

TRR Bahia Mar, LLC/Rahn Bahia Mar L.L.C.

1175 Northeast 125th Street · Suite 102 · North Miami, Florida 33161

June 17, 2016

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Mayor John P. "Jack" Seiler
Vice Mayor Dean Trantalis
Commissioner Romney C. Rogers
Commissioner Bruce G. Roberts
Commissioner Robert L. McKinzie
City Manager Lee R. Feldman
City of Fort Lauderdale - City Hall
100 North Andrews Avenue
Fort Lauderdale, FL 33301

Dear Mayor Seiler, Vice Mayor Trantalis, Commissioner Roberts, Commissioner McKinzie, Commissioner Rogers, and City Manager Feldman:

We would like to take this opportunity to thank you for your professionalism throughout the ID application process. Although we may not have agreed with everyone's position from time to time, the conversations and interactions were always honest, forthright and professional.

For reasons beyond our control, the entire approval process has strayed from its proverbial path. Certain parties with whom we had to transact over the past two years seemed to have forgotten that we too have a seat at the negotiating table and, therefore, are entitled to be treated with the same level of fairness that we displayed throughout the negotiation process.

A good debate over controversial issues makes for better conclusions but, unfortunately, some of the debates turned ugly, even though, at all times, there was transparency and open dialogue between the community and the undersigned, all of whom had only the best of intentions.

Each of you and the entire City staff should be complimented and applauded for remaining steadfast and focused as we collectively tried to design and redevelop a tired iconic Fort Lauderdale asset into a transformative lifestyle neighborhood where the entire City would be proud to frequent and call its own.

It was unfortunate that a few individuals had turned a collaborative effort between the developer and the community into an ugly debate over certain issues. We have seen ugliness and heard hatred in speeches and comments from members of the community who do not even know us as people and as community members who have lived in South Florida for as long as, or if not longer, than any of them. We are part of the fabric of this community and, more importantly, we are loyal members and supporters of our community and South Florida.

We have witnessed neighbors turn on neighbors and old friends stop talking to each other; all over a proposed development plan which was designed for the betterment of the entire community and the marine industry. We believe certain members of the community lost sight of the big picture and were fighting simply to fight, without ever truly understanding the importance of the proposed site plan.

The irony is that we build communities. We do not tear them apart. Therefore, it is with deep regret that we must inform the City of Fort Lauderdale that we are officially withdrawing our ID application. It is definitely not for lack of time, money and effort. We have simply concluded that, for reasons well beyond our control, the process has taken on a life of its own and, unfortunately, the results are no longer fair and equitable for us as the owners of the leasehold interest.

If it were a matter of simply one or two issues on which to focus, we would continue our efforts; but, we are too far apart on the following items:

1. FLIBS Lease: The proposed lease terms and conditions being demanded by Show Management and the Marine Industry Association of South Florida are not even close to being fair and equitable, from our perspective, at this time.
2. City Lease and 50 Year Option: The proposed new 50 year City Lease and 50 year Option had been negotiated ad nauseam over a twelve month period. After a year of good faith negotiations whereby we finally submitted what we had believed was a thoroughly vetted and approved new City Lease to the Commission for its final review and approval, we learned that Commissioners Rogers and Trantalis still felt that the proposed terms and conditions in the final City Lease were not fair to the City. Although we appreciate and respect their concerns, we also realize that, based upon our thorough understanding of the economics of the entire transaction, there is no more room for us to negotiate.
3. ID Application/Site Plan: We spent well over a year collaborating with the City staff, the entire City Commission, the community-at-large, neighbors, civic leaders, business leaders, homeowner groups and the CBA. We obtained: a 184 to 1 favorable vote from the CBA members; unanimous support from the Harbor Beach Board; a letter of support from the president of Harbour Ridge (as an individual), and; hundreds of letters of support for our original site plan from the entire community. We also obtained super majority approvals from multiple City Advisory Boards, as well as the quasi-judicial Planning and Zoning Board.

The original site plan was truly a collaborative effort. More importantly, the original site plan seemed to work well for a mass majority of the community and all parties involved in the proposed transactions.

Notwithstanding the above, the latest amended site plan for the Bahia Mar, which was greatly compromised in an effort to satisfy certain concerns, barely makes economic sense.

In closing, we just don't see a viable resolution at this time.

City of Fort Lauderdale

June 17, 2016

Page 3 of 3

Although we have decided to withdraw our application at this time, we would like the City, the Commission and the community to know that we are still honored to own and operate the iconic Bahia Mar Resort and Marina and we will continue to operate it with the utmost professionalism, class and integrity. We remain steadfast to be good neighbors and good friends to the entire community.

Sincerely,

TRR Bahia Mar, LLC
Rahn Bahia Mar L.L.C.



James D. Tate



J. Kenneth Tate



Sergio Rok



Anthony Seijas



Robert Christoph, Jr.

cc: Cynthia A. Everett, Esquire - City of Fort Lauderdale City Attorney
City of Fort Lauderdale City Clerk's Office