

**BECKER &
POLIAKOFF**

Gerald Lake Corporate Park
1 Stirling Road
Fort Lauderdale, Florida 33312-6525
Phone: (954) 987-7550 Fax: (954) 985-4176

Mailing Address:
P.O. Box 9057
Ft. Lauderdale, FL 33310-9057

R-5

PROVIDED BY KEITH POLIAKOFF
APR 16, 2013

ADMINISTRATIVE OFFICE
3111 STIRLING ROAD
FORT LAUDERDALE, FL 33312
954.987.7550

April 15, 2013

Reply To:
Keith M. Poliakoff, Esq.
Direct dial: (954) 985-4183
KPoliakoff@becker-poliakoff.com

WWW.BECKER-POLIAKOFF.COM
BP@BECKER-POLIAKOFF.COM

SENT VIA EMAIL

Honorable John "Jack" Seiler
City Mayor
City of Fort Lauderdale
100 N. Andrews Avenue
Ft. Lauderdale, FL 33301

FT. LAUDERDALE
FT. MYERS
FT. WALTON BEACH
MIAMI
MIRAMAR
MORRISTOWN
NAPLES
NEW YORK
NORTHERN VIRGINIA
ORLANDO
PRAGUE
RED BANK
SARASOTA
STUART
TALLAHASSEE
TAMPA BAY
WASHINGTON, DC
WEST PALM BEACH

RE: Notice of Party Intervention by Residents for Responsible Growth, LLC, relating to the proposed Grand Birch Condominium project, 321 North Birch Road, Fort Lauderdale, Case Number 53R12.

Dear Mayor Seiler:

As you are aware, due to the very strong opposition to the Grand Birch Condominium ("Developer") project proposed at 321 North Birch Road, Fort Lauderdale, Case Number 53R12, the nearby residents and businesses formed Residents for Responsible Growth, LLC ("RRG") to serve as the unified voice for the following condominium associations and hotels in opposition to this project as *it is currently proposed.*

Residents for Responsible Growth, LLC is comprised of the following:

- Birch Pointe Condominium Association
- Cormona Cooperative
- The Seasons Condominium of Fort Lauderdale
- Alhambra Place Condominium Association
- Fort Lauderdale Surf Club Apartments
- Granada Inn
- 3000 Granada

Honorable John "Jack" Seiler
April 15, 2013
Page 2

- La Casa del Mar
- Coconut Cove Guesthouse

This letter serves as a reminder that RRG previously filed as a party intervener in this matter and has previously provided its expert witness list. As an affected party the RRG shall receive the same rights and privileges afforded to the applicant.

Florida courts have uniformly held that "neighboring property owners affected by zoning changes have standing to challenge the changes." See Rinker Materials Corp. v. Metropolitan Dade County, 528 So.2d 904 (Fla. 3d DCA 1987). Courts have also held that affected parties must be given "a fair opportunity to be heard in accord with the basic requirements of due process, including the right to present evidence and to cross-examine adverse witnesses." Bd. of County Comm'n of Hillsborough County, 332 So.2d 651 (Fla. 2d DCA 1976) Lastly, in Lee County v. Sunbelt Equities, II, Ltd. Partner, 619 So.2d 996, 1002 (Fla. 2d DCA 1993), the Court ruled, "in quasi-judicial proceedings, the parties must be able to present evidence, cross-examine witnesses, and be informed of all the facts upon which the commission acts."

We understand that the City Attorney's Office has taken the position that neither side will be able to cross-examine witnesses in this matter, and since we believe cross-examination is appropriate and warranted, we, once again, would like to note our objection on the record.

We readily understand the Commission's desire to move the meeting along and to be as efficient as possible. In that regard, we will do our best to persuade the large number of residents that will attend the hearing, to forego their opportunity to speak, as many of their points will be covered by our presentation and by our expert witness. I expect our presentation to last 20-30 minutes which will include expert testimony of Michele Mellgren from the Mellgren Planning Group, whose credentials are already on file with the City.

Thank you for your attention to this matter.

Very truly yours,



Keith M. Poliakoff

cc: City of Fort Lauderdale Commission
Harry Stewart, City Attorney
Lee Feldman, City Manager
Central Beach Alliance

PROVIDED BY KEITH POLIAKOFF
APR 16, 2013

R-5

From: Anthony Fajardo <AFajardo@fortlauderdale.gov>
Date: April 16, 2013, 9:27:16 AM EDT
To: "Poliakoff, Keith" <KPoliakoff@becker-poliakoff.com>
Cc: Jenni Morejon <JMorejon@fortlauderdale.gov>, Ella Parker <EParker@fortlauderdale.gov>, Thomas Lodge <TLodge@fortlauderdale.gov>, Greg Brewton <GBrewton@fortlauderdale.gov>, D'Wayne Spence <DSpence@fortlauderdale.gov>, Lee Feldman <LFeldman@fortlauderdale.gov>, Susanne Torriente <STorriente@fortlauderdale.gov>
Subject: RE: Fort Lauderdale Grand Birch

Keith,

A variance is not required. This can be done through a PZB approval for modification of the landscape yard in Section 47-23.8, Waterway use as was done, I'm told, on the property directly to the south also abutting the waterway.

Thank you,

Anthony Greg Fajardo | Zoning Administrator

Urban Design & Development Division**City of Fort Lauderdale | Department of Sustainable Development**

700 NW 19 Avenue, Fort Lauderdale FL 33311

P 954-828-5984 F 945-828-5858

afajardo@fortlauderdale.gov

Under Florida law, most e-mail messages to or from City of Fort Lauderdale employees or officials are public records and may be subject to public disclosure. Please consider the environment before printing.

**BECKER &
POLIAKOFF****Michelle L. Klymko**
Of CounselEmerald Lake Corporate Park
3111 Stirling Road
Fort Lauderdale, FL 33312-6525954.364.6066 Phone
954.985.6814 FaxMKlymko@becker-poliakoff.com
www.becker-poliakoff.com

Our clients' total satisfaction is our #1 priority. The Becker & Poliakoff **Client CARE Center** is available for questions, concerns and suggestions. Please contact us at 954.364.6090 or via email at CARE@becker-poliakoff.com.

From: Poliakoff, Keith [<mailto:KPoliakoff@becker-poliakoff.com>]**Sent:** Monday, April 15, 2013 1:34 PM**To:** Anthony Fajardo**Subject:** Re: Fort Lauderdale Grand Birch

Hi Anthony. I am preparing for tomorrow night's Grand Birch matter. Quick questions from the PZ Meeting that I need clarification on after meeting with the Commissioners. I contacted the City Attorney's Office and they advised that pursuant to the Code these questions need to be answered by you and not by them.

Sec. 47-23.8. - Waterway use.

- A. Buildings and land uses on parcels abutting waterways in nonresidential districts and in multifamily districts shall be designed to preserve the character of the city and neighborhood in which they are located, harmonize with other development in the area, and protect and enhance the scenic quality and tranquility of the waterways. Special provisions are needed to realize these objectives, which can be stated only in general terms, and at the same time permit a reasonable use of land and depend on details of design of the buildings, appurtenances, yards and landscaping and their relation to the waterway and other uses on the waterway.
- B. For purposes of this Section 47-23.8, "on a waterway" means a development site which abuts a waterway. This section shall not apply to development within the downtown RAC, except for development within the RAC-RPO district, and shall not apply to the central beach area districts. Any proposed nonresidential or multifamily use on a waterway shall require a site plan level III development permit, as provided in Section 47-24, Development Permits and Procedures. The application shall include all elevations visible from the waterfront. A use on a waterway shall, in addition to all other requirements of the ULDR, meet the requirements as follows:
1. A twenty-foot landscaped yard is required adjacent to the existing bulkhead line. The required twenty-foot yard shall not be used or developed for any purpose other than landscaping and the minimum amount of driveways or walkways reasonably necessary to serve permitted nonresidential or multifamily waterfront uses, unless specifically approved by the planning and zoning board. The twenty-foot yard shall not apply to marinas or yacht clubs.
 2. Review of Neighborhood Compatibility, Scale, Bulk and Mass, as provided in Section 47-25.3.A.3.e.i,
- C. Any property zoned B-2, B-3 or I which abuts a waterway shall be used for a marina, a hotel marina, or a shipyard, where such uses are permitted within the B-2, B-3 or I zoning districts.
(Ord. No. C-97-19, § 1(47-23.8), 6-18-97)

PROVIDED BY KEITH POLIAKOFF
APR 16, 2013

R-5

Klymko, Michelle

From: Residents for Responsible Growth <responsiblegrowth@outlook.com>
Sent: Monday, April 15, 2013 4:09 PM
To: Klymko, Michelle
Subject: FW: Grand Birch Condos Project

-----Original Message-----

From: greghazel <greghazel@aol.com>
To: jack.seiler <jack.seiler@fortlauderdale.gov>; BRoberts <BRoberts@fortlauderdale.gov>;
DTrantalis@fortlauderdale.gov>; BDuBose <BDuBose@fortlauderdale.gov>; RRogers <RRogers@fortlauderdale.gov>;
LFeldman <LFeldman@fortlauderdale.gov>; TLodge <TLodge@fortlauderdale.gov>
Sent: Mon, Apr 15, 2013 11:16 am
Subject: Grand Birch Condos Project

Dear City Commissioners,

I urge you to vote No on the Grand Birch Condos project

This project has inadequate setbacks, parking, and landscaping, and will degrade life and property values of adjoining property owners

The Central Beach Alliance, neighborhood residents, and other concerned citizens oppose its construction

Please Vote No

THANK YOU

GREGORY HAZELTON

Klymko, Michelle

From: Residents for Responsible Growth <responsiblegrowth@outlook.com>
Sent: Monday, April 15, 2013 12:15 PM
To: Klymko, Michelle
Subject: FW: Grand Birch Condo Project. (Sent to Mayor and All Commissioners)

----- Forwarded message -----

From: **William Bartholomew** <bartholw@gmail.com>
Date: Sun, Apr 14, 2013 at 11:00 PM
Subject: Grand Birch Condo Project
To: jack.seiler@fortlauderdale.gov

Dear Mr. Seiler

Please vote against the Grand Birch Condo Project- I do not feel this is in the best interest of the community.

Thank You,

William C. Bartholomew

Klymko, Michelle

From: Residents for Responsible Growth <responsiblegrowth@outlook.com>
Sent: Monday, April 15, 2013 11:35 AM
To: Klymko, Michelle
Subject: FW: Please Vote Down Proposal re Grand Birch Condominiums

From: Randy Davis [<mailto:randy.davis@airsquire.com>]
Sent: Monday, April 15, 2013 11:29 AM
To: ack.seiler@fortlauderdale.gov; BRoberts@fortlauderdale.gov; DTrantalis@fortlauderdale.gov;
BDuBose@fortlauderdale.gov; RRogers@fortlauderdale.gov; LFeldman@fortlauderdale.gov; TLodge@fortlauderdale.gov
Subject: Please Vote Down Proposal re Grand Birch Condominiums

Dear Commissioners:

As a seasonal visitor to this area of Ft. Lauderdale and one who admires the historic and charming remnants of pre-WWII architecture and design, I respectfully request that you enter a negative vote on the Grand Birch Condominium project that will come before you tomorrow (Tuesday) evening. The specific and additional reasons for this request are as follows:

*** It is not compatible with the two- and three-story residences and businesses to the immediate north and east.

*** It is simply too large. The proposal has inadequate setbacks, parking, and landscaping, and will leave adjacent structures in the shadows for much of the day. As a result, property values will be damaged and the quality of life significantly degraded for adjoining property owners.

*** It will continue to wall-off the Intracoastal Waterway for neighborhood residents and tourists.

*** It is opposed by neighborhood residents, other concerned citizens, and the Central Beach Alliance.

For all of these reasons, please vote "NO" on Tuesday night and request that the project, if it is to go forward at all, be redesigned as a much smaller design.

Thank you for your attention to this matter.

Randall H. Davis
Attorney at Law
Tel. 770-386-9901
Fax. 770-386-3053
The Phoenix Building
100 Phoenix Air Drive
Cartersville, GA 30120
randy.davis@airsquire.com

Klymko, Michelle

From: Residents for Responsible Growth <responsiblegrowth@outlook.com>
Sent: Monday, April 15, 2013 11:30 AM
To: Klymko, Michelle
Subject: FW: Please Vote "No" on Grand Birch Condos

From: John Hammill Sr [<mailto:johnsr@hammillnfg.com>]
Sent: Monday, April 15, 2013 11:23 AM
To: jack.seiler@fortlauderdale.gov; BRoberts@fortlauderdale.gov; DTrantalis@fortlauderdale.gov;
BDuBose@fortlauderdale.gov; RRogers@fortlauderdale.gov; LFeldman@fortlauderdale.gov; TLodge@fortlauderdale.gov
Subject: Please Vote "No" on Grand Birch Condos

Please give a great deal of consideration before deciding on this project. I have visited this area many times. Building a high rise in this area on such a small lot will affect many people in a very negative way. The added congestion as well as the shadows it will present will certainly have a negative effect on the tourism in the immediate area. This area is much too beautiful to be ruined by this development. Thank you for your consideration. John Hammill Sr.

Klymko, Michelle

From: Residents for Responsible Growth <responsiblegrowth@outlook.com>
Sent: Monday, April 15, 2013 11:29 AM
To: Klymko, Michelle
Subject: FW: From an Unhappy Tourist to Ft. Lauderdale

From: logcabinhideway [mailto:logcabinhideway@aol.com]
Sent: Monday, April 15, 2013 11:28 AM
To: jack.seiler@fortlauderdale.gov; BRoberts@fortlauderdale.gov; DTrantalis@fortlauderdale.gov;
BDuBose@fortlauderdale.gov; RRogers@fortlauderdale.gov; LFeldman@fortlauderdale.gov; Tlodge@fortlauderdale.gov
Subject: From an Unhappy Tourist to Ft. Lauderdale

As a frequent visitor to Fort Lauderdale, I like to stay in the small guest houses and motels near the proposed Grand Birch project.

I am especially distressed that the developer's own shadow studies show that these quaint places and they're swimming pools are going to be in the shade much of the day.

This is not good for their business, nor my vacation time. I am going to have to find some other place to stay.

Please do not let this happen!

I may not have a vote in Ft. Lauderdale, but I can certainly vote with my wallet in choosing to stay someplace else other than Ft. Lauderdale where the City Fathers are more considerate of the needs of tourists that prefer to be near the Beach and not stay in a huge hotel. It is this very same reason that I avoid Ocean Drive in Miami and A1A in Sunny Isles.

Please tell the builder to build something smaller on his property.

Sam Clayton
New York, NY

Klymko, Michelle

From: Residents for Responsible Growth <responsiblegrowth@outlook.com>
Sent: Monday, April 15, 2013 11:07 AM
To: Klymko, Michelle
Subject: FW: Grand Birch Condos project - please vote NO on Tuesday

From: gary hinkson [<mailto:hinkson.gary@gmail.com>]
Sent: Monday, April 15, 2013 11:05 AM
To: jack.seiler@fortlauderdale.gov; BRoberts@fortlauderdale.gov; DTrantalis@fortlauderdale.gov;
BDuBose@fortlauderdale.gov; RRogers@fortlauderdale.gov; LFeldman@fortlauderdale.gov; TLodge@fortlauderdale.gov
Subject: Grand Birch Condos project - please vote NO on Tuesday

Dear Commissioners,

It has come to our attention that the Developer for Grand Birch is proposing an 11 story condo project in the middle of two and three story residences and businesses which are located to the east and north. This proposed project is too big and tall for the area, and will lead to negative impact on property values, and also the great quality of life that now exists in the area and for adjoining property owners. The project is highly opposed by the Central Beach Alliance, the neighborhood residents and other concerned citizens that have enjoyed the area for years. It seems that Grand Birch has inadequate setbacks, parking and landscaping plans, and would leave many structures surrounding the area in shade all day. This is just not the type of structure that should be built in this area.

We urge you to please vote **NO** on Tuesday night and ask the developer to design and build something more in proportion to the lot and area they developing.

Concerned Citizens
Gary and Karen Hinkson

Klymko, Michelle

From: Residents for Responsible Growth <responsiblegrowth@outlook.com>
Sent: Monday, April 15, 2013 10:46 AM
To: Klymko, Michelle
Subject: FW: Grand Birch Condo Projects

From: Mark Durand
Sent: Monday, April 15, 2013 9:41 AM
To: 'jack.seiler@fortlauderdale.gov'; 'BRoberts@fortlauderdale.gov'; 'DTrantalis@fortlauderdale.gov'; 'BDuBose@fortlauderdale.gov'; 'RRogers@fortlauderdale.gov'; 'LFeldman@fortlauderdale.gov'; 'TLodge@fortlauderdale.gov'
Subject: Grand Birch Condo Projects

Dear City Commissioners,

I am writing to you ask that you please vote NO on the Grand Birch Condo Projects referendum. Often times politicians are asked to make tough decisions with little grey area that has a lasting effect on their neighbors. This is one of those times that doesn't have to come down to this kind of decision. This is the perfect opportunity to show the neighborhood, the Central Beach Alliance and the rest of the concerned public that you are a commission that will make a stand, find middle ground with reasonable development restrictions, and still protect the existing community. This does not have to be an all or nothing project – vote NO to the project as it exists and show the world you take seriously the concept of legislating “for the good of the people.”

This little piece of paradise can still coexist with development if that development takes into consideration the lives and rights of those that have already made the investment to live there. A development project that leaves a smaller footprint can still benefit the developers and satisfy the needs of current residents. Each time the line is moved a little, a little bigger, a little more imposing, a little more intrusive, the trend can not be reversed. 10 years from now the current prospective developers may well be writing to ask you to halt an even bigger development next to them they feel may interfere with their quality of life. Draw a line in the sand, literally, and stop over development from ruining a life and lifestyle so many have come to love – property owners and casual visitors alike. Reject this plan. Take a stand and do the right thing – vote NO. No is not a vote against development – it's the first step in coming up with a reasonable plan that can benefit all without harming the lives and interests of those that were drawn to the beauty of this area first.

Thank you,

Mark Durand

Klymko, Michelle

From: Residents for Responsible Growth <responsiblegrowth@outlook.com>
Sent: Monday, April 15, 2013 10:43 AM
To: Klymko, Michelle
Subject: FW: My "No" VOTE on Grand Birch Condos

----- Forwarded message -----

From: **Davis, Deborah A. (Human Resources)** <DEADAVIS@southernco.com>
Date: Mon, Apr 15, 2013 at 9:18 AM
Subject: My "No" VOTE on Grand Birch Condos
To: "jack.seiler@fortlauderdale.gov" <jack.seiler@fortlauderdale.gov>, "BRoberts@fortlauderdale.gov" <BRoberts@fortlauderdale.gov>, "DTrantalis@fortlauderdale.gov" <DTrantalis@fortlauderdale.gov>, "BDuBose@fortlauderdale.gov" <BDuBose@fortlauderdale.gov>, "RRogers@fortlauderdale.gov" <RRogers@fortlauderdale.gov>, "LFeldman@fortlauderdale.gov" <LFeldman@fortlauderdale.gov>, "TLodge@fortlauderdale.gov" <TLodge@fortlauderdale.gov>

Dear City Commissioners or To Whom It May Concern:

I am writing to urge you to vote "NO" on the Grand Birch Condos project that will come before you Tuesday, April 16, 2013.

I have had the opportunity to visit and stay at the Cormona and surrounding area of Ft Lauderdale on many occasions. I love the 1940's charm and reminds me of South Beach in Miami. This proposed Grand Birch Condos project will certainly destroy the flavor of the pre WWII area hotels/apts/condos which are all being resorted to such beauty. I must say that the Grand Birch Condos project is incompatible with the two- and three-story residences and businesses to the immediate north and east. The Grand Birch is too tall and too big. Grand Birch has inadequate setbacks, parking, and landscaping, and will leave adjacent structures in the shadows for much of the day. As a result, property values will be damaged and the quality of life significantly degraded for adjoining property owners. Grand Birch will continue to wall-off the Intracoastal Waterway for neighborhood residents and tourists. Grand Birch is opposed by neighborhood residents, other concerned citizens, and the Central Beach Alliance.

The 1940's charm and with responsible development will attract tourists and new owners. Therefore, I urge you to be responsible and to vote "NO" on Tuesday night and ask the Developer to build something smaller and responsible.

Thank you for your consideration. Deborah Davis

Klymko, Michelle

From: Residents for Responsible Growth <responsiblegrowth@outlook.com>
Sent: Monday, April 15, 2013 10:30 AM
To: Klymko, Michelle
Subject: FW: Please vote NO on Grand Birch Condo

From: pmr5@comcast.net [<mailto:pmr5@comcast.net>]
Sent: Monday, April 15, 2013 10:15 AM
To: jackseiler@fortlauderdale.gov; broberts@fortlauderdale.gov; dtrantalis@fortlauderdale.gov;
bdubose@fortlauderdale.gov; rrogers@fortlauderdale.gov
Cc: responsiblegrowth@outlook.com
Subject: Please vote NO on Grand Birch Condo

I am a new resident/voter/taxpayer to the Fort Lauderdale - Birch intercoastal area. I am so surprised and disappointed to understand about the Grand Beach Condo Project.

Please vote NO on this Project - - it is too big for the space and sets the neighborhood on a negative course. The Project should absolutely scale to the community, be a good neighbor, and a proper addition to our area that is positive for everyone.

Peter Rosenfeld
301 Birch Street

Klymko, Michelle

From: Residents for Responsible Growth <responsiblegrowth@outlook.com>
Sent: Monday, April 15, 2013 10:30 AM
To: Klymko, Michelle
Subject: FW: Please vote NO on Grand Birch Condo

From: pmr5@comcast.net [<mailto:pmr5@comcast.net>]
Sent: Monday, April 15, 2013 10:17 AM
To: jackseiler@fortlauderdale.gov
Cc: responsiblegrowth@outlook.com
Subject: Fwd: Please vote NO on Grand Birch Condo

I am a new resident/voter/taxpayer to the Fort Lauderdale - Birch intercoastal area. I am so surprised and disappointed to understand about the Grand Beach Condo Project.

Please vote NO on this Project - - it is too big for the space and sets the neighborhood on a negative course. The Project should absolutely scale to the community, be a good neighbor, and a proper addition to our area that is positive for everyone.

Peter Rosenfeld
301 Birch Street

Klymko, Michelle

From: Residents for Responsible Growth <responsiblegrowth@outlook.com>
Sent: Monday, April 15, 2013 10:06 AM
To: Klymko, Michelle
Subject: FW: Please Vote "No" on Grand Birch Condos

From: Neil Marko [<mailto:NMarko@soss.com>]
Sent: Monday, April 15, 2013 10:04 AM
To: jack.seiler@fortlauderdale.gov; BRoberts@fortlauderdale.gov; DTrantalis@fortlauderdale.gov;
BDuBose@fortlauderdale.gov; RRogers@fortlauderdale.gov; LFeldman@fortlauderdale.gov; TLodge@fortlauderdale.gov
Subject: Please Vote "No" on Grand Birch Condos

Dear City Commissioners,

I am writing to urge you to vote "NO" on the Grand Birch Condos project that will come before you next Tuesday evening.

This project:

- Is incompatible with the two- and three-story residences and businesses to the immediate north and east.
- Is too tall and too big. Grand Birch has inadequate setbacks, parking, and landscaping, and will leave adjacent structures in the shadows for much of the day. As a result, property values will be damaged and the quality of life significantly degraded for adjoining property owners.
- Will continue to wall-off the Intracoastal Waterway for neighborhood residents and tourists.
- Is opposed by neighborhood residents, other concerned citizens, and the Central Beach Alliance.

For all of these reasons and many more, please vote "NO" on Tuesday night and ask the Developer to build something smaller.

Don't let the beauty of this area be lost under your watch. Please vote no.

Thank you.
Neil Marko

Klymko, Michelle

From: Residents for Responsible Growth <responsiblegrowth@outlook.com>
Sent: Monday, April 15, 2013 10:05 AM
To: Klymko, Michelle
Subject: FW: No More Big Condos Please! Stop Ruining the Beach!!

From: At a Glance [<mailto:at-a-glance@outlook.com>]
Sent: Monday, April 15, 2013 10:04 AM
To: 'jack.seiler@fortlauderdale.gov'; 'BRoberts@fortlauderdale.gov'; 'DTrantalis@fortlauderdale.gov'; 'BduBose@fortlauderdale.gov'; 'RRogers@fortlauderdale.gov'; 'LFeldman@fortlauderdale.gov'; 'TLodge@fortlauderdale.gov'
Subject: No More Big Condos Please! Stop Ruining the Beach!!

Dear Commissioners,

We are retired and live in the North Birch Road area during the winter.

We love the traditional charm of this area.

Please help us preserve this neighborhood and stop it from being overrun by large high-rises that do nothing but repeat the development mistakes that have been made before.

Thank you for your support.

Jim and Nan Jakeway

Klymko, Michelle

From: Residents for Responsible Growth <responsiblegrowth@outlook.com>
Sent: Monday, April 15, 2013 10:00 AM
To: Klymko, Michelle
Subject: FW: Protect Existing Neighborhoods from Grand Birch!

From: On My Mind [<mailto:on-my-mind@outlook.com>]
Sent: Monday, April 15, 2013 9:58 AM
To: 'jack.seiler@fortlauderdale.gov'; 'BRoberts@fortlauderdale.gov'; 'DTrantalis@fortlauderdale.gov';
'BduBose@fortlauderdale.gov'; 'RRogers@fortlauderdale.gov'; 'LFeldman@fortlauderdale.gov';
'TLodge@fortlauderdale.gov'
Subject: Protect Existing Neighborhoods from Grand Birch!

Please preserve the unique quality of traditional two- to four-story residences in the North Birch Road and North Village neighborhoods.

Support the residents and property tax payers who live here now.

This Developer can build something smaller that works for him and the neighbors!

Ron and Lorena LaPlant

Klymko, Michelle

From: Residents for Responsible Growth <responsiblegrowth@outlook.com>
Sent: Monday, April 15, 2013 9:36 AM
To: Klymko, Michelle
Subject: FW: Please Vote "NO" on Grand Birch Condos

From: Thomas Pigott [<mailto:tpigott@pigottlaw.com>]
Sent: Monday, April 15, 2013 9:34 AM
To: 'jack.seiler@fortlauderdale.gov'; 'BRoberts@fortlauderdale.gov'; 'DTrantalis@fortlauderdale.gov'; 'BduBose@fortlauderdale.gov'; 'RRogers@fortlauderdale.gov'; 'LFeldman@fortlauderdale.gov'; 'TLodge@fortlauderdale.gov'
Subject: Please Vote "NO" on Grand Birch Condos

Dear Commissioners:

It is my understanding that you will vote Tuesday April 16, 2013, relative to the proposed Grand Birch Condos project. I urge you to vote no.

This proposed project will impact the surrounding properties and area in only a negative manner. The proposed project is extremely larger than any other structure in the immediate vicinity. It has inadequate setbacks, parking and landscaping and because of its immense size will leave other properties in shadow for a majority of the day. It is opposed by neighbors, concerned citizens, tourists and the Cetnral Beach Alliance. For these reasons I request that your vote be in the negative as to the developer's proposed plan.

Thank you.

Tom Pigott

Klymko, Michelle

From: Residents for Responsible Growth <responsiblegrowth@outlook.com>
Sent: Monday, April 15, 2013 9:35 AM
To: Klymko, Michelle
Subject: Please vote NO on Grand Birch Condos

From: Barb Hammill
Sent: Monday, April 15, 2013 9:10 AM
To: 'jack.seiler@fortlauderdale.gov'; 'BRoberts@fortlauderdale.gov'; 'BDuBose@fortlauderdale.gov';
'TLodge@fortlauderdale.gov'; 'RRogers@fortlauderdale.gov'; 'LFeldman@fortlauderdale.gov';
'DTrantalis@fortlauderdale.gov'
Subject: please vote NO on Grand Birch Condos

CITY COMMISSONERS, I AN WRITING YOU AS A ANNUAL VISITOR TO THE FORT LAUDERDALE AREA. THIS YEAR WE STAYED ON THE INTERCOSTAL AT A CHARMING CONDO COMPLEX. WE HEARD TALK ABOUT A NEW CONDO BEING BUILT IN THE NEIGHBORHOOD. WE THINK IT IS GOING TO SPOIL THE CHARM OF OLD FORT LAUDERDALE. THIS BUILDING IS WAY TOO BIG FOR THE LOT THEY ARE TRYING TO SQUEEZE IT ON. IT IS TOO TALL, I CAN'T IMAGINE WHERE THEY WILL PARK, AS IT IS A PROBLEM ANYWAY. THE TWO STORY BUILDINGS AROUND IT WILL BE IN THE SHADOWS FOR MOST OF THE DAY. PLEASE CONSIDER ASKING THE OWNERS TO BUILD SOMETHING MUCH SMALLER, THAT WILL ENHANCE THE NEIGHBORHOOD. THANK YOU, BARBARA HAMMILL.....

Klymko, Michelle

From: Tim <timgollie@aol.com>
Sent: Monday, April 15, 2013 9:29 AM
To: 'CBA Email Blast'; Mayor Jack Seiler; Commissioner Romney Rogers; Commissioner Bruce Roberts; Commissioner Bobby DuBose; dtrantalis@fortlauderdale.gov
Cc: Lee Feldman; TLodge@fortlauderdale.gov; Klymko, Michelle
Subject: Please Tell the Grand Birch Developer to Go Back to the Drawing Board.

Dear Commissioners,

As a resident near the proposed Grand Birch project, I agree completely with the CBA position on this issue.

The scale and mass of Grand Birch are far too big to be compatible with the 2-3 story residences and motels to the immediate north and east of the site.

Moreover, the developer has completely rejected any changes to the project which would mitigate the impact of Grand Birch on neighboring residents. This is just plain wrong!

Level 4 is a request to build, not a right to build.

Please include my objections to this project in the official records of your deliberation on this matter.

Please VOTE NO on this item on Tuesday evening and support the overwhelming objections of Birch Road neighbors.

Sincerely,

Tim Gollie

From: CBA Email Blast [<mailto:cbaemailblast@gmail.com>]
Sent: Monday, April 15, 2013 9:12 AM
To: Mayor Jack Seiler; Commissioner Romney Rogers; Commissioner Bruce Roberts; Commissioner Bobby DuBose; dtrantalis@fortlauderdale.gov
Cc: Lee Feldman; TLodge@fortlauderdale.gov
Subject: Re: Grand Birch - CBA Position

Dear Mayor and Commissioners,

On Thursday, 09/13/12, this project was presented to the members of the Central Beach Alliance. A vote of the members was taken after this presentation, and the members voted against this project by a vote of **170 to 11**.

I would like to submit this for the record. Generally, the CBA membership/beach residents are not this adamantly opposed to a project.

This project is being presented to you as a level 4, which is the zoning code that calls for you (The City Commission) to review and decide if it's in the best interest of the neighborhood. There are a great number of concerns and unanswered questions about this building.

We ask that you turn this project down or defer it to a later date and ask the developer to come back to the residents to work out something that is compatible with the neighborhood.

John Weaver
CBA President
On behalf of the CBA members

Klymko, Michelle

From: Residents for Responsible Growth <responsiblegrowth@outlook.com>
Sent: Monday, April 15, 2013 9:32 AM
To: Klymko, Michelle
Subject: FW: Please Vote "No" on Grand Birch Condos

Begin forwarded message:

From: Bev Burwell <baburwell@yahoo.com>
Date: April 14, 2013 8:26:57 PM EDT
To: "jack.seiler@fortlauderdale.gov"
<jack.seiler@fortlauderdale.gov>, "BRoberts@fortlauderdale.gov"
<BRoberts@fortlauderdale.gov>, "DTrantalis@fortlauderdale.gov"
<DTrantalis@fortlauderdale.gov>, "BDuBose@fortlauderdale.gov"
<BDuBose@fortlauderdale.gov>, "RRogers@fortlauderdale.gov"
<RRogers@fortlauderdale.gov>, "LFeldman@fortlauderdale.gov"
<LFeldman@fortlauderdale.gov>, "TLodge@fortlauderdale.gov"
<TLodge@fortlauderdale.gov>
Subject: Please Vote "No" on Grand Birch Condos
Reply-To: Bev Burwell <baburwell@yahoo.com>

Dear City Commissioners,

I am writing to urge you to vote "NO" on the Grand Birch Condos project that will come before you next Tuesday evening.

This project:

- Is incompatible with the two- and three-story residences and businesses to the immediate north and east.
- Is too tall and too big. Grand Birch has inadequate setbacks, parking, and landscaping, and will leave adjacent structures in the shadows for much of the day. As a result, property values will be damaged and the quality of life significantly degraded for adjoining property owners.
- Will continue to wall-off the Intracoastal Waterway for neighborhood residents and tourists.
- Is opposed by neighborhood residents, other concerned citizens, and the Central Beach Alliance.

For all of these reasons and many more, please vote "NO" on Tuesday night and ask the Developer to build something smaller.

As Commissioners, please make the right decision for this neighborhood and the current residents of this community.

Thank you!

Beverly Burwell

Klymko, Michelle

From: Residents for Responsible Growth <responsiblegrowth@outlook.com>
Sent: Monday, April 15, 2013 9:16 AM
To: Klymko, Michelle
Subject: FW: Grand Birch - CBA Position

From: CBA Email Blast [<mailto:cbaemailblast@gmail.com>]
Sent: Monday, April 15, 2013 9:12 AM
To: Mayor Jack Seiler; Commissioner Romney Rogers; Commissioner Bruce Roberts; Commissioner Bobby DuBose; dtrantalis@fortlauderdale.gov
Cc: Lee Feldman; TLodge@fortlauderdale.gov
Subject: Re: Grand Birch - CBA Position

Dear Mayor and Commissioners,

On Thursday, 09/13/12, this project was presented to the members of the Central Beach Alliance. A vote of the members was taken after this presentation, and the members voted against this project by a vote of **170 to 11**.

I would like to submit this for the record. Generally, the CBA membership/beach residents are not this adamantly opposed to a project.

This project is being presented to you as a level 4, which is the zoning code that calls for you (The City Commission) to review and decide if it's in the best interest of the neighborhood. Level 4 is a request to build, not a right to build. There are a great number of concerns and unanswered questions about this building.

We ask that you turn this project down or defer it to a later date and ask the developer to come back to the residents to work out something that is compatible with the neighborhood.

John Weaver
CBA President
On behalf of the CBA members

Klymko, Michelle

From: Residents for Responsible Growth <responsiblegrowth@outlook.com>
Sent: Monday, April 15, 2013 9:15 AM
To: 'Jeff Antaya'
Cc: Klymko, Michelle
Subject: RE: Please vote NO on Grand Birch Condo

Thanks Jeff.

We really appreciate your support!

I hope you'll be able to join us tomorrow (Tuesday) night at 6 p.m. at City Hall to oppose this project. The more folks the better because our chances of winning improve if the City Commissioners understand that a lot of folks are opposed to this. Please wear red!

Best Regard,

Tim Goligoski

-----Original Message-----

From: Jeff Antaya [<mailto:jeff@jeffreyantaya.com>]
Sent: Monday, April 15, 2013 7:09 AM
To: jackseiler@fortlauderdale.gov; broberts@fortlauderdale.gov; dtrantalis@fortlauderdale.gov; bdubose@fortlauderdale.gov; rogers@fortlauderdale.gov
Cc: responsiblegrowth@outlook.com; Peter Rosenfeld
Subject: Please vote NO on Grand Birch Condo

Please vote no on the Grand Beach Condo Project, it is too big for the space and sets the neighborhood back. Needs to scale to the community and be a good neighbor and a good addition to our neighborhood that is positive for everyone.

Jeff Antaya

Sent from my iPad

Klymko, Michelle

From: Residents for Responsible Growth <responsiblegrowth@outlook.com>
Sent: Monday, April 15, 2013 9:12 AM
To: Klymko, Michelle
Subject: FW: Please vote NO on Grand Birch Condo

-----Original Message-----

From: Jeff Antaya [mailto:jeff@jeffreyantaya.com]
Sent: Monday, April 15, 2013 7:09 AM
To: jackseiler@fortlauderdale.gov; broberts@fortlauderdale.gov;
dtrantalis@fortlauderdale.gov; bdubose@fortlauderdale.gov;
rogers@fortlauderdale.gov
Cc: responsiblegrowth@outlook.com; Peter Rosenfeld
Subject: Please vote NO on Grand Birch Condo

Please vote no on the Grand Beach Condo Project, it is too big for the space and sets the neighborhood back. Needs to scale to the community and be a good neighbor and a good addition to our neighborhood that is positive for everyone.

Jeff Antaya

Sent from my iPad

Klymko, Michelle

From: Residents for Responsible Growth <responsiblegrowth@outlook.com>
Sent: Monday, April 15, 2013 9:01 AM
To: Klymko, Michelle
Subject: FW: Please Vote "No" on Grand Birch Condos

From: robin ballmer [<mailto:robinhballmer@hotmail.com>]
Sent: Monday, April 15, 2013 8:17 AM
To: jack.seiler@fortlauderdale.gov; BRoberts@fortlauderdale.gov; DTrantalis@fortlauderdale.gov;
BDuBose@fortlauderdale.gov; RRogers@fortlauderdale.gov; LFeldman@fortlauderdale.gov; TLodge@fortlauderdale.gov
Subject: Please Vote "No" on Grand Birch Condos

Dear City Commissioners,

Please vote "NO" on the Grand Birch Condos Project that will come before you next Tuesday evening.

It is my hope you'll consider the implications of a yes vote for an 11 story condo that will become *the monument* for irresponsible, short sighted development standards. Your **NO vote** will send a message to the developers and the voters that you uphold the city's guidelines for preserving the character and integrity of the neighborhood and surrounding area.

Allowing this project to go forward will set a precedence that negates the careful and thoughtful planning effort that went into the Intracoastal Overlook Area land-use strategic plan. The land-use plans for the Intracoastal Overlook Area call for *Preservation, Maintenance and Revitalization of the neighborhood*.

The Grand Beach Condo project was rejected by the neighborhoods *Central Beach Alliance* by a vote of 170 to 11.

Your vote will define your position on regard for your constituents will in this matter. The Residents for Responsible Growth (RRG) is comprised of hundreds of residence, businesses, and tourists that will be impacted negatively by the Grand Birch Condo Project at 321 N. Birch Road.

Your vote of NO will be an important vote. If that out of proportion building project is allowed it will be a visible, negative symbol of your tenure as a public servant.

Thank you for your consideration,

Robin Ballmer

Klymko, Michelle

From: Residents for Responsible Growth <responsiblegrowth@outlook.com>
Sent: Monday, April 15, 2013 9:00 AM
To: Klymko, Michelle
Subject: FW: Grand Birch Condo Complex Proposal - Please Vote No

From: Mark Murray [<mailto:MarkMurray@mbcholdings.com>]
Sent: Monday, April 15, 2013 8:33 AM
To: jack.seiler@fortlauderdale.gov; BRoberts@fortlauderdale.gov; DTrantalis@fortlauderdale.gov;
BDuBose@fortlauderdale.gov; RRogers@fortlauderdale.gov; LFeldman@fortlauderdale.gov; TLodge@fortlauderdale.gov
Subject: Grand Birch Condo Complex Proposal - Please Vote No

Dear Commissioners,

The purpose of this email is to promote a "No" vote on the Grand Birch Condo project, which is scheduled for your review this Tuesday.

As a developer, an engineer, and a contractor, I fully understand the value of responsible development. However, **THIS PROJECT DOES NOT MEET THE CRITERIA FOR RESPONSIBLE DEVELOPMENT.**

- It is incompatible and negatively impacts the two- and three-story residences and businesses to the immediate north and east.
- Due to its height and dimension. Grand Birch has inadequate setbacks, parking, and landscaping, and will leave adjacent structures in the shadows for much of the day.
- This proposed development will damage adjacent property values and the quiet enjoyment of those owners.
- It will continue to wall-off the Intracoastal Waterway for neighborhood residents and tourists.
- This project is opposed by neighborhood residents, other concerned citizens, and the Central Beach Alliance.

For all of these reasons and many more, please vote "NO" on Tuesday night and ask the Developer to build something more complementary to the adjacent properties and smaller in height and scale.

Respectfully submitted,

*Mark F. Murray, P.E.
President - MBC Holdings, Inc.*

Klymko, Michelle

From: Residents for Responsible Growth <responsiblegrowth@outlook.com>
Sent: Monday, April 15, 2013 8:58 AM
To: Klymko, Michelle
Subject: FW: Against Grand Birch Condos

From: Skip Gardner [<mailto:Skip@Gardnersigns.com>]
Sent: Monday, April 15, 2013 8:57 AM
To: jack.seiler@fortlauderdale.gov; BRoberts@fortlauderdale.gov; DTrantalis@fortlauderdale.gov;
BDuBose@fortlauderdale.gov; RRogers@fortlauderdale.gov; LFeldman@fortlauderdale.gov; TLodge@fortlauderdale.gov
Subject: Against Grand Birch Condos

Dear Commissioners:

My family and I have spent many years as owners near this particular site and have even rented immediately to the north of this proposed development. I'm sure you all have been to the site, and I hope you agree that a project of this size is totally inappropriate for this parcel and area. This would be a sore thumb in a quaint area of 2-3 story structures. Besides obstructing views and sunsets, it would shadow the properties to the north most of the day.

Please vote against this plan on Tuesday nite.

Thank you

Weston L. Gardner Jr.

Klymko, Michelle

From: Mike Kelly <mikekelly17@yahoo.com>
Sent: Monday, April 15, 2013 8:06 AM
To: Klymko, Michelle
Cc: Al Katz(9N); David Sieff(6N); Barry Hemphill(5N); Tim Goligoski
Subject: Fw: Grand Birch / Birch Pointe
Attachments: central beach 1993.pdf

michele

sent emails to commission but could you also print and put in pile of docs for mayor?

Mike Kelly
954-523-5119 (H)
917-553-1712 (C)

----- Forwarded Message -----

From: Mike Kelly <mikekelly17@yahoo.com>
To: "jack.seiler@fortlauderdale.gov" <jack.seiler@fortlauderdale.gov>
Sent: Monday, April 15, 2013 7:57 AM
Subject: Grand Birch / Birch Pointe

Mayor Seiler,

My name is Mike Kelly from birch Pointe Condo. We met several weeks ago concerning Grand Birch. You were outspoken about the developer's argument that being next to "another 11 story, Level IV condo" somehow met the "neighborhood compatibility" requirement.

Several follow-up points:

Planned in 1993/94 and built in 1995, Birch Pointe was the first significant Central Beach development in over a decade. I've attached an aerial picture of the south half of beach 20 years ago to remind us that "neighborhood compatibility" wasn't an issue then. We simply didn't have a neighborhood at that time but we've built a vibrant one in the last 20 years.

Unlike the current Grand Birch proposal which maximizes Level IV design for every square foot possible, Birch Pointe didn't in several factors:

- Setback to north (Grand Birch) is 35-36ft NOT the 30ft that the developer has told you.
- The building is octagonal allowing greater sight lines past it than the Grand Birch's design.
- On a corner lot, Birch Pointe is 150ft from southern neighbor.
- It is true that the intracoastal setbacks of 20ft and 10ft pool are essentially the same (but too small!).

But most importantly, why is the developer claiming "neighborhood compatibility" without any meaningful dialog with the neighbors. We realize their has to be a building on this site (not townhouses, a park or a boutique hotel) and we're willing to express some compromise ideas but the developer shows no interest in considering them.

Please don't consider Birch Pointe as a relevant "neighborhood compatibility" argument.

Respectfully,

Mike Kelly
954-523-5119 (H)
917-553-1712 (C)

Klymko, Michelle

From: Linda Mehtlan <LMehtlan@kuhlman-corp.com>
Sent: Monday, April 15, 2013 1:04 AM
To: Klymko, Michelle
Subject: Vote "NO" on the Grand Birch Condos project

Dear City Commissioners,

I am writing to ask you to vote "NO" on the Grand Birch Condos project. It is much too large for such a small site.

I feel if a geotechnical analysis was done, it would be determined to be unwise to build such a large dwelling so close to the neighboring condos. Not only compromising the structural integrity of existing buildings within a matter of feet, but also creating a parking nightmare. Nearby property is considered to be a wise real estate investment of current owners. Grand Birch would cause property values to plummet tremendously,

The decision could impact many Ft Lauderdale residents in the area in an adverse way. Please take into consideration the voices of current residents, and their reasoning and vote "No" on the Grand Birch Project.

Thank you for your time and consideration.

Linda Mehtlan

Klymko, Michelle

From: Residents for Responsible Growth <responsiblegrowth@outlook.com>
Sent: Sunday, April 14, 2013 11:38 PM
To: Klymko, Michelle
Subject: VOTE NO ON GRAND BIRCH CONDOS!

From: FREDERICK LANG [<mailto:fredlang@sbcglobal.net>]
Sent: Sunday, April 14, 2013 10:36 PM
To: jack.seiler@fortlauderdale.gov; BRoberts@fortlauderdale.gov; DTrantalis@fortlauderdale.gov;
BDuBose@fortlauderdale.gov; RRogers@fortlauderdale.gov; LFeldman@fortlauderdale.gov; TLodge@fortlauderdale.gov
Subject: VOTE NO ON GRAND BIRCH CONDOS!

Dear City Commissioners,

We are distressed to hear about the Grand Birch Condos project and urge you to vote "**NO**" when you are asked to approve it Tuesday night..

Grand Birch is oversized for the site. It is too big to allow for adequate setbacks, parking and landscaping. Equally as disturbing, it will tower over neighboring buildings, destroying the view and creating shadows for a good part of the day This will negatively affect property values, not to mention the beauty of this area. Furthermore, it will continue to wall off the Intracoastal Waterway..

We join with the Central Beach Alliance and other concerned citizens in asking that you **PLEASE VOTE NO** on Tuesday night. Please ask the developer to go back to the drawing board to create a smaller, lower complex that will preserve the integrity of the Intracoastal Waterway for the many residents who bought their properties--and the many tourists who return year after year--because they enjoy the view!

Thank you all for your careful consideration of this project.

Sincerely,

Judy and Fred Lang.

Klymko, Michelle

From: Residents for Responsible Growth <responsiblegrowth@outlook.com>
Sent: Sunday, April 14, 2013 11:36 PM
To: Klymko, Michelle
Subject: Please Vote No on grand Birch Project

Begin forwarded message:

From: Lee Anne Snook <lasnook@wcnet.org>
Date: April 14, 2013 9:59:18 PM EDT
To: jackseiler@fortlauderdale.gov
Cc: BRoberts@fortlauderdale.gov, DTrantalis@fortlauderdale.gov,
BDuBose@fortlauderdale.gov, RRogers@fortlauderdale.gov
Subject: **Please Vote No on grand Birch Project**

Dear Mayor Seiler, Vice Mayor Roberts, Commissioners Trantalis, Rogers and DuBose,

As a property owner just to the north of the gigantic Grand Birch Condo project, which has been proposed for an inadequately-sized half-acre lot on North Birch Road, I urge you, please, to vote no on the proposed structure and to ask the developer to downsize the project to a more reasonable size. Since he only paid \$2 million for this prime property, he can still realize a fine profit without making the building so overwhelming. Please show respect for those of us who live in the North Beach area, with its many mid-century properties, and require the developer to be a slightly less obtrusive new neighbor.

I doubt you would be pleased to have such a huge building sandwiched into such a small space so near your home. Please show us the same courtesy, and ask the developer to downsize his plans.

Thank you,

Lee Anne Snook
329 N. Birch Rd., #6

Lee Anne Snook
lasnook@wcnet.org
419-350-0553 - cell
419-352-5583 - home

Klymko, Michelle

From: Residents for Responsible Growth <responsiblegrowth@outlook.com>
Sent: Sunday, April 14, 2013 8:59 PM
To: Klymko, Michelle
Subject: Grand Birch Project

From: Darlene Portnoy <portnoydarlene@gmail.com>
Date: April 14, 2013 2:52:52 PM EDT
To: jack.seiler@fortlauderdale.gov, BRoberts@fortlauderdale.gov, DTrantalis@fortlauderdale.gov, BDuBose@fortlauderdale.gov, RRogers@fortlauderdale.gov, LFeldman@fortlauderdale.gov, TLodge@fortlauderdale.gov
Subject: Grand Birch Project

Dear City Commissioners,

It has come to my attention that the Grand Birch Condos project is scheduled for your review on Tuesday evening.

I am writing to urge you to vote "NO" on this project.

- This proposed development is much too large for the property. Grand Birch has inadequate setbacks, parking, and landscaping. The proposed building will leave adjacent structures in the shadows for much of the day. Consequently, property values for adjoining property owners will be negatively impacted as well as their quality of life and enjoyment of their properties.

-The project is incompatible with the two- and three-story residences and businesses to the immediate north and east.

- The project will continue to wall-off the Intracoastal Waterway for neighborhood residents and tourists.

- Furthermore, the project is opposed by neighborhood residents, other concerned citizens, and the Central Beach Alliance.

I ask you to please vote "NO" on Tuesday night and ask the Developer to consider an alternative that is smaller and compatible with the surrounding smaller apartment buildings.

Thank you in advance for your consideration.

Sincerely,

Darlene Portnoy

Klymko, Michelle

From: Residents for Responsible Growth <responsiblegrowth@outlook.com>
Sent: Sunday, April 14, 2013 8:41 PM
To: Klymko, Michelle
Subject: FW: Shera Rolon likes It's Just Too Big

From: Facebook [<mailto:notification+ys=6fty6@facebookmail.com>]
Sent: Sunday, April 14, 2013 10:39 AM

Subject: Shera Rolon likes It's Just Too Big

facebook



Shera Rolon likes It's Just Too Big.

[Update It's Just Too Big](#)

[See All Notifications](#)

This message was sent to tgoligoski@kuhlman-corp.com. If you don't want to receive these emails from Facebook in the future, please [unsubscribe](#).

Facebook, Inc., Attention: Department 415, PO Box 10005, Palo Alto, CA 94303



Klymko, Michelle

From: annegollie@aol.com
Sent: Sunday, April 14, 2013 8:35 PM
To: Klymko, Michelle
Subject: Fwd: Please Vote No on Grand Birch Project

-----Original Message-----

From: annegollie <annegollie@aol.com>
To: jack.seiler <jack.seiler@fortlauderdale.gov>; BRoberts <BRoberts@fortlauderdale.gov>; DTrantalis <DTrantalis@fortlauderdale.gov>; BDuBose <BDuBose@fortlauderdale.gov>; RRogers <RRogers@fortlauderdale.gov>
Sent: Fri, Apr 12, 2013 2:13 pm
Subject: Please Vote No on Grand Birch Project

Dear Mayor Seiler, Vice Mayor Roberts, Commissioner Trantalis, Rogers, and DuBose,

My family has a co-op at 333 N. Birch Road at Fort Lauderdale Beach. But it is in jeopardy if you approve the plans for a giant 11-story condominium project, Grand Birch Condos, on a small half-acre lot next to us at 321 North Birch Road.

My favorite thing to do there is lay in the sun along the Intracoastal Waterway. But if this project is built, we will not longer have sunlight on our property from November until May – when we come to visit -- because of the extreme daily shadows this monster building will cast. This information is from the developer's own shade study.

The Grand Birch building as proposed is way too large for the site. Would you want to live just a few feet away?

Plus, our building is 70 years old and fragile. Who pays the foundation damages and other costs due to the construction of such a large building practically on top of us? Our family business is concrete and we know the damage that jackhammering large pilings in place can do to nearby structures.

Please VOTE NO on the Grand Birch project!! It's just too big and too close!

Thank you,

Anne M. Goligoski

Klymko, Michelle

From: Sally Goligoski <sbgcomm@aol.com>
Sent: Sunday, April 14, 2013 8:33 PM
To: Klymko, Michelle
Subject: Fwd: Please VOTE NO on Grand Birch Project on North Birch Road. It's the professional action!

Sally Goligoski

sbgcomm@aol.com

-----Original Message-----

From: Sally Goligoski <sbgcomm@aol.com>

To: jack.seiler <jack.seiler@fortlauderdale.gov>; BRoberts <BRoberts@fortlauderdale.gov>; DTrantalis <DTrantalis@fortlauderdale.gov>; BDuBose <BDuBose@fortlauderdale.gov>; RRogers <RRogers@fortlauderdale.gov>
Cc: LFeldman <LFeldman@fortlauderdale.gov>; TLodge <TLodge@fortlauderdale.gov>

Sent: Fri, Apr 12, 2013 6:30 pm

Subject: Please VOTE NO on Grand Birch Project on North Birch Road. It's the professional action!

Dear Commissioners:

We have spent more than eight years fixing up our Cormona co-op at 333 N. Birch Road at Fort Lauderdale Beach. Alas, if you approve the plans for a giant 11-story condominium project, Grand Birch Condos, on a tiny half-acre lot next to us at 321 North Birch Road, all of our efforts will be vain because our property will plummet in value. According to the shadow studies, we won't even get much sunshine on our property from November until May.

The building as proposed is way too large for the site and I request that you take current property owners' views seriously and enforce suitable setbacks, parking requirements and building mass and height in regard to this project. You wouldn't want to be in our shoes and live right next to this oversized, incompatible project!

Another big problem is parking! We already have parking issues at Cormona, with spots for each of our seven units, and two visitor spots, which are used every day. The Grand Birch project plans 22 large condos – with a total of 66 bedrooms – with only three open spots included for vendors, service people and visitors. There isn't even a loading dock in the design! That means trucks will have to park on North Birch Road and regularly impede traffic.

When my husband worked in urban and transportation planning on the state and municipal levels, such improper planning would not have been permitted. Please VOTE NO on this project!! It's the professional action!

Sincerely,
Sally Goligoski
sbgcomm@aol.com

Klymko, Michelle

From: Residents for Responsible Growth <responsiblegrowth@outlook.com>
Sent: Sunday, April 14, 2013 8:28 PM
To: Klymko, Michelle
Subject: FW: Please Help Stop the Development Mistakes of the Past. Vote NO on Grand Birch Condos.

Dear City Commissioners,

April 11, 2013

It's Just too Big. Too Close. Too Much!



**Don't Let this Happen in Our
Neighborhood or Yours. Please Help
Downsize the Proposed Grand Birch**

Condos on the Intracoastal Waterway.

We need your immediate help to halt the development mistakes of the past by downsizing the proposed 11-story Grand Birch Condos on North Birch Road in Fort Lauderdale. Please just say "NO!" because this project is simply too big, incompatible with the existing neighborhood, and will damage the quality of life and property values of nearby residents and businesses.

Who We Are

We're "Residents for Responsible Growth" (RRG), a group of hundreds of North Beach residents and businesses that supports strong economic development, without harming existing neighborhoods or the rights of current property owners. Our membership list is included on the last page of this letter. Learn more at www.facebook.com/ItsJustTooBig

**The 11-Story Grand Birch Condos Project at 321 North Birch Road, Fort Lauderdale is
Just Too Much**

- This project is inconsistent with land-use plans for the Intracoastal Overlook Area that call for Preservation, Maintenance and Revitalization of the neighborhood.
- Violates common-sense standards for neighborhood compatibility, plus ignores the City's own guidelines for preserving the character and integrity of adjacent neighborhoods. The project was overwhelmingly voted down by Central Beach Alliance Members by a vote of 170-11. In the past five years, the membership of the CBA has approved nine projects and rejected only three, including this one.
- Is the biggest building that the project's Miami developer could put on a small ½-acre lot, with inadequate setbacks, parking, landscaping, and consideration of the rights of adjoining property owners. It is simply overwhelming!
- Will destroy the quality of life for the residents in the two-to-four story restored buildings of the 1940s and 1950s that are located immediately adjacent to the north and east. It will dominate their skyline, destroy their property values, and take away their views, sunshine and rights to peace and quiet.
- As the first development on the Intracoastal Waterway since the real-estate crisis, Grand Birch Condos--unless scaled back--will set a precedent of overdevelopment for decades to come. Construction of this oversized structure will set the stage for the continuing replacement of two-to-four story historic structures in the North Birch and North Beach Village areas with mammoth high rises. This will occur despite the valid objections and concerns of neighborhood residents, all of whom are being ignored.
- Will further wall-off Fort Lauderdale residents from the water, just as at Galt Ocean Mile and in Sunny Isles, plus other areas from Miami to Jacksonville, where overzealous developers and poor planning have destroyed existing neighborhoods.
- The Miami developer has refused to compromise whatsoever with adjoining neighbors on the size of the project, and disrespects them by keeping his N. Birch Road property littered with trash, landscape debris and construction waste. Developer Samaha has repeatedly misrepresented the scale of this project to the CBA and others, and as recently as this week told City Officials that he has the right to build the biggest possible building on the lot and has no intention whatsoever to compromise with his neighbors or the CBA on something smaller and more compatible.

Don't let this happen to us or your neighborhood. Help us by:

- Voting NO on this project when it comes up for a vote on Tuesday, April 16th, or
- Voting to TABLE this project with the clear direction to the Developer that he come back with a Level 3 project that represents an acceptable compromise with the adjoining property owners and residents.

Thank you for helping stop the development mistakes of the past.

Residents for Responsible Growth

Who is the RRG?

The Residents for Responsible Growth (RRG) is comprised of hundreds of residents, businesses and tourists that will be impacted negatively by the Grand Birch Condo Project at 321 N. Birch Road.

- Birch Pointe Condominium Association
- Cormona Apartments Co-op Association
- Alhambra Place Condominium Association
- Lauderdale Surf Club Apartments
- The Seasons of Fort Lauderdale Condominium Association
- Granada Inn Luxury Bed and Breakfast
- 300 Granada Inn
- Le Casa del Mar
- Coconut Cove Guest House
- Versailles Cooperative Association

- For more information on RRG:
 - E-mail us at responsiblegrowth@outlook.com
 - Or call us at: 954-523-5119 (Mike Kelly), 419-356-5151 (Tim Goligoski), or 419-344-0319 (Jeff Snook)

Klymko, Michelle

From: Residents for Responsible Growth <responsiblegrowth@outlook.com>
Sent: Sunday, April 14, 2013 8:24 PM
To: Klymko, Michelle
Subject: PLEASE VOTE TO DOWNSIZE PROPOSED GRAND BIRCH CONDOS NEXT TO US
Attachments: Cormona Co-op Letter to City Commissioners 4-12-2013 .pdf
Importance: High

Dear Fort Lauderdale City Commissioners,

I am the president of the seven-unit Cormona Apartments cooperative association.

Our residents, all taxpayers and property owners in Fort Lauderdale, seek your support to defeat or downsize the huge, 11-story Grand Birch Condos project proposed for a small lot immediately south of us on the Intracoastal Waterway.

This item is on your Agenda next Tuesday, April 16th.

This project is far too big and overwhelming to be located just 2-1/2 car lengths from our historic two-story buildings. It will damage our property values and destroy our quality of life with huge shadows, inadequate parking, substandard landscaping and mammoth proportions. Moreover, the Developer has failed to meet even the most modest common-sense standards for seeking neighborhood input, much less addressing neighbor's valid concerns or ours as the property owners just

There is no justification for this Level 4 project immediately to the south and west of a healthy neighborhood of restored 2-3 story buildings. At the very least, this project should be downsized to a Level 3 development.

Therefore, please:

- Vote "NO" on this project if comes up for a vote next Tuesday, or
- Vote to "TABLE" this project with the clear direction to the Developer to come back with a fully-compliant Level 3 project (or lower) that represents an acceptable compromise to the valid concerns of adjoining property owners, residents and taxpayers.

Thank you for your support.

Sincerely,

Dave Berlin

President

Cormona Aparments Co-op

Klymko, Michelle

From: Residents for Responsible Growth <responsiblegrowth@outlook.com>
Sent: Sunday, April 14, 2013 8:23 PM
To: Klymko, Michelle
Subject: VOTE NO ON APRIL 16th ON GRAND BIRCH CONDOMINIUMS

Importance: High

RE: GRAND BIRCH CONDOS ON N. BIRCH ROAD

Dear City Commissioners,

I'm a concerned taxpayer and local property owner who urges you to vote No! on April 16 on proposed plans for a 128-foot condo building to be constructed at 321 North Birch Road.

This project is inconsistent with land use plans for the Intracoastal Overlook Area that call for Preservation, Maintenance and Revitalization of the neighborhood. Area community members and I are concerned that this building would grossly violate common sense standards for neighborhood compatibility. Please don't let us ignore the City's own guidelines for preserving the character and integrity of adjacent historic neighborhoods. This project was rejected by the neighborhood's Central Beach Alliance by a vote of 170 to 11, and we hope to stand together against it this week.

This proposed building would exacerbate already poor parking conditions. Grand Birch will have only three parking places for visitors/service people for 22 large condos – totaling 66 bedrooms -- with no public parking permitted on that section of Birch Road. There is no loading dock, so large trucks will frequently obstruct the roadway. It also has an inadequate landscape plan which the developer is asking the City to further scale back.

We're concerned that the foundations of our more than 70-year-old non-reinforced masonry buildings likely cannot withstand the jackhammering of pilings only 2-1/2 car lengths from us. We probably couldn't live at our building, Cormona, during the two-year construction period because of noise and job-site traffic, and then would come home to serious structural problems afterward. After the building is in place, we will constantly hear three large HVAC units placed just 20 feet from our south building.

The Miami-based developer working on this project maintains that he has the right to build the biggest possible building on the lot and has no intention whatsoever to compromise with his neighbors or the CBA on something more compatible. He further disrespects our North Birch neighborhood by allowing his property to be covered with trash and debris. Frankly, we do not need this kind of "neighbors-be-damned" arrogance in Fort Lauderdale.

Please join us in stopping the City of Fort Lauderdale from allowing a Level 4 behemoth building that violates land use goals to be placed at this site without modifications or concessions. With your support we hope to preserve the Intracoastal Overlook Area and set a precedent of not encouraging overdevelopment of this very special area.

We appreciate your support.

Sincerely,

Emily Goligoski

Klymko, Michelle

From: Residents for Responsible Growth <responsiblegrowth@outlook.com>
Sent: Sunday, April 14, 2013 8:21 PM
To: Klymko, Michelle
Subject: Grand Birch Condos is Misguided--Please Stop It

Importance: High

Dear Fort Lauderdale City Commissioners:

I'm writing to ask you to vote **no** to the proposed plan to build an enormous 128-foot luxury condo tower at 321 North Birch Road. This project is ill-conceived, violates existing code and urban design principles, and threatens the unique character of the Central Beach area. As a concerned property owner and taxpayer (especially approaching April 15th), I want to remind you of your duty to represent your constituency, and provide my opinion of the proposed development.

First, the city of Fort Lauderdale is bending over backwards to ignore the planning guidelines current residents democratically support. The Intracoastal Overlook Area is *not* the beachfront – the Grand Birch violates a 120 height standard. The building will be built only 20 feet from the Intracoastal - more than half the 57 ½ foot distance required by code. The developer's landscape plan is completely insufficient and I understand that they are trying to reduce it further. Planned parking and loading facilities are inadequate for the sheer volume of units, and will cause increased stress and congestion of road infrastructure.

Second, in a global economy that can be held hostage by banks in Cyprus, a small European island, does Fort Lauderdale want to become the poster child for the next credit crunch? Miami's luxury condo market is dominated by foreign buyers - with no community connection and content to leave half-empty glass cube monstrosities along our Waterway. As we continue to crawl slowly out of a financial crisis, I urge you to approach excited developers with a conservative and skeptical outlook, and remember that in hard times, the City of Fort Lauderdale will be left with the bill.

Finally, what separates Fort Lauderdale from short-sighted boom-towns across South Florida is its commitment to the identity and character of its neighborhoods. As a predominantly residential area, development in North Beach should respect the existing fabric and scale of the neighborhood. The Intracoastal Waterway is a natural resource for Fort Lauderdale's residents and visitors - we must preserve visual connections from Birch Road for *everyone*. Personally, it will be impossible to simply sleep just feet from the proposed industrial air conditioners running 24 hours a day.

Before casting your vote, please consider: **a)** the established limits this project will cross without any concessions to offset the impact, **b)** the financial bill-of-goods transient developers that have scarred South Florida in the past, and **c)** the differentiating value of a historic area for sustainable tourism.

If you haven't walked along this section of Birch Road recently, please contact me for a personal re-introduction of what is threatened by this misguided development.

Sincerely,

Gregory Allen
333 North Birch Road
Fort Lauderdale, FL 33304

Klymko, Michelle

From: Residents for Responsible Growth <responsiblegrowth@outlook.com>
Sent: Sunday, April 14, 2013 8:19 PM
To: Klymko, Michelle
Subject: Please join our neighbors in voting NO to Grand Birch Condominiums on April 16

From: Emily Golligoski [<mailto:emily.golligoski@gmail.com>]
Sent: Friday, April 12, 2013 9:53 PM
To: jack.seiler@fortlauderdale.gov; BRoberts@fortlauderdale.gov; DTrantalis@fortlauderdale.gov; BDuBose@fortlauderdale.gov; RRogers@fortlauderdale.gov
Subject: Please join our neighbors in voting NO to Grand Birch Condominiums on April 16

Dear City Commissioners,

I'm a concerned taxpayer and local property owner who urges you to vote No! on April 16 on proposed plans for a 128-foot condo building to be constructed at 321 North Birch Road.

This project is inconsistent with land use plans for the Intracoastal Overlook Area that call for Preservation, Maintenance and Revitalization of the neighborhood. Area community members and I are concerned that this building would grossly violate common sense standards for neighborhood compatibility. Please don't let us ignore the City's own guidelines for preserving the character and integrity of adjacent historic neighborhoods. This project was rejected by the neighborhood's Central Beach Alliance by a vote of 170 to 11, and we hope to stand together against it this week.

This proposed building would exacerbate already poor parking conditions. Grand Birch will have only three parking places for visitors/service people for 22 large condos – totaling 66 bedrooms -- with no public parking permitted on that section of Birch Road. There is no loading dock, so large trucks will frequently obstruct the roadway. It also has an inadequate landscape plan which the developer is asking the City to further scale back.

We're concerned that the foundations of our more than 70-year-old non-reinforced masonry buildings likely cannot withstand the jackhammering of pilings only 2-1/2 car lengths from us. We probably couldn't live at our building, Cormona, during the two-year construction period because of noise and job-site traffic, and then would come home to serious structural problems afterward. After the building is in place, we will constantly hear three large HVAC units placed just 20 feet from our south building.

The Miami-based developer working on this project maintains that he has the right to build the biggest possible building on the lot and has no intention whatsoever to compromise with his neighbors or the CBA on something more compatible. He further disrespects our North Birch neighborhood by allowing his property to be covered with trash and debris. Frankly, we do not need this kind of "neighbors-be-damned" arrogance in Fort Lauderdale.

Please join us in stopping the City of Fort Lauderdale from allowing a Level 4 behemoth building that violates land use goals to be placed at this site without modifications or concessions. With your support we hope to preserve the Intracoastal Overlook Area and set a precedent of not encouraging overdevelopment of this very special area.

We appreciate your support.

Sincerely,

Emily Goligoski

Klymko, Michelle

From: Residents for Responsible Growth <responsiblegrowth@outlook.com>
Sent: Sunday, April 14, 2013 8:18 PM
To: Klymko, Michelle
Subject: JUST SAY NO!

From: steveskutch@gmail.com [<mailto:steveskutch@gmail.com>] **On Behalf Of** Steve Skutch
Sent: Saturday, April 13, 2013 2:18 PM
To: jack.seiler@fortlauderdale.gov; BRoberts@fortlauderdale.gov; DTrantalis@fortlauderdale.gov;
BDuBose@fortlauderdale.gov; RRogers@fortlauderdale.gov; LFeldman@fortlauderdale.gov; TLodge@fortlauderdale.gov
Subject: JUST SAY NO!

Dear City Commissioners,

Please vote "NO" on the Grand Birch Condos project that's scheduled for a vote next Tuesday evening.

Development sometimes is good but this project just doesn't fit the neighborhood. The area is made up of two- and three-story residences and businesses to the immediate north and east. This proposed project is too tall and too big.

Grand Birch has inadequate setbacks, parking, and landscaping, and will leave adjacent structures in the shadows for much of the day. As a result, property values will be damaged and the quality of life significantly degraded for adjoining property owners.

The proposed project will continue to wall-off the Intracoastal Waterway for neighborhood residents and tourists. It is opposed by neighborhood residents, other concerned citizens, and the Central Beach Alliance.

For all of these reasons and many more, please vote "NO" on Tuesday night and ask the Developer to build something smaller.

Thank you!

Steve Skutch

Klymko, Michelle

From: Tim Goligoski <TGoligoski@kuhlman-corp.com>
Sent: Sunday, April 14, 2013 8:16 PM
To: Klymko, Michelle
Subject: Stop Bad Urban Planning. Say No to Grand Birch Condos.

On Apr 12, 2013, at 5:10 PM, "Tim Goligoski" <TGoligoski@kuhlman-corp.com> wrote:

Dear Commissioners of the City of Fort Lauderdale,

I am writing as an 11-year property owner on North Birch Road to urge use to stop the Grand Birch Condo project.

I bought in this neighborhood specifically because it had that "old-Florida feel with two- and three-story mid-century buildings. Over the past several years I have seen this neighborhood get regenerated with lots of older residential buildings being restored. Plus the North Village project has been truly exciting to watch as it brings new life to the old "Birch Estates" section of Fort Lauderdale.

Now I am extremely distressed to learn that the City's Planning and Zoning Board approved the oversized Grand Birch Condos and the City Commission is about to do likewise.

This is truly unfortunate and extremely shortsighted.

It is not good urban planning when a building like this is "crammed" into a tiny lot right next to two-story structures. There is not a city planner in the country that believes that this fits with the concept of acceptable neighborhood compatibility. I know because I am urban planner by training with a degree from Michigan State University.

I also have an MBA and have spent the last 30 years developing residential, industrial and office properties.

So I come from an unusual perspective and can tell you as a planner and developer, I would never ram this kind of project down the throats of neighborhood residents with the same kind of disregard this developer is showing to the City, beach or adjoining residents. I believe strongly in making a solid profit when I take the risk of developing a project. But I learned long ago that you don't build things too big; you try to work with adjoining property owners as much as possible and strive for compromise; and you always look for "win-win" situations that do not damage the quality of life for your neighbors. To do otherwise is foolish.

I find it interesting that the only Commissioner that has taken a stand against this project is the one that lives on the Beach and represents the existing people that live and work there! If that is the case, why would someone not representing the Beach vote for this project? If it because they think they are advancing economic development they are wrong. All they are doing is repeating the development mistakes of the past that are

rampant from Miami to Jupiter and beyond. All they are doing is continuing to endorse uncontrolled development of high-rises along the Intracoastal that squeeze out smaller structures and residents that prefer to preserve their neighborhoods rather than raze them. And all they are doing is hurting the property values and way of life of existing residents who deserve better than this from their government.

Please stop using "Level 4 projects of significance" to overrule good planning practices while at the same time hurting people that already have a "significant" stake in this community. The ones who get take a beating on Level 4 projects are adjoining property owners who get to lose a "significant" amount of sunshine, lose a "significant" amount of the value they have in their property, endure "significant" noise and parking/traffic problems, and have their views of the sky and water "significantly" diminished. That is the true meaning of the word "significant" and how it should be used to advance intelligent urban planning. It is also how the word "significant" is viewed in thousands of communities across the world. Just not—apparently--in Fort Lauderdale or this project would not even be up for consideration.

I urge you to vote against this project so that it can be downsized. It is just plain wrong.

Tim Goligoski

Klymko, Michelle

From: Residents for Responsible Growth <responsiblegrowth@outlook.com>
Sent: Sunday, April 14, 2013 8:15 PM
To: Klymko, Michelle
Subject: VOTE NO ON GRAND BIRCH CONDOS

From: Ann Worden [mailto:ar3465@aol.com]
Sent: Saturday, April 13, 2013 3:37 PM
To: jack.seiler@fortlauderdale.gov; BRoberts@fortlauderdale.gov; DTrantalis@fortlauderdale.gov;
BDuBose@fortlauderdale.gov; RRogers@fortlauderdale.gov; LFeldman@fortlauderdale.gov; TLodge@fortlauderdale.gov
Subject: VOTE NO ON GRAND BIRCH CONDOS

Here are just a few reasons why you should vote NO for the development of Grand Birch Condos:

Too big, too tall, walls off the view for tourists, residents

The Central Beach Alliance and concerned neighbors and citizens are against

It is not in line with other homes and businesses (2 and 3 story) in the area

Pay attention, Vote wisely, or you will loose any charm that our dear city has left!

Ann Worden

Klymko, Michelle

From: Residents for Responsible Growth <responsiblegrowth@outlook.com>
Sent: Sunday, April 14, 2013 8:13 PM
To: Klymko, Michelle
Subject: Please Vote "No" on Grand Birch Condos

From: Jim Worden [<mailto:jimworden@me.com>]
Sent: Saturday, April 13, 2013 2:18 PM
To: BRoberts@fortlauderdale.gov; jack.seiler@fortlauderdale.gov; DTrantalis@fortlauderdale.gov;
TLodge@fortlauderdale.gov; BDuBose@fortlauderdale.gov; RRogers@fortlauderdale.gov; LFeldman@fortlauderdale.gov
Subject: Please Vote "No" on Grand Birch Condos

Dear City Commissioners,

As a frequent visitor to your beautiful community I am writing to urge you to vote "NO" on the Grand Birch Condos project that will come before you next Tuesday evening.

This project:

- Is incompatible with the two- and three-story residences and businesses to the immediate north and east.
- Is too tall and too big. Grand Birch has inadequate setbacks, parking, and landscaping, and will leave adjacent structures in the shadows for much of the day. As a result, property values will be damaged and the quality of life significantly degraded for adjoining property owners.
- Will continue to wall-off the Intracoastal Waterway for neighborhood residents and tourists.
- Is opposed by neighborhood residents, other concerned citizens, and the Central Beach Alliance.

For all of these reasons and many more, please vote "NO" on Tuesday night and ask the Developer to build something smaller.

Thank you!

Jim Worden

Klymko, Michelle

From: Residents for Responsible Growth <responsiblegrowth@outlook.com>
Sent: Sunday, April 14, 2013 8:12 PM
To: Klymko, Michelle
Subject: This E-mail Went Out From RRG to Each City Commissioner
Attachments: Letter from RRG to City Commissioners.pdf

From: responsiblegrowth@outlook.com
To: rrogers@fortlauderdale.gov
Subject: Vote NO on Grand Birch Condos. It's Just Too Big. Too Close. Too Much!
Date: Sat, 13 Apr 2013 18:35:20 -0400

Dear Commissioner Rogers,

Attached please find a letter from the neighborhood group "Residents for Responsible Growth" regarding the proposed Grand Birch Condos project on North Birch Road. This item is on your Commission Agenda for Tuesday, April 16th.

Our group believes that this project is incompatible with the neighborhood and that the Developer is has not taken sufficient steps to seek the input of adjoining residents or take their valid concerns into account.

This project will destroy the quality of life for nearby residents and damage their property values. Therefore, please:

- Vote "NO" on this project if comes up for a vote next Tuesday, or
- Vote to "TABLE" this project with the clear direction to the Developer to come back with a fully-compliant Level 3 project (or lower) that represents an acceptable compromise with the adjoining property owners and residents.

Thank you for helping stop the development mistakes of the past.

Sincerely,

Residents for Responsible Growth

Klymko, Michelle

From: Residents for Responsible Growth <responsiblegrowth@outlook.com>
Sent: Sunday, April 14, 2013 8:11 PM
To: Klymko, Michelle
Subject: Vote "No" on Grand Birch Condos

To: jack.seiler@fortlauderdale.gov; BRoberts@fortlauderdale.gov; DTrantalis@fortlauderdale.gov;
BDuBose@fortlauderdale.gov; RRogers@fortlauderdale.gov; LFeldman@fortlauderdale.gov; TLodge@fortlauderdale.gov
Subject: Re: Vote "No" on Grand Birch Condos

Dear City Commissioners,

As regular visitors to the area, and on behalf of local adversely impacted property owners, we are writing to urge you to vote "NO" on the Grand Birch Condos project that will come before you next Tuesday evening.

This project:

- Is incompatible with the two- and three-story residences and businesses to the immediate north and east.
- Is too tall and too big. Grand Birch has inadequate setbacks, parking, and landscaping, and will leave adjacent structures in the shadows for much of the day. As a result, property values will be damaged and the quality of life significantly degraded for adjoining property owners.
- Will continue to wall-off the Intracoastal Waterway for neighborhood residents and tourists.
- Is opposed by neighborhood residents, other concerned citizens, and the Central Beach Alliance.

For all of these reasons and many more, please vote "NO" on Tuesday night and ask the Developer to build something smaller.

Thank you.

Kim and Pamela Blakley

Klymko, Michelle

From: Residents for Responsible Growth <responsiblegrowth@outlook.com>
Sent: Sunday, April 14, 2013 8:07 PM
To: Klymko, Michelle
Subject: FW: Turn down Grand Birch

Richard thanks for your input.

Romney Rogers

On Apr 13, 2013, at 2:25 PM, "Richard Barr" <rbarrmich@gmail.com> wrote:

Dear Commission members,

I urge you to reject the pending request for the Grand Birch project on April 16. It's just too much on too little land. Regardless of whether it satisfies any or all technical code and ordinance requirements, imagine yourself being suddenly overwhelmed by an 11 story monster building next to your quaint home, stealing sunlight, views and serenity that are the jewels of the Intercoastal.

There comes a time when a city and its commission members need to say "thank you" to a developer for wanting to invest in our community, but you must invest responsibly. Investing responsibly means respecting your neighbors and compromising from the maximization of profits to a socially and environmentally responsible plan. A fair profit can be made by a responsible developer who reduces project density, mass and impact. A good planner can respect the neighborhood and reduce the impact of a new project so that the long-time residents can continue to enjoy their life, and property, with a reduced adverse impact. But it only happens when a leader requires it to happen. That can and should be YOU.

The truth is that nobody wants a big building built next to or near them. But the truth also is that a confident city government can stand up for its residents and require a developer to adjust its plans to respect the other property owners and reduce the physical and psychological impact of its project.

I urge you to stand up for your residents, and voters, and be a leader and a hero on April 16.

Thank you.

--

Richard Barr

--

Richard Barr

Klymko, Michelle

From: Richard Barr <rbarrmich@gmail.com>
Sent: Saturday, April 13, 2013 9:56 PM
To: Jeff Snook
Cc: Tim Goligoski; Klymko, Michelle; Sally Goligoski; lasnook@wcnnet.org; jean.ann.1956@hotmail.com; alumispan@gmail.com
Subject: Re: Turn down Grand Birch

My pleasure. I like doing this for a living sometimes too. I hope it helps.

Richard Barr
Office 313-465-7308
Cell 248-701-2025
rbarr@honigman.com
Sent from my iPhone

On Apr 13, 2013, at 7:15 PM, Jeff Snook <jeffsnook01@gmail.com> wrote:

Richard, thank you for your emails. Can't tell you how much we appreciate your help!

Jeff Snook
Sent from my iPhone
419-344-0319

On Apr 13, 2013, at 6:05 PM, Richard Barr <rbarrmich@gmail.com> wrote:

Good luck Tuesday. The more speakers, the better!

On Sat, Apr 13, 2013 at 5:38 PM, Tim Goligoski <TGoligoski@kuhlman-corp.com> wrote:

WOW! Thank you Richard from Sally, I, Jeff, Lee Anne, Jean Ann and Dave!

Can we get you to come down and speak Tuesday night? Or can I at least borrow some of your excellent and heartfelt comments?

Have a great weekend. I am down in Fort Lauderdale putting up yard signs....

Regards,

Tim

From: Richard Barr [mailto:rbarrmich@gmail.com]
Sent: Saturday, April 13, 2013 2:25 PM
To: jack.seiler@fortlauderdale.gov; BRoberts@fortlauderdale.gov;
DTrantalis@fortlauderdale.gov; BDuBose@fortlauderdale.gov;
RRogers@fortlauderdale.gov; LFeldman@fortlauderdale.gov; TLodge@fortlauderdale.gov
Subject: Turn down Grand Birch

Dear Commission members,

I urge you to reject the pending request for the Grand Birch project on April 16. It's just too much on too little land. Regardless of whether it satisfies any or all technical code and ordinance requirements, imagine yourself being suddenly overwhelmed by an 11 story monster building next to your quaint home, stealing sunlight, views and serenity that are the jewels of the Intercoastal.

There comes a time when a city and its commission members need to say "thank you" to a developer for wanting to invest in our community, but you must invest responsibly. Investing responsibly means respecting your neighbors and compromising from the maximization of profits to a socially and environmentally responsible plan. A fair profit can be made by a responsible developer who reduces project density, mass and impact. A good planner can respect the neighborhood and reduce the impact of a new project so that the long-time residents can continue to enjoy their life, and property, with a reduced adverse impact. But it only happens when a leader requires it to happen. That can and should be YOU.

The truth is that nobody wants a big building built next to or near them. But the truth also is that a confident city government can stand up for its residents and require a developer to adjust its plans to respect the other property owners and reduce the physical and psychological impact of its project.

I urge you to stand up for your residents, and voters, and be a leader and a hero on April 16.

Thank you.

--

Richard Barr

--

Richard Barr

Dear Commission members,

I urge you to reject the pending request for the Grand Birch project on April 16. It's just too much on too little land. Regardless of whether it satisfies any or all technical code and ordinance requirements, imagine yourself being suddenly overwhelmed by an 11 story monster building next to your quaint home, stealing sunlight, views and serenity that are the jewels of the Intercoastal.

There comes a time when a city and its commission members need to say "thank you" to a developer for wanting to invest in our community, but you must invest responsibly. Investing responsibly means respecting your neighbors and compromising from the maximization of profits to a socially and environmentally responsible plan. A fair profit can be made by a responsible developer who reduces project density, mass and impact. A good planner can respect the neighborhood and reduce the impact of a new project so that the long-time residents can continue to enjoy their life, and property, with a reduced adverse impact. But it only happens when a leader requires it to happen. That can and should be YOU.

The truth is that nobody wants a big building built next to or near them. But the truth also is that a confident city government can stand up for its residents and require a developer to adjust its plans to respect the other property owners and reduce the physical and psychological impact of its project.

I urge you to stand up for your residents, and voters, and be a leader and a hero on April 16.

Thank you.

--
Richard Barr

--
Richard Barr

Klymko, Michelle

From: Tim Goligoski <TGoligoski@kuhlman-corp.com>
Sent: Saturday, April 13, 2013 6:46 PM
To: mikekelly17@yahoo.com; alvin.katz3@gmail.com; jeffsnook01@gmail.com; dr.jck@comcast.net; alumispan@gmail.com; Klymko, Michelle; ejwhomes@yahoo.com
Subject: FYI: This E-mail Went Out Today From RRG to City Commissioner
Attachments: Letter from RRG to City Commisssioners.pdf

All, this is the e-mail that went today from the RRG to all of the voting members of the City Commission from our e-mail address at responsiblegrowth@outloo.com.

Hard copies also should be received at City Hall tomorrow morning via FedEx.

Regards,

Tim

From: responsiblegrowth@outlook.com
To: rrgers@fortlauderdale.gov
Subject: Vote NO on Grand Birch Condos. It's Just Too Big. Too Close. Too Much!
Date: Sat, 13 Apr 2013 18:35:20 -0400

Dear Commissioner Rogers,

Attached please find a letter from the neighborhood group "Residents for Responsible Growth" regarding the proposed Grand Birch Condos project on North Birch Road. This item is on your Commission Agenda for Tuesday, April 16th.

Our group believes that this project is incompatible with the neighborhood and that the Developer is has not taken sufficient steps to seek the input of adjoining residents or take their valid concerns into account.

This project will destroy the quality of life for nearby residents and damage their property values. Therefore, please:

- Vote "NO" on this project if comes up for a vote next Tuesday, or
- Vote to "TABLE" this project with the clear direction to the Developer to come back with a fully-compliant Level 3 project (or lower) that represents an acceptable compromise with the adjoining property owners and residents.

Thank you for helping stop the development mistakes of the past.

Sincerely,

Residents for Responsible Growth

April 8, 2013

Dear City Commissioners:

I oppose the Grand Birch Condo proposal and urge you to vote "NO" on this project as presented.

I understand the "mission" of the City Commissioners is to "represent public interests and provide direction for the city's future".

- The Grand Birch proposal is not what the public wants and is not good for the future of the Central Beach neighborhood according the resounding opposition from the CBA .
- This project is directly adjacent to a significant historical property (Cormona Apartments) and would be detrimental to the preservation of this property.
- The City's own "massing study" shows a two-story building is appropriate for this vacant property, not an 11 story massive condo.
- The City's IOA district states there should be a preservation of existing structures, not the obliteration of existing structures by massive condos.
- The City's master plan for the neighborhood states new structures should be compatible with and preserve the character and integrity of the neighborhood, which this project does not.
- The City's master plan for the neighborhood state new building masses should be sited to maintain views from existing structures, which this project does not.

I understand a condo can be built on this lot according to the existing zoning. The developer's request for a level 4, "significant impact" is what we are opposed to. The only impact we see with this project is a major "detrimental impact" to our neighborhood and the historic ambiance of this area.

Thank you for your consideration in voting "NO" on this incongruous project.

Jeff Snook
329 N. Birch Rd.
Ft. Lauderdale, FL 33304

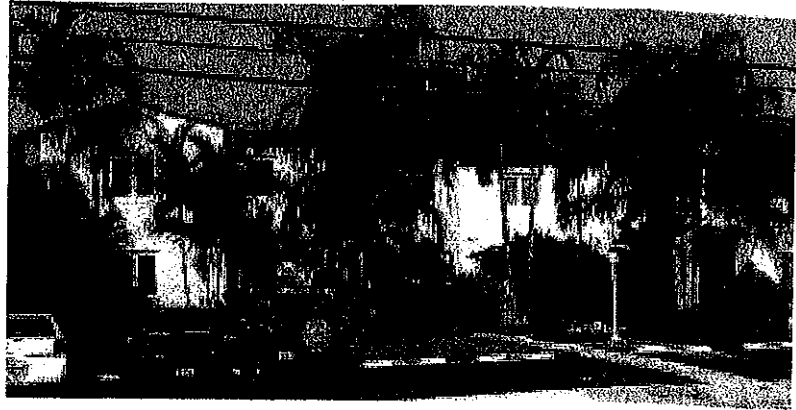
Cormona Apartments, Inc.
329 North Birch Road, Unit 5, Fort Lauderdale, FL 33304

Dear City Commissioners,

April 12, 2013

WE NEED YOUR HELP!

I am the president of the seven-unit Cormona Apartments Co-op and represent the property owners listed at the end of this letter. We are seeking your support in scaling back the huge Grand Birch project proposed for a small lot immediately south of us on the Intracoastal Waterway.



Our two-story, historic buildings on North Birch Road were designed by the famous South Florida architect Russell Pancoast. Constructed in 1942, they were extensively restored in 2004-2005. They are among a very few Pancoast designs still left in the area.

We support the efforts of the Central Beach Alliance and the Residents for Responsible Growth in their efforts to avoid the development mistakes of the past while at the same time having strong economic growth. We also want to see a nice 3-4 story housing development on the vacant lot. If this project was compliant with Level 3 guidelines, we might have no objections at all. However, developer Joe Samaha wants the Commissioners to grant him Level 4 status as an excuse to build the biggest and tallest building possible, without restrictions, modifications, or consideration of the neighbors' serious concerns. It's hard to believe that the code writers intended Level 4 to be used in this heavy-handed way!

The following are serious issues that need to be addressed before any construction should begin:

- Our 70-year old south building at 329 Birch Road is only eight feet away from the Grand Birch property line. This means the distance from their new foundation to our old foundation is just a little more than two car lengths, and then their building goes straight up 125 feet! This would be absolutely overwhelming! Our 70 year-old non-reinforced masonry buildings likely cannot withstand the jackhammering of pilings this close to us.
- Three large HVAC units on the north side of Grand Birch take an additional 10-12 feet out of the space between us and them. Their HVAC units are not blowing towards someone's parking garage; instead they are aimed right at our bedroom windows only 26-feet away. This is simply unreasonable.
- The little space left will be the only access for heavy construction equipment just 10-feet away from our windows. Would you personally vote for a project that would cause you to endure this kind of

noise, traffic and disruption for two years? We probably couldn't live there during daytime construction, and at night will likely come home to serious structural problems.

- There are several high-rise buildings in the area, but it is unprecedented to have a bulky 11-story structure like Grand Birch so close to a historic two-story structure. Usually, another building has been torn down or there is a street in between or the side-yard setbacks are considerably wider. So far the developer has absolutely refused to consider moving the building further away from us, or changing the design in any way at all.
- At the P&Z meeting on this project, Samatha's representative stated that Grand Birch met all requirements for shadow effect on neighboring buildings. In fact, their own slide presentation not only shows our buildings seriously in shadows for most of the day and year, but also other buildings to the north and east as well. This is a clearly damaging to our quality of life and property values.
- Grand Birch plans show large boats sticking straight out into the channel, which seriously restricts our views of the Waterway due to a 45-degree corner in the sea wall. This would require even more variances from other authorities!
- While the Developer has been working on this project for over 14 months, until last week he made absolutely no effort to contact us. His representative told us last Monday how great a project this is going to be and he "will get back to Cormona" on our issues. However, when questioned, he also stated that they had no plans to scale back or modify this project.
- We realize that we only have seven units at Cormona and we're just the "little people" when it comes to grand plans like those proposed by Joe Samaha. But we are clearly being ignored by him and City planning officials—and it is just not right!

For all of the above reasons, we ask that you instruct the developer of Grand Birch to redesign this building into something that is more compatible with its immediate neighbors. The present design is just too big and too close. Moreover, the Developer has failed to meet even the most modest common-sense standards for seeking neighborhood input, much less addressing neighbor's valid concerns.

Sincerely

David Berlin

Dave Berlin, President of Cormona Apartments Co-op
517-403-5127 or alumispan@gmail.com

For Cormona Owners and Residents

-Barb Tinsler -Tim and Sally Goligoski -Pat Jakeway and Lawrence Wentworth
-Ron and Lorena LaPlant -Dave and Jean Ann Berlin -Jeff and Lee Anne Snook

cc: City Manager Lee Feldman

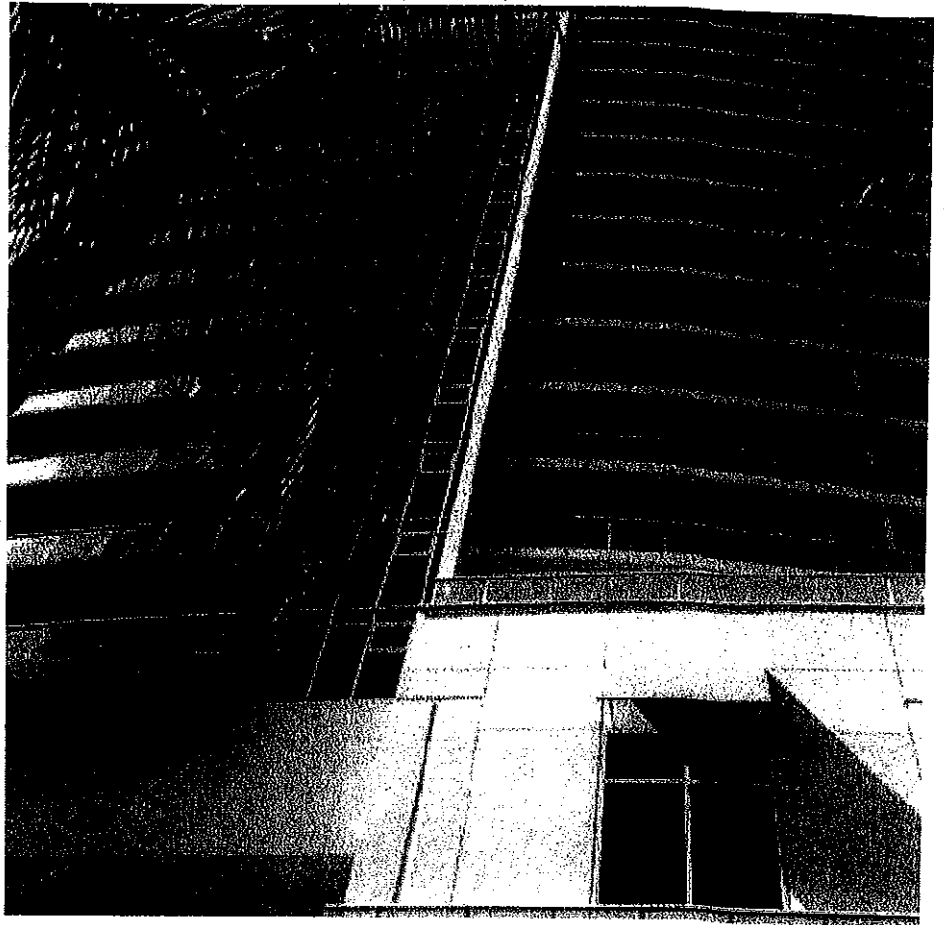
Cormona Apartments, Inc.
329 North Birch Road, Unit 5, Fort Lauderdale, FL 33304



THIS TWO-STORY COMPLEX, ↑
LOCATED JUST 30 FEET FROM THAT,



JUST
DOESN'T
MAKE SENSE!



April 12, 2013

City of Fort Lauderdale Mayor and Commissioners

Dear Sirs,

It has come to my attention there is a developer who wishes to build an 11 story condominium on a small vacant lot on North Birch Road in the Ft. Lauderdale Beach area.

From what I can see, this building is too big and massive for the small $\frac{1}{2}$ acre lot as proposed. It would infringe upon the quality of life of the adjacent neighbors, and block out the sun for a number of other properties in the neighborhood.

IT'S JUST TOO BIG!

Please vote no at your April 16th meeting, or instruct the developer to modify his plans to get neighborhood acceptance.

Thank you for your consideration.

Jan Knape

**It's Just Too Big!****-Too Tall****-Too Close****-Too Overwhelming*****Stop Irresponsible Development!***

Dear City Commissioners,

April 11, 2013

Don't Let this Happen in Our Neighborhood or Yours. Please Help Downsize the Proposed Grand Birch Condos on the Intracoastal Waterway.

We need your immediate help to halt the development mistakes of the past by downsizing the proposed 11-story Grand Birch Condos on North Birch Road in Fort Lauderdale. Please just say "NO!" because this project is simply too big, incompatible with the existing neighborhood, and will damage the quality of life and property values of nearby residents and businesses.

Who We Are

We're "Residents for Responsible Growth" (RRG), a group of hundreds of North Beach residents and businesses that supports strong economic development, without harming existing neighborhoods or the rights of current property owners. Our membership list is included on the last page of this letter. Learn more at www.facebook.com/ItsJustTooBig

The 11-Story Grand Birch Condos Project at 321 North Birch Road, Fort Lauderdale is Just Too Much

- This project is inconsistent with land-use plans for the Intracoastal Overlook Area that call for Preservation, Maintenance and Revitalization of the neighborhood.
- Violates common-sense standards for neighborhood compatibility, plus ignores the City's own guidelines for preserving the character and integrity of adjacent neighborhoods. The project was overwhelmingly voted down by Central Beach Alliance Members by a vote of 170-11. In the past five years, the membership of the CBA has approved nine projects and rejected only three, including this one.

- Is the biggest building that the project's Miami developer could put on a small ½-acre lot, with inadequate setbacks, parking, landscaping, and consideration of the rights of adjoining property owners. It is simply overwhelming!
- Will destroy the quality of life for the residents in the two-to-four story restored buildings of the 1940s and 1950s that are located immediately adjacent to the north and east. It will dominate their skyline, destroy their property values, and take away their views, sunshine and rights to peace and quiet.
- As the first development on the Intracoastal Waterway since the real-estate crisis, Grand Birch Condos--unless scaled back--will set a precedent of overdevelopment for decades to come. Construction of this oversized structure will set the stage for the continuing replacement of two-to-four story historic structures in the North Birch and North Beach Village areas with mammoth high rises. This will occur despite the valid objections and concerns of neighborhood residents, all of whom are being ignored.
- Will further wall-off Fort Lauderdale residents from the water, just as at Galt Ocean Mile and in Sunny Isles, plus other areas from Miami to Jacksonville, where overzealous developers and poor planning have destroyed existing neighborhoods.
- The Miami developer has refused to compromise whatsoever with adjoining neighbors on the size of the project, and disrespects them by keeping his N. Birch Road property littered with trash, landscape debris and construction waste. Developer Samaha has repeatedly misrepresented the scale of this project to the CBA and others, and as recently as this week told City Officials that he has the right to build the biggest possible building on the lot and has no intention whatsoever to compromise with his neighbors or the CBA on something smaller and more compatible.

Don't let this happen to us or your neighborhood. Help us by:

- Voting NO on this project when it comes up for a vote on Tuesday, April 16th, or
- Vote to TABLE this project with the clear direction to the Developer that he come back with a Level 3 project that represents an acceptable compromise with the adjoining property owners and residents.

Thank you for helping stop the development mistakes of the past.

Residents for Responsible Growth

Who is the RRG?

The Residents for Responsible Growth (RRG) is comprised of hundreds of residents, businesses and tourists that will be impacted negatively by the Grand Birch Condo Project at 321 N. Birch Road.

- Birch Pointe Condominium Association
- Cormona Apartments Co-op Association
- Alhambra Place Condominium Association
- Lauderdale Surf Club Apartments
- The Seasons of Fort Lauderdale Condominium Association
- Granada Inn Luxury Bed and Breakfast
- 300 Granada Inn
- Le Casa del Mar
- Coconut Cove Guest House
- Versailles Cooperative Association

- For more information on RRG:
 - E-mail us at responsiblegrowth@outlook.com
 - Or call us at: 954-523-5119 (Mike Kelly), 419-356-5151 (Tim Goligoski), or 419-344-0319 (Jeff Snook)