

May 31, 2017

By U.S. Mail

Lorraine Tappen, Principal Planner
City of Fort Lauderdale
Planner II Urban Design and Planning Division
700 NW 19th Avenue
Fort Lauderdale, FL 33311

**Re: Public Participation Plan for Bridge Development LLC (“Applicant”)
Land Use Plan Amendment for Property located at 1300 SW 32nd Court, Number
L17002 (“Application”)**

Dear Lorraine:

Pursuant to the City of Fort Lauderdale Ordinance No. C-15-01, Applicant presented the Application to Edgewood Civic Association (“Association”), the only officially recognized civic association located within 300’ of the proposed development. All meetings were noticed and communicated through e-mail with the Association’s president. Applicant met with the Association’s Board on February 28, 2017 at 7:30 PM at the Association Clubhouse, located at 1790 SW 32nd Street. At this meeting Applicant presented the proposed project and answered questions from the Board members. Applicant met with the Association’s general membership on May 3, 2017 at 7:30 PM at the Association Clubhouse. At this meeting the Applicant presented the proposed project and answered questions from members of the public. Forty-three (43) members of the public were in attendance at this meeting.

We have attached an affidavit reflecting this notification. The meeting minutes from Wendy Willis, the Association’s President, are attached to this letter as Exhibit “A”.

Should you require additional information, please let me know.

Very truly yours,


Robert B. Lochrie III

RBL/as
Enclosure
cc: Wendy Willis

Exhibit "A"

**Edgewood Civic Association Minutes for the May 3, 2017
Association Meeting**

Andrew Schein

From: Wendy Wills <wendyb581@aol.com>
Sent: Tuesday, May 09, 2017 1:18 PM
To: Robert Lochrie III
Cc: Kevin Carroll
Subject: Edgewood Civic Association

Dear John;

Here is a copy of the minutes from our meeting on May 3. We had a total of forty-three people at the meeting; which was pretty impressive. If you should have any questions, please do not hesitate to contact me.

Best,

Wendy Ballantine Wills

954-494-2267

Meeting Minutes

Bridge LLC. – Robert B. Lochrie III, Attorney 954-779-1101 & Kevin Carroll 305-807-8000 and Bridge are under contract with the BCPS. A little 10.6 net acres, and 10.68 gross acres. Zoning and Land use category is currently public. They are proposing office/warehouse/logistics center. They have met with Wendy and have done a presentation to the board. This is their presentation on replacing the old Edgewood Elementary. The only access to the site would be southbound onto perimeter road and 595. Two warehouse buildings with a 6 foot wall and landscaping. They will not touch any residential fences. Windows and doors will not be able to see into residents pools. Same approach as the property on 31st avenue. We are not proposing refrigeration warehouses. Air conditioning units will be on the roof with a parapet around them. Access will be to perimeter road only, not through the warehouse. Drainage will be required by code for retention and wells. West side will have a large landscape that catch drainage. View to the south, 42 with parapet. Wet demolition and contact info through the board, to call the project manager 24/7 for demolition issues. Will 12th be cut off during demolition? Great thought! It is not a done deal, they are going through the zoning and planning process. That takes 10 months. Sum total is about two years. Generally speaking it is a distribution center. Pulling goods from port or airport and distribution will be regional. Will there be security? Yes, onsite security. First priority will be demos and walls. Biodegradable company? We don't lease to that type of company. No hazardous waste no refrigeration. Please let us know when you are planning on demoing. Hurricane season is coming. We can post questions and answers on a section of our website. Portables will go to the land field. Chain-link fence.....if it is a BCPS they will take it down. If it belongs to them they will take it down. How many bays will it have? Will you do the buildings or the wall first? Wall but they will happen simultaneously. What is the zoning? At the county level it is commerce, city level is industrial, and zoning is industrial.

Wendy met two code enforcement officials last month, doors were open, people were living in them and they were in a state of disrepair. Code went after the BCPS, to make sure they were tied down, they were boarded up except one that is going to be removed by June 1st.

Send any questions to oldschool@edgewoodcivic.org.

Addendum: PZB Public Participation Notification <<if applicable>>

Applicant must provide notification according to the procedure listed below for projects listed in Sec. 47-27.4.A.2.c.

- A minimum of 21 days prior to the Development Review Committee (DRC) meeting, a notice from the applicant via letter or e-mail shall be provided to any official city-recognized civic organization(s) within 300 feet of the proposed project, notifying of the date, time and place of the DRC meeting.
- Prior to submittal of application to the Planning and Zoning Board (PZB), a notice from the applicant via letter or e-mail shall be provided to official city-recognized civic organization(s) within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB hearing.
- The applicant shall conduct a public participation meeting(s) a minimum of 30 days prior to the PZB hearing.
- After the public participation meeting(s), the applicant shall provide a written report letter to the Department of Sustainable Development, with copy to subject association(s), documenting the date(s), time(s), location(s), number of participants, presentation material and general summary of the discussion after a public participation meeting(s) has taken place a minimum of 30 days prior to the PZB hearing. The report letter shall summarize the substance of comments expressed during the process and shall be made a part of the administrative case file record.
- The applicant shall, ten (10) days prior to DRC and again for the PZB, execute and submit to the department an affidavit of proof of public notice according to this section. If the applicant fails to submit the affidavit the public hearing will be postponed until the next hearing after the affidavit has been supplied.

AFFIDAVIT OF PUBLIC PARTICIPATION NOTIFICATION

STATE OF FLORIDA
BROWARD COUNTY

RE: PLANNING AND ZONING BOARD CASE NO. L17002

APPLICANT: Bridge Development LLC (Bridge FLL Logistics)

PROPERTY: 1300 SW 32nd Court

PUBLIC HEARING DATE: June 21, 2017

BEFORE ME, the undersigned authority, personally appeared Robert B. Lochrie III, who upon being duly sworn and cautioned, under oath deposes and says:

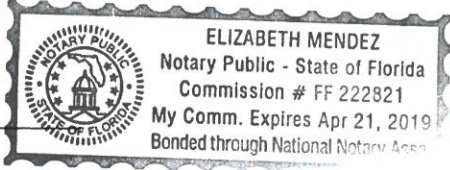
1. Affiant is the Applicant in the above cited City of Fort Lauderdale Development Review Case.
2. The Affiant/Applicant has mailed or has caused to be mailed, via postal service or electronic mail, a letter to any official city-recognized civic organization(s) within 300 feet of the proposed project, notifying of the date, time and place of the Public Participation meeting. Edgewood Civic Association
3. That the letter referenced in Paragraph two (2) above was mailed prior to the submittal of the PZB application meeting cited above.
4. That the public participation meeting was held at least **thirty (30)** days prior to the date of the PZB meeting cited above.
5. Affiant has prepared a summary of the public participation meeting cited above that documents the date(s), time(s), location(s), number of participants, presentation material and general summary of the discussion and comments expressed during the process.
6. Affiant acknowledges that this Affidavit must be executed and filed with the City's Urban Design & Planning office **ten (10)** days prior to the date of the Planning and Zoning Board meeting and if the Affidavit is not submitted, the Public Hearing on this case shall be cancelled.
7. Affiant is familiar with the nature of an oath or affirmation and is familiar with the laws of perjury in the State of Florida and the penalties therefor.

Addendum: PZB Public Participation Notification <<if applicable>>

[Signature]
Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 20 day of May, 2017

(SEAL)
[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES:



NOTE: I understand that if my sign is not returned within the prescribed time limit as noted in Sec. 47.27.3.i of the City of Fort Lauderdale ULDR, I will forfeit my sign deposit. _____ (initial here)
_____ Initials of applicant (or representative) receiving sign as per 47-27.2(3)(A-J)