

STEPHANIE J. TOOTHAKER  
Direct Dial: 954.765.2905  
Email: [sjt@trippscott.com](mailto:sjt@trippscott.com)



May 21, 2018

**Via US Mail**  
**Neighbor of Pier 66,**  
**Pier 66 Parking**  
**and Sails Parcels**

**Re: Notice of Intent to Consider a Chapter 163 Agreement**  
**relating to 2150, 2170 2202, 2300 and 2301**  
**Southeast 17<sup>th</sup> Street, Fort Lauderdale, FL 33316**

Dear Neighbor:

We represent Pier 66 Ventures, LLC, Pier 66 Parking, LLC and Sails Ventures, LLC, which are each, in turn, owned by Tavistock Development Company (together "Tavistock"). Tavistock recently purchased the properties located at 2150, 2170, 2202, 2300 and 2301 Southeast 17th Street, Fort Lauderdale, FL 33316 which are commonly referred to as "Pier 66" on the north side of 17<sup>th</sup> Street Causeway and the "Sails" and "Pier 66 Parking" on the south side of 17<sup>th</sup> Street Causeway.

Tavistock has been working with the City of Fort Lauderdale on an Agreement governed by Florida Statutes Chapter 163, that among other things ties the properties together, allows Tavistock to work with the Florida Department of Transportation and the City to create a pedestrian promenade under the 17<sup>th</sup> Street Causeway bridge to unify the properties on the north and south, obligates Tavistock to create a Marina Promenade for public use, obligates Tavistock to create a CDD for improvements, reserves a total 750 residential units for both sites together and obligates Tavistock to designate the Pier Tower historic. The Agreement also includes conceptual uses including: 384 hotel units, 150,000 square feet of commercial, 4,000 square feet of marina, and dry and wet boat storage. At this time there is no site plan for the parcels. Of course when a site plan is developed we will immediately reach out to our neighbors to share the proposed development and work together during the approval process.

Importantly, the Agreement does not in any way change the procedure provided for in the City's Uniform Land Development Regulations for site plan approval. In other words, Tavistock must obtain Site Plan approval for any development of the Pier 66 Parcels through normal procedures that include community engagement, DRC review, public hearings and neighborhood compatibility review. The reservation of units in the Agreement is in no way a commitment on the part of the City that that number can or will be built. It is merely a mathematical calculation based on the size of the parcels. Finally, the Agreement also provides information regarding the existing Land Use of Commercial and the existing B-1 zoning which permits heights of up to 120 feet.

The proposed Development Agreement can be obtained by requesting a copy from Tavistock, the City or us. We have also created an on-line website, [info-piersixtysix.com](http://info-piersixtysix.com), where additional

110 Southeast Sixth Street, Fifteenth Floor • Fort Lauderdale, Florida 33301

Post Office Box 14245 • Fort Lauderdale, Florida 33302

1720608v1 306742.0002

Tel 954.525.7500 • Fax 954.761.8475 • [www.trippscott.com](http://www.trippscott.com)

Fort Lauderdale • Tallahassee

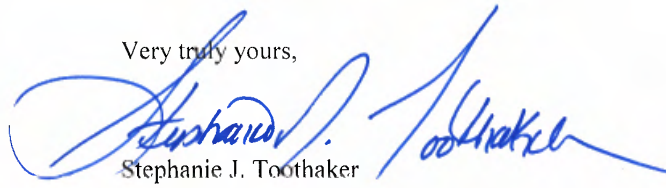
information can be located. We look forward to being good neighbors and to working with you on a project that we can all be excited about.

Please accept this letter as formal notice that this matter will come before the Fort Lauderdale City Commission as follows:

Date: June 5 and June 19, 2018  
Time: 6:00 PM  
Place: Fort Lauderdale City Hall  
100 N Andrews Ave  
Fort Lauderdale, FL 33301

We will make ourselves available at your convenience to answer any questions or comments you may have.

Very truly yours,



Stephanie J. Toothaker  
For the Firm

SJT:msh