

AUG 20, 2013 R-4
PROVIDED BY BRUCIE CUMMINGS

- > Good evening my name is Brucie Cummings
- > I am president of the Tarpon River Civic Association..... Our neighborhood is directly affected by this immense development and I believe that because this project is on the New River and is part of the designated Riverwalk area, that this project concerns all the residents of the city.
- > It is the largest project to come before the city on the last large developable parcel of land along the new river.
- > It is imperative that we get this project right.
- > Let me be clear, The Tarpon River board is in favor of development -- the right one!
- > We the taxpayers and residents have spent over \$400,000 on our downtown master plans which are legal documents, and we implore our city to consider these plans as more than just mere suggestions. ^{who suggested that} ~~The~~ ^{IT WAS THE} Tarpon River neighborhood encouraged the city to ~~adopt~~ ^{obtain} a New River master plan, ~~which now exists~~, to support good development along the river.
- > These plans protect our neighborhoods from massive developments by utilizing transitional zones from the densest section of the RAC, or downtown core, to our adjacent established neighborhoods. However, in violation of this intention, the Marina Lofts' project has proposed towers and massive parking garages that are in fact higher and more massive than the contiguous downtown core area.
- > The low scale residential areas around the core of downtown, would require much smaller towers for legitimate transition to the adjacent neighborhoods. > The marina lofts towers and parking garages do not provide a transition.
- > Under policy 1.14.4 of the comprehensive plan, preserving the open

character and vistas along the New River, by moderation of building height, is called for.

> Policy 1.5.3 insures that the developers will take in consideration the character and integrity of our residential neighborhoods .

The Tarpon River neighborhood, in which this valuable piece of land resides,

depends on these master plans to preserve the character of our neighborhood. > A 33 story tower next-door to a single-family residential home is not a transition.

> Our master plans call for any tower being built along the river to orient the narrow side of the building towards the new river, but the marina lofts do just the opposite, creating almost 2 NFL football fields in length parallel to the river and 1 NFL football field in height.

Visualize this scenefrom across the river ,you are taking part in our famous 'jazz brunch Sunday delight' only now you are engulfed by the shadows these towers will create ...AND you have a huge wall of cement boxes for your view. No open vistas for YOU

My personal feeling ,along with lots of neighborhood support, is to keep the

rain tree in place and develop around the tree..... BUT DON'T GET ME STARTED ON THE TREE..... The architect for Marina Lofts is more than capable of designing an incredible project with our tree in place as did the previous developer who passed away before his plans came to fruition.

I have read Mr. Inge's Book + I can show you where a building such as his Eastern Bldg has his big R&D. X across it + his redesign is then extremely interesting!

In conclusion ,a review of the applicants proposal ,in the context of the requirements and standards of the Comprehensive plan, Unified Land Development regulations , the Downtown Master Plan and New River MasterPlan ,reveal that the Marina Lofts' development , as currently proposed, IS inconsistent with all four documents. It does not provide the transition from contiguous Zoning districts as required by the adopted city commission regulations.

I want to express our full support for the testimony and analysis of the

Expert Witness, Ralph Stone, who so clearly articulated the numerous

ways in

which Marina Lofts does not meet city policy and plans. We urge you to not approve Marina Lofts as presented, but rather to ask the developer to make the changes necessary for this project to better adhere to city development guidelines and reduce the mass and density to provide a true transition from the city center to our neighborhood. Thank you