



BOARD OF ADJUSTMENT MEETING NOTICE

Date: March 29th, 2024

A Public Hearing will be held before the Board of Adjustment on: **WEDNESDAY, APRIL 10, 2024 AT 6:00 PM.**

This meeting will be held in-person at: Development Services Department (Lobby) 700 NW 19th Avenue, Fort Lauderdale, Florida 33311 to determine whether the following application should be granted. To view more information about this item, please visit: www.fortlauderdale.gov/government/BOA

CASE:	PLN-BOA-24030003
OWNER:	MURRAY, CHRISTOPHER C; MURRAY, ANN
AGENT:	N/A
ADDRESS:	2517 SE 21 ST, FORT LAUDERDALE, FL 33316
LEGAL DESCRIPTION:	LOT 18, BLOCK 1 IF "BREAKWATER", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 42, PAGE 19 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (SEE SURVEY).
ZONING DISTRICT:	RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY
COMMISSION DISTRICT:	4
REQUESTING:	<u>Sec. 25-62. (b)(3) - Requirements for new development and site alterations.</u>

- Requesting a special exception, granting relief from the requirement to install sidewalk per Sec 25-62.

Please Note: As per Sec. 25-62. (b)(3) Sidewalks shall be constructed on all public streets abutting the property, except as provided herein:

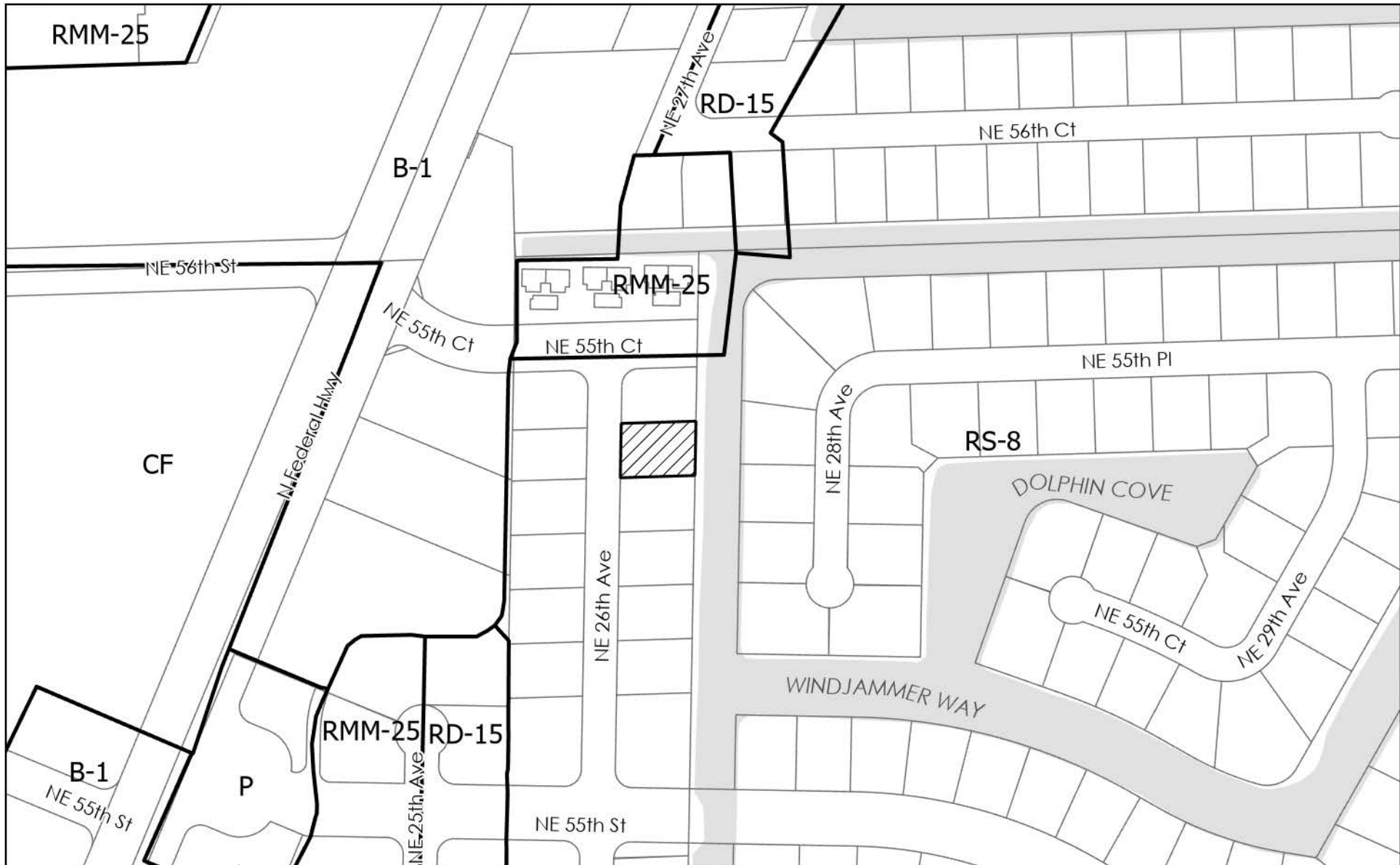
Property owners may request relief from the provisions of this section by making an application to the board of adjustment. The property owner shall have the burden of demonstrating that a unique circumstance particular to the property at issue exists that would otherwise preclude the installation of a sidewalk in the specified location.

To watch and listen to the meeting, please visit: <https://www.fortlauderdale.gov/government/BOA>
OR www.youtube.com/cityoffortlauderdale

If you have any questions, please feel free to contact me directly at 954-828-6342.

MOHAMMED MALIK
ZONING ADMINISTRATOR
Florida Statutes, Sec. 286.0105

NOTE: If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need a record of the proceedings, and for such purpose, he/she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based.




PLN-BOA-23030003


LEGEND

-  Municipal Boundary
-  Subject Site

N



0 100 200 US Feet



CASE: PLN-BOA-24030003

Sec. 25-62. (b)(3) - Requirements for new development and site alterations.

(b) Sidewalks shall be constructed on all public streets abutting the property, except as provided herein:

(1) The proposed location of sidewalk improvements are on a finger island or dead-end street where eighty (80) percent or more of properties do not have sidewalks abutting the property.

(2) A neighborhood transportation plan approved by the city commission clearly indicates that sidewalks are not preferred for the area in which the property is located.

(3) Property owners may request relief from the provisions of this section by making application to the board of adjustment. The property owner shall have the burden of demonstrating that a unique circumstance particular to the property at issues exists that would otherwise preclude the installation of a sidewalk in the specified location.

Record

Showing 1-27 of 27

<input type="checkbox"/>	Record, Permit, or Account #	Record Description	Application Name	Record Type	Balance	Planner Name	Street #	Dir	Street Name	Type	Unit # (start)	Status
<input type="checkbox"/>	PLN-BOA-24030003		Sidewalk Exception	Z- Board of Adjustment (BOA)	53		2517	SE	21	ST		Open
<input type="checkbox"/>	BLD-RNC-22120015_D002	TRUSS SHOP DRAWINGS	Document Type: Approved Su...	Deferred Submittal (Electronic Document Submittal)	0		2517	SE	21	ST		Comple
<input type="checkbox"/>	CE24010148	GROUP 4 SILT MONITORING CASE 2024		Code Case	0	Mary Rich	2517	SE	21	ST		Open
<input type="checkbox"/>	BLD-RNC-22120015_D001	SPOT SURVEY	Document Type: Approved Su...	Deferred Submittal (Electronic Document Submittal)	0		2517	SE	21	ST		Comple
<input type="checkbox"/>	ELE-TPOLE-WT-23110006	TEMP POWER POLE FOR NEW SFR	Online Walk-Thru- Temporary ...	Walk-Thru - Temporary Power Pole	0		2517	SE	21	ST		Issued
<input type="checkbox"/>	ENG-SW-23090016	NEW CONCRETE SIDEWALK 75X5	2517 MURRAY SIDEWALK	ROW Sidewalk and Curb Permit	0		2517	SE	21	ST		Awaiting
<input type="checkbox"/>	PLB-GAS-23080028	GAS PIPING FOR BLD-RNC-22120015	MURRAY RESIDENCE GAS	Plumbing Gas Permit	0		2517	SE	21	ST		Awaiting
<input type="checkbox"/>	LND-TREE-23080354	ATF REMOVED 3 TRIPLE PALM CLUSTERS DURING DEMOLIT...	Tree Removal	Landscape Tree Removal-Relocation Permit	0		2517	SE	21	ST		Issued
<input type="checkbox"/>	BE23070126	TEMP CONSTRUCTION FENCE FALLING IN FRONT		Building Code Case	0	Mary Rich	2517	SE	21	ST		Closed
<input type="checkbox"/>	ELE-RES-23070021	ELECTRICAL FOR BLD-RNC-22120015	MURRAY RESIDENCE - ELECTRICAL	Electrical Residential Permit	0		2517	SE	21	ST		Issued
<input type="checkbox"/>	ENG-LAND-23070001	ROW LANDSCAPE FOR BLD-RNC-22120015	MURRAY PHASE - ROW LANDSCAPE	ROW Landscaping Permit	0		2517	SE	21	ST		Issued
<input type="checkbox"/>	PLB-IRR-23070002	LAWN SPRINKLERS FOR BLD-RNC-22120015	MURRAY PHASE - IRRIGATION	Plumbing Irrigation Permit	0		2517	SE	21	ST		Awaiting
<input type="checkbox"/>	LND-INST-23070140	GENERAL LANDSCAPE FOR BLD-RNC-22120015	MURRAY PHASE - LANDSCAPE	Landscape Installation Permit	0		2517	SE	21	ST		Issued
<input type="checkbox"/>	MEC-RES-23070011	MECHANICAL FOR BLD-RNC-22120015	MURRAY PHASE - HVAC	Mechanical Residential Permit	0		2517	SE	21	ST		Awaiting
<input type="checkbox"/>	PLB-RES-23070030	ON-SITE STORM DRAINAGE FOR BLD-RNC-22120015	MURRAY PHASE - DRAINAGE	Plumbing Residential Permit	0		2517	SE	21	ST		Issued
<input type="checkbox"/>	PLB-RES-23070031	PLUMBING FOR BLD-RNC-22120015	MURRAY PHASE - PLUMBING	Plumbing Residential Permit	0		2517	SE	21	ST		Issued
<input type="checkbox"/>	BLD-ROOF-23070015	NEW METAL ROOF SYSTEM FOR BLD-RNC-22120015	MURRAY RESIDENCE - ROOF	Re-Roof Permit	0		2517	SE	21	ST		Issued
<input type="checkbox"/>	CE23050523	MONITORING 2517 SE 21 ST FOR SILT INSPECTIONS		Code Case	0	Mary Rich	2517	SE	21	ST		Closed
<input type="checkbox"/>	BLD-PHZ-23030009	PHASE PERMIT FOR NEW SFR 2600 SQ FT	MURRAY FOUNDATION PHASE MASTER	Phase Permit	0		2517	SE	21	ST		Awaiting
<input type="checkbox"/>	ELE-RES-23030234	E- FOOTER BOND FOR PHASE PERMIT SFR MASTER BLD-P...	MURRAY PHASE - E FOOTER BOND	Electrical Residential Permit	0		2517	SE	21	ST		Pending
<input type="checkbox"/>	PLB-RES-23030215	RESIDENTIAL PLUMBING UNDERGROUND FOR NEW SFR MAST...	MURRAY PHASE - PLUMBING	Plumbing Residential Permit	0		2517	SE	21	ST		Pending
<input type="checkbox"/>	BLD-RDEM-23030009	COMPLETE DEMO	MURRAY TOTAL DEMO	Residential Demolition Permit	0		2517	SE	21	ST		Comple
<input type="checkbox"/>	PLB-SEW-23030002	CAP SEWER FOR COMPLETE DEMO	2517 MURRAY SEWER CAP	Plumbing Sewer Cap Permit	0		2517	SE	21	ST		Comple
<input type="checkbox"/>	BLD-RNC-22120015	SINGLE FAMILY RESIDENCE: 1 STORY 2 BED 3 BATH 1 C...	Murray Residence	Residential New Construction Permit	0		2517	SE	21	ST		Issued
<input type="checkbox"/>	CE17032594	L/S MIKE JONES - 0 OPEN CASES FOUND	INLET DRIVE PROPERTIES LLC	Code Case	0		2517	SE	21	ST		Closed
<input type="checkbox"/>	VIO-CE17032594_1		INLET DRIVE PROPERTIES LLC	Violation-CODE Hearing	0		2517	SE	21	ST		Closed
<input type="checkbox"/>	PM-03111296	REPLACE DOM WTR SERV	REPLACE DOM WTR SERV	Plumbing Meter Install Permit	0		2517	SE	21	ST		Comple



CITY OF FORT LAUDERDALE

PUBLIC NOTICE

BOARD OF ADJUSTMENT MEETING

DATE: APRIL 10, 2024

TIME: 6:00 P.M.

CASE: PLN-BOA-24030003

Sec. 25-62. (b)(3) - Requirements for new development and site alterations.

- Requesting a special exception, granting relief from the requirement to install sidewalk per Sec 25-62.

Please Note: As per Sec. 25-62. (b)(3) Sidewalks shall be constructed on all public streets abutting the property, except as provided herein:

Property owners may request relief from the provisions of this section by making an application to the board of adjustment. The property owner shall have the burden of demonstrating that a unique circumstance particular to the property at issue exists that would otherwise preclude the installation of a sidewalk in the specified location.

**MEETING LOCATION: DEVELOPMENT SERVICES DEPARTMENT
700 N.W. 19TH AVENUE (LOBBY)
FORT LAUDERDALE, FL., 33311
CONTACT: 954-828-6506**

**TO WATCH AND LISTEN TO THE BOARD OF ADJUSTMENT MEETING VISIT:
<https://www.fortlauderdale.gov/government/BOA>
www.youtube.com/cityoffortlauderdale**



This Notice is the property of the City of Fort Lauderdale. In accordance with City Code Section 16-29, It shall be unlawful for any person to injure, cut, break or destroy in any manner any building or other thing belonging to or under the control of the City. Persons marring or removing the Notice may be subject to fine and/or imprisonment.

In accordance with City Code Section 47-27.2A. H The sign shall remain on the property until final disposition of the application. This shall include any deferral, rehearing, appeal, request for review or hearing by another body. The sign information shall be changed as provided in subsection A.3.a



Page 4: Sign Notification Requirements and Affidavit

SIGN NOTICE

Applicant must **POST SIGNS** (for Board of Adjustment) according to Sec.47-27.2 Types of Public Notice and 47-27.9 Variance, Special Exception, Temporary Non-Conforming Use, Interpretation requires the following notice:

- Sign Notice shall be given by the applicant by posting a sign provided by the City stating the time, date, and place of the Public Hearing on such matter on the property which is the subject of an application for a development permit. If more than one (1) public hearing is held on a matter, the date, time, and place shall be stated on the sign or changed as applicable.
- The sign shall be posted at least fifteen (15) days prior to the date of the public hearing.
- The sign shall be visible from adjacent rights-of-way, including waterways, but excepting alleys.
- If the subject property is on more than one (1) right-of-way, as described above, a sign shall be posted facing each right-of-way.
- If the applicant is not the owner of the property that is subject of the application, the applicant shall post the sign on or as near to the subject property as possible subject to the permission of the owner of the property where the sign is located or, in a location in the right-of-way if approved by the City.
- If the sign is destroyed or removed from the property, the applicant is responsible for obtaining another sign from the City and posting the sign on the property.
- The sign shall remain on the property until final disposition of the application. This shall include any deferral, rehearing, appeal, request for review or hearings by another body. The sign information shall be changed as above to reflect any new dates.
- The applicant shall, five (5) days prior to the public hearing, execute and submit to the department an affidavit of proof of posting of the public notice sign according to this section. If the applicant fails to submit the affidavit the public hearing will be postponed until the next hearing after the affidavit has been supplied.

AFFIDAVIT OF POSTING SIGNS

STATE OF FLORIDA

BROWARD COUNTY

BOA CASE NO. PLN-BOA-24-030003

APPLICANT: CHRISTOPHER G JANN MURRAY

PROPERTY: 2517 SE 21ST STREET, FORT LAUDERDALE,

PUBLIC HEARING DATE: APRIL 10, 2024

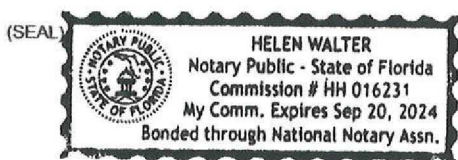
BEFORE ME, the undersigned authority, personally appeared CHRISTOPHER G JANN MURRAY, who upon being duly sworn and cautioned, under oath deposes and says:

1. Affiant is the Applicant in the above cited City of Fort Lauderdale **Board or Commission** Case.
2. The Affiant/Applicant has posted or has caused to be posted on the Property the signage provided by the City of Fort Lauderdale, which such signage notifies the public of the time, date and place of the Public Hearing on the application for relief before the **Board or Commission**.
3. That the sign(s) referenced in Paragraph two (2) above was posted on the Property in such manner as to be visible from adjacent streets and waterways and was posted at least **fifteen (15)** days prior to the date of the Public Hearing cited above and has remained continuously posted until the date of execution and filing of this Affidavit. Said sign(s) shall be visible from and within twenty (20) feet of streets and waterways, and shall be securely fastened to a stake, fence, or building.
4. Affiant acknowledges that the sign must remain posted on the property until the final disposition of the case before the **Board or Commission**. **Should the application be continued, deferred, or re-heard, the sign shall be amended to reflect the new dates.**
5. Affiant acknowledges that this Affidavit must be executed and filed with the Zoning & Landscaping Division **five (5)** calendar days prior to the date of Public Hearing and if the Affidavit is not submitted, the Public Hearing on this case shall be cancelled.
6. Affiant is familiar with the nature of an oath or affirmation and is familiar with the laws of perjury in the State of Florida and the penalties, therefore.

NOTE: I understand that if my sign is not returned within the prescribed time limit as noted in Sec. 47.27.2. of the City of Fort Lauderdale ULDR, I will forfeit my sign deposit.

Christopher G Jann Murray (initial here)
Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 27 day of March, 2024



Helen Walter
NOTARY PUBLIC
MY COMMISSION EXPIRES:



PUBLIC NOTICE
BOARD OF ADJUSTMENT MEETING
DATE: 07/15/2017 TIME: 10:00 AM LOCATION: 1001 W. 10th Avenue
1001 W. 10th Avenue, Pensacola, FL 32506
The Board of Adjustment is hereby notified that the following application for a Board of Adjustment meeting has been received and is being processed.
If you have any questions, please contact the Planning and Zoning Department at (904) 438-2200.

BOARD A NEW
DEMOLITION



BOARD OF ADJUSTMENT (BOA) APPLICATION FORM

REV: 01/30/2024 APPLICATION FORM: BOA

GENERAL INFORMATION
BOARD OF ADJUSTMENT REVIEW PROCESS AND APPLICATION SUBMITTAL

BOARD OF ADJUSTMENT MEETING REQUEST: Prior to the submittal of the Board of Adjustment application, applicants are required to schedule a meeting request with Zoning and Landscaping Division staff to obtain feedback regarding the proposed variance, special exception, or other applications. The meeting includes general guidance on the submittal and process for the application type. To request a meeting with staff, [email request to the Board of Adjustment](#).

APPLICATION DEADLINE: Submittals must be received by 5:00 PM each business day. Pursuant to Section 47-24.12, the Department will review all applications to determine completeness within five (5) business days. Applicants will be notified via e-mail, if application, survey, plans and other documentation do not meet the submittal requirements and if changes are required. The applicable [Meeting Dates and Deadlines](#) can be found on the City's website at the Board of Adjustment webpage. Staff will provide guidance once an application has been submitted to the City.

ONLINE SUBMITTAL PROCESS: Submittals must be conducted through the [City's online citizen access portal and payment of fees LauderBuild](#). LauderBuild requires the creation of an online account to submit a complete application. To access submittal requirements and standards please visit the [LauderBuild Plan Room](#). Staff will provide guidance once an application has been submitted to the City.

DETERMINATION OF COMPLETENESS: Submittals are reviewed for completeness to ensure the application submittal contains all the required information including plans, survey, proof of ownership, narratives, and other pertinent documentation. The City will notify the applicant within five (5) business days from submittal with a determination of completeness. The notification will be sent via email and will indicate application completeness or incompleteness with required changes. [BOA Flow Chart](#).

PAYMENT OF FEES: All applications for development permits are established by the City Commission, as set forth by resolution and amended from time to time. In addition to the application fee, any additional costs incurred by the City including review by a consultant on behalf of the City, special advertising, re-advertising and any other costs associated with the application submittal shall be paid by the applicant. Any additional costs, which are unknown at the time of application, but are later incurred by the City, shall be paid by the applicant prior to the issuance of a development permit. Applicants will receive invoices electronically indicating the applicable fee(s). Note, there are fees at various stages of review depending on application type. All Fees are paid online.

PUBLIC SIGN NOTICE: Board of Adjustment (BOA) application, and certain applications are subject to public sign notice. Affidavits must be completed and submitted to the city stated compliance that such has been completed. The affidavit form can be found in this package on page 4 and on the City's website.

EXAMPLE VARIANCE SUBMITTAL
Click to access the Board of Adjustment (BOA) page to view previous [Board of Adjustment \(BOA\) agendas, case backup, minutes and results](#).

QUESTIONS: Questions regarding the Board of Adjustment process or LauderBuild, contact us by phone or email at: boardofadjustment@fortlauderdale.gov
Phone: 954-828-6520, Option 5.

INSTRUCTIONS: The following information is required pursuant to the City's Unified Land Development Regulations (ULDR). The Board of Adjustment application form must be filled out accurately and all applicable sections must be completed. Complete the sections indicated for application, type N/A for those section items not applicable. Select the application type below and complete entire application form.

Application Type	(Select the application type from the list below and complete pages 1-4 of the application)	FEES
<input checked="" type="radio"/>	Requesting a Variance/Special Exception/Interpretation (Before)	\$2,332
<input type="radio"/>	Requesting a Variance/Special Exception/Interpretation (After)	\$2,968
<input type="radio"/>	Requesting Variance/Special Exception/Interpretation for Residential Accessory Structures & Existing Non-Conforming Structures (Homesteaded Only) (Before)	\$689
<input type="radio"/>	Requesting a Variance/Special Exception/Interpretation for Residential Accessory Structures & Existing Non-Conforming Structures (Homesteaded Only) (After)	\$901
<input type="radio"/>	Request for Continuance	\$954
<input type="radio"/>	Request for Rehearing	\$318
<input type="radio"/>	Rehearing Request before the board	\$1,219

Page 1 BOA - Applicant Information Sheet

INSTRUCTIONS: The following information is required pursuant to the City's Unified Land Development Regulations (ULDR). While the information requested in this application is the minimum required to proceed please be aware additional information may be required to fully address the variance(s) and/or special exception(s) requested. The application form must be filled out accurately and all applicable sections must be completed. Please print or type and answer all questions. Do Not leave any sections blank. Indicate N/A if a question does not apply.

Case Number	PLN-BOA-24030003
Date of complete submittal	March 8, 2024

NOTE: For purpose of identification, the **PROPERTY OWNER** is the **APPLICANT**

Property Owner's Name	Christopher C & Ann Murray
Property Owner's Signature	<i>Christopher C Murray</i> <i>Ann Murray</i>
Address, City, State, Zip	PO Box 1629, 930 N. Pennsylvania Ave., Bethany Beach, DE 19930
E-mail Address	chms.murray3@yahoo.com
Phone Number	2022530756
Proof of Ownership	<input type="checkbox"/> Warranty Deed or <input checked="" type="checkbox"/> Tax Record

NOTE: If **AGENT** is to represent **PROPERTY OWNER**, an agent authorization form is required (must be notarized).

Applicant / Agent's Name	Christopher C Murray
Applicant / Agent's Signature	
Address, City, State, Zip	PO Box 1629, 930 N. Pennsylvania Ave., Bethany Beach, DE 19930
E-mail Address	chris.murray3@yahoo.com
Phone Number	2022530756
Agent Authorization Form Submitted	<input type="checkbox"/>

Include ANY Related code case/permit #	
Existing / New	Existing <input type="checkbox"/> New <input checked="" type="checkbox"/>
Project Address	Address: 21517 SE 21st Street, Fort Lauderdale, FL 33316
Legal Description	Lot 18, Block 1, Breakwater, according to the Plat there of as recorded in Plat Book 42 Page 19 of the public records of Broward County, Florida
Tax ID Folio Numbers (For all parcels in development)	504213150200
Variance/Special Exception Request (Provide a brief description of your request)	Special Exception to not install sidewalk
Applicable ULDR Sections (Include all code sections)	Soc 25-62 (b)(3)

Current Land Use Designation	Low/Medium
Current Zoning Designation	RS-8
Current Use of Property	Single Family Residence Group R (3)
Site Adjacent to Waterway	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Setbacks (indicate direction N, S, E, W)		Required	Proposed
Front	S	25.00	25.00
Side	E	5.00	5.00
Side	W	5.00	5.00
Rear	N	15.00	15.00

Page 2: Board of Adjustment (BOA) Criteria for Variance Request

Answer **All** questions on this page and attach narrative. If additional space is needed, attach additional page(s).

SPECIFIC REQUEST: State the specific request according to the ULDR or other provisions of the Code.

Requesting Special Exception to no install sidewalk.

CRITERIA: Applicant must demonstrate a unique hardship attributable to the land by proving by a preponderance of the evidence for all of the following criteria. Please answer the following criteria completely. While some criteria may seem duplicative the response should be tailored specifically to each. Per section 47-24.12, A.4,

a. Special conditions and circumstances affect the property at issue which prevent the reasonable use of such property; and

N/A

b. Circumstances which cause the special conditions are peculiar to the property at issue, or to such a small number of properties that they clearly constitute marked exceptions to other properties in the same zoning district; and:

N/A

c. Literal application of the provisions of the ULDR would deprive the applicant of a substantial property right that is enjoyed by other property owners in the same zoning district. (It shall be of no importance to this criterion that a denial of the variance sought might deny to the owner a more profitable use of the property, provided the provisions of the ULDR still allow a reasonable use of the property; and

N/A

d. The unique hardship is not self-created by the applicant or his predecessors, nor is it the result of mere disregard for, or ignorance of, the provisions of the ULDR or antecedent zoning regulations; and

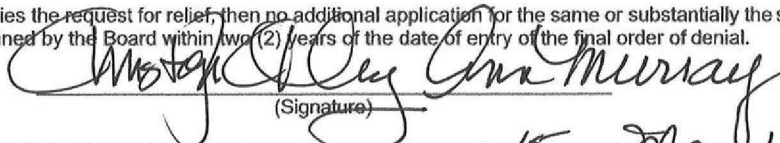
N/A

e. The variance is the minimum variance that will make possible a reasonable use of the property and that the variance will be in harmony with the general purposes and intent of the ULDR and the use as varied will not be incompatible with adjoining properties or the surrounding neighborhood or otherwise detrimental to the public welfare.

N/A

AFFIDAVIT: I, Christopher C. Murray & Ann Murray the Owner/Agent of said property ATTEST that I am aware of the following:

1. In order to be entitled to the relief requested in the application an affirmative vote of a majority plus one of the Board of Adjustment is required;
2. That in granting the relief requested, the Board of Adjustment is limited to the authority vested in the Board by the ULDR and that the Board may not grant the relief requested unless the applicant proves all the criteria specified in the ULDR have been met;
3. That the granting of relief by the Board does not exempt the applicant or owner of record from the responsibilities of obtaining all applicable permits or approvals as may be required by law for both new and existing structures;
4. That if the relief requested is granted by the Board, the applicant must secure a building permit to implement the relief requested within one hundred eighty (180) days of the entry of the final order or the Board, or within such lesser time as the Board may proscribe and that failure to procure the necessary permits within the time so proscribed shall render the variance or special exception null and void;
5. That if the Board denies the request for relief, then no additional application for the same or substantially the same relief may be entertained by the Board within two (2) years of the date of entry of the final order of denial.


(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 15 day of March, 2024




HELEN WALTER
NOTARY PUBLIC
MY COMMISSION EXPIRES:

Property ID Number 504213-15-0200	Escrow Code	Assessed Value See Below	Exemptions See Below	Taxable Value See Below	Millage Code 0312
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MURRAY,CHRISTOPHER C
MURRAY,ANN
PO BOX 1620
BETHANY BEACH, DE 19930-1620

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT.

2517 SE 21 ST
BREAKWATER 42-19 B
LOT 18 BLK 1

Taxing Authority	AD VALOREM TAXES			Taxable Val	Taxes Levied
	Millage	Assessed Val	Exemptions		
BROWARD COUNTY GOVERNMENT					
COUNTYWIDE SERVICES	5.54920	759,680	0	759,680	4,215.62
VOTED DEBT	0.11980	759,680	0	759,680	91.01
BROWARD CO SCHOOL BOARD					
GENERAL FUND	4.92600	847,020	0	847,020	4,172.42
CAPITAL OUTLAY	1.50000	847,020	0	847,020	1,270.53
VOTER APPROVED DEBT LEVY	0.18960	847,020	0	847,020	160.59
SO FLORIDA WATER MANAGEMENT					
EVERGLADES C.P.	0.03270	759,680	0	759,680	24.84
OKEECHOBEE BASIN	0.10260	759,680	0	759,680	77.94
SFWM DISTRICT	0.09480	759,680	0	759,680	72.02
NORTH BROWARD HOSPITAL	1.43070	759,680	0	759,680	1,086.87
CHILDREN'S SVCS COUNCIL OF BC	0.45000	759,680	0	759,680	341.86
CITY OF FORT LAUDERDALE					
FT LAUDERDALE OPERATING	4.11930	759,680	0	759,680	3,129.35
DEBT SERVICE	0.27370	759,680	0	759,680	207.92
FL INLAND NAVIGATION	0.02880	759,680	0	759,680	21.88

Total Millage: 18.81720 Ad Valorem Taxes: \$14,872.85

Levying Authority	NON-AD VALOREM TAXES	Rate	Amount
03 FT LAUDERDALE FIRE-RESCUE			338.00
031 FT LAUDERDALE STORMWATER CAT I		@ 240.5800	240.58
03T FT LAUDERDALE STORMWATER TRIP		@ 4.6100	43.52

Non-Ad Valorem Assessments: \$622.10

Combined Taxes and Assessments: \$15,494.95

If Postmarked By Please Pay	Nov 30, 2023 \$0.00			
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Paid 11/28/2023 Receipt # LBX-23-00047038 \$14,875.15
11/27/2023 Effective Date Paid By

Make checks payable to:

BROWARD COUNTY TAX COLLECTOR
GOVERNMENTAL CENTER ANNEX
115 S. ANDREWS AVENUE, ROOM # A100
FORT LAUDERDALE, FL 33301-1895

Property ID Number
504213-15-0200

**PAY YOUR TAXES ONLINE AT:
broward.county-taxes.com**

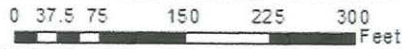
If Postmarked By	Please Pay
Nov 30, 2023	\$0.00

Return with Payment

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT

MURRAY,CHRISTOPHER C
MURRAY,ANN
PO BOX 1620
BETHANY BEACH, DE 19930-1620

Please Pay Only One Amount



MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER



SIDEWALK VARIANCE
DATE OF PRINT: 02/29/2024

FO NAME_LINE_	NAME_LINE1	ADDRESS_LI	CITY	ST/ZIP	PLLEGAL_LI_1
50 BROWARD COUNTY	BOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL 33301	11LOT 7 S 627 LE
50 ARCHDIOCESE OF MIAMI	ST SEBASTIAN CHURCH	9401 BISCAYNE BLVD	MIAMI SHORES	FL 33138	11W 537.5 OF S
50 UNITED STATES OF AMERICA	% BLDGS MANAGER	301 N MIAMI AVE STE 205	MIAMI	FL 33128	1177 STRIP OF L
50 HEIFNER,CHARLES W & DARIA D		12965 YATES FORD RD	CLIFTON	VA 20124	1E LOT 10 BLK 1
50 HEIFNER,CHARLES W & DARIA D		2013 SE 26 AVE	FORT LAUDERDALE	FL 33316	1E LOT 11 BLK 1
50 VYFVINKEL,VIRGINIA LOUISE	VIRGINIA LOUISE VYFVINKEL REV TR	2017 SE 26 AVE	FORT LAUDERDALE	FL 33316	1E LOT 12 BLK 1
50 STOLOVE,GAYLE L	GAYLE L STOLOVE REV TR	2021 SE 26 AVE	FORT LAUDERDALE	FL 33316	1E LOT 13 BLK 1
50 CAPITAL K LLC		18533 SW 49 ST	MIRAMAR	FL 33029	1E LOT 14 BLK 1
50 BOSSARD,KEITH M & ANN L	KEITH & ANN BOSSARD TR	2529 SE 21 ST	FORT LAUDERDALE	FL 33316	1E LOT 15 BLK 1
50 HOPWOOD,PETER E		2525 SE 21 ST	FORT LAUDERDALE	FL 33316	1E LOT 16 BLK 1
50 MCQUEEN,WILLIAM F		PO BOX 202	DOWNINGTON	PA 19335	1E LOT 17 BLK 1
50 MURRAY,CHRISTOPHER C	MURRAY,ANN	PO BOX 1620	BETHANY BEACH	DE 19930	1E LOT 18 BLK 1
50 DAMONTE,JAMES C & MARY		2513 SE 21 ST	FORT LAUDERDALE	FL 33316	1E LOT 19 BLK 1
50 JEAN ANNE KIEFHABER REV TR	KIEFHABER,JEAN ANNE TRSTEE	505 CURRYER RD	MIDDLETOWN	OH 45042	1E LOT 20 BLK 1
50 MACDONALD,JOHN A	MACDONALD,LINDA	21 LYNBROOK AVE	POINT LOOKOUT	NY 11569	1E LOT 21 BLK 1
50 BERNARD FAMILY LP		1320 BENNINGTON AVE	PITTSBURGH	PA 15217	1E LOT 22 BLK 1
50 2500 INLET LLC		4001 ROUND HILL RD	ARLINGTON	VA 22207	1E LOT 1 BLK 2
50 PATRICIA D FORD TR	FORD,PATRICIA D TRSTEE	4001 ROUND HILL RD	ARLINGTON	VA 22207	1E LOT 2 BLK 2
50 HATHAWAY FLORIDA LLC		2114 POWHATAN ST	FALLS CHURCH	VA 22043	1E LOT 3 BLK 2
50 MOCK,WILLIAM BARKER H/E	WILLIAM BARKER MOCK REV TR ETAL	2512 SE 21 ST	FORT LAUDERDALE	FL 33316	1E LOT 4 BLK 2
50 AGNIESZKA PEGGS REV LIV TR	PEGGS,AGNIESZKA AGGIE TRSTEE	600 N FAIRBANKS CT UNIT 2604	CHICAGO	IL 60611	1E LOT 5 BLK 2
50 JAMES MICHAEL MOCK TR	WILLIAM BARKER MOCK TR ETAL	3777 N DUMBARTON ST	ARLINGTON	VA 22207	1E LOT 6 BLK 2
50 ENGLE,SAMUEL D	ENGLE,ANN D ETAL	11 CORNWALL ST NE	LEESBURG	VA 20176	1E LOT 7 BLK 2
50 PENTAGON HOLDINGS LLC		101 N MAIN ST STE 410	ANN ARBOR	MI 48104	1E LOT 8 BLK 2
50 CHARLES B DELASHMUTT TR	DELASHMUTT,CHARLES B TRSTEE	4411 ROCK SPRING RD	ARLINGTON	VA 22207	1E LOT 9 BLK 2
50 GROSVENOR,J MARK	J MARK GROSVENOR TR	12500 W 58TH AVE STE 213	ARVADA	CO 80002	1E LOT 10 BLK 2
50 KNOCHENHAUER,BARBARA S	BARBARA S KNOCHENHAUER TR ETAL	2020 SE 26 AVE	FORT LAUDERDALE	FL 33316	1E LOT 5 BLK 3
50 BRADY,NANCY A	NANCY A BRADY TR	2024 SE 26 AVE	FORT LAUDERDALE	FL 33316	1E LOT 6 BLK 3
50 KIELER,CHARLES J & JENNIFER C		2601 SE 21 ST	FORT LAUDERDALE	FL 33316	1E LOT 7 BLK 3
50 PUBLIC LAND	% CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL 33301	1E ALL STREETS,1

BROWARD COUNTY- DEVELOPMENT SERVICES DEPARTMENT-BOA Application Sec 25-62 (b) (3)

Special Exception to not install sidewalk at 2517 SE 21st Street Fort Lauderdale, FL



LOOKING WEST



LOOKING EAST



LOOKING SOUTH

BROWARD COUNTY- DEVELOPMENT SERVICES DEPARTMENT

Board of Adjustment (BOA) Application PLN-BOA-2403003

NARRATIVE

For Special Relief to not install a sidewalk **Sec. 25-62(b)(3)** At
2517 SE 21st Street, Fort Lauderdale, FL 33316

By Ann and Christopher C. Murray

CRITERIA

- a. Does the proposed development or use meet requirement for a special exception as provided by the ULDR

The proposed use is Single Family Residence which is permitted in zone RS-8. Sec 25-62 (b) (3) is a requirement for the use and the owner can seek special relief from the requirement to install a sidewalk.

- b. Granting the special exception shall not be incompatible with adjoining properties or surrounding neighborhood or otherwise contrary to the public interest.

The requested special exception would:

1. Maintain the highly successful rainwater swale system within the neighborhood.
2. Preserve the appearance of larger front yards, enhancing the appeal of all adjacent properties.
3. Since there would be no other sidewalks anywhere in the vicinity of the lot, a sidewalk would have no connection at either end. This would detract from the overall look of the community and, possibly, create a trip-and-fall hazard at either end of the unconnected sidewalk.
4. Our street has, for decades, comfortably and safely facilitated its unrestricted use by pedestrians, cyclists, joggers, and vehicles.

SUPPLEMENTAL INFORMATION

We as the property owners are requesting a special exception/relief under **Section 25-62(b)(3)**. The unique circumstances particular to our property issues that would otherwise preclude the installation of a sidewalk in the specified location because of the following reasons:

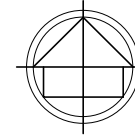
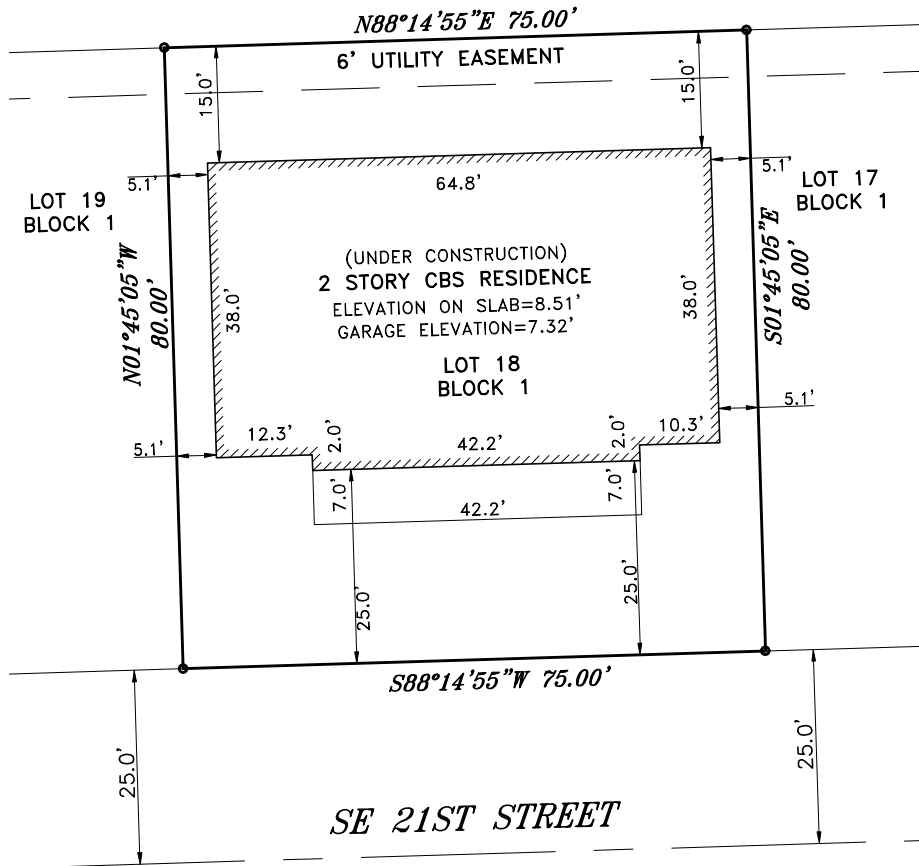
1. Disrupt the highly successful rainwater swale system within the neighborhood that has worked without exception since 1958.
 - The proposed sidewalk location is in the swale and will disrupt runoff of rain not only for this property but for many adjacent homes.

2. With no other sidewalks anywhere in the vicinity of the lot, the sidewalk would have no connection at either end.
 - This could create a trip-and-fall hazard at either end of the unconnected sidewalk as proposed.

3. Preserve the appearance of larger front yards, enhancing the appeal of all adjacent properties.
 - The sidewalk location would reduce the already small front yards by 30%, potentially impacting the value of the properties.

4. This would detract from the overall look of the community with a sidewalk to nowhere and possibly impact property values.
 - Our street has, for decades, comfortably and safely facilitated its unrestricted use by pedestrians, cyclists, joggers, and vehicles.

SPECIFIC PURPOSE SURVEY



LEGEND:

- CKD CHECKED BY
- CONC CONCRETE
- DWN DRAWN BY
- FB/PG FIELD BOOK AND PAGE
- SIR SET IRON ROD & CAP #6448
- SNC SET NAIL AND CAP #6448
- FIR FOUND IRON ROD
- FIP FOUND IRON PIPE
- FNC FOUND NAIL AND CAP
- FND FOUND NAIL & DISC
- P.B. PLAT BOOK
- B.C.R. BROWARD COUNTY RECORDS
- X- CHAIN LINK/ WOOD FENCE
- ELEV ELEVATION
- CBS CONCRETE BLOCK STRUCTURE
- E- OVERHEAD UTILITY WIRES
- A/C AIR CONDITIONER

NOTES :

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. THIS SURVEY WAS DONE SOLELY FOR FORMBOARD LOCATION AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
4. THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
5. UNDERGROUND IMPROVEMENTS NOT SHOWN.
6. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
7. BENCHMARK REFERENCE: BROWARD COUNTY BENCHMARK # 2108 ELEVATION= 10.13' (NAVD88)
8. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF "BREAKWATER", PG. 42, PG. 19, B.C.R. SAID LINE BEARS S88°16'42"W.

I HEREBY CERTIFY THAT THE "SPECIFIC PURPOSE SURVEY" OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD UNDER MY DIRECTION IN JANUARY, 2024. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

LAND DESCRIPTION:

LOT 18, BLOCK 1 OF "BREAKWATER", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 42, PAGE 19 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



Digitally signed by Richard E Cousins
Date: 2024.03.08 11:28:54 -05'00'

FOR THE FIRM, BY: _____

RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4188

SURVEY DATE : 01/03/24

COUSINS SURVEYORS & ASSOCIATES, INC.



3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954)689-7766 EMAIL: OFFICE@CSASURVEY.NET

PROJECT NUMBER : 10003-23

CLIENT :
CHARLIE INGRASCI

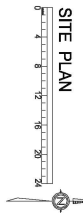
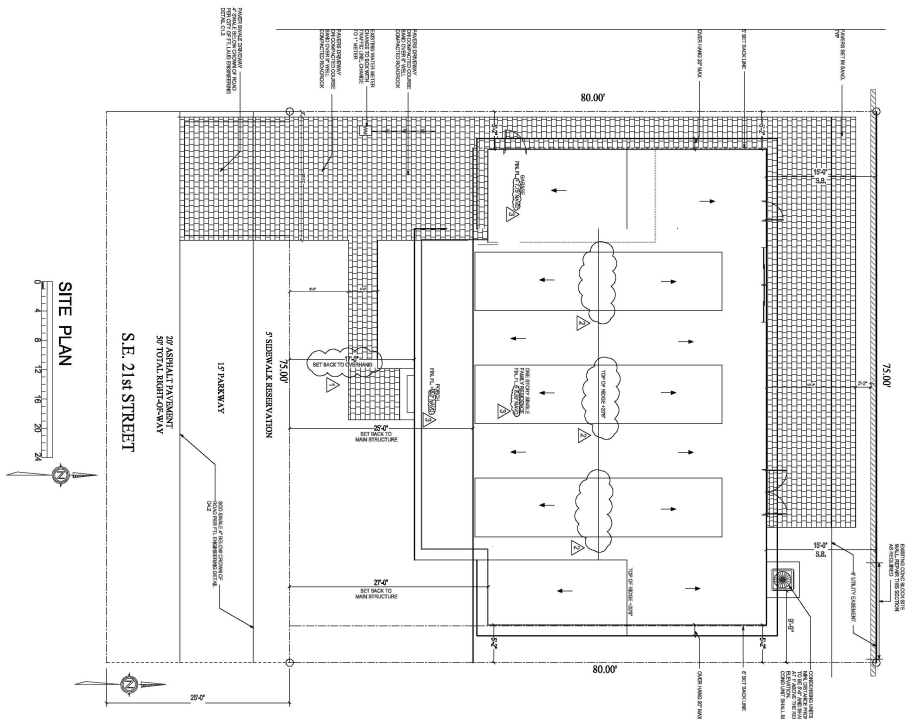
REVISIONS	DATE	FB/PG	DWN	CKD
FORMBOARD SURVEY	08/18/23	SKETCH	AM	REC
FOUNDATION SURVEY (NO FLOOR POURED)	11/16/23	SKETCH	JD	REC
SPOT SURVEY	01/03/24	SKETCH	JD	REC

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	125105
PANEL NUMBER	0576 H
ZONE	AE
BASE FLOOD ELEV	5
EFFECTIVE DATE	08/18/14

PROPERTY ADDRESS :
2517 SE 21ST STREET

SCALE: 1"= 16'

SHEET 1 OF 1



SCORE OF WORK

REMOVE STOP RESIDENCE WITH REWORK AND 3 BATHROOMS, A ONE CAR GARAGE, 2500 SQ FT FRONT PORCH, 1500 SQ FT

LEGAL RESERVATION

LOT 18, BLOCK 1, SUBDIVISION 1, FORT LAUDERDALE, FLORIDA

LOT 18, BLOCK 1, SUBDIVISION 1, FORT LAUDERDALE, FLORIDA

SITE DATA

LOT AREA: 6,000.00 SQ FT

FIRST FLOOR AREA: 2,457.00 SQ FT

REAR PORCH COVERED PORCH: 2,200.00 SQ FT

TOTAL SQUARE FEET: 2,442.00 SQ FT

F.A.R. RATIO

330.00/1000.00

0.67

SETBACKS

FRONT: 20'00"

REAR: 15'00"

LEFT: 15'00"

RIGHT: 15'00"

LOADING DATA

LOADING DATA

AGE: 7' 10"

GRADE: 1' 01"

MINIMUM ALLOWED: 2025 FINISHED

NO. OF FLOORS: 01

FRAMES PROVIDED: 1 WOOD GARAGE

FOUNDATION

20" x 14" FLOORING AT

MAJOR REVISIONS REQUIRED: 17

MINOR REVISIONS REQUIRED: 17

CONCRETE FOUNDATION

FOUNDATION

FOUNDATION

FOUNDATION

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Revisions as per city comments 3-14-23 (JCG)

Revisions to drawings as per contractor 5-8-23 (JCG)

Revisions as per flood comments 7-28-23 (JCG)

NEW RESIDENCE FOR
MR. AND MRS. CHRIS MURRAY
 2517 SE 21ST STREET
 FORT LAUDERDALE, FLORIDA 33316

ARCHITECTURE - PLANNING - GOVERNMENTAL RELATIONS
ARTHUR S. BENGOCHEA A.I.A.
 1211 EAST BROWARD BLVD., EAST SUITE
 FORT LAUDERDALE, FLORIDA 33301
 telephone (954) 527-1271 • fax (954) 467-9235
 email arthur@asbarch.com

A.S. BENGOCHEA
 ARCHITECT

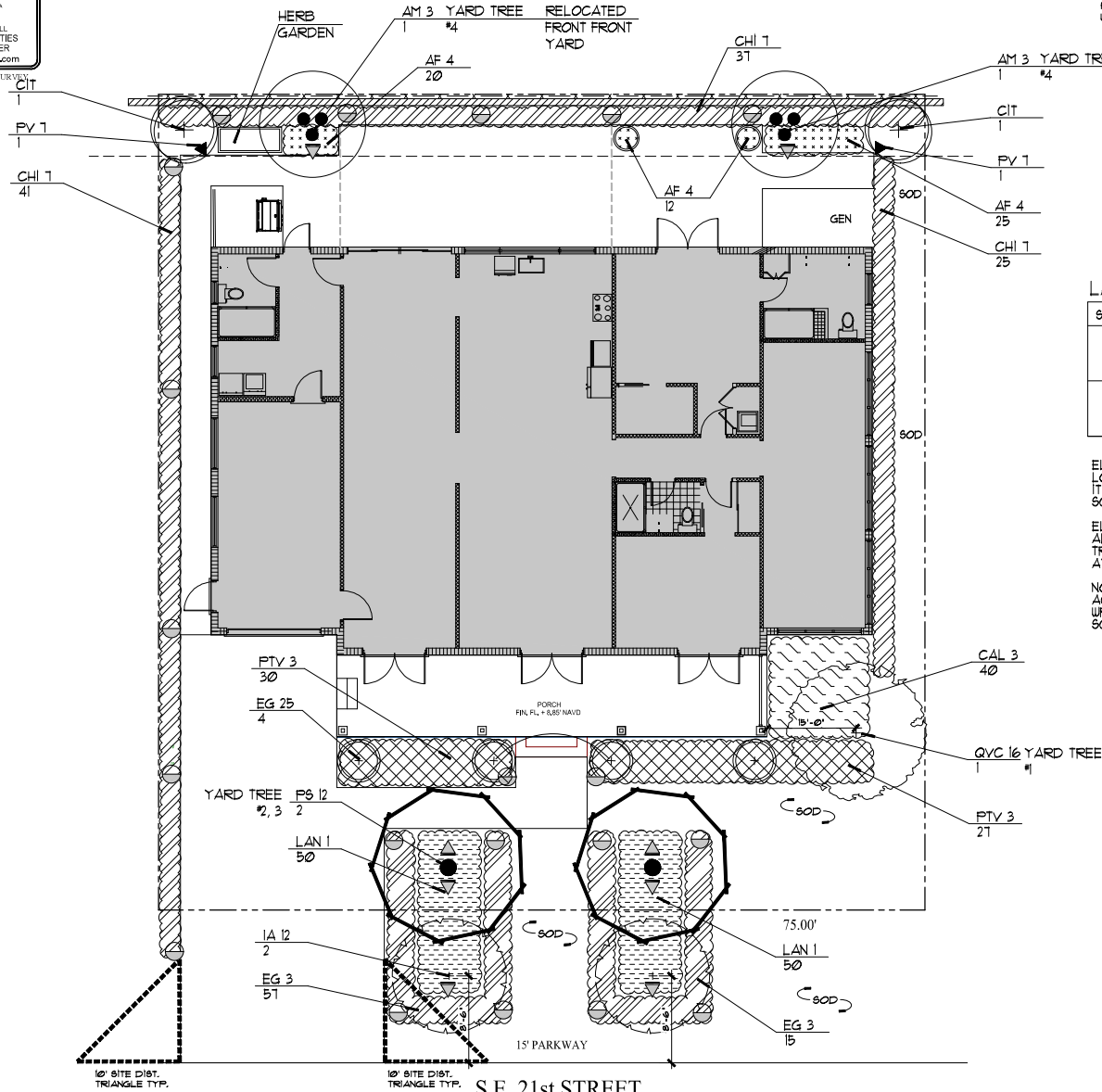
DATE: 10/20/21
 DRAWN: ANB
 CHECKED: ANB
 SCALE: 1/8"=1'-0"

A-1
 OF
 10
 2020.16

Arthur Bengochea
 Digitally signed by Arthur Bengochea
 Date: 2023.09.29 10:59:50 -04:00

48 HOURS BEFORE DIGGING
 CALIFORNIA REGISTRATION NO. 811
 SUNSHINE STATE 1 CALL
 UNDERGROUND UTILITIES
 NOTIFICATION CENTER
 http://www.callsunshine.com

THIS DRAWING IS NOT A SURVEY



UTILITIES AND ROOT BARRIERS
 Landscaping will provide a minimum horizontal clearance to utilities of 5 feet for small trees and palms and 10 feet for large trees and palms. Utilities will be protected using an approved root barrier such as Bio-Barrier

george keen
 Digitally signed by george keen
 Date: 2023.03.14 12:11:19 -04'00'

LANDSCAPE LIGHTING LEGEND

SYMBOL	FIXTURE DESCRIPTION	MOUNTING
⊙	KICHLER LIGHTING MODEL 15800 AZT 12 V. PATHWAY LIGHT ARCH. BRONZE FIN.	8" IN GROUND STAKE
△	KICHLER LIGHTING MODEL 15152AZT 12.4 WATT 35 DEG. MEDIUM. ACCENT LT. ARCH. BRONZE FIN.	8" IN GROUND STAKE

ELECTRICAL CONTRACTOR TO VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF LANDSCAPE LIGHTING.

ELECTRICAL CONTRACTOR TO INCLUDE ALL HARDWARE WIRING J-BOXES AND TRANSFORMERS IN SCOPE OF INSTALLATION.

NO LIGHTING SUBSTITUTIONS SHALL BE ACCEPTED WITHOUT THE PRIOR WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT



GEORGE KEEN
 LANDSCAPE ARCHITECT
 15 SE 9TH AVENUE
 FORT LAUDERDALE
 FLORIDA 33401
 TEL. 954-236-5377
 FAX. 954-763-0754
 Info@georgekeen.com

MURRAY RESIDENCE
 2517 SE 21ST STREET
 FORT LAUDERDALE, FLA. 33316
 LANDSCAPE PLAN

DATE: 05-07-22
 DRAWN BY: GWK
 SCALE: 3/16"=1'-0"
 REVISIONS:
 1. SITE MISC 08-14-22
 2. SITE MISC 11/12/22



SHEET
LS-1



March 4, 2024

Dear Members of the Board of Adjustment,

I am providing this letter in support of the review you will be conducting on the requests by two of our Breakwater Surf Club homeowners to not be required to add sidewalks to their construction projects in our neighborhood.

Breakwater Surf Club is a long-established Fort Lauderdale neighborhood, having been developed and built in 1957 and 1958. While a small neighborhood in comparison to many others in the city, it has been noted as having a significant role in the development of the “mid-century modern” school of architecture, which came to define the typical architecture of South Florida in the post-World War II period.

The original homes, and the layout of our community were designed and built under the supervision of Charles McKirahan, who is credited with being an early exponent of the mid-century modern movement in Fort Lauderdale. His designs of our homes, as well as the Atlantic Tower, Breakwater Tower, Everglades House, Point of Americas 1 and, most famously, the Mai-Kai Restaurant are widely considered to be the earliest exponents of what was eventually called the “Miami modern” architectural style.

I mention the above not just because of the style of architecture McKirahan developed and popularized but, also, because of the way that he designed and built our development to blend in with, and take advantage of, the South Florida environment. We were built as an integral, small community of only four streets, three of which are interior to our community. It was, moreover, designed to not only blend with its sub-tropical environment but to also take advantage of – and account for – the South Florida weather.

More specifically, Breakwater – in keeping with McKirahan’s vision of blending with the environment – is a perfect example of how he dealt with rainwater. Lots have swales on all four sides, channeling the rainwater away from the houses and diverting it parallel to our streets towards the Port Everglades inlet channel. As a result, neither our streets nor our lots are prone to flooding. In fact, during the major, 24 inches of rain, storm of April, 2023, Breakwater did not flood. By contrast, Harbour Inlet, which adjoins Breakwater on our west side, had several streets at least partially under water for several days – precisely because, due to a lack of swales and contouring – the water had nowhere to go.

As a result, requiring that the properties at 2517 and 2616 Inlet Drive include sidewalks in their reconstruction design will have two negative effects: one will be the disruption of the flow of heavy rainwater, as the sidewalks will have to be built exactly on top of the

rainwater swales. This will actually result in flooding both in the vicinity of, and up-slope from, these properties. In short, Breakwater – at a minimum on Inlet Drive – will flood.

In addition, requiring that these two houses have sidewalks will mean that there will be two widely separated strips of 60 or so feet of sidewalk in our community. Everywhere else in Breakwater there will be green grass and water-diverting swales. Further, when the City asked us to poll our residents concerning sidewalks, we received 54 replies within the first 24 hours: every homeowner replied that they did not want sidewalks.

This is not the first time that our residents have rejected adding sidewalks to our community. In 2008-2009 the City sought to fund an “anti-crime” program that, in the case of Breakwater and the Harbour Isles area, would add sidewalks funded by the homeowners through placing a City lien of up to \$3,000 on each property.

As is the case with the current sidewalks issue, none of our owners were in favor of adding sidewalks to a community that neither wanted them nor, under the premise of an anti-crime program, had a need for them. Following a number of meetings with City personnel and appeals to the City Commission, it was agreed that Breakwater would not be required to have sidewalks. Rather, the funds, along with funds earmarked from other neighboring communities, were used for a Harbour Isles area beautification program.

Finally, I would note that our District 4 Commissioner – both the previous Commissioner, Ben Sorensen and the current Commissioner, Dr. Warren Sturman – have expressed their understanding of, and support for, not requiring sidewalks in Breakwater. Commissioner Sturman, furthermore, has advised me as recently as March 2 that he is prepared to take the no-sidewalks issue to the City Commission in order to secure a permanent change to the ordinance’s requirement for sidewalks in the case of neighborhoods that overwhelmingly do not want them.

In closing, I want to commend all the Board members for the valuable service they provide to the City of Fort Lauderdale, especially as the growth of large projects and the threatened loss of distinctive neighborhoods become a matter of ever-greater concern to neighborhoods such as ours. I trust that, as fellow citizens of our special city, you will take into consideration the above information in making your decision.

Sincerely,

A handwritten signature in black ink that reads "John L. Wilkinson".

John L. Wilkinson
President, Breakwater Homes Association