

Stephen K. Tilbrook
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February 17, 2017

Mr. Jim Hetzel, Principal Planner
Department of Sustainable Development
City of Fort Lauderdale
700 NW 19th Avenue
Fort Lauderdale, FL 33311

Re: Galleria Plat: Case Number PL14012

Dear Jim:

As you know, our firm represents Keystone-Florida Property Holding Corp, the owner of the Galleria properties and the applicant for the Galleria Plat. The Galleria Plat was reviewed by the Fort Lauderdale Planning and Zoning Board on November 16, 2016, which recommended approval by a vote of 6-1. The Galleria Plat is now scheduled for the March 7, 2017 City Commission meeting and the purpose of this letter is to confirm and clarify the status of the proposed plat note for the Galleria Plat.

For background, please recall that Broward County has determined that the Galleria properties do not qualify for an exception to the mandatory platting rule. Our client filed an application for the Galleria Plat in September 2014 and we have diligently pursued the platting process since then. Please also note that the Broward County platting process has strict timeframes and the Galleria Plat is required to be submitted back to the Broward County (with City of Fort Lauderdale consent) not later than March 26, 2017. Accordingly, the Galleria Plat is scheduled for a City Commission hearing on March 7, 2017 in order to meet the Broward County plat expiration deadline.

For the past two years, the Galleria Plat has been processed concurrent with a site plan (Case No. ID14001), and the restrictive note on the Galleria Plat is consistent with the Galleria site plan. However, due to the Broward County deadlines, the Galleria Plat will now be reviewed by the City Commission independent of the Galleria site plan. Since the City Commission cannot allocate residential flex units prior to the review of the Galleria Plat, we need to revise the plat note, in order to eliminate the residential uses that rely upon the allocation of flexibility units.

Accordingly, please find set forth below a revised plat note for the Galleria Plat, which we are voluntarily proffering in accordance with the recommended conditions from the Planning and Zoning Board:

Revised plat note: "This plat is restricted to 1,300,000 square feet of commercial use (1,145,994 existing and 154,006 proposed), 6,500 square feet of bank, and 174 high rise units."


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Upon City Commission approval of the Galleria Plat with this revised plat note, we will file an amendment to the Broward County plat application to document the revised plat note.

Thank you for your attention and consideration in this regard.

Sincerely,

GrayRobinson, P.A.



Stephen K. Tilbrook
Shareholder

SKT/mg

Cc: D'Wayne M. Spence, Esq., Assistant City Attorney
Mark Trouba, Galleria Fort Lauderdale
Melissa Milroy, Galleria Fort Lauderdale
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Michael Vonder Meulen, Keith and Associates