

YOU'VE HEARD FROM A LOT OF EXPENSIVE  
HIGHERED GUNS

Dear Commissioners,

My name is Jeff Snook, a property owner at 329 N. Birch Rd. and am urging you to vote NO on this matter before you.

My wife and I are from the Midwest,  
But have been visiting the beautiful city of Ft. Lauderdale for over 50 years.

First, we came as children with our parents for vacations,  
Then we came as college students during spring breaks,  
Then we visited friends whose family owned at the Cormona Apts.  
~~Then we had another friend who renovated and let us use his Cormona Apt.~~  
Finally in 2010 we bought our own little piece of paradise at Cormona.

When we started looking for a place to buy a second retirement home  
we visited many other Florida locals,  
But, we kept coming back to Ft. Lauderdale beach.

We enjoy the beaches,  
the waterway,  
the sunshine,  
the night life,  
the dining,  
the resurgence of the North Beach Village area,  
and we enjoy the "Old Florida" feel of this neighborhood.

There is something comforting about things from the past.  
We currently own a 120-year-old Victorian home in Ohio,  
and I am a car collector currently operating an Antique Car Museum.  
History, preservation and restoration are important to us.

And that is why we bought at the Cormona Apts.  
It was designed by a famous South Florida architect in 1941.  
In 2004 it was beautifully restored close to its original condition.  
It was our idea of what "Old Florida" is all about.

Recent efforts with the Ft. Lauderdale History Center  
will soon lead to the Cormona Apts.  
being designated an official historic Ft. Lauderdale property.  
~~Followed by an application to be placed on the National Register,  
like our home in Ohio.~~

We didn't go into this apartment purchase blind.  
We knew there was a vacant lot adjacent to Cormona Apts.  
We reviewed the zoning requirements for new projects in the IOA.  
They called for preservation, maintenance and revitalization of the neighborhood.  
They called for neighborhood compatibility.  
We thought this historic building was safe from an adjacent massive high-rise.

PEOPLE  
WHO  
LIVE  
HERE

R-5

PROVIDED  
BY

JEFF SNOOK

APR 16, 2013

So why are we asking you to turn down this project as presented as a Level 4? Development?

U **First, the builder has no built-in rights to a level 4!**  
It is something only the Commissioners can approve.

**Second, it does not comply with the City's Zoning Requirements for the IOA district.....** *"to encourage the preservation of existing structures that front on the Intracoastal!"*

It is jamming in a massive bldg on a very small lot.  
It is the greatest density of any project recently approved in the city.  
And, It will block views and shade existing properties.

**Third, it does not comply with the Central Beach Master Plan!**  
*"Future development should respect the existing fabric and scale by limiting large footprints and encouraging smaller footprints."*  
This developer is asking for the largest footprint available.

→ **Forth, it does not satisfy neighborhood compatibility requirements!**  
Within a 3 block radius I counted 6 high-rises vs. 24 low-rise properties.  
By my math that is not compatible by about 4:1

**Fifth, it does not meet the Central Beach Alliance neighborhood goals!**  
These were presented to the City in 2008,  
Asks ~~Asked~~ to reduce the height to 70 feet in the IOA.

and **Sixth, the minimum setbacks are inconsiderate to the immediate neighbors!**  
We will have 3 large AC units blasting 24/7 only 20 feet from our bedrooms.  
How would you like to have this as a close neighbor.

**ITS JUST TOO BIG!!**

In summary, Jeff & Lee Anne Snook urge you to vote **NO!**