



March 5, 2020

Jean-Paul Perez  
Environmental Protection and Growth Management Department  
Planning and Development Management Division  
One North University Drive, Suite 102-A  
Plantation, Florida 33324

**RE: Letter of No Objection to Plat Note Amendment – 2301 SE 17th Street – KIMBERLY PLAT  
Case A19012 – 098-MP-86**

Dear Mr. Perez:

The City of Fort Lauderdale is in receipt of a request for a plat note amendment to the "Kimberly Plat" in Fort Lauderdale, recorded in plat book 130, Pages 1.

As per Broward County Code Section 5-181, changes to plat approval conditions shall not be accepted unless the municipality has issued a letter or has adopted a resolution stating the municipality's position regarding the application.

The specific plat note amendment request is as follows:

**From:**

*THIS PLAT IS RESTRICTED TO A 512 ROOM HOTEL (380 ROOMS EXISTING AND 132 PROPOSED), 123 WET SLIP MARINA (EXISTING), 42 HIGH-RISE UNITS, 52,400 GROSS SQUARE FEET OF COMMERCIAL USE (47,400 SQUARE FEET EXISTING AND 5,000 SQUARE FEET PROPOSED) AND 20,000 GROSS SQUARE FEET OF OFFICE USE. COMMERCIAL/RETAIL USES ARE NOT PERMITTED WITHIN THE OFFICE USE WITHOUT THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS WHO SHALL REVIEW AND ADDRESS THESE USES FOR INCREASED IMPACTS. FREESTANDING BANKS OR BANKS WITH DRIVE-THRU FACILITIES ARE NOT PERMITTED WITHOUT THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS WHO SHALL REVIEW AND ADDRESS THESE USES FOR INCREASED IMPACTS. THE 42 HIGH-RISE UNITS SHALL BE RESTRICTED TO:*

- *MIXED-USE BUILDINGS IN WHICH THE RESIDENTIAL FLOOR AREA DOES NOT EXCEED 50% OF THE TOTAL FLOOR AREA OF THE BUILDING, AND/OR*
- *MIXED-USE BUILDINGS WITH THE FIRST FLOOR LIMITED TO COMMERCIAL DEVELOPMENT; AND/OR*
- *FREE STANDING MULTI-FAMILY RESIDENTIAL USES PROVIDED THAT THE GROSS RESIDENTIAL ACREAGE DOES NOT EXCEED 10 ACRES WITHIN AREAS DESIGNATED AS URBAN INFILL, URBAN REDEVELOPMENT OR DOWNTOWN REVITALIZATION AREAS OF 40% OF THE TOTAL GROSS SQUARE ACREAGE OF THE COMMERCIAL/RESIDENTIAL DEVELOPMENT.*

**To:**

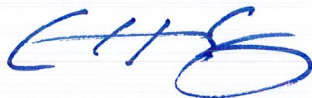
*THIS PLAT IS RESTRICTED TO A 347 HOTEL ROOMS (152 ROOMS EXISTING AND 195 PROPOSED), 127 WET SLIP MARINA, 76 HIGH-RISE UNITS, 39 GARDEN APARTMENTS, 12 TOWNHOMES, 16,000 SQUARE FEET OF OFFICE USES, AND 28,000 SQUARE FEET OF COMMERCIAL USES (11,000 SQUARE FEET OF EXISTING AND 17,000 SQUARE FEET OF PROPOSED). ALL RESIDENTIAL UNITS SHALL BE RESTRICTED TO: (A) MIXED-USE BUILDINGS IN WHICH THE RESIDENTIAL FLOOR AREA DOES NOT EXCEED 50% OF THE TOTAL FLOOR AREA OF THE BUILDING; OR (B) MIXED-USE BUILDINGS WITH THE FIRST FLOOR LIMITED TO COMMERCIAL DEVELOPMENT; OR (C) FREE STANDING MULTI-FAMILY BUILDINGS WHEREIN THE RESIDENTIAL ACREAGE DOES NOT EXCEED 10 ACRES OR 40% OF THE TOTAL ACREAGE OF THE DEVELOPMENT SITE, WHICHEVER IS GREATER.*



Pursuant to Section 47-24.5 of the City of Fort Lauderdale Unified Land Development Regulations, the City has reviewed the proposed plat note amendment and has no objections to the note change.

If you have any questions or require additional information, please feel free to contact Yvonne Redding at 954-828-6495 or [yredding@fortlauderdale.gov](mailto:yredding@fortlauderdale.gov).

Sincerely,



Anthony Greg Fajardo, Director, Department of Sustainable Development  
Department of Sustainable Development

cc: Christopher Lagerbloom, Assistant City Manager  
Ella Parker, Urban Design & Planning Manager, Department of Sustainable Development  
Stephanie Toothaker