



July.22, 2016

Mr. Randall Robinson, Planner III  
City of Fort Lauderdale  
Urban Design and Planning Division  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale FL 33311

RE:DRC Case No. ZR16002  
825 East Sunrise Boulevard

Dear Mr. Robinson:

I am contacting you as President of the Lake Ridge Civic Association to offer support for the above referenced project and proposed rezoning. On June 2, 2016, the applicant (Felipe Yalale) and his land use attorney (Steve Tilbrook) made a Public Participation Presentation to the Lake Ridge Civic Association at our regularly scheduled Association meeting, which included notice to the Lake Ridge neighborhood and the Victoria Park neighborhood. At that meeting, the developer presented the proposed site plan and explained that a rezoning was required for the parking lot area (to the XP zoning) and that a parking reduction of 5 spaces was also required. The applicant answered several questions and the Lake Ridge Association made several comments, including those listed below:

1. A request to preserve as many on-site mature trees as possible;
2. A request to provide lighting in the right of way of NE 9<sup>th</sup> Avenue;
3. A request to provide a "right turn only" diverter where NE 9<sup>th</sup> Avenue intersects with Sunrise Boulevard;
4. A request to plant trees in the east side right of way of NE 9<sup>th</sup> Avenue, in order to prevent parking in the right of way.
5. To keep the street closure on 9th Avenue and to beautify the enclosure if moved.

Based upon the applicant addressing these comments, the Lake Ridge Civic Association supports the proposed project, including: a rezoning of part of the property to XP zoning; a site plan approval for a 9000 sq. ft. retail center; a parking reduction of 5 parking spaces; and the relocation of the road closure on 9<sup>th</sup> Avenue to the North end of the property.

Thank you for your attention and consideration in this regard.

Yours Very Truly,

Michael Albetta, President  
Lake Ridge Civic Association, Inc.

Cc:Stephen Tilbrook, Esq. ([Stephen.Tilbrook@gray-robinson.com](mailto:Stephen.Tilbrook@gray-robinson.com))