



Edgewood Civic Association

June 20, 2017

VIA EMAIL LTappen@FortLauderdale.gov

Lorraine Tappen, AICP, Principal Planner
City of Ft. Lauderdale
700 NW 19th Avenue
Ft. Lauderdale, FL 33311

Re: Bridge Development Partners, LLC – Land Use Amendment, Rezoning, Plat, Site Plan and related approvals for a warehouse/distribution facility to be located at 1300 SW 32nd Court

Dear Ms. Tappen:

The Edgewood Civic Association (“HOA”) is providing this letter to convey its support of the above referenced project. On February 28, 2017 our Board of Directors met with representatives of Bridge Development Partners (“Bridge”) to discuss the development plans for the property. On May 3, 2017, Bridge presented the project at the HOA’s general membership meeting. The property is located in a part of our neighborhood that has a mixture of residential and industrial uses. We believe that a change of the land use and zoning designation from Community Facilities to Industrial is appropriate due to the strong presence of other existing Industrial uses in the immediate vicinity of this development site. In addition, we believe that Bridge’s proposal to construct a warehouse/distribution center on property is a logical use of the property given its proximity to Port Everglades, the airport and major highways. Bridge has taken measures in its site plan to provide appropriate buffering between adjacent residential homes and the new development through the construction of a wall and installation of a landscape buffer. In addition, we are also pleased that all access to the property will be limited to SW 12th Avenue on the east side of the site. Bridge has also coordinated with the City to modify the current road block located on SW 12th Avenue so that traffic from SW 12th Avenue cannot travel to the north and into the neighborhood. In light of this, the Edgewood Civic Association is pleased to provide its support for this project, and we urge the City to approve this project.

Should you have any questions, please feel free to contact me at 954-494-2267

Sincerely,

Wendy Wills, President
Edgewood Civic Association

cc: Mayor John P. “Jack” Seiler
Vice Mayor Dean Trantalis
Commissioner Robert McKenzie
Commissioner Bruce Roberts
Commissioner Romney Rogers