

**From:** Alexander Johnson [mailto:alexanderjohnson@apjlaw.net]  
**Sent:** Wednesday, January 22, 2014 3:59 PM  
**To:** Jack Seiler; Dean Trantalis  
**Cc:** Romney Rogers; Bruce G. Roberts; Bobby B. DuBose; mayor@broward.org; Lee Feldman  
**Subject:** RE: Property at 704 NE 20th Ave, Shawn and Jennifer Benyo

I live at 729 NE 20 Avenue and object to the requested variance.

1. The applicants intend a commercial use: The applicants propose to increase the permitted dock 700% from that allowed in order to provide commercial dockage to a commercial 200 foot mega yacht. These are typically 5 bedroom ships with a ten person permanent crew. Rental of dock space is not permitted in a residential zone. The subject property is in a single family only zone. The applicants do not intend to reside in the property, but to use it sole for commercial use. Almost all of the other single family homes on the street are homesteaded, and the primary residence of the owners.\
2. The comparables submitted are misleading. 20<sup>th</sup> Avenue is commercial north of 8<sup>th</sup> Street and single family residential south of 8<sup>th</sup> Street. Therefore any comparables cited by the applicant with an 800 series address are not pertinent to the 700 portion of the street. The greatest variance is 80 feet in the 700 series at 714 NE 20<sup>th</sup> Avenue. The owner of that property is also engaged renting the dock space out to mega-yachts. This has resulted in the street being flooded with commercial vehicles performing repairs and service on the mega-yachts. A diesel repairman was parked in front of my house for 14 days, had parked on top of my bulk trash awaiting pick up, and had blocked access to my landscapers.

DATE	ADDRESS	MAXIMUM DISTANCE
March 1983	834 N.E. 20 <sup>th</sup> Avenue	Pilings – 45'
April 1983	714 N.E. 20 <sup>th</sup> Avenue	Pilings – 45' Piers – 37'
July 1985	808 N.E. 20 <sup>th</sup> Avenue	Pilings – 48' Piers – 38'
January 1990	840 N.E. 20 <sup>th</sup> Avenue	Pilings – 48' Pier – 48'
September 1992	738 N.E. 20 <sup>th</sup> Avenue	Pilings – 75' Pier – 39'
November 2007	810 N.E. 20 <sup>th</sup> Avenue	Pilings – 68' Piers – 73'
January 2008	852 N.E. 20 <sup>th</sup> Avenue	Pilings – 86' Pier – 49'
October 2008	714 N.E. 20 <sup>th</sup> Avenue	Pier – 108'
November 2012	810 N.E. 20 <sup>th</sup> Avenue	Pilings- 124.4'
May 2013	720 N.E. 20 <sup>th</sup> Avenue	Pilings-80' Pier-42'
May 2013	816 N.E. 20 <sup>th</sup> Avenue	Pilings-112.4'

COMMERCIAL PROPERTIES.

3. Change of use: to grant the variance of 169 foot dock and permit the commercial use of the subject property constitutes a de facto change of zoning from residential to commercial. This would constitute a government taking from the owners of the nearby residential properties negatively impacted from the commercial activities and entitle the residential property owners to compensation for their loss.

- Alex Johnson, 729 NE 20 Avenue.