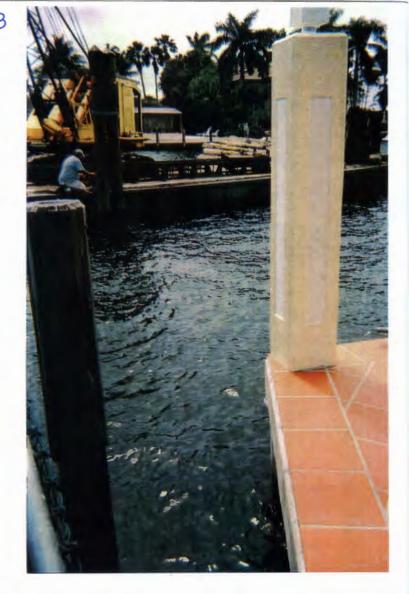
PH-1 3-19-13
Presented by:
Tom STAWARTZ



Work with agents you know and trust.

954.565.7989 Dan & John O'Flaherty Team www.FTLTopTeam.com PH-1

February 4, 2013

MAR 19, 2013 Father & Son
PROVIDEOBY TOMSTAWARTZ

Father & Son

To whom it may concern,

I am writing this letter regarding the proposed changing of the "piling easement" being considered for 3012 NE 20th Court, Fort Lauderdale Fl 33305.

I have been an active Realtor in the area for over 15 years and have sold numerous homes in the Dolphin Isles neighborhood including 1915 NE 31 Avenue, a home whose view will be significantly affected by the proposed change being sought by the owners of 3012 NE 20th Court.

A significant key to the values of the surrounding homes are the wide water views. In most waterfront neighborhoods, homes at the end of the canal have no view. But in Dolphin Isles, the wide canals allow most every home to have a special view..thus greatly enhancing the property values.

All homeowners should understand that a neighboring boat can take away from their view. It is any homeowner's right to fully utilize their waterfrontage within the conforming limits of established zoning criteria. But to allow for any one homeowner to gain exceptions to these zoning rules is to allow the benefit of one home to triumph against the detriment of many.

If the owners of 3012 NE 20th Court are allowed to intrude further into the canal more than current easements allow, it will distinctly hurt the property values of surrounding homeowners. The owners of 3012 NE 20th Court should be able to fully utilize their property as the easements and setbacks allowed at the time of purchase but they should not be given any waiver to allow for further intrusion into the canal. To do so would be to establish a precedent that would make all current easements and setbacks as optional and not mandatory.

Sincerely,

John O'Flaherty Keller Williams Realty Professionals



Layers

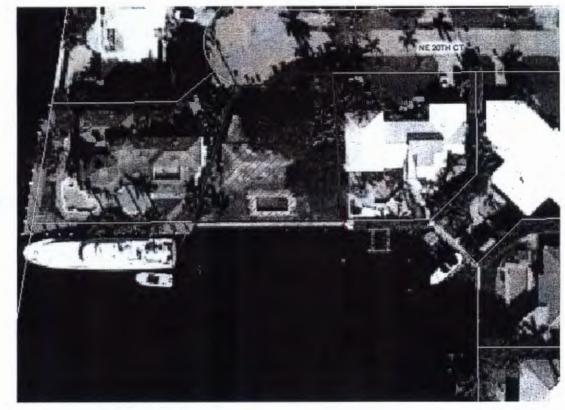
- ✓ Highways
- Major Roads
- Twn-Rng-Sec
- Municipalities
- City Limits
- Zip Codes
- CRA Boundaries
- Census Tracts
- City Zoning Codes
- County Land Use
- Comm Appraisal **Districts**
- Resid Appraisal Districts
- Subdiv. Number
- Subdiv. Name
- Pairing Codes

No Sales ▼

- Streets
- Parcels

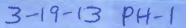
Aerials (2013) 💌

County Boundary



SELECTED PROPERTY-FOLIO: 494330020260

Source: Broward County Property Appraiser



PRESENTED BY TOM STAWARTZ

City of Fort Lauderdale Neighborhood Improvement Project Master Plan



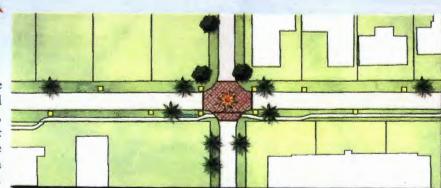


nt Project area. The project will pedestrian facilities, lighting and ements include:

LACOASTAL WATERWAY

ith neighborhood sign

Enlarged view of NE 33rd Avenue at NE 23rd Street, featuring a raised decorative brick paver intersection, decorative street lighting and street sign poles, tree plantings, decorative bench and receptacle, and a winding concrete pathway.



ter main