



## **BOARD OF ADJUSTMENT MEETING NOTICE**

**Date:** May 31<sup>st</sup>, 2024

A Public Hearing will be held before the Board of Adjustment on: **Wednesday, June 12<sup>th</sup>, 2024.**

This meeting will be held in-person at: Development Services Department (Lobby) 700 NW 19<sup>th</sup> 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](http://www.fortlauderdale.gov/government/BOA)

<b>CASE:</b>	<b>PLN-BOA-24050003</b>
<b>OWNER:</b>	SCHIRMER, CHRISTOPHER V; MATTOCKS, JACI REGAN
<b>AGENT:</b>	N/A
<b>ADDRESS:</b>	1123 SW 5 PLACE, FORT LAUDERDALE, FL 33312
<b>LEGAL DESCRIPTION:</b>	LOT 10 AND THE WEST ½ OF LOT 11, BLOCK 1, AMENDED PLAT OF RIVERSIDE ADDITION TO FT. LAUDERDALE, FLA. ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 13, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (SEE SURVEY)
<b>ZONING DISTRICT:</b>	RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY
<b>COMMISSION DISTRICT:</b>	4
<b>REQUESTING:</b>	<b><u>Sec. 25-62. (b)(3) - Requirements for new development and site alterations.</u></b>

- 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](http://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-24050003


**LEGEND**

-  Municipal Boundary
-  Subject Site

**N**



0 100 200 US Feet



# PLN-BOA-24050003

## 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 1-40 of 60

<input type="checkbox"/>	<a href="#">Record, Permit, or Account #</a>	<a href="#">Record Description</a>	<a href="#">Application Name</a>	<a href="#">Record Type</a>	<a href="#">Balance</a>	<a href="#">Planner Name</a>	<a href="#">Street #</a>	<a href="#">Dir</a>	<a href="#">Street Name</a>	<a href="#">Type</a>	<a href="#">Unit # (start)</a>	<a href="#">Status</a>
<input type="checkbox"/>	<a href="#">PLN-BOA-24050003</a>		Schirmer New Residence/ Spec...	Z- Board of Adjustment (BOA)	0		1123	SW	5	PL		Open
<input type="checkbox"/>	<a href="#">LND-INST-24010002</a>	Two Story New Construction Residence	Schirmer New Home	Landscape Installation Permit	0		1123	SW	5	PL		Void
<input type="checkbox"/>	<a href="#">PLB-GEN-24010008</a>	Two Story New Residence Construction	Plumbing Irrigation Permit	Plumbing Permit	0		1123	SW	5	PL		Awaiting
<input type="checkbox"/>	<a href="#">PLB-GEN-24010007</a>	DRAINAGE SYSTEM Two Story New Construction	Plumbing Subpermit	Plumbing Permit	0		1123	SW	5	PL		Awaiting
<input type="checkbox"/>	<a href="#">BLD-GEN-24010016</a>	Two Story New Construction Residence	Schirmer New Home	Structural Permit	0		1123	SW	5	PL		Void
<input type="checkbox"/>	<a href="#">BLD-GEN-24010014</a>	Two Story New Construction	Schirmer New Home	Structural Permit	0		1123	SW	5	PL		Void
<input type="checkbox"/>	<a href="#">MEC-GEN-24010004</a>	INSTALLATION OF NEW AC SYSTEM IN NEW HOME AS PER ...	Mechanical HVAC New Install ...	Mechanical Permit	0		1123	SW	5	PL		Void
<input type="checkbox"/>	<a href="#">LND-INST-24010001</a>	Two Story new construction	Schirmer New Home	Landscape Installation Permit	0		1123	SW	5	PL		Awaiting
<input type="checkbox"/>	<a href="#">LND-TREE-24010001</a>	Two Story new construction	Specimen Tree Removal	Landscape Tree Removal-Relocation Permit	0		1123	SW	5	PL		Awaiting
<input type="checkbox"/>	<a href="#">PLB-RES-23120193</a>	Existing sewer connection	Sewer Connection	Plumbing Residential Permit	0		1123	SW	5	PL		Awaiting
<input type="checkbox"/>	<a href="#">PLB-RES-23120192</a>	Install new plumbing lines	Plumbing Lines	Plumbing Residential Permit	0		1123	SW	5	PL		Awaiting
<input type="checkbox"/>	<a href="#">PLB-GAS-23120039</a>	Install new gas lines	Plumbing lanes	Plumbing Gas Permit	0		1123	SW	5	PL		Awaiting
<input type="checkbox"/>	<a href="#">ELE-RES-23120187</a>	New two story home	Schirmer Residence	Electrical Residential Permit	0		1123	SW	5	PL		Pending
<input type="checkbox"/>	<a href="#">BLD-BDSP-23050013.D001</a>	Seawall and dock as-built survey	Document Type: Approved Su...	Deferred Submittal (Electronic Document Submittal)	0		1123	SW	5	PL		Comple
<input type="checkbox"/>	<a href="#">PLB-RES-23090229</a>	POOL PIPING AND HEAT PUMP FOR BLD-RPSF-23090030	Schirmer New Swimming Pool	Plumbing Residential Permit	0		1123	SW	5	PL		Issued
<input type="checkbox"/>	<a href="#">ELE-RES-23090206</a>	ELECTRICAL HOOK UP FOR BLD-RPSF-23090030	Schirmer New Swimming Pool	Electrical Residential Permit	0		1123	SW	5	PL		Issued
<input type="checkbox"/>	<a href="#">BLD-RPSF-23090030</a>	Install new swimming pool & deck	Schirmer New Swimming Pool	Residential Pool-Spa-Fountain Permit	0		1123	SW	5	PL		Issued
<input type="checkbox"/>	<a href="#">ELE-RES-23070045</a>	Dock Electrical Conduit Only	Schirmer, Chris	Electrical Residential Permit	0		1123	SW	5	PL		Comple
<input type="checkbox"/>	<a href="#">BLD-BDSP-23050013</a>	Build new dock raise seawall cap	Schirmer, Christopher	Boatlift-Dock-Seawall-Pile Permit	0		1123	SW	5	PL		Comple
<input type="checkbox"/>	<a href="#">BLD-RNC-22070022</a>	NEW CONSTRUCTION SINGLE 2 STORY SINGLE FAMILY HOME	Christopher Schirmer	Residential New Construction Permit	0		1123	SW	5	PL		Awaiting
<input type="checkbox"/>	<a href="#">PLB-RES-22070157</a>	POOL PIPING AND HEAT PUMP FOR NEW SWIMMING POOL A...		Plumbing Residential Permit	0		1123	SW	5	PL		Void
<input type="checkbox"/>	<a href="#">ELE-RES-22070139</a>	ELECTRIC FOR NEW SWIMMING POOL AND DECK BP BLD-R...		Electrical Residential Permit	0		1123	SW	5	PL		Void
<input type="checkbox"/>	<a href="#">BLD-RPSF-22070026</a>	NEW SWIMMING POOL AND DECK NOC		Residential Pool-Spa-Fountain Permit	0		1123	SW	5	PL		Void
<input type="checkbox"/>	<a href="#">LND-TREE-22030033</a>	REMOVAL OF EXISTING TREES	Tree Relocation and Tree Rem...	Landscape Tree Removal-Relocation Permit	0		1123	SW	5	PL		Awaiting
<input type="checkbox"/>	<a href="#">PLB-RES-22030146</a>	PLUMB FOR BLD-RDEM-22020002	PLUMB FOR BLD-RDEM-22020002	Plumbing Residential Permit	0		1123	SW	5	PL		Awaiting
<input type="checkbox"/>	<a href="#">ELE-TEMP-22020012</a>	TEMP POLE FOR CONSTRUCTION	Chris House	Electrical Temporary Pole	0		1123	SW	5	PL		Comple
<input type="checkbox"/>	<a href="#">BLD-RDEM-22020002</a>	DEMOLISH EXISTING STRUCTURE		Residential Demolition Permit	0		1123	SW	5	PL		Issued
<input type="checkbox"/>	<a href="#">BLD-WIN-21060210</a>	REMOVE AND REPLACE (32) WINDOWS AND (3) DOORS W/ ...	BW408	Window and Door Permit	0		1123	SW	5	PL		Issued
<input type="checkbox"/>	<a href="#">BLD-RMIS-21060002</a>	SIDING REPAIR	SIDING REPAIR	Residential Miscellaneous Permit	0		1123	SW	5	PL		Issued
<input type="checkbox"/>	<a href="#">BLD-ROOF-21060045</a>	REMOVE EXISTING ROOF SYSTEM AND INSTALL NEW METAL...	REMOVE EXISTING ROOF SYSTEM ...	Re-Roof Permit	0		1123	SW	5	PL		Issued
<input type="checkbox"/>	<a href="#">CE21060028</a>	4 RED GAS CONTAINERS NEXT TO PILED UP TRASH ON TH...		Code Case	0	MICHAELJ	1123	SW	5	PL		Closed
<input type="checkbox"/>	<a href="#">BLD-RMIS-21040009</a>	SIDING REPAIR TO DETACHED GARAGE	SIDING REPAIR TO DETACHED GA...	Residential Miscellaneous Permit	0		1123	SW	5	PL		Issued
<input type="checkbox"/>	<a href="#">BLD-WIN-21030030</a>	ATF WINDOW REPLACEMENT	ATF WINDOW REPLACEMENT	Window and Door Permit	0		1123	SW	5	PL		Comple
<input type="checkbox"/>	<a href="#">MEC-HVNEW-21030004</a>	MASTER BEDROOM, BATHROOM, LIVING ROOM AND KITCHEN...	MASTER BEDROOM, BATHROOM, LI...	Mechanical HVAC New Install Permit	0		1123	SW	5	PL		Void
<input type="checkbox"/>	<a href="#">ELE-RES-21030029</a>	ELECTRICAL BP BLD-RALT-20100079	MASTER BEDROOM, BATHROOM, LI...	Electrical Residential Permit	0		1123	SW	5	PL		Void
<input type="checkbox"/>	<a href="#">BLD-ROOF-21020105</a>	INSTALL NEW METAL ROOF ON CARRIAGE HOUSE	INSTALL NEW METAL ROOF ON CA...	Re-Roof Permit	0		1123	SW	5	PL		Issued
<input type="checkbox"/>	<a href="#">PLB-RES-20100124</a>	MASTER BEDROOM, BATHROOM, LIVING ROOM AND KITCHEN...	MASTER BEDROOM, BATHROOM, LI...	Plumbing Residential Permit	0		1123	SW	5	PL		Void
<input type="checkbox"/>	<a href="#">PLB-RES-20100123</a>	MASTER BEDROOM, BATHROOM, LIVING ROOM AND KITCHEN...	MASTER BEDROOM, BATHROOM, LI...	Plumbing Residential Permit	0		1123	SW	5	PL		Void
<input type="checkbox"/>	<a href="#">PLB-RES-20100122</a>	MASTER BEDROOM, BATHROOM, LIVING ROOM AND KITCHEN...	MASTER BEDROOM, BATHROOM, LI...	Plumbing Residential Permit	0		1123	SW	5	PL		Void
<input type="checkbox"/>	<a href="#">MEC-HVNEW-20100011</a>	MASTER BEDROOM, BATHROOM, LIVING ROOM AND KITCHEN...	MASTER BEDROOM, BATHROOM, LI...	Mechanical HVAC New Install Permit	0		1123	SW	5	PL		Void



# Record

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<input type="checkbox"/>	<a href="#">Record, Permit, or Account #</a>	<a href="#">Record Description</a>	<a href="#">Application Name</a>	<a href="#">Record Type</a>	<a href="#">Balance</a>	<a href="#">Planner Name</a>	<a href="#">Street #</a>	<a href="#">Dir</a>	<a href="#">Street Name</a>	<a href="#">Type</a>	<a href="#">Unit # (start)</a>	<a href="#">Status</a>
<input type="checkbox"/>	<a href="#">MEC-HVNEW-20100010</a>	MASTER BEDROOM, BATHROOM, LIVING ROOM AND KITCHEN...	MASTER BEDROOM, BATHROOM, LI...	Mechanical HVAC New Install Permit	0		1123	SW	5	PL		Void
<input type="checkbox"/>	<a href="#">MEC-HVNEW-20100009</a>	MASTER BEDROOM, BATHROOM, LIVING ROOM AND KITCHEN...	MASTER BEDROOM, BATHROOM, LI...	Mechanical HVAC New Install Permit	0		1123	SW	5	PL		Void
<input type="checkbox"/>	<a href="#">ELE-RES-20100114</a>	MASTER BEDROOM, BATHROOM, LIVING ROOM AND KITCHEN...	MASTER BEDROOM, BATHROOM, LI...	Electrical Residential Permit	0		1123	SW	5	PL		Void
<input type="checkbox"/>	<a href="#">ELE-RES-20100113</a>	MASTER BEDROOM, BATHROOM, LIVING ROOM AND KITCHEN...	MASTER BEDROOM, BATHROOM, LI...	Electrical Residential Permit	0		1123	SW	5	PL		Void
<input type="checkbox"/>	<a href="#">ELE-RES-20100112</a>	MASTER BEDROOM, BATHROOM, LIVING ROOM AND KITCHEN...	MASTER BEDROOM, BATHROOM, LI...	Electrical Residential Permit	0		1123	SW	5	PL		Void
<input type="checkbox"/>	<a href="#">BLD-RALT-20100079</a>	MASTER BEDROOM, BATHROOM, LIVING ROOM AND KITCHEN...	MASTER BEDROOM, BATHROOM, LI...	Residential Alteration Permit	0		1123	SW	5	PL		Void
<input type="checkbox"/>	<a href="#">CV20080067</a>	FBC(2017) 105.1 ~ Required. ~ Required. Any...	1123 SW 5 PL.	Violation-CODE Hearing	0		1123	SW	5	PL		Completed
<input type="checkbox"/>	<a href="#">CE20060192</a>	WORK W/O PERMITS. WOOD SIDING, METAL ROOF AND WIN...	1123 SW 5 PL.	Code Case	0	Leonardo Martinez	1123	SW	5	PL		Closed
<input type="checkbox"/>	<a href="#">CE20050830</a>	WPRK WITHOUT PERMIT-SHED ON ROAD TRANSFORMED INTO...		Code Case	0	Leonardo Martinez	1123	SW	5	PL		Closed
<input type="checkbox"/>	<a href="#">AB-0080029</a>		CROSS,DANIEL E	Resident/Business Alarm Registration	0		1123	SW	5	PL		Possible C
<input type="checkbox"/>	<a href="#">PM-13052273</a>	HARDWIRE IGNITER FOR GAS HOT WATER HEATER BP ~130...	HARDWIRE IGNITER FOR GAS HOT...	Electrical Residential Permit	0		1123	SW	5	PL		Void
<input type="checkbox"/>	<a href="#">PM-13052271</a>	WATERLINE TO NEW TANKLESS WATER HEATER BP 13052267	WATERLINE TO NEW TANKLESS WA...	Plumbing Water Heater Exact Changeout	0		1123	SW	5	PL		Void
<input type="checkbox"/>	<a href="#">PM-13052267</a>	GAS NATURAL RUN LINES FROM METER TO DRYER,RANGE ~...	GAS NATURAL RUN LINES FROM M...	Plumbing Gas Permit	29.95		1123	SW	5	PL		Complete
<input type="checkbox"/>	<a href="#">PM-13041070</a>	ELECTRIC FOR AC INSTALLATION BP13041069	ELECTRIC FOR AC INSTALLATION...	Electrical Residential Permit	0		1123	SW	5	PL		Complete
<input type="checkbox"/>	<a href="#">PM-13041069</a>	AC INSTALLATION	AC INSTALLATION	Mechanical HVAC New Install Permit	0		1123	SW	5	PL		Complete
<input type="checkbox"/>	<a href="#">PM-10041366</a>	ABANDON SEPTIC TANK CONNECT TO SEWER	ABANDON SEPTIC TANK CONNECT ...	Plumbing Sewer Cap Permit	0		1123	SW	5	PL		Complete
<input type="checkbox"/>	<a href="#">PM-09120242</a>	REROOF SHINGLE 2100 SQF	REROOF SHINGLE 2100 SQF	Re-Roof Permit	0		1123	SW	5	PL		Complete
<input type="checkbox"/>	<a href="#">PM-04090665</a>	INSTALL BURG ALARM 1 PANEL 3 DEVICES	INSTALL BURG ALARM 1 PANEL 3...	Electrical Burglar Alarm	0		1123	SW	5	PL		Complete
<input type="checkbox"/>	<a href="#">PM-01052267</a>	REROOF SHINGLE 2600 SQ FT	REROOF SHINGLE 2600 SQ FT	Re-Roof Permit	0		1123	SW	5	PL		Complete
<input type="checkbox"/>	<a href="#">BL-384305</a>		D C MARINE	General Business Tax Receipt	0		1123	SW	5	PL		Closed



CITY OF FORT LAUDERDALE

# PUBLIC NOTICE

## BOARD OF ADJUSTMENT MEETING

**DATE:** June 12, 2024

**TIME:** 6:00 P.M.

**CASE:** PLN-BOA-24050003

### 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. 19<sup>TH</sup> 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](https://www.youtube.com/cityoffortlauderdale)  
To view more information about this item, please visit:  
[www.fortlauderdale.gov/government/BOA](https://www.fortlauderdale.gov/government/BOA)**

*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*



**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-24050003

APPLICANT: Chris Schirmer and Jaci Mattocks

PROPERTY: 1123 SW 5 Place, Fort Lauderdale, FL 33312

PUBLIC HEARING DATE: July 10, 2024

BEFORE ME, the undersigned authority, personally appeared Chris Schirmer & Jaci Mattocks, 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 U.C.D.R., I will forfeit my sign deposit.

Chris Schirmer & Jaci Mattocks  
Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 25 day of June, 2024



CRYSTAL A. KELSO  
Commission # HH 487122  
Expires January 31, 2028

Crystal A. Kelso  
NOTARY PUBLIC  
MY COMMISSION EXPIRES:



**CITY OF FORT LAUDERDALE**  
**PUBLIC NOTICE**  
**BOARD OF ADJUSTMENT MEETING**  
DATE: JULY 10, 2024  
TIME: 6:07 PM  
Sec. 25-62, (b)(1) - **Requirements for new development and site alterations**  
\*knowing a special exception, granting relief from the requirements of the applicable zoning code.  
Please Note: As per Sec. 25-62, (b)(1) Applicants will be considered to have waived their right to be heard at the meeting by failing to appear at the meeting. Property owners who are responsible for the project must appear at the meeting to demonstrate their intent to challenge the decision. In the absence of their appearance, the Board will proceed with the consideration of a proposal in the applicable zoning.  
APPROVED FOR PUBLICATION BY THE CITY CLERK  
DATE: JULY 10, 2024  
CITY OF FORT LAUDERDALE  
OFFICE OF THE CITY CLERK  
100 N. GULF BLVD., SUITE 100  
FORT LAUDERDALE, FL 33301  
TEL: 772-241-2000  
WWW.FORTLAUDERDALEFL.GOV





**CITY OF FORT LAUDERDALE**  
**PUBLIC NOTICE** CASE: PLN-BOA-24050003

**BOARD OF ADJUSTMENT MEETING**  
 DATE: JULY 10, 2024 TIME: 6:00 P.M.

**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. 1st Avenue (1081)  
 FORT LAUDERDALE, FL 33111  
 CONTACT: 954-838-8206

TO WATCH AND LISTEN TO THE BOARD OF ADJUSTMENT MEETING, VISIT: <https://www.fortlauderdale.gov/development-services/boa> OR CALL: 954-838-8206. FOR MORE INFORMATION, VISIT: [www.fortlauderdale.gov/development-services/boa](http://www.fortlauderdale.gov/development-services/boa) OR CALL: 954-838-8206.





 CITY OF FORT LAUDERDALE  
**PUBLIC NOTICE**

**BOARD OF ADJUSTMENT MEETING**  
DATE: JULY 10, 2024    TIME: 6:00 P.M.    CASE: PLN-BOA-24050003

**Sec. 25.42 (b)(3) - Requirements for new development and site alterations.**  
• Requesting a special exception, granting relief from the requirement to install sidewalks per Sec 25.42.

Please Note: As per Sec. 25.42 (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  
100 W. 1ST AVENUE, SUITE 100  
FORT LAUDERDALE, FL 33301  
CONTACT: 352.688.5500

TO WATCH AND LISTEN TO THE BOARD OF ADJUSTMENT MEETING, VISIT:  
2500 CROWLEY BOULEVARD, SUITE 1000, FORT LAUDERDALE, FL 33308  
352.688.5500  
WWW.CITYOFFORTLAUDERDALE.COM  
WWW.FORTLAUDERDALEFLA.GOV





**CAUTION**  
CONSTRUCTION AREA

**PUBLIC NOTICE**  
**BOARD OF ADJUTMENT MEETING**  
DATE: 08/18/2023 TIME: 10:00 AM - 12:00 PM  
LOCATION: 1000 S. W. 10th St., Ft. Lauderdale, FL 33304  
AGENDA: 1. Public Hearing on the Application for a Special Use Variance for the property located at 1000 S. W. 10th St., Ft. Lauderdale, FL 33304. The applicant is requesting a Special Use Variance for the property to be used for a mobile home. The Board of Adjustment will hold a public hearing on the application on the date and time listed above. The public is invited to attend the hearing and provide input on the application. The Board of Adjustment will make a decision on the application at the hearing. For more information, please contact the Planning and Zoning Department at (954) 350-3300.



**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-24050003

APPLICANT: Chris Schirmer and Jaci Mattocks

PROPERTY: 1123 SW 5 Place, Fort Lauderdale, FL 33312

PUBLIC HEARING DATE: JUNE 12, 2024

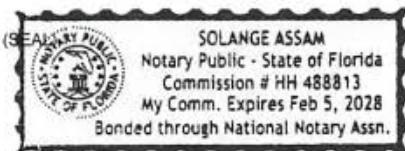
BEFORE ME, the undersigned authority, personally appeared Chris Schirmer & Jaci Mattocks, who upon being duly sworn and cautioned, under oath deposes and says:

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. CSM (initial here)

Chris Schirmer & Jaci Mattocks  
Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 28 day of MAY, 2024



Solange Assam  
NOTARY PUBLIC  
MY COMMISSION EXPIRES:

















CITY OF FORT LAUDERDALE  
**PUBLIC NOTICE**

**BOARD OF ADJUSTMENT MEETING**

DATE: June 12, 2024

TIME: 6:00 P.M.

CASE: PUB-BOA-24050203

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

• Requesting a special exception, granting relief from the requirement to install sidewalks per Sec. 25-42.  
Please Note: As per Sec. 25-42 (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 pertains to the property of issue and that such circumstance preclude the installation of a sidewalk in the specified location.

MEETING LOCATION: DEVELOPMENT SERVICES DEPARTMENT  
100 N.W. 17th Avenue, 5th Floor  
Fort Lauderdale, FL 33301  
CONTACT: 754.833.3333

FOR MORE INFORMATION CONTACT THE CLERK OF THE BOARD OF ADJUSTMENT  
100 N.W. 17th Avenue, 5th Floor  
Fort Lauderdale, FL 33301  
CONTACT: 754.833.3333









**PUBLIC NOTICE**  
**BOARD OF ADJUSTMENT MEETING**  
DATE: August 22, 2018  
TIME: 10:00 AM  
LOCATION: 1000 S. ...



BOARD OF ADJUSTMENT (BOA) APPLICATION FORM

REV: 03/18/2024 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](#).

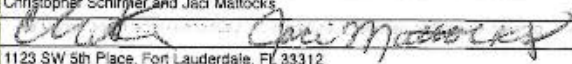
**QUESTIONS:** Questions regarding the Board of Adjustment process or LauderBuild, contact us by phone or email at: [boardofadjustment@fortlauderdale.gov](mailto:boardofadjustment@fortlauderdale.gov)  
Phone: 954-828-6520, Option 5.

**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="checkbox"/>	Requesting a Variance/Special Exception/Interpretation ( <b>Before</b> )	\$2,332
<input type="checkbox"/>	Requesting a Variance/Special Exception/Interpretation ( <b>After</b> )	\$2,968
<input type="checkbox"/>	Requesting Variance/Special Exception/Interpretation for Residential Accessory Structures & Existing Non-Conforming Structures (Homesteaded Only) ( <b>Before</b> )	\$689
<input type="checkbox"/>	Requesting a Variance/Special Exception/Interpretation for Residential Accessory Structures & Existing Non-Conforming Structures (Homesteaded Only) ( <b>After</b> )	\$901
<input type="checkbox"/>	Request for Continuance	\$954
<input type="checkbox"/>	Request for Rehearing	\$318
<input type="checkbox"/>	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		
Date of complete submittal		
<b>NOTE: For purpose of identification, the PROPERTY OWNER is the APPLICANT</b>		
Property Owner's Name	Christopher Schirmer and Jaci Matlocks	
Property Owner's Signature		
Address, City, State, Zip	1123 SW 5th Place, Fort Lauderdale, FL 33312	
E-mail Address	cschirmer@schirmerlaw.com; jmatlocks@schirmerlaw.com	
Phone Number	281-923-2622; 954-612-8054	
Proof of Ownership	<input checked="" type="checkbox"/> Warranty Deed or <input type="checkbox"/> Tax Record	
<b>NOTE: If AGENT is to represent PROPERTY OWNER, an agent authorization form is required (must be notarized)</b>		
Applicant / Agent's Name	N/A	
Applicant / Agent's Signature	N/A	
Address, City, State, Zip	N/A	
E-mail Address	N/A	
Phone Number	N/A	
Agent Authorization Form Submitted	<input type="checkbox"/>	
Include ANY Related code case/permit #	Master Permit #22070022 (Residential New Construction Permit)	
Existing / New	Existing: <input type="checkbox"/> New: <input checked="" type="checkbox"/>	
Project Address	Address: 1123 SW 5th Place, Fort Lauderdale, FL 33312	
Legal Description		
Tax ID Folio Numbers <small>(For all parcels in development)</small>	5042090070 <i>SEE SURVEY</i>	
Variance/Special Exception Request <small>(Provide a brief description of your request)</small>	Special Exception requesting relief from adding a sidewalk to be installed along the property frontage.	
Applicable ULDR Sections <small>(Include all code sections)</small>	Section 25-62(b)(3)	
Current Land Use Designation	Residential	
Current Zoning Designation	Residential Single Family	
Current Use of Property	Single Family Residence	
Site Adjacent to Waterway	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Setbacks (indicate direction N, S, E, W)	Required	Proposed
Front <i>S</i>	25'-0"	25'-0"
Side <i>E</i>	5'-0"	5'-0"
Side <i>N</i>	5'-0"	5'-0"
Rear <i>W</i>	25'-0"	25'-0"



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

Answer **All** questions on this page only *if* you are applying for a **VARIANCE**. If additional space is needed, attach an additional page(s) to this page. *If* you are applying for a Special Exception, print or type N/A for the questions below and complete page 2b of this application form. Note: A narrative must be submitted in addition to this page.

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

**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:

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, \_\_\_\_\_ 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 of 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

(SEAL)

\_\_\_\_\_  
**NOTARY PUBLIC**  
**MY COMMISSION EXPIRES:**

Page 2b: Board of Adjustment (BOA) Criteria for Special Exception Request

Answer **All** questions on this page only *if* you are applying for a **SPECIAL EXCEPTION**. If additional space is needed, attach an additional page(s) to this page. *If* you are applying for a Variance, print or type N/A for the questions below and complete page 2a of this application form. Note: A narrative must be submitted in addition to this page.

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

**Request for relief from adding a public sidewalk fronting a residential property per Section 25-62(b)(3).**

CRITERIA: A special exception shall be granted upon demonstration by a preponderance of the evidence of 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.5,

a. Whether the proposed development or use meets the requirements for a special exception as provided by the ULDR; and

**The proposed use is a single-family residence. Section 25-62(b)(3) requires the use, and the owner can seek special relief from the requirement to install a sidewalk.**

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

**The requested special exception would:**

- 1) **Preserve the appearance of the current front yards, enhancing appeal of all adjacent properties.**
- 2) **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 be an eye sore and create a trip and fall hazard at either end of the unconnected sidewalk.**
- 3) **The street has, for decades, comfortably and safely facilitated its unrestricted use by pedestrians, joggers, vehicles, etc.**

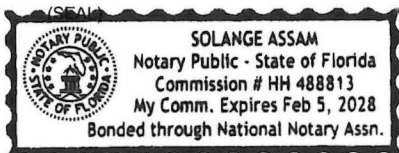
**\*See also Narrative/Supplemental Information provided on separate sheet.**

AFFIDAVIT: I, Christopher Schinner and Jaci Mattocks 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.

Chris Schinner + Jaci Mattocks  
(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 6 day of May, 2024



Solange Assam  
NOTARY PUBLIC  
MY COMMISSION EXPIRES:



## Page 3: Checklist for submittal and completeness:

The following information and checklist outlines the necessary items for submittal to ensure the application is deemed complete. Failure to provide the information/items below will result in your application being deemed incomplete. **Note: Fourteen (14) Copy Sets of each item below will be DUE AFTER your application has been DEEMED COMPLETE.** The applicant will need to meet with staff **PRIOR** to submitting the BOA application submittal via Lauderbuild.

\*Meeting Request information and the link to schedule a meeting with staff can be found on the cover page of this BOA application.

- Preliminary BOA Meeting** - The applicant and/or agent met with staff on the following date: May 2, 2024
- Board of Adjustment Application Form**- The Board of Application form must be complete with the applicable information, signatures, and notarizations. \*Submit the complete application form along with your submittal. **Page 4** of the BOA application is due **AFTER** sign(s) are posted.
- Proof of Ownership**- Warranty deed or tax record including corporation documents and Sunbiz verification name.
- Agent Authorization Form**- Authorization from **ALL** Property owner(s) is required. If the Property is owned by an Entity, Sunbiz verification must be included with the authorized agent form.
- Narrative**- Include the applicable ULDR code sections, Date, specific request, and criteria as described in the specifications for submittal by application. The narrative must be titled "Narrative" and indicate the author).
- Color Photographs**- Color photos of the entire property and all surrounding properties dated and labeled and identified as to orientation.
- Survey**- The survey of the property must be digitally signed and sealed, showing existing conditions; survey must be As Built with Right-of-Way and Easement Vacations Excluded. The survey should consist of the proposed project site alone. Do not include adjacent properties or portions of land(s) not included in the proposed project unless specifically requested by the City. \*Must be the most recent survey and the date on the survey should not exceed one (1) year. **Copy sets of Survey must be at half-size scale 11x17"**.
- Site Plan**- A full set of plans must be submitted a survey may be substituted if the requested variance is clearly indicated. Cover sheet on plan set to state project name and table of contents. **Copy sets of Plans must be at half-size scale 11x17"**.
- Elevations**- If applicable (Elevations may be required by staff upon application submittal).
- Landscape Plans**- If applicable (Landscape Plans may be required by staff upon application submittal).
- Additional Plans**- If applicable (Additional Plans may be required by staff upon application submittal).
- Mail Notification Documents**- Mail Notice shall be given to owners of land within three hundred (300) feet of the subject site ten (10) days prior to the date set for the public hearing. Please submit the following:
  - **TAX MAP:** Applicant shall provide a tax map from the Broward County Property Appraiser of all property within a three hundred (300) foot radius, with each property clearly shown and delineated. Each property within the notice area must be numbered (by Folio ID) on the map to cross-reference with property owners notice list.
  - **PROPERTY OWNERS NOTICE LIST:** Applicant shall provide a property owner notice list with the names, property control numbers (Folio ID) and complete addresses for all property owners within the required three hundred (300) foot radius. The list shall also include all homeowners' associations, condominium associations, municipalities and counties noticed, as indicated on the tax roll.
  - **ENVELOPES:** The applicant shall provide business size (#10) envelopes with first class postage attached (stamps only, metered mail will not be accepted). Envelopes must be addressed to all property owners within the required three hundred (300) foot radius, and mailing addresses must be typed or labeled; no handwritten addresses will be accepted. The return address shall be listed on all envelopes as follows: **City of Fort Lauderdale- Zoning Division (BOA, 700 N.W. 19<sup>TH</sup> Avenue, Fort Lauderdale, Florida 33311**

**City of Fort Lauderdale- Zoning Division (BOA)  
700 N.W. 19th Avenue  
Fort Lauderdale, Florida 33311**

**How To order a Tax Map and Notice List-** To order a tax map and notice list, please contact Heather Hanson at [hhanson@bcpa.net](mailto:hhanson@bcpa.net) or call 954-357-6855 OR Kenny Gibbs at [kgibbs@bcpa.net](mailto:kgibbs@bcpa.net) or call 954-357-5503. **Distribution:** The City of Fort Lauderdale, Zoning & Landscaping Division will mail all notices prior to the public hearing meeting date, as outlined in Section 47-27.

**How to Submit Your Application submittal-** Submittals must be conducted through the City's Online Citizen Access portal- LauderBuild. No hard copy application submittals are accepted. View plan and document requirements at [LauderBuild Plan Room](#). View file naming and Convention standards at [File Naming Convention Standards](#)

**Please Note: All copy sets must be clear, accurate and legible. All non-plan documents should be 8 1/2" x 11". Plans must be folded to 8 1/2" x 11".**

Prepared by and return to:  
Michael J. Quarequio, Esq.  
Attorney at Law  
Michael J. Quarequio, Esq.  
320 SE 11th Street  
Fort Lauderdale, FL 33316  
954-524-3324  
File Number: Schrimmer1123  
Will Call No.:

Parcel Identification No. 5042 09 02 0070

[Space Above This Line For Recording Data]

## Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 18 day of October, 2019 between DANIEL E. CROSS, a single man whose post office address is 369 - B Third Street, Suite 486, San Rafael, CA 94901 of the County of Marin, State of California, grantor\*, and CHRISTOPHER V. SCHIRMER and JACI REGAN MATTOCKS, husband and wife whose post office address is 1123 S.W. 5 Place, Fort Lauderdale, FL 33312 of the County of Broward, State of Florida, grantee\*,

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida, to-wit:

**Lot 10 and the West 1/2 of Lot 11, Block 1, Amended Plat of Riverside Addition to Ft. Lauderdale, FLA., according to the plat thereof as recorded in Plat Book 1, Page 13, Public Records of Broward County, Florida.**

**SUBJECT TO easements, covenants and restrictions of record; matters of plat; zoning and governmental regulations; and taxes for the year 2019 and all subsequent years which are not yet due and payable.**

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

\* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.



Signed, sealed and delivered in our presence:

Tom Royall  
Witness Name: Tom Royall

Daniel E. Cross (Seal)  
DANIEL E. CROSS

[Signature]  
Witness Name: Carl Flemming

State of California  
County of Marin

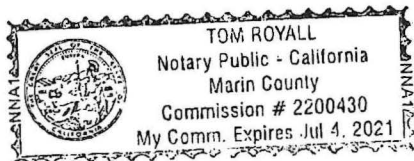
The foregoing instrument was acknowledged before me this 15 day of October, 2019 by DANIEL E. CROSS, who  is personally known or  has produced a driver's license as identification.

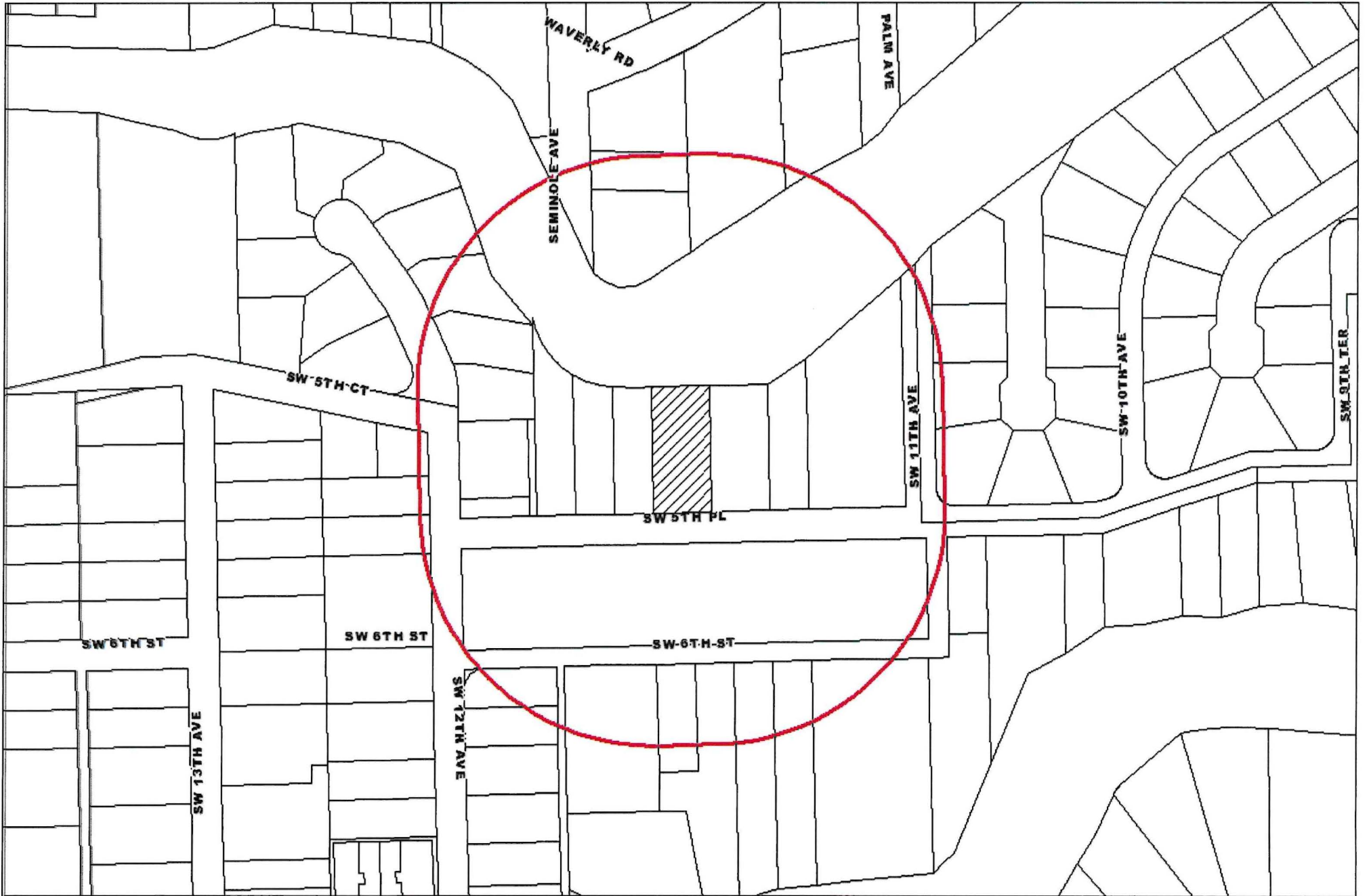
[Notary Seal]

Tom Royall  
Notary Public

Printed Name: Tom Royall

My Commission Expires: July 4th, 2021





0 37.5 75 150 225 300  
Feet

MARTY KIAR  
BROWARD COUNTY PROPERTY APPRAISER



1123 SW 5 PLACE  
DATE OF PRINT: 05/02/2024



FOLIO_NUMB	NAME_LINE_	NAME_LINE1	ADDRESS_LI	CITY	ST, ZIP	ADDRESS_1	LEGAL_LINE	LEGAL_LI_1
504209000060	SOUTH FLORIDA WATER MANAGEMENT DISTRICT		PO BOX 24680	WEST PALM BEACH	FL 33416	WEST PALM BEACH FL33416	9-50-42	THAT PORTION OF NORTH FORK OF
504209010150	WILSON, THOMAS R & BETH P		1111 SW 5 PL	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE FL33312	VALENTINES SUB B-29 D	LOT 25 W 50
504209020020	NAVARRO, DANIEL		9 W 31 ST #3C	NEW YORK	NY 10001	NEW YORK NY10001	RIVERSIDE ADD AMEN PLAT 1-13 B	LOT 2 TO 5 BLK 1
504209020030	NAVARRO, DANIEL		9 W 31 ST #3C	NEW YORK	NY 10001	NEW YORK NY10001	RIVERSIDE ADD AMEN PLAT 1-13 B	LOT 6 BLK 1
504209020040	LARSEN, KAJ		1137 SW 5 PL	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE FL33312	RIVERSIDE ADD AMEN PLAT 1-13 B	LOT 7 BLK 1
504209020050	COOK, KAMERIN	PARTIN, JOEY	1133 SW 5 PL	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE FL33312	RIVERSIDE ADD AMEN PLAT 1-13 B	LOT 8 BLK 1
504209020060	EDELSTEIN, NANCY L		1127 SW 5 PL	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE FL33312	RIVERSIDE ADD AMEN PLAT 1-13 B	LOT 9 BLK 1
504209020070	SCHIRMER, CHRISTOPHER V	MATTOCKS, JACI REGAN	1123 SW 5 PL	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE FL33312	RIVERSIDE ADD AMEN PLAT 1-13 B	LOT 10, 11 W1/2 BLK 1
504209020080	WHATLEY, ANN C & WARREN C		1115 SW 5 PL	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE FL33312	RIVERSIDE ADD AMEN PLAT 1-13 B	LOT 12, 11 E1/2 BLK 1
504209020150	FOOO DOG HOLDINGS LLC		4601 SHERIDAN ST STE 300	HOLLYWOOD	FL 33021	HOLLYWOOD FL33021	RIVERSIDE ADD AMEN PLAT 1-13 B	LOTS 7 & 8, BLK 2, LESS POR LOT 7
504209020160	ASHTON HOLDINGS & DEVELOPMENT LLC		822 SW 4 PL	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE FL33312	RIVERSIDE ADD AMEN PLAT 1-13 B	LOT 9, 10 BLK 2
504209020240	CITY OF FORT LAUDERDALE		528 NW 2 ST	FORT LAUDERDALE	FL 33311	FORT LAUDERDALE FL33311	RIVERSIDE ADD AMEN PLAT 1-13 B	LOT 1 THRU 5, ORD C-80-6 BLK 2;
504209020610	SLAVIN, ZACHARY CHARLES		541 SW 12 AVE	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE FL33312	RIVERSIDE ADD AMEN PLAT 1-13 B	LOTS 3, 4 & E1/2 OF VAC ALLEY
504209020611	SPINDEL, ALAN		1777 SE 15 ST #521	FORT LAUDERDALE	FL 33316	FORT LAUDERDALE FL33316	RIVERSIDE ADD AMEN PLAT 1-13 B	THAT PT OF LOTS 1 & 2 AS DESC IN
504209020620	SIEGEL, JULIAN & LISA		822 SW BRYAN PL	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE FL33312	RIVERSIDE ADD AMEN PLAT 1-13 B	LOT 5, 6 & E1/2 OF VAC ALLEY
504209020630	ASHTON HOLDINGS & DEVELOPMENT		822 SW BRYAN PL	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE FL33312	RIVERSIDE ADD AMEN PLAT 1-13 B	LOT 7 TO 10 & E1/2 OF VAC ALLEY
504209022240	KAPPITT, MICHAEL A & THERESA L	THERESA L KAPPITT TR ETAL	1100 SW 6 ST	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE FL33312	RIVERSIDE ADD AMEN PLAT 1-13 B	LOT 1 TO 3 BLK 21
504209022250	SMITH, FRANK		1102 SW 6 ST	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE FL33312	RIVERSIDE ADD AMEN PLAT 1-13 B	LOT 4 BLK 21
504209022340	PUBLIC LAND	% CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE FL33301	RIVERSIDE ADD AMEN PLAT 1-13 B	ROAD RIGHTS OF WAY AS DEDICATED
504209060010	MEST, BRUCE C & DONA M		1116 SW 6 ST	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE FL33312	ALEXANDERS SUB 1-81 D	LOT 1
504209060020	MINTZIAS, CLAUDIO GABRIEL	C MINTZIAS & A M THIELEN FAM TR	1120 SW 6 ST	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE FL33312	ALEXANDERS SUB 1-81 D	POR LOT 6 BDG AT SW COR LOT 3,
504209060040	PANKRATOVA, TATYANA		1122 SW 6 ST	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE FL33312	ALEXANDERS SUB 1-81 D	LOT 3
504209060050	PEARL, JASON B		1130 SW 6 ST	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE FL33312	ALEXANDERS SUB 1-81 D	LOT 4 & 5 & LOT 6 W 119
504209090110	JOHNSON, H WESLEY	H WESLEY JOHNSON REV TR	1112 WAVERLY RD	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE FL33312	WAVERLY PLACE 2-19 D	LOT 3 LESS POR OF SE COR OF N
504209090150	ROBERT JOE PERRY IRREV TR	PERRY, ROBERT JOE TRSTEE	6131 TERRYHILL DR	LA JOLLA	CA 92037	LA JOLLA CA92037	WAVERLY PLACE 2-19 D	LOT 5 W1/2 LESS PT IN
504209090151	ABRAHAM, FELIX A & ANNA NINNY J		4067 SANDERLING LN	WESTON	FL 33331	WESTON FL33331	WAVERLY PLACE 2-19 D	BEG ON E/L OF W1/2 OF LOT 5,
504209090162	ABRAHAM, FELIX A & ANNA NINNY J		4067 SANDERLING LN	WESTON	FL 33331	WESTON FL33331	WAVERLY PLACE 2-19 D	PT OF UNNUMBERED LOT LYING S OF
504209092530	PUBLIC LAND	% CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE FL33301	WAVERLY PLACE 2-19 D	ROADS & ALLEYS R/W PER SAID
504209140020	MOOS, JEFFREY S & PATTI L		531 SW 11 AVE	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE FL33312	BENNETTS SUB 7-29 B	LOTS 1 THRU 5
504209300020	SCHUMACHER TR	SCHUMACHER, ISAAC TRSTEE	9615 CANOGA AVE	LOS ANGELES	CA 91311	LOS ANGELES CA91311	TROPICAL POINT NO 2 54-27 B	LOT 2
504209300030	BARRY, BRIAN		534 SW 11 AVE	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE FL33312	TROPICAL POINT NO 2 54-27 B	LOT 3
504209300040	CHASE, VICTORIA L & CHRISTIAN D		540 SW 11 AVE	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE FL33312	TROPICAL POINT NO 2 54-27 B	LOT 4
504209300340	PUBLIC LAND	% CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE FL33301	TROPICAL POINT NO 2	54-27 B
504209460010	CITY OF FORT LAUDERDALE		528 NW 2 ST	FORT LAUDERDALE	FL 33311	FORT LAUDERDALE FL33311	RIVERSIDE LANDINGS 176-20 B	LOT 1 LESS PT DESC AS: SOUTH POR
504209460011	HGS HOLDING CORP		10500 SW 67 AVE	MIAMI	FL 33156	MIAMI FL33156	RIVERSIDE LANDINGS 176-20 B	POR OF LOT 1 DESC AS: SOUTH POR
504209460020	CITY OF FORT LAUDERDALE		528 NW 2 ST	FORT LAUDERDALE	FL 33311	FORT LAUDERDALE FL33311	RIVERSIDE LANDINGS 176-20 B	LOT 2
504209460030	CITY OF FORT LAUDERDALE		528 NW 2 ST	FORT LAUDERDALE	FL 33311	FORT LAUDERDALE FL33311	RIVERSIDE LANDINGS 176-20 B	LOT 3
504209460040	CITY OF FORT LAUDERDALE		528 NW 2 ST	FORT LAUDERDALE	FL 33311	FORT LAUDERDALE FL33311	RIVERSIDE LANDINGS 176-20 B	LOT 4
504209470030	WOOD, JULIE ANN		425 SW 11 AVE	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE FL33312	BRIDGEVIEW AT SAILBOAD BEND	176-56 B













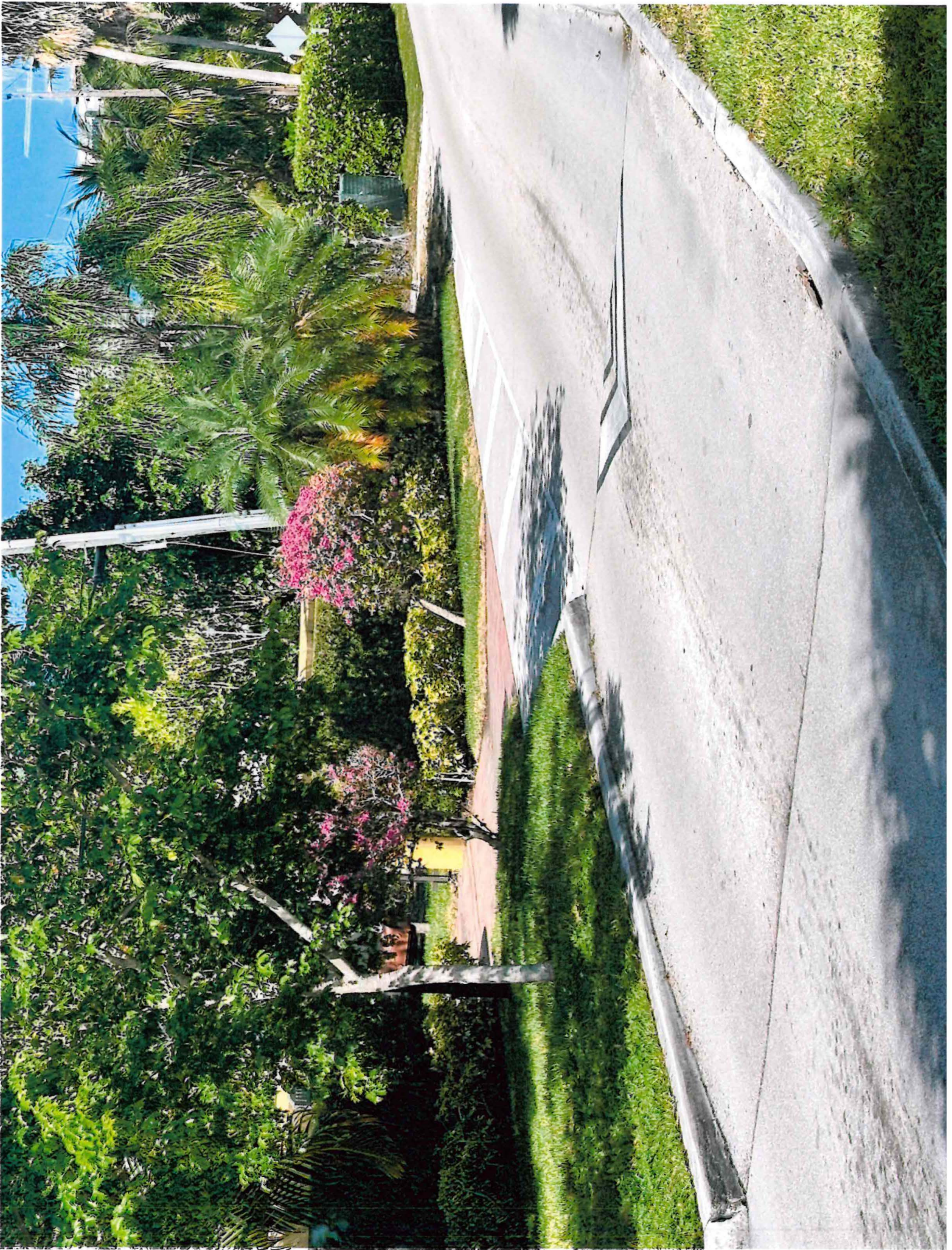








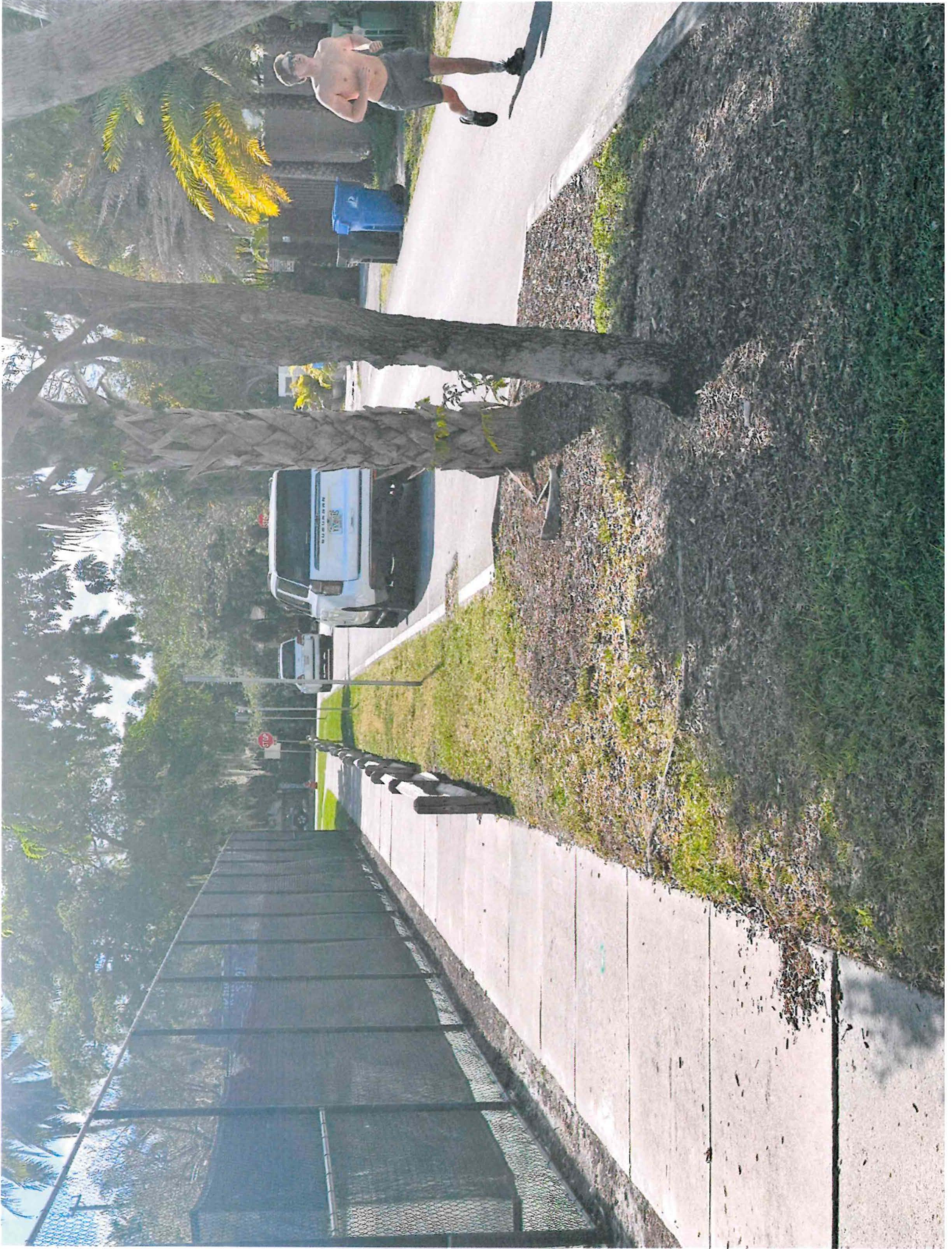
















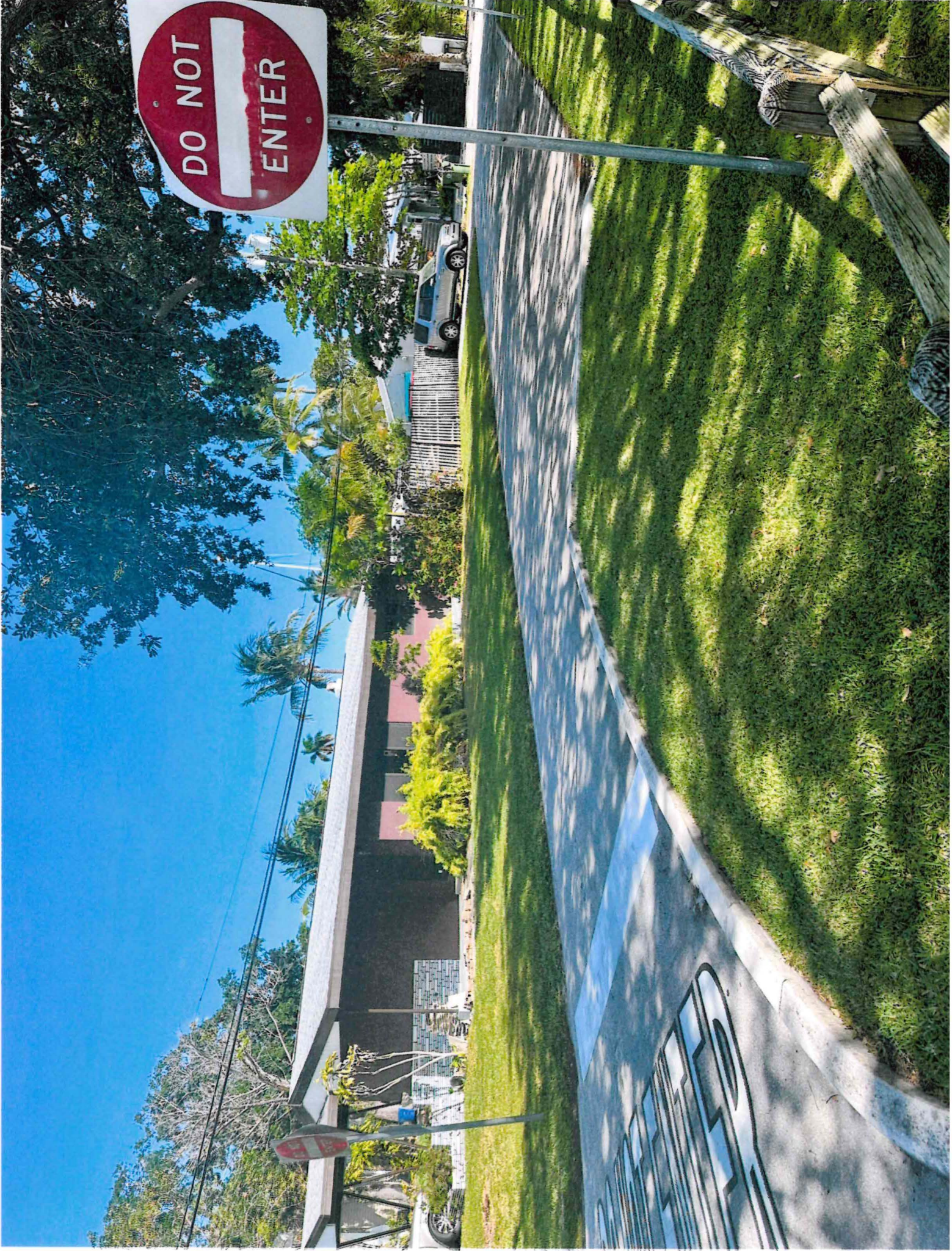




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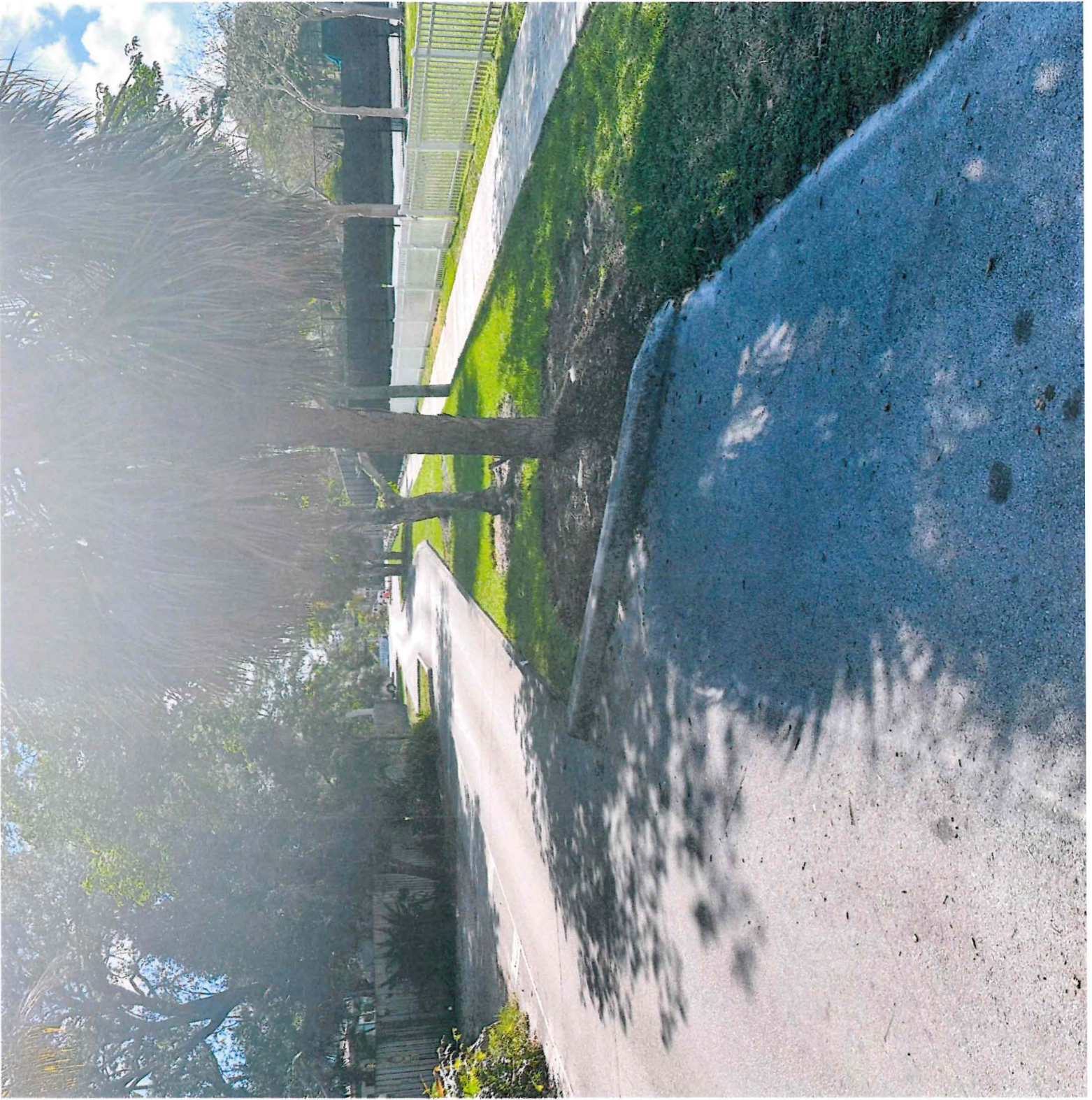




































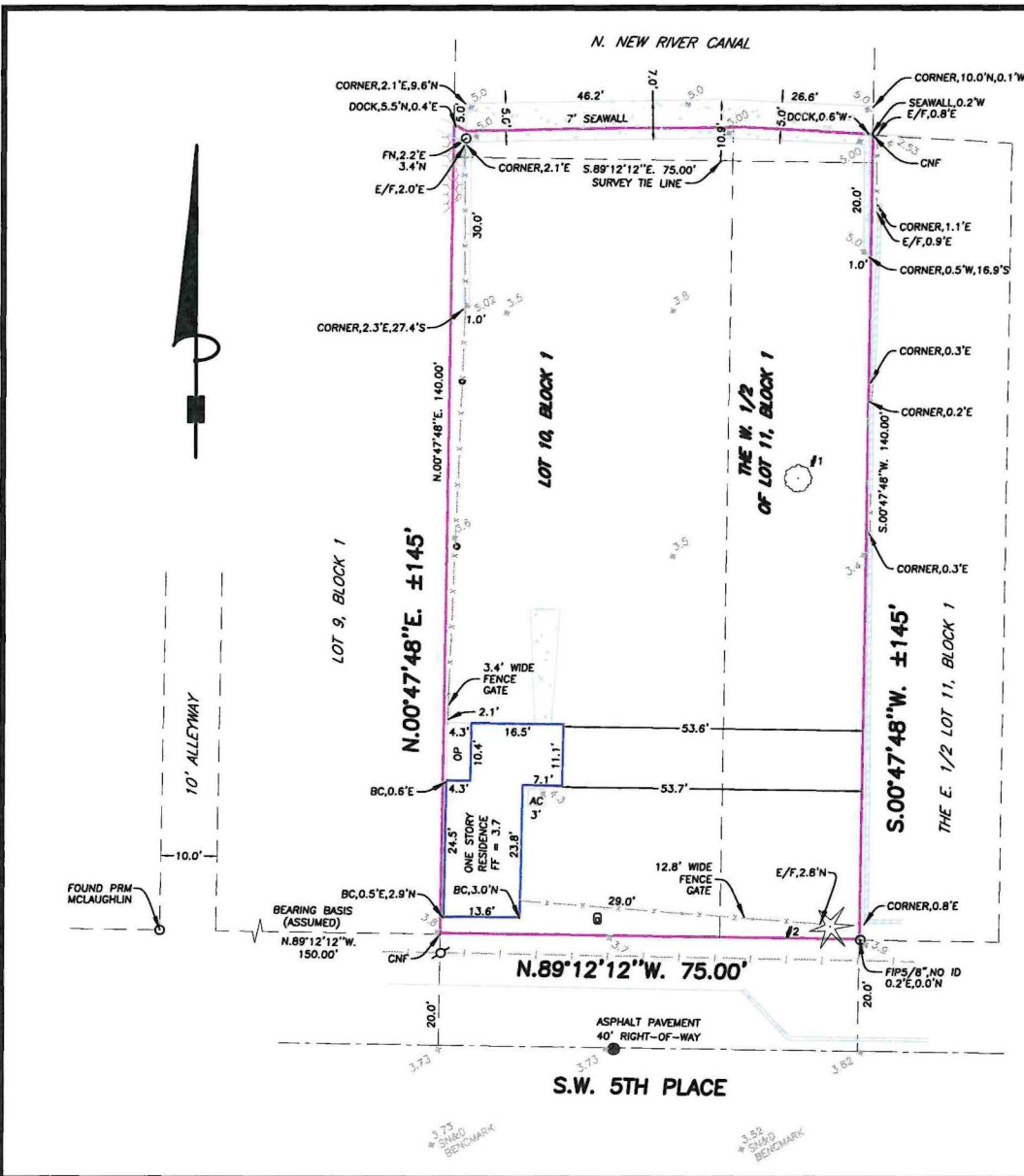


## NARRATIVE AND SUPPLEMENTAL INFORMATION

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. SW 5th Pl and SW 6th Pl are narrow 1-way streets that conduct traffic westbound and eastbound respectively, and a sidewalk is already present on each of these streets on left side of the direction of travel, providing adequate pedestrian circulation for the neighborhood.
2. The existing sidewalks provide direct connectivity and access to Riverside Park (situated between these roadways).
3. No other portion of SW 5th Pl has a sidewalk situated on the north side of the roadway. Construction of a segment of sidewalk in front of the property would create a non-connected orphaned section of sidewalk that is unlikely to be further utilized.
4. The existing sidewalk on the south side of SW 5th Pl is protected by an existing curb, landscape strip, and parallel parking. None of these improvements are feasible on the north side of the roadway.
5. A roadway bump-out is situated near the southeast corner of the property. This bump-out was likely intended to preserve and encourage landscaping on the street, of which the requested sidewalk would conflict with.
6. Electrical poles are situated along the north side of the roadway which present a potential conflict with an additional sidewalk. The property to the west of this property could not possibly have a sidewalk constructed without removing the utility pole.
7. A drainage swale (per City standards) has been outlined in the design. There is limited stormwater improvements along this segment of roadway and keeping the drainage swale would be more beneficial to the segment of roadway than a duplicated non-connected sidewalk section.





LEGAL DESCRIPTION  
 LOT 10 AND THE WEST 1/2 OF LOT 11, BLOCK 1,  
 AMENDED PLAT OF RIVERSIDE ADDITION TO FT.  
 LAUDERDALE, FLA., ACCORDING TO THE PLAT  
 THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 13,  
 PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

CERTIFIED TO:  
 MATTOCKS, JACI REGAN & SCHIRMER, CHRISTOPHER V

PROPERTY ADDRESS  
 1123 SW 5TH PLACE  
 FORT LAUDERDALE, FL 33312

BOUNDARY SURVEY  
 INVOICE # 43360U3  
 SURVEY DATE 08/07/23  
 UPDATED SURVEY DATE 08/29/23  
 SPOT ON SEAWALL DATE 10/09/23  
 UPDATED SURVEY DATE 11/02/23

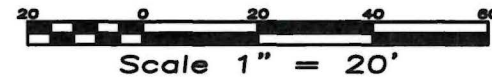
FLOOD ZONE X0.2%/AE5  
 MAP DATE 08/18/14  
 MAP NUMBER 125105 0556H



Digitally signed  
 by Paul J Stowell  
 Date: 2023.11.06  
 09:58:32 -05'00'

**TREE TABLE**

NUMBER	TYPE	SIZE	±CANOPY(Sq. Ft)
#1	AVOCADO	18"	1260
#2	SABLE PALM	11"	200



**SURVEYOR'S NOTES**

1. BASIS OF BEARINGS ASSUMED UNLESS OTHERWISE INDICATED ON SKETCH.
2. LEGAL DESCRIPTION PROVIDED BY CLIENT OR PROPERTY APPRAISER WEBSITE.
3. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR EASEMENTS, RIGHT-OF-WAYS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD.
4. UNDERGROUND OR INTERIOR PORTIONS OF FOOTINGS, FOUNDATIONS, WALLS OR OTHER NON-VISIBLE IMPROVEMENTS WERE NOT LOCATED.
5. ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 UNLESS OTHERWISE INDICATED ON SKETCH.
6. FLOOR ELEVATION OBTAINED FROM MAIN ENTRY WAY OF STRUCTURE UNLESS OTHERWISE INDICATED ON SKETCH.
7. FENCE TIES ARE TO THE CENTER-LINE OF FENCE. WALL TIES ARE TO THE FACE OF WALL.
8. IN SOME INSTANCES GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.
9. THE DIMENSIONS AND DIRECTIONS SHOWN HEREON ARE IN SUBSTANTIAL AGREEMENT WITH RECORD VALUES UNLESS OTHERWISE NOTED.
10. PARTY WALLS ARE CENTERED ON PROPERTY LINE AND ARE 0.7' WIDE UNLESS OTHERWISE NOTED.
11. EXISTING CORNERS FOUND OFFSETS WITNESS PROPERTY CORNERS
12. OBSTRUCTED CORNERS ARE WITNESSED BY IMPROVEMENTS.
13. NO ATTEMPT WAS MADE TO LOCATE WRITTEN OR UNWRITTEN EASEMENTS OR RIGHTS-OF-WAY, OTHER THEN THOSE SHOWN HEREON.

**LEGEND**

- FP&L BOX
- CONTROL VALVE
- GUY ANCHOR
- WATER METER
- FIRE HYDRANT
- CABLE JUNCTION BOX
- ELECTRIC SERVICE
- POOL EQUIPMENT
- POWER/LIGHT POLE
- SPRINKLER SYSTEM
- BRICK/TILE PAVERS
- CENTERLINE
- CONCRETE/CHAT
- CONCRETE WALL
- ELEVATION
- METAL FENCE
- OVERHEAD WIRES
- WOOD DECK/DOCK
- WOOD/PVC FENCE
- CATCH BASIN
- CLEAN OUT
- MANHOLE
- WELL
- WATER VALVE

**ABBREVIATIONS**

- AC AIR CONDITIONER
- AE ANCHOR EASEMENT
- BC BUILDING CORNER
- BM BENCHMARK
- BW BACK OF WALK
- C CALCULATED
- CNF CORNER NOT FOUND
- DE DRAINAGE EASEMENT
- E/F END/FENCE
- EP EDGE OF PAVEMENT
- EW EDGE OF WATER
- F/C FENCE/CORNER
- FF FINISH FLOOR
- F/L FENCE/LINE
- FIP FOUND IRON PIPE
- FIR FOUND IRON ROD
- FN FOUND NAIL
- FN&D FOUND NAIL & DISC
- FN&T FOUND NAIL & TAB
- FP&L FLORIDA POWER & LIGHT
- GAR GARAGE
- GEN GENERATOR
- INSTR INSTRUMENT
- OP OPEN PORCH
- ORB OFFICIAL RECORD BOOK
- M MEASURED
- NTS NOT TO SCALE
- PB PLAT BOOK
- PC POINT OF CURVATURE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PG PAGE
- PRC POINT OF REVERSE CURVE
- PRM PERMANENT REFERENCE MONUMENT
- PT POINT OF TANGENCY
- R RECORD
- RAD RADIAL
- RW RIGHT-OF-WAY
- SN&D SET NAIL & DISC 5495
- SP SCREENED PORCH
- SP&C SET 1/2" PIN & CAP 5495
- UE UTILITY EASEMENT

**ATLANTIC COAST**  
 SURVEYING INC.

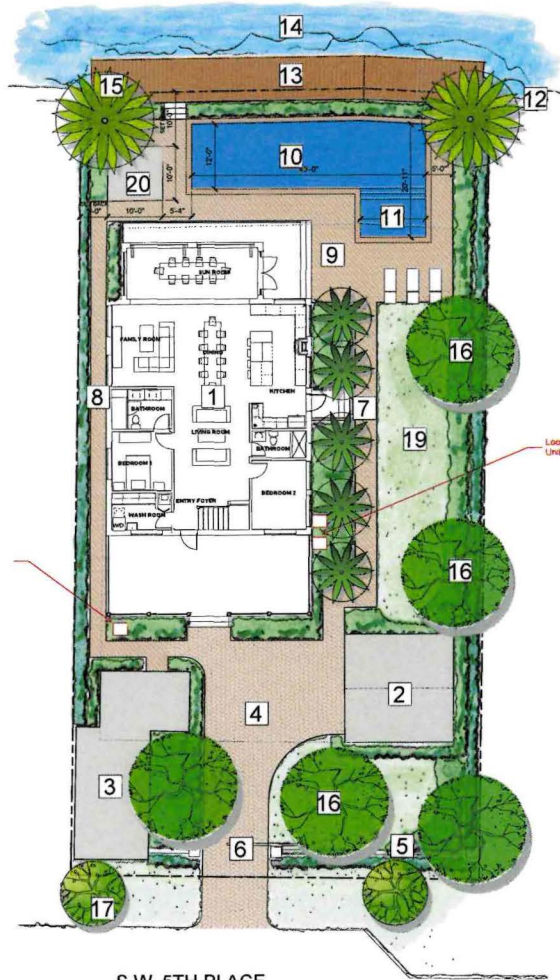
*Paul J Stowell*

PAUL J STOWELL  
 PROFESSIONAL LAND SURVEYOR  
 FLORIDA CERTIFICATION NO. 5241  
 ATLANTIC COAST SURVEYING, INC.  
 13798 NW 4th Street, Suite 306  
 Sunrise, FL 33325  
 P: 954.587.2100 E: info@acaiweb.net









S.W. 5TH PLACE  
**OPTION 1**

- LEGEND**
- ① HOUSE
  - ② GARAGE
  - ③ MOTHER IN LAW - SUITE
  - ④ DRIVEWAY
  - ⑤ PRIVACY WALL
  - ⑥ ROLLING GATE
  - ⑦ MAIN PATHWAY
  - ⑧ SERVICE PATH
  - ⑨ POOL DECK
  - ⑩ POOL
  - ⑪ BEACH AREA
  - ⑫ SEA WALL
  - ⑬ DOCK
  - ⑭ CANAL
  - ⑮ LARGE PALM
  - ⑯ SHADE TREE
  - ⑰ SMALL TREE
  - ⑱ SMALL PALM
  - ⑲ OPEN LAWN
  - ⑳ GAZEBO

GRAPHIC SCALE  
 0 10 20 30  
 Feet

Sunshine State One Call  
  
 Know what's below.  
 Call before you dig.



LANDSCAPE ARCHITECTURE  
 LAND PLANNING  
 URBAN DESIGN  
 1001 W. UNIVERSITY BLVD. SUITE 100  
 FORT LAUDERDALE, FLORIDA 33304  
 (954) 475-1111  
 www.andresmontenegro.com

Rev	Date	Description
A		
A		
A		
A		
A		
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Sheet Title  
**CONCEPTUAL SITE PLAN**

Project Name:  
**SCHIRMER RESIDENCE**  
 1123 SW 5th Place  
 FORT LAUDERDALE, FL 33312

Date: NOVEMBER 3, 2021  
 Scale: 1" = 10'-0"  
 Drawn By: AEMMERGMP  
 Approved By: AEM  
 Project No: T.21021

Sheet Number:  
**L-00**



**PLN-BOA-24050003**

**SUPPORT LETTERS**





Fort Lauderdale, FL 33302 ~ President Phone 617.680.6079

**June 12, 2024**

Dear Board of Adjustments,

Please DO NOT REQUIRE sidewalk installation at 1123 SW 5<sup>th</sup> Place.

The Riverside Park Residents' Association (RPRA) board voted unanimously on May 15, 2024 to support Mr. Schirmer request to not install sidewalks at his property as this would be a "Sidewalk-to-Nowhere".

The neighborhood and homeowners are all in agreement that a sidewalk should not be required

RPRA has been working with TAM for 7 years on a Sidewalk plan Riverside Park and that plan does not include Mr. Schirmer's property. We have been very strategic in the planning of sidewalks in Riverside Park to make sure we are protecting tree canopy and not adding Sidewalks-to-Nowhere. Mr. Schirmer property is across the street from the Park, which already has sidewalks around the entire park.

No other neighbors on the small block of about 5-6 homes have a sidewalk and there are no connector sidewalks. We have a couple other examples of Sidewalk-to-Nowhere installations like this in Riverside that have all lead to increased flood activity.

Installation of this sidewalk would likely also contribute to increased flooding in an already critically flooded area in Riverside Park.

We ask your consideration to please allow the exemption.

Riverside Park takes pride in our tree canopy and is working to consciously add to the navigability of our neighborhood.

We are happy to meet onsite if that is necessary to examine this further.

Please feel free to reach out with any questions. My contact info is as follows: phone 617-680-6079 / email [president@riversidepark.org](mailto:president@riversidepark.org).

Sincerely,

*/s/ Esthel Brennan*

President, Riverside Park Residents' Association