

**Bahia Mar ID Rezoning and Site Development Plan**  
**Staff Conditions of Approval**  
**Planning and Zoning Board 12/16/15**

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. TRR Bahia Mar, LLC 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>. TRR Bahia Mar, LLC 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. TRR Bahia Mar, LLC shall enhance the traffic signal at the Bahia Mar's main entrance and include countdown signalization.
  4. TRR Bahia Mar, LLC shall coordinate with the City and FDOT on enhancing pedestrian crosswalks at the main entrance. TRR Bahia Mar, LLC shall implement the improvement at final sign-off, permitting, or Certificate of Occupancy (CO), contingent upon the time of approval of the improvement.
  5. TRR Bahia Mar, LLC shall enhance the pedestrian bridge at the main entrance and provide access to the public.
  6. TRR Bahia Mar, LLC 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. TRR Bahia Mar, LLC shall conduct the necessary warrant analysis for approval. TRR Bahia Mar, LLC shall implement the improvement at final sign-off, permitting, or Certificate of Occupancy (CO), contingent upon the time of approval of the improvement.
  7. TRR Bahia Mar, LLC 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. TRR Bahia Mar, LLC shall implement the improvement at final sign-off, permitting, or Certificate of Occupancy (CO), contingent upon the time of approval of the improvement.
  8. TRR Bahia Mar, LLC 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. TRR Bahia Mar, LLC 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. TRR Bahia Mar, LLC 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. TRR Bahia Mar, LLC shall continue to coordinate with the Downtown Fort Lauderdale Transportation Management Association on the implementation of the Sun Trolley stops.
  11. TRR Bahia Mar, LLC shall provide bus, shuttle, trolley, and other transit information at all uses on-site.
  12. TRR Bahia Mar, LLC shall install digital information kiosks at the hotel lobby and the transit hub in the Fishing Village Retail Area
  13. TRR Bahia Mar, LLC shall continue to coordinate and with the Water Taxi service and implement two on-site water taxi stops.
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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. TRR Bahia Mar, LLC 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.

**Staff addendum to Planning and Zoning Board recommendation:**

1. The Bahia Mar ID rezoning and site development plan shall be contingent upon and subject to the execution of a Development Agreement between TRR Bahia Mar, LLC and the City of Fort Lauderdale, and shall specify the development standards applicable to the property as approved by the City Commission, and include any conditions imposed as part of the approval. Final DRC shall not take effect until such Development Agreement has been completed and approved and applicant demonstrates recordation of such agreement. The Development Agreement shall incorporate the following elements:
  - a. Construction of public realm improvement consistent with phasing plan;
  - b. Recordation of necessary easements for public access and/or utilities;
  - c. Maintenance responsibility;
  - d. Parking valet services and metered parking operations;
  - e. Maintenance responsibility;
  - f. Any use restrictions;
  - g. Hours of operation for areas accessible by the public;
  - h. Any imposed archeological conditions or requirements;
  - i. Any site plan aspects related to Boat Show requirements or conditions; and
  - j. Construction phasing
2. The Bahia Mar ID rezoning and site development plan is further conditioned upon the execution of a lease agreement between TRR Bahia Mar, LLC and the City of Fort Lauderdale.

**City Commission Condition – Commission Meeting 6/7/16**

The approval of the Bahia Mar ID rezoning and site development plan shall be contingent upon and subject to the execution of a lease agreement between the TRR Bahia Mar, LLC and Marine Industries Association of South Florida and Yachting Promotions Inc., as boat show operator.