJECT KNOWN AS BAHIA MAR, TO INCLUDE A HOTEL, RESIDENTIAL UNITS, AND COMMERCIAL AND RETAIL SPACE, LOCATED AT 801 SEABREEZE BOULEVARD, FORT LAUDERDALE, FLORIDA IN A SOUTH BEACH MARINA AND HOTEL AREA ("SBMHA") ZONING DISTRICT.

WHEREAS, Section 47-24.1 of the City of Fort Lauderdale, Florida Unified Land Development Regulations (hereinafter "ULDR") provides that no development of property in the City of Fort Lauderdale (hereinafter "City") shall be permitted without first obtaining a development permit from the City in accordance with the provisions and requirements of the ULDR; and

WHEREAS, Section 47-12.6 of the ULDR provides that no development of property in the central beach area shall be permitted without first obtaining a beach development permit from the City in accordance with the provisions and requirements of the ULDR; and

WHEREAS, Rahn Bahia Mar, LLC submitted an application for a development permit for a mixed-use development project located at 801 Seabreeze Boulevard, Fort Lauderdale, Florida, and located in an SBMHA zoning district.

WHEREAS, the mixed-use development project located at 801 Seabreeze Boulevard will be constructed in five (5) phases consisting of a new 256-room hotel to replace the existing Bahia Mar Hotel, with 118,815 square feet of commercial and retail space, 26,000 square feet of restaurant space, a 6,000 square foot marina village with amenities and dockmaster facilities, and seven (7) residential buildings containing 651 units; and

WHEREAS, the Development Review Committee (PZ Case No. R17040) at its meeting of July 25, 2017, recommended approval of the proposed development permit to the City Commission; and

WHEREAS, the Planning and Zoning Board at its meeting of October 18, 2017, recommended approval of the proposed development permit to the City Commission; and

WHEREAS, the City Commission reviewed the beach development permit application submitted by the applicant, as required by the ULDR, and finds that the proposed development does not meet the standards and requirements of the ULDR and criteria for a Site Plan Level IV development within the central beach area;

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

SECTION 1. That each WHEREAS clause set forth above is true and correct and incorporated herein by this reference.

SECTION 2. That based on the failure to meet the requirements of Section 47-12.6 of the ULDR, the Site Plan Level IV development permit application submitted to construct a mixed-use development project located at 801 Seabreeze Boulevard, Fort Lauderdale, Florida, and located in an SBMHA zoning district, is hereby denied.

ADOPTED this the ____ day of _____, 2017.

Mayor
JOHN P. "JACK" SEILER

ATTEST:

City Clerk
JEFFREY A. MODARELLI