

SUSAN T. ROCKELMAN

4-16-13
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Statement
Recd By
Heidi Knopik

To Whom It May Concern:

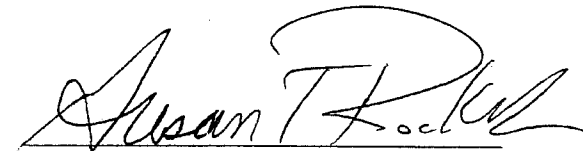
I have been a resident of Fort Lauderdale for 46 years. My husband and I owned and resided in Unit #4 at the Cormona Apartments for approximately 6 years, from 2002 to 2008. Prior to purchasing the unit, we rented it from 2000 to 2002. During those 8 plus years we lived there, we were the only full time owners / occupants at the Cormona. The other 6 unit owners were seasonal "snow birds", who lived in Michigan a majority of the year. In fact, for approximately 7 or 8 months out of the year, we were the only occupants in the complex. Typically, the other owners would come down around Christmas and leave right after Easter. Every once in a while, unit owners would come down for Thanksgiving or a weekend or two during the summer or fall.

The Cormona is a two building co-op, with a grassy courtyard in the middle of the 2 buildings which opens up to a grassy area along the Intracoastal. The grassy "courtyard" area was constantly shadowed by the southern Cormona building. Because our unit was in the northern building, we welcomed the shadow as it kept our utility bills lower.

The Cormona has no pool, so a shadow would not affect the residents' use of this type of amenity. Sometimes the unit owners and friends would have happy hour get togethers in the afternoons out by the beautiful waterway. I reviewed the Applicant's shade and shadow study, and it looks like the Grand Birch will only cast a shadow for a few hours in the early morning during a few months of the year. The shadow from Grand Birch will not impact the residents' use of the property or outdoor enjoyment of The Cormona. Again, we welcomed any shadow we could get when we lived there.

We hope you will approve the Grand Birch project, because we think it will be a great addition to this neighborhood.

Sincerely,



Susan T. Rockelman