

Page 1: HPB - Applicant Information Sheet

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INSTRUCTIONS: Please print or type all information. The application must be filled out accurately and completely. Answer all questions. Do not leave an item blank. If an item does not apply, write N/A (Not Applicable). The following information requested is per Unified Land Development Regulations (ULDR). Incomplete applications will not be accepted.

NOTE: To be filled out by Department

Case Number	8413
Date of complete submittal	2/11/13

NOTE: For purpose of identification, the PROPERTY OWNER is the APPLICANT

Property Owner's Name	STOCKHOLDING CO-OP - CORMONA APARTMENTS INC.
Property Owner's Signature	David Berlin, President CORMONA APTS INC. (SEE STOCKLIST)
Address, City, State, Zip	4445 S. PITTSFORD RD. PITTSFORD MI. 49271
E-mail Address	info@alumispn.com
Phone Number	517 523 2444 CL 517 403 5127
Proof of Ownership	<input type="checkbox"/> Warranty Deed or <input checked="" type="checkbox"/> Tax Record (EACH APT. HAS IT'S OWN TAX RECORD) (2- ENCLOSED)

NOTE: If AGENT is to represent OWNER, notarized letter of consent is required

Applicant / Agent's Name	N/A DAVID BERLIN
Applicant / Agent's Signature	N/A
Address, City, State, Zip	N/A
E-mail Address	N/A
Phone Number	N/A
Letter of Consent Submitted	N/A

Development / Project Name	N/A
Development / Project Address	Existing: N/A New:
Legal Description	329 & 333 N. BIRCH ROAD
Tax ID Folio Numbers (For all parcels in development)	504201-NN-0010, 504201-NN-0020, 504201-NN-0030 504201-NN-0040, 504201-NN-0050, 504201-NN-0060
Request / Description of Project	504201-NN-0070 (2 EXAMPLES INCLUDED) HISTORIC DESIGNATION
Applicable ULDR Sections	47-24
Total Estimated Cost of Project	\$ N/A (Including land costs)
Future Land Use Designation	N/A
Proposed Land Use Designation	N/A
Current Zoning Designation	RESIDENTIAL
Proposed Zoning Designation	HISTORICAL DESIGNATION
Current Use of Property	RESIDENTIAL
Residential SF (and Type)	N/A
Number of Residential Units	7
Non-Residential SF (and Type)	N/A
Total Bldg. SF (include structured parking)	7744.5 SF
Site Adjacent to Waterway	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

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Dimensional Requirements	Required	Proposed
Lot Size (SF / Acreage)	17,131 SF .39 AC	
Lot Density		
Lot Width	100'	
Building Height (Feet / Levels)		
Structure Length	99'	
Floor Area Ratio		
Lot Coverage	24.9%	
Open Space		
Landscape Area		
Parking Spaces	9	

NOTE: State north, south, east or west for each yard.

Setbacks/Yards*	Required	Proposed
Front [E]	20	
Side [N]	8	
Side [S]	8	
Rear [W]	15.5	

TECHNICAL SPECIFICATIONS:

This page must be filled in. An attached narrative may be included, but cannot substitute for completing this section.

1. Indicate the Present Use and General Condition of the property, including the date of construction of the structures on the property, and the names of its current and all past owners, and, if possible, their dates of ownership.
Cormona Apartments Inc. is a residential CO-OP constructed in 1942. The property contains 2 residential buildings. The first 329 N. BIRCH RD. is a two story with one upper and one lower apartment. The second, 333 is a two story with two upper and two lower apartments. In addition, there is a small one story building that originally served as maid's quarters near the street. CURRENT OWNERSHIP IS AS FOLLOWS

	DAVID N. BERLIN TRUST DATED 9/25/95	225 SHARES	PURCHASED 2/17/03
	BARBARA E TINSLER TRUST 7/31/97	150 SHARES	PURCHASED 4/22/03
	CORMONA FORT LAUDERDALE LLC	150 SHARES	PURCHASED 5/15/03
<u>FORMER OWNERS OF STOCK ARE NUMEROUS WITH 24 INDIVIDUALS AND 75 STOCK TRANSACTIONS</u>	RON AND LORENA LAPLANT	129 SHARES	PURCHASED 10/26/07
	PATRICK JAKEWAY	107 SHARES	PURCHASED 3/21/08
	LEE ANNE SNOOK TRUST DATED 1/29/97	172 SHARES	PURCHASED 3/23/10

2. Describe architectural, historical and/or archeological significance of the property to be designated as a Landmark, Landmark Site or Historic District and how the building/site complies with one (1) or more of the following criteria:
- Its value as a significant reminder of the cultural or archeological heritage of the city, state, or nation.
 - Its location as a site of a significant local, state or national event.
 - Its identification with a person or persons who significantly contributed to the development of the city, state, or nation.
 - Its identification as the work of a master builder, designer or architect whose individual work has influenced the development of the city, state, or nation.
 - Its value as a building recognized for the quality of its architecture, and sufficient elements showing its architectural significance.
 - Its distinguishing characteristics of an architectural style valuable for the study of a period, method of construction, or use of indigenous materials.
 - Its character as a geographically definable area possessing a significant concentration, or continuity of sites, buildings, objects or structures united in past events or aesthetically by plan or physical development, or
 - Its character as an established and geographically definable neighborhood, united in culture, architectural style or physical plan and development.
3. Date(s) of construction of the structure(s), name(s) of current and past owner(s), and if possible, date(s) of ownership.

Narrative:

First, in the early to mid 1900's there was a building designer named Russell T. Pancoast. Pancoast was the grandson of John S. Collins who was the original developer of Miami Beach. Pancoast also became the architect of many famous buildings in and around Miami, many of which have previously been historically designated. In addition, he designed a few buildings in the Ft. Lauderdale area including our two. In Section 47-24 under historic designation, the City of Ft. Lauderdale states as criteria, paragraph d. which says, "It's identification as the work of a master builder, designer, or architect, whose individual work has influenced the development of the city, state, or nation". Russell Pancoast is clearly one of the most famous architects in Florida's history and we believe this qualifies us for historic designation.

Secondly, we believe the building design is unique as most Pancoast designs were. Most of the original low rise tourist rental buildings in the area are designed symmetrically, many with a "U" shape creating a court area. Typically they then have geometric shaped wrought iron railings on each set of steps or balconies. Cormona has a much more interesting shape as the designer cleverly sets the buildings in a way that takes advantage of the 45 degree angle in the seawall. After entering the wrought iron gate on the street side you walk between the buildings and the passage gets progressively wider due to several corners built into the walls. About one hundred feet from the gate, the property opens up to the sitting area and dock for a spectacular view of the Intracoastal Waterway. The many corners also allow a water view from each apartment, even the ones nearer the street. No two apartments are the same as the designer put unique features into the exterior wood of each apartment. For example: The large wood moldings surrounding each outside door are different. In addition, the ornate wrought iron railings are quite unique. In Section 47-24 Paragraph f. another criteria states: "Its distinguishing characteristics of an architectural style valuable for the study of a period, method of construction or use of indigenous materials".

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Page 3: HPB - Submittal Checklist

SUBMITTAL CHECKLIST:

Applicant shall provide to Urban Design & Development, a complete application, one (1) full set of plans, and any additional requirements, as specified below. Within five (5) days of receipt, the Planning and Zoning staff shall review the application to determine its completeness and compliance with the ULDR.

For those applications that can be approved administratively (See Sec. 47-17.4), once the application is deemed complete the applicant shall submit seven (7) additional sets of plans/applications/photos with additional requirements as listed below. For cases that require a hearing before the Historic Preservation Board, the applicant will be required to submit one (1) original and fifteen (15) additional sets of plans/applications/photos with any additional requirements.

HISTORIC DESIGNATION:

- Application (page 1 and 2) must be COMPLETELY FILLED OUT (all blanks filled-in or marked N/A). Proof of ownership if owner is applicant. If applicant is not property owner, this shall be noted on the application).
- Provide Proof of Ownership
- Property owners signature and/or agent letter signed by the property owner.
- 1 sealed survey
- 1 vicinity map (typically on the survey)
- 1 zoning and land use map of lands within a 700' radius
- Legal description of the landmark site, historic building or district written out.
- Photographs of subject building from all four sides and label the direction each side faces.
- Narrative describing (1) the architectural, historical, or archaeological significance of the proposed landmark, landmark site, (2) date of construction of the structures on the property, (3) names of current and past owners and, if possible, their dates of ownership.

Applicant's Affidavit

I acknowledge that the Required Documentation and Technical Specifications of the application are met:

Print Name DAVID BERLIN

Signature *David Berlin*

Date 2/5/13

Staff Intake Review

For Planning & Zoning Department staff use only:

Date _____

Received By _____

Tech. Specs Reviewed By _____

Case No. _____

CORMONA APARTMENTS INC.

(Located at 329&333 N. Birch Rd, Ft. Lauderdale Fl. 33304)

4445 S. PITTSFORD RD., BOX 205
PITTSFORD, MI. 49271
517 523 2444

TO: THE FORT LAUDERDALE HISTORIC PRESERVATION BOARD

SUBJECT: REQUEST FOR HISTORIC DESIGNATION

Cormona Apartments is a two building, seven unit co-op built in 1942. It is located at 329/333 N. Birch Rd. on the Intracoastal Waterway, one block from the beach. Originally, this two story building was used for weekly and monthly rentals. The two men who built it were named Cornelius and Moniger. Their last names were merged to form the Cormona name. In 1953, it was changed into a co-op and has remained that way since. It should be noted that these buildings were completely restored during the 2004-2006 timeframe.

We believe Cormona Apartments qualifies for historic designation for two reasons:

First, in the early to mid 1900's there was a building designer named Russell T. Pancoast. Pancoast was the grandson of John S. Collins who was the original developer of Miami Beach. Pancoast was also the architect of many famous buildings in and around Miami, several of which have previously been historically designated. In addition, he designed a few buildings in the Ft. Lauderdale area, including Cormona Apartments. In Section 47-24, under historic designation, the City of Ft. Lauderdale states as criteria, paragraph d. which says, "It's identification as the work of a master builder, designer, or architect, whose individual work has influenced the development of the city, state, or nation". Russell Pancoast is clearly one of the most famous architects in Florida's history, and thus qualifies Cormona Apartments for historic designation.

Secondly, the building design is unique as most Pancoast designs were. Most of the original low rise tourist rental buildings in the area are designed symmetrically, many with a "U" shape creating a court area. Typically, they then have geometric shaped wrought iron railings on each set of steps or balconies. Cormona has a much more interesting shape as the designer cleverly sets the buildings in a way that takes advantage of the 45 degree angle in the seawall. After entering the wrought iron gate on the street side, you walk between the buildings, and the passage gets progressively wider due to several corners built into the walls. About one hundred feet from the gate, the property opens up to the sitting area and dock, providing a spectacular view of the Intracoastal Waterway. These many corners also allow a water view from each apartment, even those nearer the street. No two apartments are the same, as the designer put unique features into the exterior wood of each apartment. For example, the large wood moldings surrounding each outside door are different. In addition, the ornate wrought iron railings are quite distinctive. In Section 47-24, Paragraph f. another criteria states: "Its distinguishing characteristics of an architectural style valuable for the study of a period, method of construction or use of indigenous materials".

Cormona Apartments certainly meet the master builder criteria and most likely meets the criteria concerning distinguishing characteristics. For these reasons, it is respectfully requested that Cormona Apartments receive a historic designation from the City.

Sincerely,



Dave Berlin,
President, Cormona Apartments Inc.

CORMONA APARTMENTS INC.

329-333 N BIRCH RD.

FT. LAUDERDALE, FL. 33304

(BUSINESS OFFICE: 4445 S. PITTSFORD RD, PITTSFORD MI. 49271)

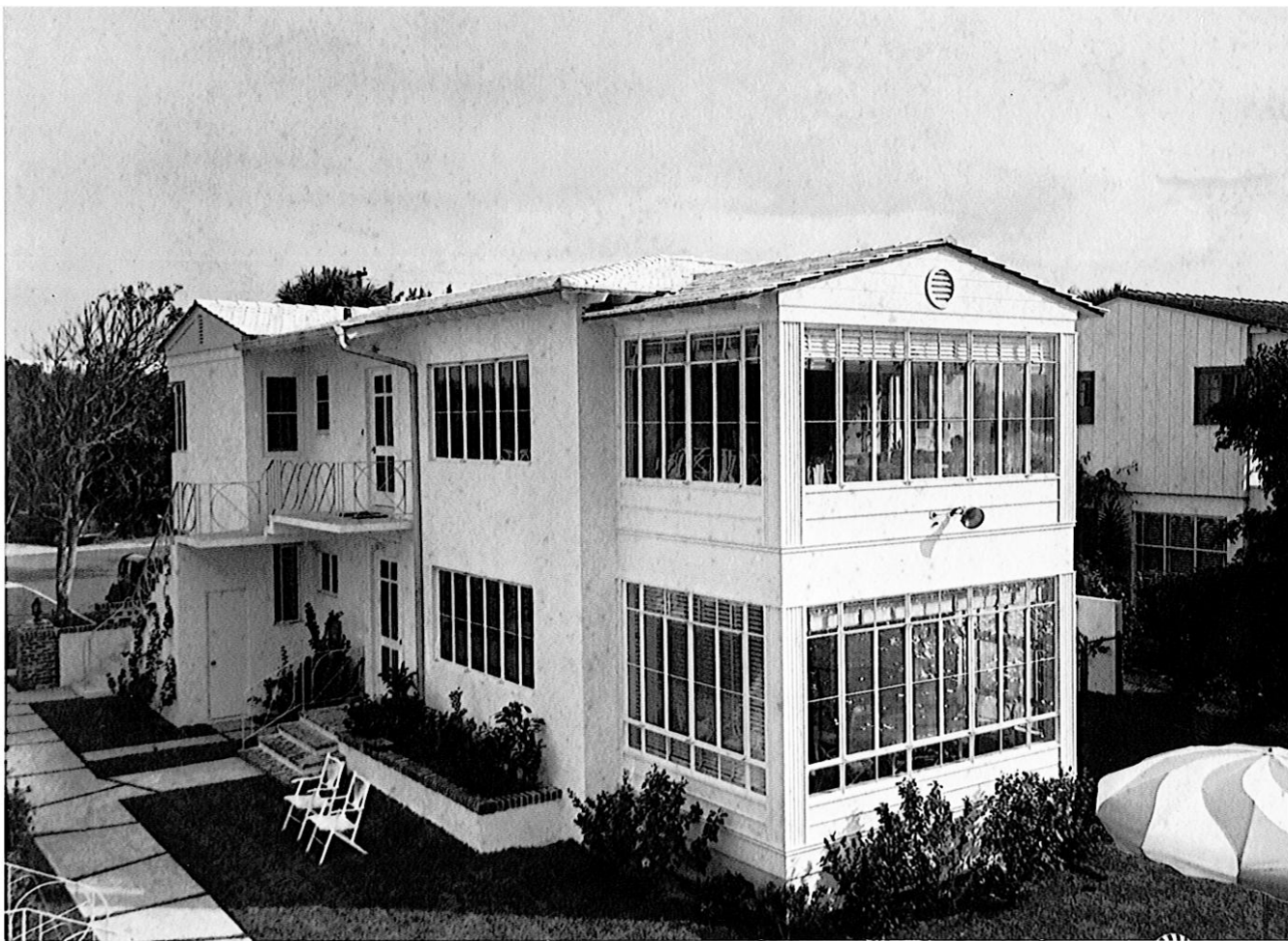
NOTICE AFFIDAVIT

STATE OF FLORIDA, BROWARD COUNTY
CITY OF FORT LAUDERDALE

1. The attached property owners list is, to the best of my knowledge, a complete and accurate list of all property owners, mailing addresses and property control (folio) numbers as recorded in the latest official tax rolls obtained from the Property Appraisers Office for all property within 300 feet of the property, CORMONA APTS CO-OP, as recorded in the Public Records of Broward County.
2. The attached property owners list includes, to the best of my knowledge, all affected property owners, municipalities, counties, homeowner associations, and property owner associations in accordance with the requirements of the UDLR and the City of Fort Lauderdale.

David Berlin, President
Cormona Apartments Inc.





333 East Side



333 North Side



329 South Side



329 East Side



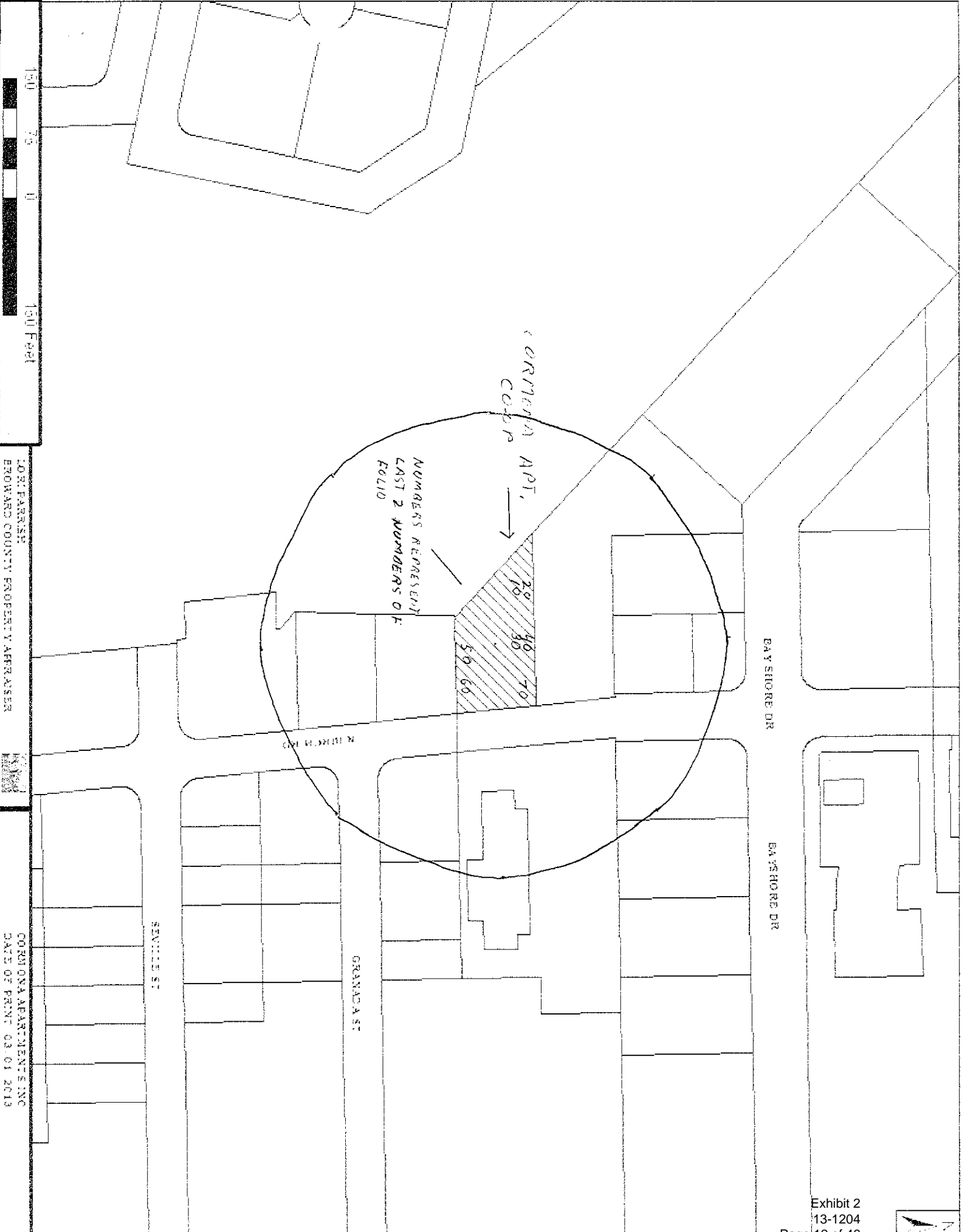






504201GF0340 WILKENS, ANN- CHARLOTTE	WILKENS, PHILIP G %SHELDON INV DISTINGSGATAN 6	1 LAS OLAS CIR #107	*SE 416 56 GOREBORO	SE <Null> *SE 416 56 GOREBORO	SE	FORT LAUDERDALE YACHT &
504201GF0350 MOWREY, VICTORIA A	LAMBERT, MARK E	816 SW 16 ST	FORT LAUDERDALE	FL 33316 FORT LAUDERDALE	FL33316	FORT LAUDERDALE YACHT &
504201NN001C BARBARA E TINSLET TR	PORTER, ROBERT R & TINSLET, BARBARA E TRSTEE	1155 AUBORNE RD	FORT LAUDERDALE	FL 33315 FORT LAUDERDALE	FL33315	FORT LAUDERDALE YACHT &
504201NN002C CORMONA FT LAUDERDALE LLC	<Null>	8 MARLE ST	ADRIAN	MI 49221 ADRIAN	M49221	CORMONA APTS CO-OP
504201NN003C JAKEWAY, PATRICK &	WENTWORTH, LAWRENCE	615 HANNA ST	PERYSBURG	OH 43551 PERYSBURG	OH43551	CORMONA APTS CO-OP
504201NN004C LAPLANT, LORENA H/E	LAPLANT, RON	333 N BIRCH RD #4	BIRMINGHAM	MI 48009 BIRMINGHAM	MI48009	CORMONA APTS CO-OP
504201NN005C DAVID N BERLIN TR	BERLIN, DAVID N TRSTEE	1330 MAIN ST	MANITOW BEACH	FL 33308 FORT LAUDERDALE	FL33308	CORMONA APTS CO-OP
504201NN006C LEE AVNNE SNOOK TR	SNOOK, LEE AVNNE TRSTEE	315 W WOOSTER ST	BOWLING GREEN	MI 49253 MANITOW BEACH	MI49253	CORMONA APTS CO-OP
504201NN007C DAVID N BERLIN TR	BERLIN, DAVID N TRSTEE	1330 MAIN ST	MANITOW BEACH	MI 49253 MANITOW BEACH	MI49253	CORMONA APTS CO-OP
504201PW0010 KELLY, MICHAEL J & TERESITA D	<Null>	301 N BIRCH RD #4N	FORT LAUDERDALE	FL 33304 FORT LAUDERDALE	FL33304	FT LAUD SURF CLUB CO-OP
504201PW0020 ROSEFF, ERIC	SULLIVAN, COLLIN V	17 SAXTON ST	BOSTON	MA 02125 BOSTON	MA02125	FT LAUD SURF CLUB CO-OP
504201PW0030 MADEAU, GUY & CLAUDETTE L	MADEAU, MARIE & MADEAU, HELENE	3785 DU BARRACE #905	*LAVAL QC	CA H7P 5 *LAVAL QC	CAH7P 5	FT LAUD SURF CLUB CO-OP
504201PW0040 KENISON, ARTHUR M & JEANNE H	<Null>	126 KINGS HWY	HAMPTON	MI 3842 HAMPTON	MI3842	FT LAUD SURF CLUB CO-OP
504201PW0050 BROUSSEAU, ERIC &	BROUSSEAU, STEVE	1645 NOTR-DAVE WEST	*VICTORIAVILLE QC	CA G6P 7 *VICTORIAVILLE QC	CAG6P 7	FT LAUD SURF CLUB CO-OP
504201PW0060 MARMA, PATRICIA	<Null>	425 BAYSHORE DR #6	FORT LAUDERDALE	FL 33304 FORT LAUDERDALE	FL33304	FT LAUD SURF CLUB CO-OP
504201PW0070 CLARK, HOWARD L	<Null>	425 BAYSHORE DR #7	FORT LAUDERDALE	FL 33304 FORT LAUDERDALE	FL33304	FT LAUD SURF CLUB CO-OP
504201PW0080 MONGEAU, FRANCIENNE &	GRANDMONT, RENE	425 BAYSHORE DR #8	FORT LAUDERDALE	FL 33304 FORT LAUDERDALE	FL33304	FT LAUD SURF CLUB CO-OP
504201PW0090 MCKINLAY, HELEN & ROBERT T	<Null>	425 BAYSHORE DR 9	*NAGARA FALLS ON	CA 12E 5 *NAGARA FALLS ON	CA12E 5	FT LAUD SURF CLUB CO-OP
504201PW0100 MACCARONE, CARMEN &	MACCARONE, PATRICIA	6537 GLENGATE ST	FORT LAUDERDALE	FL 33304 FORT LAUDERDALE	FL33304	FT LAUD SURF CLUB CO-OP
504201PW0110 EMOND, PIERRE &	EMOND, NICOLE	425 BAYSHORE DR #11	FORT LAUDERDALE	FL 33304 FORT LAUDERDALE	FL33304	FT LAUD SURF CLUB CO-OP
504201PW0120 BARBER, RICHARD	SCHLANSKY, MATTHEW	425 BAYSHORE DR #11-A	FORT LAUDERDALE	FL 33304 FORT LAUDERDALE	FL33304	FT LAUD SURF CLUB CO-OP
504201PW0130 JETTE, MARC &	JETTE, LOUISE	425 BAYSHORE DR UNIT 12	FORT LAUDERDALE	FL 33304 FORT LAUDERDALE	FL33304	FT LAUD SURF CLUB CO-OP
504201PW0140 TONGE, ROBERT &	TONGE, JAMES D	PO BOX 357	WATERVILLE	ME 4903 WATERVILLE	ME04903	FT LAUD SURF CLUB CO-OP
504201PW0150 MORRISSEAU, JENNIFER T	TEAGUE, JACK C ETAL	24 BROOKLYN AVE	WATERVILLE	ME 4901 WATERVILLE	ME04901	FT LAUD SURF CLUB CO-OP
504201PW0160 DUKSTA, CAROLE S H/E	DUKSTA, FRANCIS JOSEPH	15 OAKHURST DR	FORT LAUDERDALE	FL 33304 FORT LAUDERDALE	FL33304	FT LAUD SURF CLUB CO-OP
504201PW0170 POTOSKI, JAMES S	<Null>	425 BAYSHORE DR UNIT 16	HAMPTON BAYS	NY 11946 HAMPTON BAYS	NY11946	FT LAUD SURF CLUB CO-OP
504201PW0180 SAMARCO, MADELEINE F LE	CARROLL, MADELEINE ETAL	425 BAYSHORE DR APT 18	FORT LAUDERDALE	FL 33304 FORT LAUDERDALE	FL33304	FT LAUD SURF CLUB CO-OP
504201PW0190 DESORMEAUX, MARCEL	LEFFBLY, JOHANNNE	409 RUE DE LA SEIGNEURIE	FORT LAUDERDALE	CA 15L 2 *ST-JEROME QC	CA15L 2	FT LAUD SURF CLUB CO-OP
504201PW0200 COSTELLO, ANN D LE	NORMAN, JAMES & BREEN, ANNE	4259 VIREO AVE	WOODLAWN	NY 10470 WOODLAWN	NY10470	FT LAUD SURF CLUB CO-OP
504201PW0210 DOERR, DWANE T	DOERR, CYNTHIA L	425 BAYSHORE DR #21	FORT LAUDERDALE	FL 33304 FORT LAUDERDALE	FL33304	FT LAUD SURF CLUB CO-OP
504201PW0220 CASTRO, CLARISA	<Null>	933 NW 123 DR	CORAL SPRINGS	FL 33071 CORAL SPRINGS	FL33071	FT LAUD SURF CLUB CO-OP
504201PW0230 BARBARA H GREENE REV TR	GREENE, BARBARA H TRSTEE	425 BAYSHORE DR APT 23	FORT LAUDERDALE	CA P6A 5 *SAULT STE MARIE ON	CAP6A 5	FT LAUD SURF CLUB CO-OP
504201PW0240 IANNELLI, GAETANO	IANNELLI, RAFFELINA	MAREL-405 RIVER RD	FORT LAUDERDALE	FL 33304 FORT LAUDERDALE	FL33304	FT LAUD SURF CLUB CO-OP
504201PW0250 ANTELLO, MICHAEL	<Null>	425 BAYSHORE DR UNIT 25	*SAULT STE MARIE ON	FL 33304 FORT LAUDERDALE	FL33304	FT LAUD SURF CLUB CO-OP
504201PW0260 PANTER, SAMUEL L	SPETEL, RICHARD	161 VAUGHNS GAP RD	FORT LAUDERDALE	CA G15 4 *QUEBEC QC	CAG15 4	FT LAUD SURF CLUB CO-OP
504201PW0270 MERICER, JEAN-LUC &	MERICER, SUZANNE ETAL	901-14 RUE DES JARDINS-MERICI	NASHVILLE	TN 37205 NASHVILLE	TN37205	FT LAUD SURF CLUB CO-OP
504201PW0280 ALAVANTHAN, ARY	<Null>	425 BAYSHORE DR APT 28	*QUEBEC QC	CA G15 4 *QUEBEC QC	CAG15 4	FT LAUD SURF CLUB CO-OP
504201PW0290 LAUGHLIN, ROBERT S & ABBY	<Null>	425 BAYSHORE DR #29	FORT LAUDERDALE	FL 33304 FORT LAUDERDALE	FL33304	FT LAUD SURF CLUB CO-OP
504201PW0300 CORMIER, JUDITH	TREPANIER, FRANCOIS ETAL	425 BAYSHORE DR #30	FORT LAUDERDALE	FL 33304 FORT LAUDERDALE	FL33304	FT LAUD SURF CLUB CO-OP
504201PW0310 TREPANIER, COLETTE &	<Null>	425 BAYSHORE DR	POINCA CITY	OK 74604 POINCA CITY	OK74604	FT LAUD SURF CLUB CO-OP
504201PW0320 AMIS, ROBERT R	<Null>	2300 CHAPEL HILL ROAD	MARSHFIELD	MA 02050 MARSHFIELD	MA02050	FT LAUD SURF CLUB CO-OP
504201PW0330 WALSH, DAVID & CATHERINE	SMODER, LINDA	20 GIBSON TER	FORT LAUDERDALE	FL 33304 FORT LAUDERDALE	FL33304	FT LAUD SURF CLUB CO-OP
504201PW0340 BARNOVITZ, GARY H/E	<Null>	425 BAYSHORE DR #34	FORT LAUDERDALE	FL 33304 FORT LAUDERDALE	FL33304	FT LAUD SURF CLUB CO-OP
504201PW0350 SHAMA, ALBERT H	<Null>	425 BAYSHORE DR 35	FORT LAUDERDALE	FL 33304 FORT LAUDERDALE	FL33304	FT LAUD SURF CLUB CO-OP
504201PW0360 SCHIFFELHUBER, PETER & THERESA	MCGRAL, ANITA &	7 MAPLE PLACE	FAIRFIELD	NI 7004 FAIRFIELD	NI07004	FT LAUD SURF CLUB CO-OP
504201PW0370 MCGRAU, JEAN PAUL &	<Null>	425 BAYSHORE DR #37	FORT LAUDERDALE	FL 33304 FORT LAUDERDALE	FL33304	FT LAUD SURF CLUB CO-OP
504201PW0380 GERHOLD, KAREN	<Null>	425 BAYSHORE DR APT 38	FORT LAUDERDALE	FL 33304 FORT LAUDERDALE	FL33304	FT LAUD SURF CLUB CO-OP
504201PW0390 HERMELING, MARGARET F	HERMELING, BILL D & HANRAHAN,	425 BAYSHORE DR APT 38	BURNSVILLE	MI 55306 BURNSVILLE	MI55306	FT LAUD SURF CLUB CO-OP
504201PW0400 CIOMO, LINDA	<Null>	425 BAYSHORE DR UNIT 40	FORT LAUDERDALE	FL 33304 FORT LAUDERDALE	FL33304	FT LAUD SURF CLUB CO-OP
504201PW0410 CLARK, BEVERLY A	<Null>	425 BAYSHORE DR UNIT 41	FORT LAUDERDALE	FL 33304 FORT LAUDERDALE	FL33304	FT LAUD SURF CLUB CO-OP
504201PW0420 SHIRBRON, KARYN &	ALSTON, DELORES	2423 WARFORD ST	PERRY	IA 50220 PERRY	IA50220	FT LAUD SURF CLUB CO-OP
504201PW0430 LAUDERDALE SURF APTS INC	<Null>	425 BAYSHORE DR APT 43	FORT LAUDERDALE	FL 33304 FORT LAUDERDALE	FL33304	FT LAUD SURF CLUB CO-OP
504201PW0440 NELSEN, ERIC HILDAUR &	NEILSEN, MARGARET O	133 VALLEY OAKS DR	SANTA ROSA	CA 95409 SANTA ROSA	CA95409	FT LAUD SURF CLUB CO-OP
504212CC0010 FRANK PLEVO TR	PLEVO, FRANK TRSTEE	100 QUAIL RUN RD	HENDERSON	NV 89014 HENDERSON	NV89014	FT LAUD SURF CLUB CO-OP
504212CC0020 KELLY, MICHAEL AND TERESITA	<Null>	301 N BIRCH ROAD UNIT 4N	FORT LAUDERDALE	FL 33304 FORT LAUDERDALE	FL33304	BIRCH POINTE CONDO
504212CC0030 BEALL, GLENN & NANCY FAMI LTD PRTN	<Null>	301 N BIRCH ROAD UNIT 5S	FORT LAUDERDALE	FL 33311 FORT LAUDERDALE	FL33311	BIRCH POINTE CONDO

CORMONA APTS CO-OP
Exhibit 2
13-1204
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150 Feet

FOR PARISH
 HOWARD COUNTY ENGINEER APPRAISER

CORONA APARTMENT INC
 DATE OF PRINT 03.01.2013

BAY SHORE DR

BAY SHORE DR

GRANDA ST

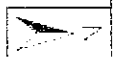
SEVILLE ST

N HITCHCOCK

CORONA APT.
 CO-OP

NUMBERS REPRESENT
 LAST 2 NUMBERS OF
 FOLIO

20
 40
 50
 60
 70
 80



Sec. 47-24.11. Historic designation of landmarks, landmark site or buildings and certificate of appropriateness.

B. Historic designation.

6. Criteria. The criteria for the designation of property as a landmark, landmark site or historic district shall be based on one (1) or more of the following criteria:

- a. Its value as a significant reminder of the cultural or archeological heritage of the city, state, or nation,
- b. Its location as a site of a significant local, state or national event,
- c. Its identification with a person or persons, who significantly contributed to the development of the city, state, or nation,
- d. Its identification as the work of a master builder, designer, or architect, whose individual work has influenced the development of the city, state, or nation,
- e. Its value as a building recognized for the quality of its architecture, and sufficient elements showing its architectural significance,
- f. Its distinguishing characteristics of an architectural style valuable for the study of a period, method of construction, or use of indigenous materials,
- g. Its character as a geographically definable area possessing a significant concentration, or continuity of sites, buildings, objects or structures united in past events or aesthetically by plan or physical development, or
- h. Its character as an established and geographically definable neighborhood, united in culture, architectural style or physical plan and development.

329 & 333 Birch Road – Historic Designation application 8H13

default.htm?cmd=ZOOMPARCEL&folio=504201NN0000&folionum=504201NN0010 - Windows Internet Explorer

17.243.5/default.htm?cmd=ZOOMPARCEL&folio=504201NN0000&folionum=504201NN0010

Tools Help

Get more Add-ons

City of Fort Lauderdale - Hist...

Home Feeds (1) Read Mail Print Page Safety Tools



[Click Here to Return to our Homepage](#)

[Click here to see instructions for use](#)

OWNER ADDRESS FOLIO HELP MAP SIZE



Calculated Area

Area of Polygon (Sq Feet):

Area of Polygon (Acres):

Number of Vertices:

Total Length (ft):

Segment Length (ft):

SELECTED PROPERTY-FOLIO: 504201NN0000

2013 AERIALS

Source: Broward County Property Appraiser

0 60 ft

Internet

13 Micr... 2 Micro... 2 Inter... NW-RAC... 5 Adob... 3 Wind... Microsoft... 329 & 33...

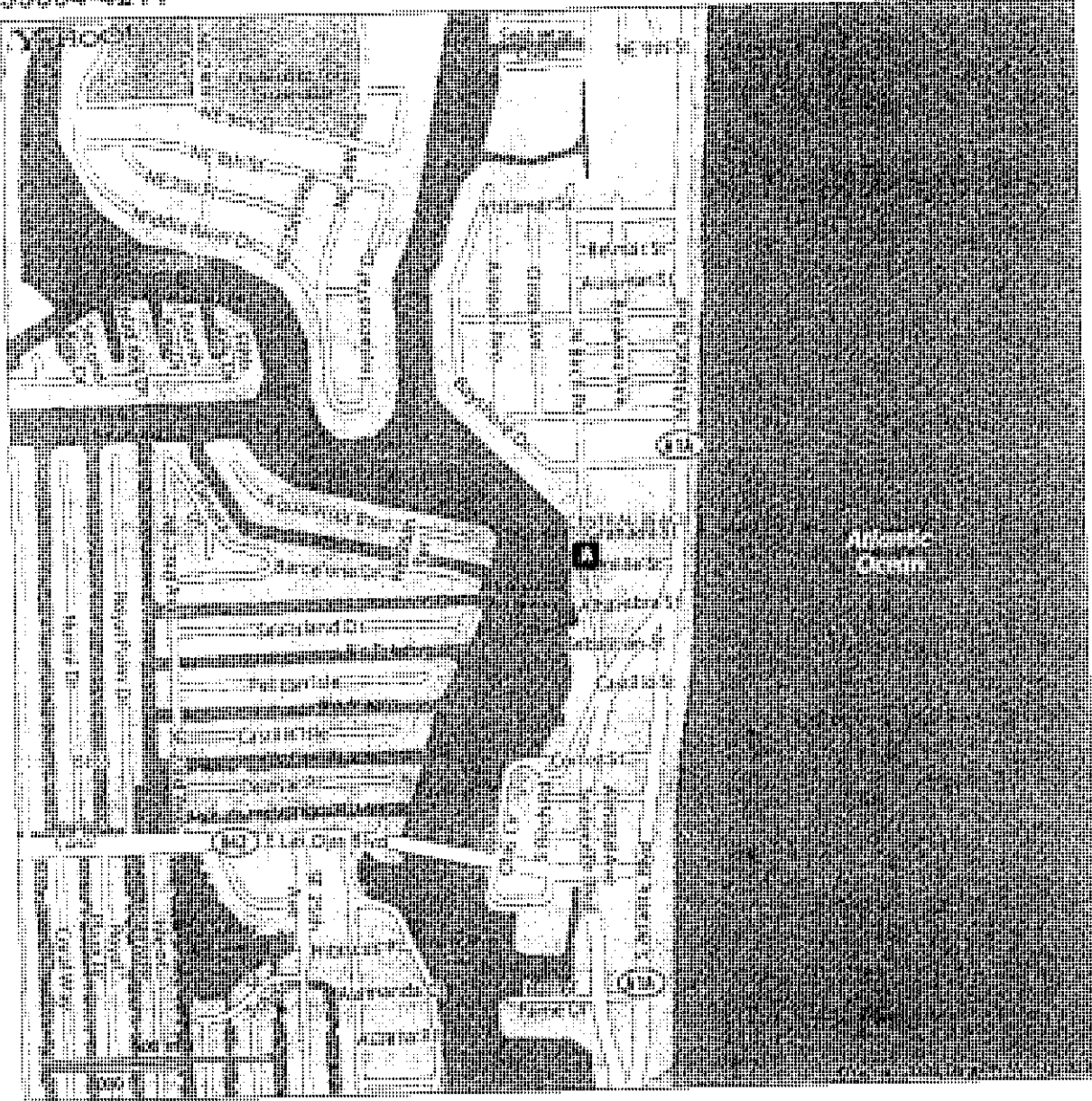


333 Birch Road

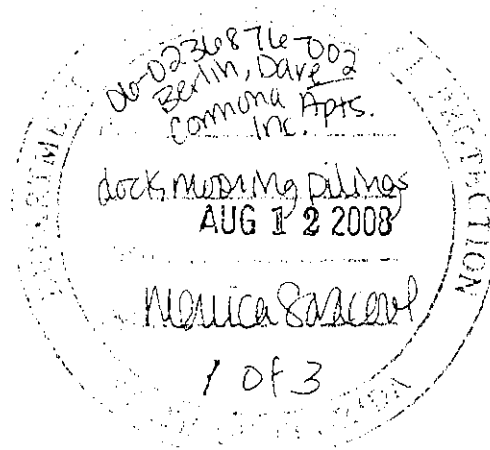
0 58 ft

Created on 3/6/2013 5:32:03 PM using ArcIMS 4.0.1. Source: Broward County Property Appraiser

Map of 329 N Birch Rd, Fort Lauderdale, FL 33304-4211

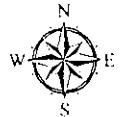


When using any driving directions or map, it's a good idea to do a reality check and make sure the road still exists, watch out for construction, and follow all traffic safety precautions. This is only to be used as an aid in planning.



ZONING MAP

ATLANTIC OCEAN
INTRACOASTAL WATERWAY (IOA)



0 0.25 0.5 1 Miles



OFFICIAL CITY OF FORT LAUDERDALE ZONING MAP
AS ADOPTED JUNE 17, 1997 AND AS AMENDED
AS OF JUNE 19, 2012

Map Legend
Cemeteries
Zones
Zoning Designations
Fronting

CITY OF FORT LAUDERDALE
DEPARTMENT OF SUSTAINABLE DEVELOPMENT



**OFFICIAL CITY OF FORT LAUDERDALE ZONING MAP
AS ADOPTED JUNE 17, 1997 AND AS AMENDED
AS OF JUNE 19, 2012**

Map Legend
 Corporate Limits
 Zoning
 Zoning Designations
 Pending



**CITY OF FORT LAUDERDALE
DEPARTMENT OF SUSTAINABLE DEVELOPMENT**

BROWARD COUNTY, FLORIDA 2012 REAL ESTATE NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS FOLIO / ALT KEY: 56700

ACCOUNT NUMBER	ES. JW CODE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	MILLAGE CODE
504201-NN-0070		71,690	SEE BELOW	SEE BELOW	0312

DAVID N BERLIN TR
 BERLIN, DAVID N TRSTEE
 1330 MAIN ST
 MANITOV BEACH, MI
 49253

*pd by
 CLK
 11/8/12*

Legal Description:
 CORMONA APTS CO-OP
 UNIT 7

PAY YOUR TAXES ONLINE AT:
<https://www.broward.county-taxes.com>

AD VALOREM TAXES

TAXING AUTHORITY	MILL RATE	ASSESSED VALUE	EXEMPTION VALUE	TAXABLE VALUE	TAXES LEVIED
BROWARD COUNTY COMMISSION					
COUNTYWIDE SERVICES	5.2576	71,690		71,690	376.92
VOTED DEBT	0.2954	71,690		71,690	21.18
BROWARD CO SCHOOL BOARD					
CAPITAL OUTLAY	1.5000	71,690		71,690	107.53
GENERAL FUND	5.9560	71,690		71,690	426.99
SO FLORIDA WATER MANAGEMENT					
EVERGLADES C.P.	0.0613	71,690		71,690	4.39
OKEECHOBEE BASIN	0.1919	71,690		71,690	13.76
SFWM DISTRICT	0.1757	71,690		71,690	12.60
NORTH BROWARD HOSPITAL	1.8564	71,690		71,690	133.09
CHILDREN'S SVCS COUNCIL OF BC	0.4902	71,690		71,690	35.14
CITY OF FORT LAUDERDALE					
FT LAUDERDALE OPER	4.1193	71,690		71,690	295.31
DEBT SERVICE	0.2149	71,690		71,690	15.41
FL INLAND NAVIGATION	0.0345	71,690		71,690	2.47
TOTAL MILLAGE 20.1532					TOTAL AD VALOREM TAXES 1,444.79

SEE REVERSE SIDE FOR INSTRUCTIONS

NON - AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	AMOUNT
FT LAUDERDALE FIRE-RESCUE	135.00
TOTAL NON-AD VALOREM ASSESSMENTS 135.00	
SEE REVERSE SIDE FOR IMPORTANT INFORMATION	
COMBINED TAXES AND ASSESSMENTS 1,579.79	
IF PAID BY	PLEASE PAY
Nov 30, 2012	Nov 30, 2012
Dec 31, 2012	Dec 31, 2012
Jan 31, 2013	Jan 31, 2013
Feb 28, 2013	Feb 28, 2013
Mar 31, 2013	Mar 31, 2013
	\$1,516.60
	\$1,532.40
	\$1,548.19
	\$1,563.99
	\$1,579.79

*DAVID BERLIN
 PROOF OF OWNERSHIP
 2 OF 7. OTHERS HELD BY
 OTHER LEASEES.*

BROWARD COUNTY, FLORIDA 2012 REAL ESTATE FOLIO | ALT KEY: 567002
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ES. JW CODE	ASSESSED VALUE	EXEMPTIONS	TAXABLE VALUE	MILLAGE CODE
504201-NN-0050		235,400	SEE BELOW	SEE BELOW	0312

Legal Description:
 CORMONA APTS CO-OP
 UNIT 5

DAVID N BERLIN TR
 BERLIN, DAVID N TRSTEE
 1330 MAIN ST
 MANITOU BEACH, MI
 49253

PAY YOUR TAXES ONLINE AT:
<https://www.broward.county-taxes.com>

AD VALOREM TAXES

TAXING AUTHORITY	MILL RATE	ASSESSED VALUE	EXEMPTION VALUE	TAXABLE VALUE	TAXES LEVIED
BROWARD COUNTY COMMISSION					
COUNTYWIDE SERVICES	5.2576	235,400		235,400	1,237.64
VOTED DEBT	0.2954	235,400		235,400	69.54
BROWARD CO SCHOOL BOARD					
CAPITAL OUTLAY	1.5000	235,400		235,400	353.10
GENERAL FUND	5.9560	235,400		235,400	1,402.04
SO FLORIDA WATER MANAGEMENT					
EVERGLADES C.P.	0.0613	235,400		235,400	14.43
OKEECHOBEE BASIN	0.1919	235,400		235,400	45.17
SFWMD DISTRICT	0.1757	235,400		235,400	41.36
NORTH BROWARD HOSPITAL	1.8564	235,400		235,400	437.00
CHILDREN'S SVCS COUNCIL OF BC	0.4902	235,400		235,400	115.39
CITY OF FORT LAUDERDALE					
FT LAUDERDALE OPER	4.1193	235,400		235,400	969.68
DEBT SERVICE	0.2149	235,400		235,400	50.59
FL INLAND NAVIGATION	0.0345	235,400		235,400	8.12
TOTAL MILLAGE 20.1532					TOTAL AD VALOREM TAXES 4,744.06

NON - AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	AMOUNT
FT LAUDERDALE FIRE-RESCUE	135.00
TOTAL NON-AD VALOREM ASSESSMENTS 135.00	

SEE REVERSE SIDE FOR
 IMPORTANT INFORMATION

COMBINED TAXES AND ASSESSMENTS

4,879.06

IF PAID BY	Nov 30, 2012	Dec 31, 2012	Jan 31, 2013	Feb 28, 2013	Mar 31, 2013
PLEASE PAY	\$4,683.90	\$4,732.69	\$4,781.48	\$4,830.27	\$4,879.06

SEE REVERSE SIDE FOR INSTRUCTIONS



Site Address	333 N BIRCH ROAD 2 , FORT LAUDERDALE	ID #	5042 01 NN 0020
Property Owner	CORMONA FT LAUDERDALE LLC	Millage	0312
Mailing Address	8 MAPLE ST PERRYSBURG OH 43551	Use	05
Abbreviated Legal Description	CORMONA APTS CO-OP UNIT 2		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values
Click here to see 2012 Exemptions and Taxable Values as reflected on the Nov. 1, 2012 tax bill.

Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2013	\$19,470	\$175,270	\$194,740	\$194,740	
2012	\$20,330	\$182,970	\$203,300	\$203,300	\$4,232.14
2011	\$21,370	\$192,370	\$213,740	\$213,740	\$4,427.86

IMPORTANT: The 2013 values currently shown are "roll over" values from 2012. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2013, to see the actual proposed 2013 assessments and portability values.

2013 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$194,740	\$194,740	\$194,740	\$194,740
Portability	0	0	0	0
Assessed/SOH	\$194,740	\$194,740	\$194,740	\$194,740
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$194,740	\$194,740	\$194,740	\$194,740

Sales History					Land Calculations		
Date	Type	Price	Book	Page	Price	Factor	Type
5/15/2003	CPT	\$220,000	36776	1419			
1/1/1987	CPT	\$60,000	14086	494			
4/1/1967	CPT	\$15,000					
Adj. Bldg. S.F.						950	
Units/Beds/Baths						1/2/2	

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
R								
1								



Site Address	333 N BIRCH ROAD 1, FORT LAUDERDALE	ID #	5042 01 NN 0010
Property Owner	BARBARA E TINSLER TR TINSLER, BARBARA E TRSTEE	Millage	0312
Mailing Address	1155 AUBORNE RD ADRIAN MI 49221	Use	05

Abbreviated Legal Description	CORMONA APTS CO-OP UNIT 1
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The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Click here to see 2012 Exemptions and Taxable Values as reflected on the Nov. 1, 2012 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2013	\$19,470	\$175,270	\$194,740	\$194,740	
2012	\$20,330	\$182,970	\$203,300	\$203,300	\$4,232.14
2011	\$21,370	\$192,370	\$213,740	\$213,740	\$4,427.86

IMPORTANT: The 2013 values currently shown are "roll over" values from 2012. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2013, to see the actual proposed 2013 assessments and portability values.

2013 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$194,740	\$194,740	\$194,740	\$194,740
Portability	0	0	0	0
Assessed/SOH	\$194,740	\$194,740	\$194,740	\$194,740
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$194,740	\$194,740	\$194,740	\$194,740

Sales History					Land Calculations		
Date	Type	Price	Book	Page	Price	Factor	Type
4/8/2003	CPT	\$119,200	35171	399			
3/23/1995	CPT		23342	77			
			5411	13			
					Adj. Bldg. S.F.		950
					Units/Beds/Baths		1/2/2

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
R								
1								



Site Address	333 N BIRCH ROAD 3 , FORT LAUDERDALE	ID #	5042 01 NN 0030
Property Owner	JAKEWAY,PATRICK & WENTWORTH,LAWRENCE	Millage	0312
Mailing Address	615 HANNA ST BIRMINGHAM MI 48009	Use	05

Abbreviated Legal Description	CORMONA APTS CO-OP UNIT 3
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The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Click here to see 2012 Exemptions and Taxable Values as reflected on the Nov. 1, 2012 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2013	\$13,940	\$125,460	\$139,400	\$139,400	
2012	\$14,550	\$130,970	\$145,520	\$145,520	\$3,067.70
2011	\$15,300	\$137,700	\$153,000	\$153,000	\$3,207.93

IMPORTANT: The 2013 values currently shown are "roll over" values from 2012. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2013, to see the actual proposed 2013 assessments and portability values.

2013 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$139,400	\$139,400	\$139,400	\$139,400
Portability	0	0	0	0
Assessed/SOH	\$139,400	\$139,400	\$139,400	\$139,400
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$139,400	\$139,400	\$139,400	\$139,400

Sales History				
Date	Type	Price	Book	Page
3/21/2008	CPT-T		45212	328
3/21/2008	CPT-Q	\$230,000	45212	324
8/1/2005	CPT	\$170,000	40419	1563

Land Calculations		
Price	Factor	Type
Adj. Bldg. S.F.		680
Units/Beds/Baths		1/1/1

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
R								
1								



Site Address	333 N BIRCH ROAD 4 , FORT LAUDERDALE	ID #	5042 01 NN 0040
Property Owner	LAPLANT, LORENA H/E LAPLANT, RON	Millage	0312
Mailing Address	333 N BIRCH RD #4 FORT LAUDERDALE FL 33308-5703	Use	05
Abbreviated Legal Description	CORMONA APTS CO-OP UNIT 4		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Click here to see 2012 Exemptions and Taxable Values as reflected on the Nov. 1, 2012 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2013	\$16,810	\$151,290	\$168,100	\$168,100	
2012	\$17,550	\$157,930	\$175,480	\$175,480	\$2,850.23
2011	\$18,450	\$166,050	\$184,500	\$184,500	\$3,021.83
<p>IMPORTANT: The 2013 values currently shown are "roll over" values from 2012. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2013, to see the actual proposed 2013 assessments and portability values.</p>					

2013 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$168,100	\$168,100	\$168,100	\$168,100
Portability	0	0	0	0
Assessed/SOH 08	\$168,100	\$168,100	\$168,100	\$168,100
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$25,000	0	\$25,000	\$25,000
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$118,100	\$143,100	\$118,100	\$118,100

Sales History				
Date	Type	Price	Book	Page
10/24/2007	CPT-Q	\$255,000	45266	1696
3/15/2002	CPT	\$140,000	33082	156
6/7/1995	CPT	\$68,100	23548	409
1/1/1986	CPT	\$58,000	13140	51

Land Calculations		
Price	Factor	Type
Adj. Bldg. S.F.		820
Units/Beds/Baths		1/2/1

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
R								
1								



Site Address	333 N BIRCH ROAD 5 , FORT LAUDERDALE	ID #	5042 01 NN 0050
Property Owner	DAVID N BERLIN TR BERLIN,DAVID N TRSTEE	Millage	0312
Mailing Address	1330 MAIN ST MANITOU BEACH MI 49253	Use	05

Abbreviated Legal Description	CORMONA APTS CO-OP UNIT 5
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The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Click here to see 2012 Exemptions and Taxable Values as reflected on the Nov. 1, 2012 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2013	\$22,550	\$202,950	\$225,500	\$225,500	
2012	\$23,540	\$211,860	\$235,400	\$235,400	\$4,879.06
2011	\$24,750	\$222,750	\$247,500	\$247,500	\$5,105.92

IMPORTANT: The 2013 values currently shown are "roll over" values from 2012. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2013, to see the actual proposed 2013 assessments and portability values.

2013 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$225,500	\$225,500	\$225,500	\$225,500
Portability	0	0	0	0
Assessed/SOH	\$225,500	\$225,500	\$225,500	\$225,500
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$225,500	\$225,500	\$225,500	\$225,500

Sales History					Land Calculations		
Date	Type	Price	Book	Page	Price	Factor	Type
2/17/2003	CPT	\$176,000	34745	347			
7/25/1995	CPT	\$100	23888	87			
10/1/1981	CPT	\$80,000	9845	474			
7/1/1979	CPT	\$50,000					
						Adj. Bldg. S.F.	1100
						Units/Beds/Baths	1/3/2

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
R								
1								



Site Address	333 N BIRCH ROAD 6 , FORT LAUDERDALE	ID #	5042 01 NN 0060
Property Owner	LEE ANNE SNOOK TR SNOOK, LEE ANNE TRSTEE	Millage	0312
Mailing Address	315 W WOOSTER ST BOWLING GREEN OH 43402	Use	05
Abbreviated Legal Description	CORMONA APTS CO-OP UNIT 6		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Click here to see 2012 Exemptions and Taxable Values as reflected on the Nov. 1, 2012 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2013	\$22,550	\$202,950	\$225,500	\$225,500	
2012	\$23,540	\$211,860	\$235,400	\$235,400	\$4,879.06
2011	\$24,750	\$222,750	\$247,500	\$247,500	\$5,105.92

IMPORTANT: The 2013 values currently shown are "roll over" values from 2012. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2013, to see the actual proposed 2013 assessments and portability values.

2013 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$225,500	\$225,500	\$225,500	\$225,500
Portability	0	0	0	0
Assessed/SOH	\$225,500	\$225,500	\$225,500	\$225,500
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$225,500	\$225,500	\$225,500	\$225,500

Sales History					Land Calculations		
Date	Type	Price	Book	Page	Price	Factor	Type
3/23/2010	CPT-T	\$100	46973	279			
3/17/2010	CPT-T	\$100	46973	275			
3/12/2010	CPT-Q	\$315,000	46973	270			
4/8/2003	CPT	\$130,700	35171	392			
11/1/2002	CPT	\$100	34321	257			
						Adj. Bldg. S.F.	1100
						Units/Beds/Baths	1/3/2

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
R								
1								



Site Address	333 N BIRCH ROAD 7 , FORT LAUDERDALE	ID #	5042 01 NN 0070
Property Owner	DAVID N BERLIN TR BERLIN, DAVID N TRSTEE	Millage	0312
Mailing Address	1330 MAIN ST MANITOV BEACH MI 49253	Use	04

Abbreviated Legal Description	CORMONA APTS CO-OP UNIT 7
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The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Click here to see 2012 Exemptions and Taxable Values as reflected on the Nov. 1, 2012 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2013	\$6,870	\$61,810	\$68,680	\$68,680	
2012	\$7,170	\$64,520	\$71,690	\$71,690	\$1,579.79
2011	\$7,540	\$67,840	\$75,380	\$75,380	\$1,648.96

IMPORTANT: The 2013 values currently shown are "roll over" values from 2012. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2013, to see the actual proposed 2013 assessments and portability values.

2013 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$68,680	\$68,680	\$68,680	\$68,680
Portability	0	0	0	0
Assessed/SOH	\$68,680	\$68,680	\$68,680	\$68,680
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$68,680	\$68,680	\$68,680	\$68,680

Sales History				
Date	Type	Price	Book	Page
6/22/2004	CPT	\$63,000	38036	522
11/1/2002	CPT	\$100	34321	246
3/23/1995	CPT		23342	73
1/1/1987	CPT	\$22,500	14142	437

Land Calculations		
Price	Factor	Type
Adj. Bldg. S.F.		335
Units/Beds/Baths		1/1/1

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
R								
1								

State of Florida



Department of State

I certify the attached is a true and correct copy of the Articles of Incorporation, as amended to date, of CORMONA APARTMENTS, INC., a corporation organized under the laws of the State of Florida, as shown by the records of this office.

The document number of this corporation is 177855.

PROOF OF
CORPORATE STATUS

Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capitol, this the
Twenty-second day of December, 2003



CR2EO22 (2-03)

Glenda E. Hood

Glenda E. Hood
Secretary of State

MAR 22 1954

CERTIFICATE OF INCORPORATION
OF
CORMONA APARTMENTS, INC.



SECRETARY OF STATE
Tallahassee, Florida

We, the undersigned, associate ourselves to become a Florida corporation for profit.

ARTICLE I.

APPROVED AND FILED

The name of the corporation shall be CORMONA APARTMENTS, INC.

J. A. Finney

ARTICLE II.

The general nature of the business to be transacted shall be the following: Purchase, sale, and rental of real property and operation and maintenance of buildings and other interests in real property.

ARTICLE III.

The maximum authorized capital stock of this corporation shall be 1,000 shares of common stock of the par value of \$1.00 each.

ARTICLE IV.

The amount of capital with which this corporation shall commence business shall be not less than Five Hundred Dollars (\$500.00).

ARTICLE V.

This corporation shall have a perpetual existence.

ARTICLE VI.

The principal office of said corporation shall be at 329 North Birch Road, Fort Lauderdale, Broward County, Florida, with the privilege of having branch offices at other places within, or without, the State of Florida.

ARTICLE VII.

The number of directors of this corporation shall be not less than three and not more than five.

ARTICLE VIII.

The names and post-office addresses of the first Board of Directors of this corporation and the officers, all of whom shall hold office for the first year or until their successors are chosen, are:

- | | | |
|------------|----------------------|--|
| Directors: | Arthur V. Moninger | 329 North Birch Road
Fort Lauderdale, Florida |
| | Willard M. Cornelius | 2177 East Milwaukee Ave.
Detroit 11, Michigan |
| | Olen E. Luke | 2177 East Milwaukee Ave.
Detroit 11, Michigan |

President: Arthur V. Moninger 329 North Birch Road
 Port Lauderdale, Florida

Secretary: Willard M. Cornelius 2177 East Milwaukee Ave.
 Detroit 11, Michigan

Treasurer: Glen E. Luke 2177 East Milwaukee Ave.
 Detroit 11, Michigan

ARTICLE IX.

The name and post-office address of each subscriber and the number of shares of stock which each agrees to take are:

<u>Name</u>	<u>Address</u>	<u>Shares</u>
Arthur V. Moninger	329 North Birch Road Port Lauderdale, Florida	520
Willard M. Cornelius	2177 East Milwaukee Ave. Detroit 11, Michigan	200
Glen E. Luke	2177 East Milwaukee Ave. Detroit 11, Michigan	320

ARTICLE X.

The stockholders shall have the power to enact by-laws, but, upon by-laws being enacted and adopted, no amendment to them shall thereafter be made except by the affirmative vote of the holders of record of sixty per cent (60%) of the stock of the corporation.

ARTICLE XI.

A conveyance or mortgage of real property of the corporation can be made only upon the consent, in writing, of stockholders of record holding sixty per cent (60%) of the outstanding stock of the corporation. This restriction shall apply also to the corporation's leasing its real property, other than its leasing apartments and other than its leasing garage or car-parking space. This restriction shall not apply and in no way shall it limit the corporation's leasing any, or all, of its apartments, for any period or term, definite or indefinite, nor shall this restriction in any way affect the corporation's leasing garage or car-parking space.

ARTICLE XII.

No amendment, as to this article, Article XII, and as to Article III of this certificate of incorporation can be made except upon the affirmative vote of holders of record of sixty per cent (60%) of the stock of the corporation.

ARTICLE XIII.

No amendment, as to Article XI of this certificate of incorporation, can be made except upon the affirmative vote of holders of record of sixty per cent (60%) of the stock of the corporation.

ARTICLE XIV.

Each of the original incorporators of this corporation shall have the right, after the organization of same, to assign and deliver his subscription of stock herein to any other person or persons who may hereafter become subscribers to the capital stock of this corporation, who, upon acceptance of such assignment, shall

stand in lieu of the said original incorporator and assume and carry out all the rights, liabilities, and duties entailed by said subscription, subject to the laws of the State of Florida and the execution of this power.

IN WITNESS OF THE FOREGOING, we have hereunto set our hands and seals at Fort Lauderdale, Florida, March 19, 1954.

Arthur O. Moninger (SEAL)

Willard M. Cornelius (SEAL)

Glen E. Luke (SEAL)

STATE OF FLORIDA

COUNTY OF BROWARD

I HEREBY CERTIFY that on this 19th day of March 1954 personally appeared before me, the undersigned authority, ARTHUR V. FOLMERT, WILLARD M. CORNELIUS, and GLEN E. LUKE, to me well known and known by me to be the persons of that name described in, and who severally acknowledged to me that they executed the foregoing Articles of Incorporation as their free and voluntary act and deed for the uses and purposes therein set forth and expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal at Fort Lauderdale, Florida.

Thomas K. Buckley
Notary Public, State of Florida

CERTIFICATE OF DECREASE OF CAPITAL STOCK OF CORMONA APARTMENTS, INC.
Principal Office: 329 North Birch Road, Fort Lauderdale, Florida, Broward County.

We, the undersigned, being the President and Secretary of
Cormona Apartments, Inc., a corporation existing under the provisions
of the laws of Florida, Chapter 608 thereof, as amended, do hereby
certify, as required by Section 608.3 of said chapter:

That at a meeting of stockholders of said corporation called
for the purpose of reducing its authorized capital stock, and held at
the office of said corporation on the 5th day of March, A.D., 1956, it
was resolved, by a majority vote of the capital stock of said corporation,
that the authorized capital stock be reduced from one thousand and forty
(1,040) shares of par value one dollar (\$1.00) each, by the cancellation
and retirement of one hundred and forty-seven (147) shares of par value
one dollar (\$1.00) each, and that the authorized capital stock is now
stated to be eight hundred and ninety-three (893) shares of par value
one dollar (\$1.00) each,

That the aforementioned resolution reducing the authorized
capital stock of said corporation was effected by an amendment of the
Certificate of Incorporation, Article Third thereof, which will now read
as follows:

ARTICLE III. The maximum authorized capital
stock of this corporation shall be 893 shares
of common stock of the par value of \$1.00 each.

*of the foregoing certificate shall not be valid inasmuch as it is
not in compliance with the provisions of the laws of Florida*
IN WITNESS WHEREOF, we hereunto sign our names this 11th

day of March, A.D. 1956.

CORMONA APARTMENTS, INC.

P. G. Gray

Wm. C. ...
Secretary

...
President

(Corporate Seal)

RECEIVED
MAR 26 10 14
STATE
FLORIDA
...

State of Florida)
) SS:
County of Broward)

On this 17th day of March A. D., 1956, before me
a Notary Public in and for said county, personally appeared G. E.
Lake and W. V. Cornelius, President and Secretary of Cormona Apartments,
Inc., respectively, known to me to be the persons named in, and who
executed the foregoing instrument, and acknowledged that they executed
the same freely and for the intents and purposes therein stated.

Carl J. Rosin
Notary Public, Broward County,
State of Florida

Notary Public, State of Florida at large
My commission expires Nov. 9, 1959
Bonded by American Surety Co. of N. Y.

(Notarial Seal)

My commission expires _____

BEGINNING AT A POINT ON THE NORTH LINE OF LAUDER DEL MAR ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 10, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE WESTERLY ALONG BIRCH BOULEVARD, BEING THE WESTERLY LINE OF BLOCK NINE, AS SHOWN BY SAID PLAT, THENCE RUNNING NORTHERLY ALONG THE WESTERLY LINE OF BIRCH BOULEVARD EXTENDED, TO A POINT ONE HUNDRED (100) FEET, MEASURED AT RIGHT ANGLES FROM THE NORTH LINE OF SAID LAUDER DEL MAR; THENCE RUNNING WESTERLY PARALLEL TO THE NORTHERLY LINE OF SAID LAUDER DEL MAR TO THE NEW RIVER SOUND; THENCE SOUTHERLY ALONG THE EASTERLY SHORE OF NEW RIVER SOUND TO THE NORTHWEST CORNER OF LOT ONE (1), BLOCK NINE (9), LAUDER DEL MAR, AS SHOWN BY SAID PLAT; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT ONE (1) TO THE POINT OF BEGINNING.

DATA CONTROL MAP, FILE NO. 00-24,200, SHEET 16 OF 20.
 THE CO-ORDINATES AND DIMENSIONS AS SHOWN ON THIS DRAWING MEET OR EXCEED THE 1 FOOT TOLERANCE REQUIREMENTS OF THE CORPS OF ENGINEERS.
 6. THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.
 7. LEGEND:
 (C) = CALCULATED
 P.B. = PLAT BOOK
 B.C.R. = BROWARD COUNTY RECORDS

N. BIRCH ROAD

S05°44'08"E 100.33'(C)

#329-333 N. BIRCH ROAD

"LAUDER DEL MAR"
 (P.B. 7, PG. 30 B.C.R.)

"BIRCH ESTATES"
 (P.B. 23, PG. 24 B.C.R.)

N88°53'52"E 218.85'(C)

N47°23'54"W 144.73'(C)

S88°53'52"W
 122.32'(C)

POINT OF BEGINNING

FOUND ARMY CORPS MONUMENT "BO ED 03A"
 (Y)652,684.54
 (X)793,133.55

3' CONCRETE SIDEWALK

(Y)652,668.95
 (X)793,133.53

(Y)652,657.83
 (X)793,123.46

(Y)652,695.79
 (X)793,103.87

CUT BW-38
 STATION 00+00.00
 (Y)652,317.58
 (X)792,815.33

DOLPHIN PILE(TYPICAL)

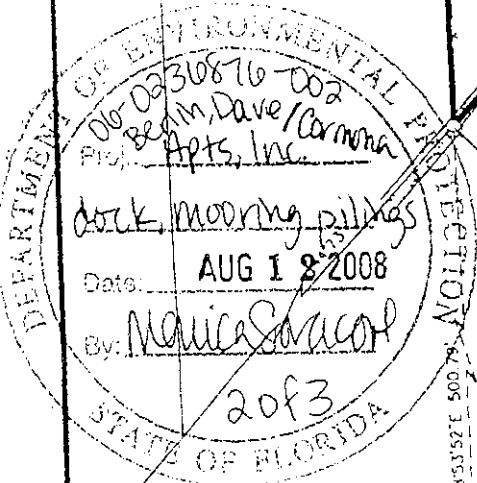
(Y)652,746.65
 (X)793,063.92

(Y)652,698.09
 (X)793,078.98

INTRACOASTAL WATERWAY

CENTERLINE OF INTRACOASTAL WATERWAY CANAL

S31°00'31"E 115.36'
 CUT BW-37



CUT BW-37
 STATION 00+00.00
 (Y)653,671.34
 (X)792,001.63

JASON H. PINNELL
 PROFESSIONAL SURVEYOR & MAPPER
 LICENSE NO. 5734 - STATE OF FLORIDA

SCALE: 1" = 30'	SKETCH NO.: 08-0659
DRAWN BY: J.P.	SHEET 1 OF 1

Cormona Apartments

329 - 333 North Birch Road

FORT LAUDERDALE, FLORIDA

ONE BLOCK FROM THE OCEAN

On The INTRACOASTAL WATERWAY

ONE, TWO AND THREE BEDROOM APARTMENTS

OPEN ALL YEAR

SEASONAL, MONTHLY AND WEEKLY RATES

An opportunity for easy relaxation in a restful and quiet atmosphere; gay, tropical flowers and shrubbery, blue skies, bright sunshine, soft breezes; all these encouragements to a natural feeling of well-being; plenty of room for sun bathing, easy chairs designed for lounging; an ever changing and always colorful panorama of the Intracoastal Waterway and its farther shore.

Indoors, the Cormona offers you comfort, convenience and unobtrusive luxury. Living rooms are of generous size with furniture and furnishings of the finest quality. Bedrooms are tastefully decorated, larger than average, with commodious closets and twin beds fitted with restful inner-spring mattresses. Kitchens are all electric and fully supplied with all necessary equipment. Bath rooms have both tubs and showers. Linen, silver, china and glassware are of excellent quality. Every facility for gracious vacation living is yours.



chairs for sunbathing and restful relaxation will add to your enjoyment.

7. **PARKING** — Adequate parking area will save you the hazards of leaving your car in the street.

8. **FURNITURE** — Comfortable chairs and couches, convenient lamps, adequate tables, first-rate mattresses, ample closet and drawer space; all these can be combined into a harmonious arrangement to provide not only solid comfort but eye-appeal as well.

9. **FURNISHINGS** — Fully carpeted floors, tastefully selected drapes and attractive pictures give you the feeling of living in a comfortable home.

10. **EQUIPMENT** — Whether you use them frequently or not, it is nice to have a generous supply of glassware, china, silverware and linens. Elec-

Fort Lauderdale Beach is famous for its many fine apartment buildings. It is quite likely that you will be happy and comfortable in any one of a number of them. With the intention of being helpful, and at the same time emphasizing the advantages of the Cormona, we would like to mention a few things which you may want to consider in making your selection.

1. **LOCATION** — Many people prefer to be near the beach but not directly on it. In good weather an ocean view is fine, but in rain and wind which we have occasionally, a direct ocean exposure involves some discomfort and annoyance. By locating one or two hundred yards from the ocean you can have all the advantages of the beach with none of its disadvantages.

2. **NEIGHBORHOOD** — If you want rest and relaxation, it is important to choose a spot somewhat removed from the congested area. An afternoon

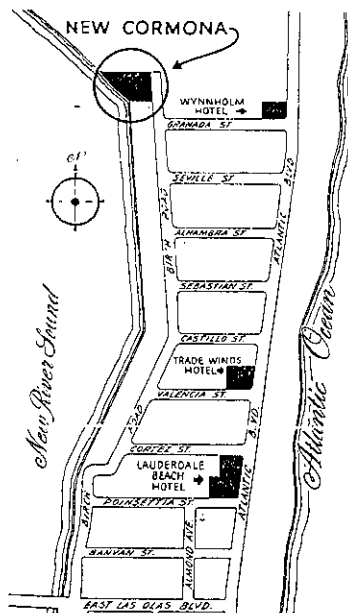
siesta or a good night's sleep is not helped by traffic noises or the sounds which necessarily accompany crowds of people.

3. **SIZE OF BUILDING** — Larger buildings naturally have a wider variety of occupants, usually including a few who like to come home at night noisy and late. Smaller buildings which carefully select their tenants offer a better chance of quiet, congenial neighbors.

4. **SIZE OF ROOMS** — There is no reason why you should put up with narrow, cramped quarters when rooms of more generous size are available.

5. **KITCHENS** — Cubby hole kitchens can be made to look cute and they are usually adequate for breakfasts. If you expect to dine or entertain at home you will be better off with full size refrigerator, range, oven and sink with plenty of room to operate in.

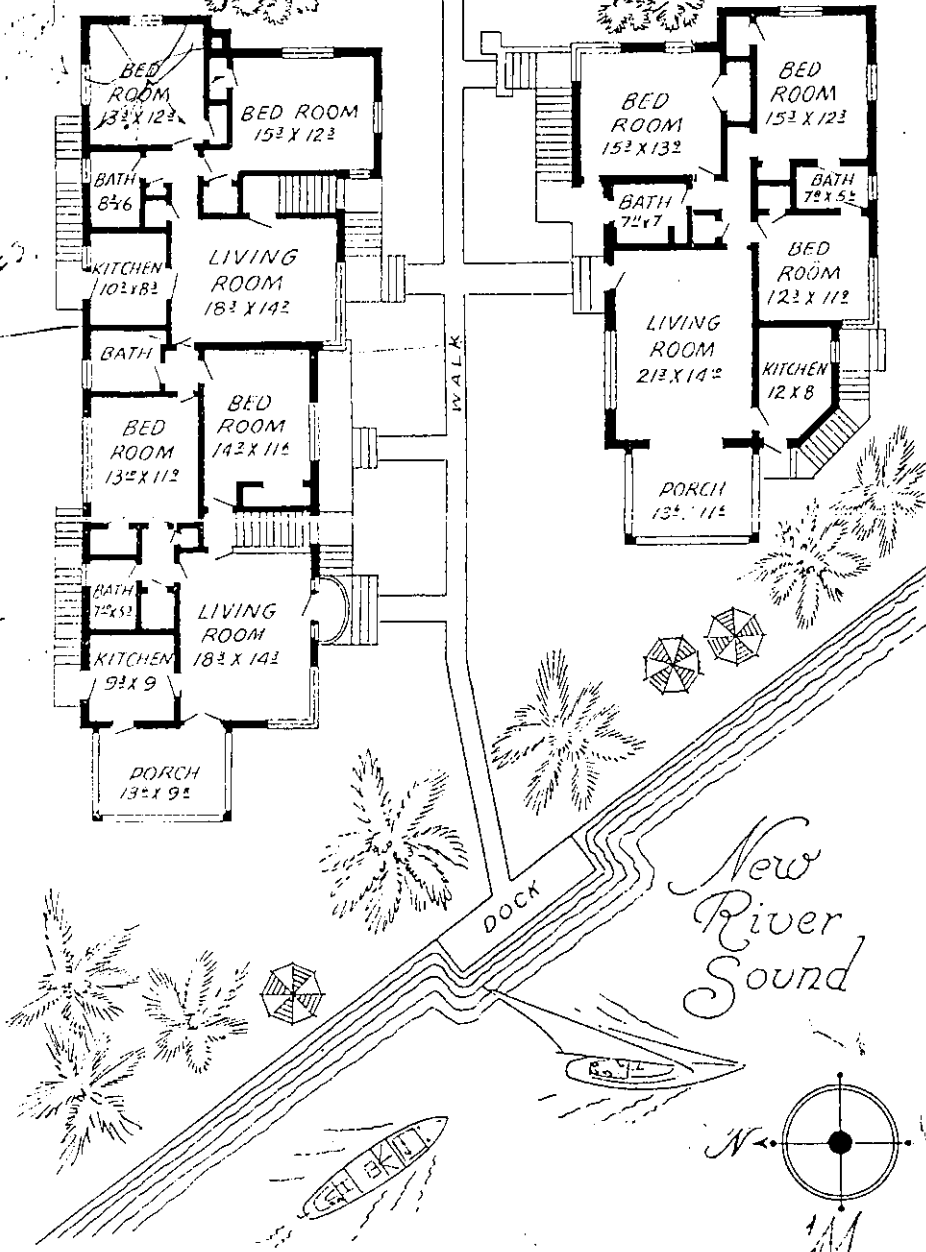
6. **GROUNDS** — A spacious lawn with trees for shade and comfortable



FLOOR PLAN

NORTH UNIT

SOUTH UNIT



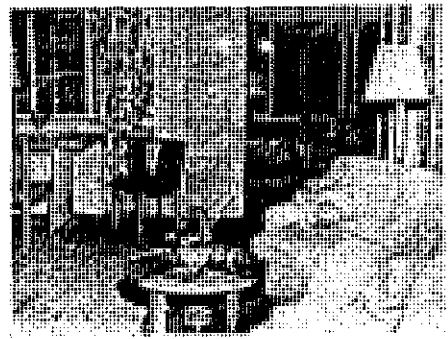
tric toasters, bread boxes, pots and pans, canisters and a full complement of kitchen equipment should be at hand when you need them.

11. **VIEW** — Obviously an interesting view from all your windows is preferable to looking at a blank wall or into someone else's apartment. The ever changing panorama of the Intra-coastal Waterway is always of intriguing interest and a lovely sunset over the placid waters of New River Sound is an experience never to be forgotten.

12. **HEAT** — There are occasional mornings, and even days, when heat is required. Then you will want real heat, not any inadequate, makeshift heating device. An automatic thermodynamically controlled system of cir-

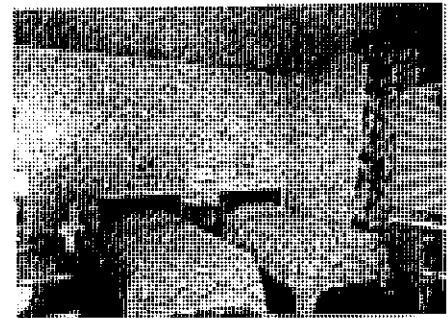
make beds. It is convenient to have a maid available at reasonable rates for other services when needed.

14. **MANAGEMENT** — Owner management (on the premises) implies a considerate and constant interest in the guest's welfare and comfort.



15. **RESTRICTED CLIENTELE**—Your contacts with other guests are more likely to be pleasant ones if the management maintains a careful standard of selection. The Cormona caters to Gentiles only.

16. **CHILDREN** — We all love children, but the expressed desire of our guests is that during the peak winter season we should not accept children under 12 years old.



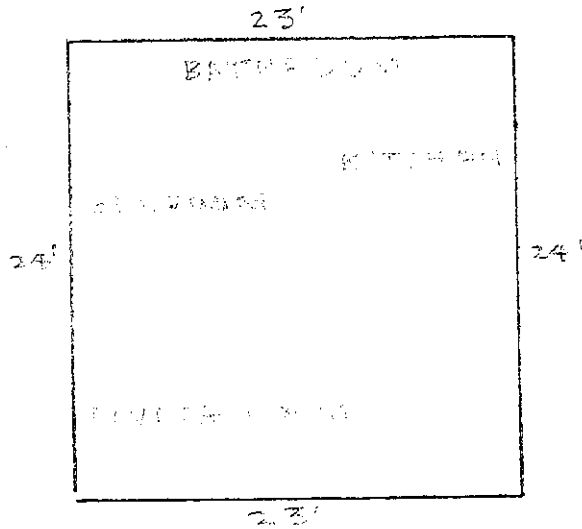
17. **UTILITIES** — Some apartments make an extra charge for electricity and gas or for cooking privileges. No such annoyance at the Cormona.

18. **RATES** — Generally speaking, you will get just about what you pay for. There are apartment buildings on Fort Lauderdale Beach with rates to fit almost every pocketbook. Competition naturally exists in the various price ranges. It is our desire at the Cormona to please people who are accustomed to comfortable and gracious living. Our rates, taking into consideration what we offer, we believe are as low or lower than you will find elsewhere. All rentals are subject to the Florida 3% sales tax.

A. V. MONINGER, Owner-Manager

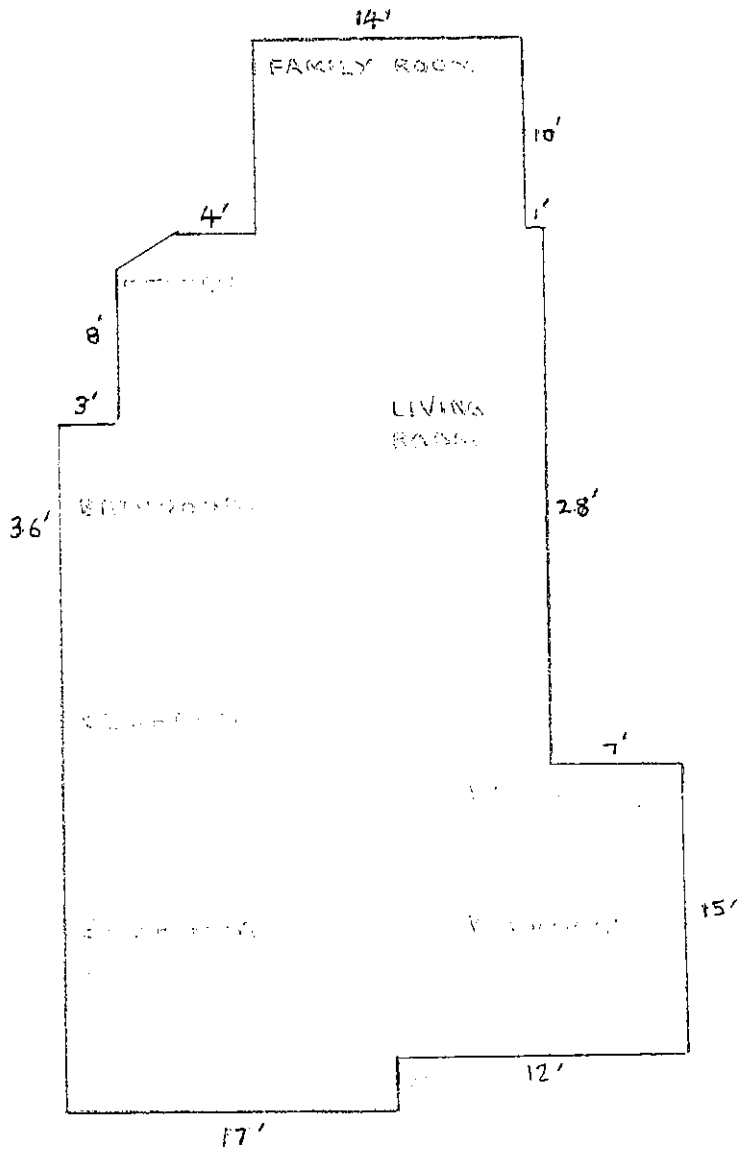


DIMENSIONS
MAIDS QUARTERS



(BUILDING "G") 333 NORTH BIRCH ROAD
(FRONT BUILDING)
UNIT # 7: 1-1/1 (3-1-1) 552 +/- S.F.

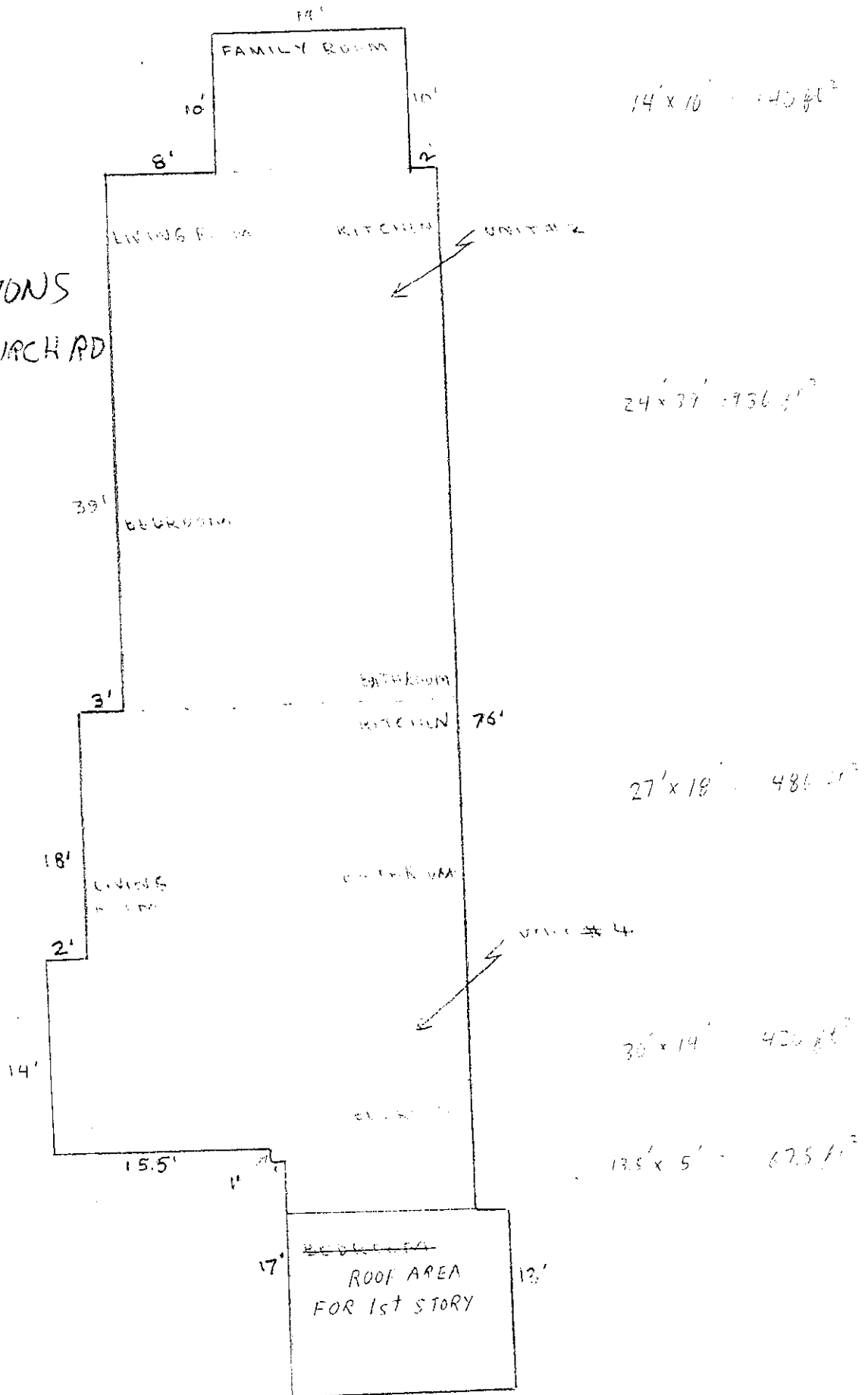
DIMENSIONS
329 N BIRCH RD



(BUILDING # 27) 329 N BIRCH RD UNIT # 61
SECOND FLOOR PLAN
UNIT # 61 1-3/2 (6-2-11) 1,338 +/- S.F.

DIMENSIONS

333 N. BIRCH RD



(BUILDING "A") 333 NORTH BIRCH RD (WENT & LONG) S.E. 1/4 SEC 13 T. 11 N. R. 10 E. UNIT # 2: 1-2/2 (5-2-2) 1076 +/- S.F. / UNIT #4: 1-2/2 (5-2-2) 1182.5 +/- S.F.

CORMONA APARTMENTS INC.

(LOCATED AT 329/333 N. BIRCH RD, FT. LAUDERDALE FL. 33304)

4445 S. PITTSFORD RD., BOX 205
PITTSFORD, MI. 49271
517 523 2444

CURRENT STOCK OWNERSHIP OF THE CORMONA CO-OP AS OF 2/7/2013

DAVID N. BERLIN TRUST DATED 9/25/95	225 SHARES
BARBARA E TINSLER TRUST 7/31/97	150 SHARES
CORMONA FORT LAUDERDALE LLC	150 SHARES
RON AND LORENA LAPLANT	129 SHARES
PATRICK JAKEWAY	107 SHARES
LEE ANNE SNOOK TRUST DATED 1/29/97	<u>172 SHARES</u>
TOTAL	933 SHARES

DAVID N. BERLIN, PRESIDENT

CORMONA APARTMENTS INC.



CITY OF
FORT LAUDERDALE

March 11, 2013

Re: Application for Historic Landmark Designation
Cormona Apartments
329 and 333 N. Birch Road
HPB Case No. 8-H-13

To Whom It May Concern:

This letter is a notification to inform you that the City of Fort Lauderdale has received an application requesting historic designation of the above noted property. The application states that the property meets at least one of the criteria for historic designation as identified in the City Code of Ordinances.

Pursuant to Sec. 47-27.7.A.1.a, a mail notice shall be given to the owners of land under consideration for historic designation at least thirty (30) days prior to the date set for public hearing before the Historic Preservation Board ("HPB"). This notice shall serve to inform you that the application for local historic designation of the Cormona Apartments, located at 329 and 333 N. Birch Road, shall be heard by the Historic Preservation Board on May 6, 2013.

In accordance with Sec. 47-24.11B.3, the Historic Preservation Board will hear public comment on this application, review the application, and forward its recommendations to the City Commission for its consideration.

The May 6, 2013, meeting will take place in the City Commission Chambers, 1st Floor, City Hall, 100 North Andrews Avenue, Fort Lauderdale, FL 33301. The meeting is scheduled to commence at 5:00 P.M. You and/or your representative are required to attend this meeting to respond to any questions the HPB may have regarding your property.

Please feel free to contact me at (954) 828-8958, should you desire additional clarification regarding this matter.

Sincerely,

Linda Mia Franco, AICP
Planner III and Staff Liaison to the Historic Preservation Board
Urban Design and Planning Division

C: David Berlin, Agent

NOTE: If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need a record of the proceedings, and for such purpose he/she may need to ensure that verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Anyone needing auxiliary services to assist in participation at the meeting, please contact the City Clerk at (954) 828-5002 two days prior to the meeting.

S:\PlanZoneSvcs\HISTORIC PRESERVATION\HISTORIC RESOURCE PLANNING\Historic Designations\Local Historic Designation\8H13 - 329-333 Birch Road\Cormona Apt-8-H-13-Public notice letter.doc

DEPARTMENT OF SUSTAINABLE DEVELOPMENT
700 N.W. 19TH AVENUE, FORT LAUDERDALE, FLORIDA 33311

BUILDING SERVICES:(954) 828-5191 • PLANNING & ZONING SERVICES:(954) 828-6031 • ZONING COUNTER:(954) 828-5203
www.fortlauderdale.gov



CITY OF FORT LAUDERDALE
ZONING/ DEVELOPMENTS RECEIPT

FOLIO NBR : 0201NN002G
PROJECT : 8H13
RECEIPT # : Z1000000032

ADDRESS : 329 N BIRCH RD
PRINT DATE : 02/13/2013
PRINT TIME : 11:30:26
OPERATOR : crasl
COPY # : 1
CASH DRAWER: Z1

RECEIPT DATE : 02/13/2013

RECEIVED BY : crasl
REC'D. FROM : D N BERLIN
AGENT :
TELEPHONE :

NOTES : Z1000000032

FEE ID	UNIT	QUANTITY	AMOUNT	PD-TO-DT	THIS REC	NEW BAL
ZPLHPBLAND	FLAT RATE	1.00	650.00	0.00	650.00	0.00
TOTAL PROJECT :			650.00	0.00	650.00	0.00

METHOD OF PAYMENT	AMOUNT	REFERENCE NUMBER
CHECK	650.00	1933
TOTAL RECEIPT :	650.00	

requested the ad valorem tax abatement. He remarked it was costing him \$200,000 to renovate the buildings that were now valued at \$100,000.

Chair DeFelice opened the public hearing portion of the meeting.

Dave Baber, representing the Sailboat Bend Civic Association, said they had worked with Mr. Petreccia regarding joining the buildings and they were pleased he had requested the modification.

There being no other members of the public wishing to address the Board on this matter, Chair DeFelice closed the public hearing and brought the discussion back to the Board.

Chair DeFelice asked about the original COA and Mr. Petreccia referred to his submission packet. Chair DeFelice wanted to know the language used for the motion when it was originally approved. He said the intent of the rehabilitation was to retain as much of the original fabric as possible.

Mr. Petreccia confirmed for Ms. Flowers that he no longer planned to move the buildings; he would only renovate them.

Motion made by Mr. Schulze, seconded by Mr. Heidelberger, to approve the modification to the original COA. In a roll call vote, motion passed 9-0.

Motion made by Mr. Schulze, seconded by Ms. Thompson, to recommend to the City Commission that favorable consideration be passed on to the County for the ad valorem tax exemption for the property. In a voice vote, motion passed 9-0.

2.

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Case	8 H 13	FMSF #	
Applicant	David Berlin		
Owner	Cormona Apartments Inc.		
Address	323 & 333 N Birch Road		
General Location	Approximately 140 feet northwest of the N. Birch Road and Granada Street intersection		
Legal Description	CORMONA APTS CO-OP UNITS 1 THROUGH 7		
Existing Use	Multi-family residential		
Proposed Use	Multi-family residential		
Applicable ULDR Sections	47-24.11.B.6.		
Request(s)	1. Historic Designation		

This case was heard out of order - first.

Ms. Rathbun gave her report:

Property Background:

Miami architect Russell Thorn Pancoast first opened an office in Fort Lauderdale in 1938. In 1939, the City of Fort Lauderdale hired Pancoast as the lead architect for its first public housing project, Dixie Court; he worked with Dixie Court associate architects Courtney Stewart, Jr. and Robert Little. Pancoast had come to Miami as a fourteen year old; He was the grandson of Miami Beach founder John Collins. He attended the Cornell University College of Architecture, graduating in 1922. Pancoast opened his Miami office in 1927. The Miami firm, Pancoast, Ferendino, Grafton and Skeets later evolved into the well-known firm of Spillis, Candela and Partners.

Once his Las Olas Boulevard office was established, Pancoast and his associates took on many private and commercial projects in the City. Notable among his projects was the Coral Sands Hotel (later The Westminster Manor), built in 1941 as the first project in Fort Lauderdale for developer James S. Hunt. Mr. Hunt later went on to develop Coral Ridge and the Galt Ocean Mile. Pancoast designed the 1953 master plan for the City of Plantation, Florida. Among Pancoast's Miami projects are the Art Deco Bass Museum of Art (formerly the Miami Beach Public Library) The Surf Club of Miami Beach, the Mercury Hotel on South Beach.

Pancoast designed the Cormona Apartments for Cornelius/Moninger in 1941. The Cormona Apartments are located in Lauder-del-Mar, just south of Birch Estates. The two apartment buildings are 2 stories and have rectangular footprints with irregularities. The buildings are oriented west to east on the lot, with Birch Road to the east and the Intracoastal Waterway to the west. Both buildings have glassed in porches, on both floors, on the west elevations. The roofs are barrel tiled, hipped with gable ends on the east and west elevations and have overhanging eaves with exposed rafter ends. The original metal work of the hand rails of the exterior stairs and second floor balconies has been preserved. There are original small metal canopies over some of the apartment entries. In his design for the buildings Pancoast used elements from different styles; he anticipated the later Mid-century Modern style in his use of many corner windows. New impact resistant windows replaced the originals a few years ago.

Description of Proposal:

The applicants are asking for local designation of the Cormona Apartments.

Criteria for Historic Designation

ULDR Section 47-24.11.B.6.

d. Its identification as the work of a master builder, designer, or architect whose individual work has influenced the development of the city, state or nation.

Consultant response: The Cormona Apartments is the work of a significant South Florida architect, Russell Thorn Pancoast.

Summary Conclusion:

Russell Pancoast was primarily known as a Miami based architect. By the late 1930s, Pancoast, along with a number of other architects, was beginning to take an interest in Fort Lauderdale and its improving economy. Although there were a few large projects, such as the Lauderdale Beach, the Riverside and Governor's Club Hotels and Dixie Court, most projects were relatively small scale. The Cormona Apartments, which were intended as upscale seasonal rentals for winter visitors, is typical of the sort work available. Cormona Courts is representative of Pancoast's work in Fort Lauderdale at this time. The buildings also show distinctive design elements characteristic of Pancoast's work, such as the decorative metal work of balconies and stair rails. The Cormona is worthy of designation as the work of a master architect.

David Berlin, applicant, said the units started as rentals. He distributed photos taken of the property in the 1940s, an advertisement from the co-op offering and the blueprints. He stated they had restored the building between 2004 and 2006.

Chair DeFelice opened the public hearing portion of the meeting.

Dave Baber commended the owners for pursuing designation. He remarked that the architect, Russell Pancoast, was renowned throughout the state of Florida.

Jeff Snook, seasonal resident of the building, said he loved the building because it represented "Old Florida."

Charles Jordan, President of the Trust for Historic Sailboat Bend, said there were benefits to historic designation. He was pleased to see a Russell Pancoast building saved.

Tim Goligoski, building resident, said it was exciting to see this application. He was happy they had restored the building. Mr. Goligoski thanked Ms. Rathbun for her help.

Anthony Abbate, DoCoMoMo (Documentation and Conservation of buildings site and neighborhoods of the Modern Movement) board member, stated they were very excited about this application to preserve the work of Russell Pancoast.

Fred Carlson, representing the Central Beach Alliance, said they had worked to restrict the size of adjacent development to help protect and aid the survival of this building. He thanked Mr. Berlin for preserving the past for the future.

There being no other members of the public wishing to address the Board on this matter, Chair DeFelice closed the public hearing and brought the discussion back to the Board.

Mr. Heidelberger said the restoration work was admirable, and remarked on how the building was changed during the restoration. He asked why Mr. Berlin desired

designation. Mr. Berlin said the members had agreed to seek designation to protect the property from redevelopment.

Ms. Scott thanked Mr. Berlin for requesting the designation, and noted this would retain the property's value.

Mr. Schulze said pride of ownership had been his motivation for getting his own two properties designated.

Chair DeFelice thanked Mr. Berlin for seeking designation.

Motion made by Mr. Schulze, seconded by Mr. Kyner, to grant the request for designation. In a roll call vote, motion passed 9-0.

3.

Index

Case	10 H 13	FMSF #	
Applicant	<i>Shelby Smith, Fitzgerald Property Management</i>		
Owner	Richard & Shawn Simone		
Address	201-207 SW 7 Avenue		
General Location	Southwest corner of SW 7 th Avenue and SW 2 nd Street (Himmarshee Street)		
Legal Description	BRYANS SUB OF BLK 22 FT LAUD 1-29 D LOT 1 LESS ST, 3 LESS ST, 5		
Existing Use	Commercial		
Proposed Use	Commercial		
Applicable ULDR Sections	47-24.11.C.3.c.i; 47-17.7.B		
Request(s)	1. Certificate of Appropriateness for Alteration <ul style="list-style-type: none"> • Re-stucco band on 8" overhang 		

Ms. Rathbun gave her report:

Description of Proposed Site Plan:

The ca. 1950s store building at 201-207 SW 7th Avenue is in the commercial buffer zone of the Sailboat Bend Historic District. The building has a rectangular foot print with a chamfered corner at the 2nd street and 7th Avenue intersection. The roof is flat with a parapet; there is an overhang positioned some feet below the parapet on the north and east elevations of the building. When 2nd Street was widened the 2nd street (north) facing overhang was cut back to 8 inches in width. The wall cladding above and on the overhang is rough stucco with Chattahoochee gravel mix. The stucco began to fall from the overhang and the owner removed the cladding. There was some concern that the overhang had been cut back to 8 inches at that time, but the owner states that this was