

PH-1 3-19-13
Presented by:

TOM STAWARTZ



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954.565.7989

Dan & John O'Flaherty Team

www.FTLTopTeam.com PH-1



Father & Son

February 4, 2013

MAR 19, 2013

To whom it may concern,

PROVIDED BY TOM STAWARTZ

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



3696 N. Federal Hwy., Suite 101
Fort Lauderdale, FL 33308

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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

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City of Fort Lauderdale Neighborhood Improvement Project Master Plan



LA COASTAL WATERWAY



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

with neighborhood sign

ater main

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.

