



BOARD OF ADJUSTMENT NOTICE

November 25, 2019

A Public Hearing will be held before the Board of Adjustment on: Wednesday, December 11, 2019 at 6:30 P.M.

In the City Commission Chambers, City Hall, 1<sup>st</sup> Floor, 100 North Andrews Avenue, to determine whether the following application should be granted:

**CASE:** PLN-BOA-19110002  
**OWNER:** SIETSE J KOOPMANS  
**AGENT:** HAROLD B LOVELL  
**ADDRESS:** 2600 SE 21 STREET, FORT LAUDERDALE, FL., 33316  
**LEGAL DESCRIPTION:** BREAKWATER 42-19 B LOT 10 BLK 2  
**ZONING:** RS-8  
**COMMISSION DISTRICT:** 4  
**REQUESTING:** **Sec. 47-5.31. - Table of dimensional requirements for the RS-8 district. (Note A)**

1. Requesting a variance to allow a structure (an open structure attached to the existing building) open on three sides having a second-floor balcony with railing at Zero feet (0'0") rear yard setback, whereas the code requires a minimum of Fifteen feet (15'0") rear yard setback.

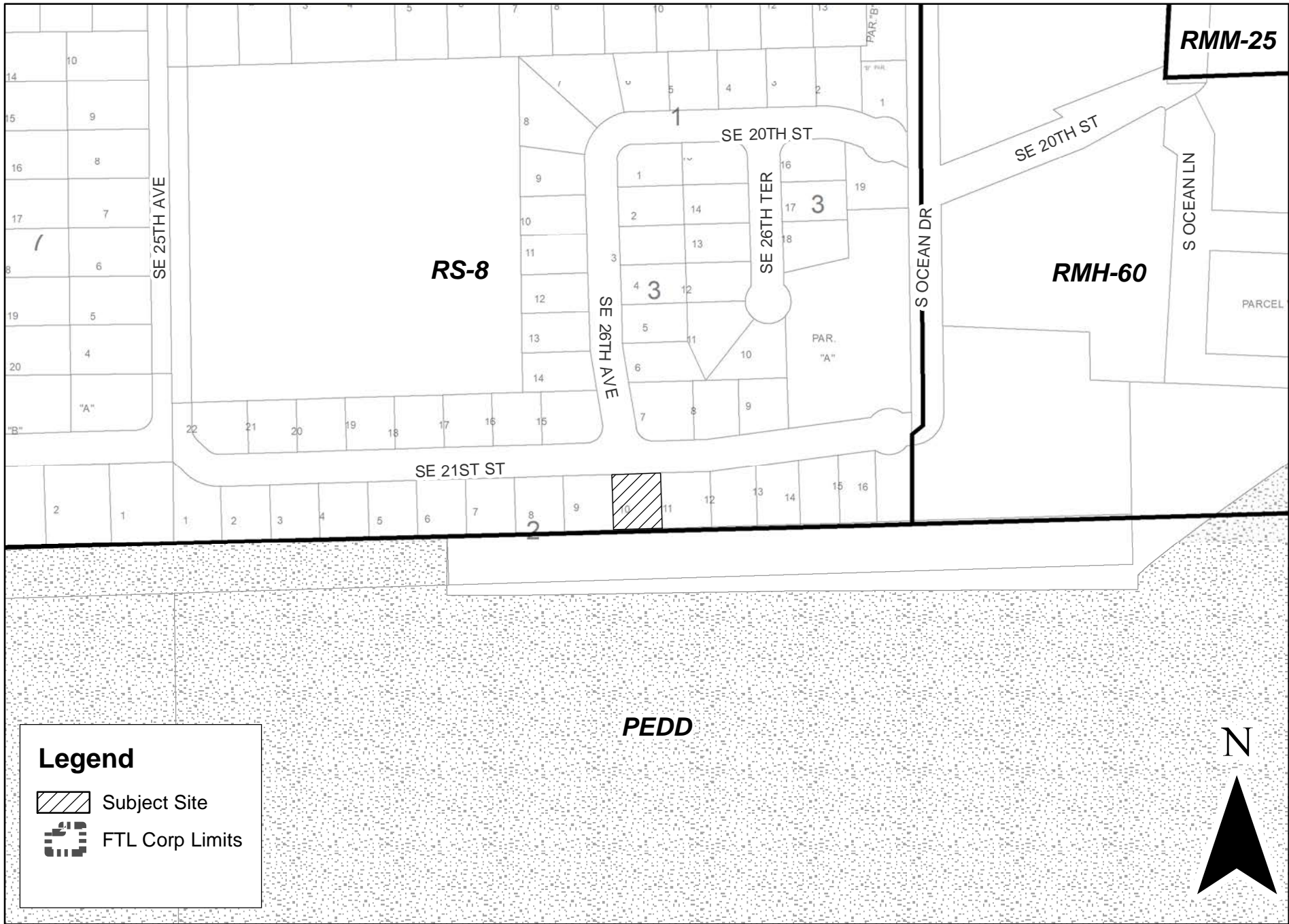
If you have any questions, please feel free to contact me directly at 954-828-6342.

**MOHAMMED MALIK**  
**ZONING ADMINISTRATOR**

Florida Statutes, Sec. 286.0105

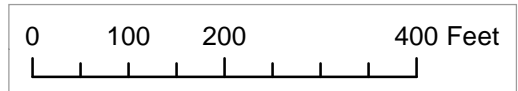
NOTE: If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need a record of the proceedings, and for such purpose, he/she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony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





# PLN-BOA-19110002

Path: J:\DSD\DRCLocationMaps\_16\_RM\ArcMap\New\BOA20191211\PLN-BOA-19110002LocMap.mxd



Graphic Scale



CITY OF FORT LAUDERDALE  
**PUBLIC NOTICE**

## BOARD OF ADJUSTMENTS MEETING

DATE: DECEMBER 11, 2019

TIME: 6:30 PM

CASE: PLN-BOA-19110002

Section 47-5.31. - Table of dimensional requirements for the RS-8 district. (Note A)

Requesting a variance to allow a structure (an open structure attached to the existing building) open on three sides having a second-floor balcony with railing at Zero feet (0'0") rear yard setback, whereas the code requires a minimum of Fifteen feet (15'0") rear yard setback.

LOCATION: CITY COMMISSION CHAMBERS  
CITY HALL, 100 N ANDREWS AVENUE

INFORMATION: CONTACT (954) 828-6506  
<http://www.fortlauderdale.gov>

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 1: BOA - Applicant Information Sheet

**INSTRUCTIONS:** The following information is requested 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 requested. The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if does not apply.

NOTE: To be filled out by Department

|                            |                  |
|----------------------------|------------------|
| Case Number                | PLN BOA 19110002 |
| Date of complete submittal |                  |

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

|                            |  |
|----------------------------|--|
| Property Owner's Name      | STETSE J. KOOPMANS   |
| Property Owner's Signature | <small>If a signed agent letter is provided, no signature is required on the application by the owner.</small>     |
| Address, City, State, Zip  | 2600 SE 21 Street, Fort Lauderdale FL 33316  |
| E-mail Address             | stetse@koopmans.cc   |
| Phone Number               | 316 539 4000   |
| Proof of Ownership         | <input checked="" type="checkbox"/> Warranty Deed <small>or</small> <input checked="" type="checkbox"/> Tax Record |

NOTE: If AGENT is to represent OWNER, notarized letter of consent is required

|                               |  |
|-------------------------------|--|
| Applicant / Agent's Name      | HAROLD B LOVELL                        |
| Applicant / Agent's Signature | <i>[Signature]</i>                     |
| Address, City, State, Zip     | 2608 SE 21 ST Fort Lauderdale FL 33316 |
| E-mail Address                | crownpavers@aol.com                    |
| Phone Number                  | 954-520-9403                           |
| Letter of Consent Submitted   |  |

|   |   |  |
|---|---|--|
| Development / Project Name  | Attached open wall with fixed roof  |  |
| Existing / New  | Existing: <input type="checkbox"/>  | New: <input checked="" type="checkbox"/> |
| Project Address   | Address: 2600 SE 21 ST, Ft Lauderdale FL 33316  |  |
| Legal Description   | Lot 10 B1K2 Plat Book 42 Page 19B, as recorded in the public records of Broward County.         |  |
| Tax ID Folio Numbers<br><small>(For all parcels in development)</small> | 5042 13 15 0340   |  |
| Request / Description of Project  | To construct an open walled attached roof to south wall of the home as being 59' x 15' in size. |  |
| Applicable ULDR Sections  | 47-5.31 Request zero foot rear yard, where Code requires a minimum 15 ft rear yard.             |  |

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

| Setbacks (indicate direction N,S,E,W)    | Required | Proposed |
|--|----------|----------|
| Front <input type="checkbox"/>           |          |          |
| Side <input type="checkbox"/>            |          |          |
| Side <input type="checkbox"/>            |          |          |
| Rear <input checked="" type="checkbox"/> | 15 FT    | -0- FT   |



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

This page must be filled in. An attached narrative may be included if additional space is required.

**SPECIFIC REQUEST:** State the specific request according to the ULDR or other provisions of the Code.
APPEALING; Section 47-5.31 (Table of dimensional requirements for the RS-8 district).
Requesting a Variance to permit the construction of an attached open wall with fixed roof with a ZERO foot rear yard, where code requires a minimum 15 foot rear yard.

**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 the existing tile patio area is currently extremely HOT and is exposed to the elements (rain etc) making it unusable.
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 Southerly or rear of property is adjacent to a Port Everglades easement with a depth of 90 FT to the sea wall, which would be uninhibited by the proposed structure.
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 A similiar variance was Approved by a 7 of 7 on October 10, 2007 for a zero foot rear yard for the east neighbor at 2604 SE 21 street.
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 the open wall fixed roof with a zero foot rear yard is a reasonable and appropriate manner to resolve the HOT unusable issues providing protection for the primary structure and a reduced heat load.
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. where as the lot from front to back is unusually short at 45 Ft. to begin with, which is immediately adjacent to a 90 ft easement expanse. To cover only a portion of the tiled patio would be impractical use and not as esthetically pleasing, given the harmony of the proposed new structure with surroundings and the existing primary structure.

**AFFIDAVIT:** I, Harold B Lovell 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.

Handwritten signature of Harold B Lovell
Agent (Signature) Harold B Lovell

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 3 day of April, 2019

(SEAL)



Catherine Pena
Commission # GG107403
Expires: May 23, 2021
Bonded thru Aaron Notary

Handwritten signature of Catherine Pena
NOTARY PUBLIC
MY COMMISSION EXPIRES:



**PROPERTY OWNERS NOTICE LI: PLN-BOA-1911002**

| NAME_LINE_                   | NAME_LINE1                         | ADDRESS_LI                    | CITY                     |
|------------------------------|------------------------------------|-------------------------------|--------------------------|
| ARCHDIOCESE OF MIAMI         | ST SEBASTIAN CHURCH                | 2000 SE 25 AVENUE             | FORT LAUDERDALE FL 33316 |
| PUBLIC LAND                  | % CITY OF FORT LAUDERDALE          | 100 N ANDREWS AVE             | FORT LAUDERDALE FL 33301 |
| BREAKWATER HOMES ASSOC       |                                    | 2621 SE 21 ST                 | FORT LAUDERDALE FL 33316 |
| JOHN L WILKINSON REV TR      | WILKINSON,JOHN TRSTEE              | 147 COLUMBIA AVE              | REHOBOTH BCH DE 19971    |
| FOGAN,ROBERT J               | PFAU,MARY BELLE                    | 2625 SE 20 STREET             | FORT LAUDERDALE FL 33316 |
| VYFVINKEL,VIRGINIA LOUISE    | VIRGINIA LOUISE VYFVINKEL REV TR   | 2017 SE 26 AVE                | FORT LAUDERDALE FL 33316 |
| STOKOE,JANET U               |                                    | 2017 SE 26 TER                | FORT LAUDERDALE FL 33316 |
| KNOCHENHAUER,BARBARA S       | BARBARA S KNOCHENHAUER TR ETAL     | 2020 SE 26 AVE                | FORT LAUDERDALE FL 33316 |
| STOLOVE,GAYLE L              | GAYLE STOLOVE TR                   | 2021 SE 26 AVE                | FORT LAUDERDALE FL 33316 |
| AUMANN,DANA Z                |                                    | 2525 POT SPRING RD UNIT A1329 | TIMONIUM MD 21093        |
| BRADY,NANCY A                | NANCY A BRADY TR                   | 2024 SE 26 AVE                | FORT LAUDERDALE FL 33316 |
| GALLUZZO,ALANA M             |                                    | 227 TRAFALGAR WAY             | LAKE PLACID FL 33852     |
| BORUP,CARL B                 | BORUP FAM TR                       | 2611 SE 21 ST                 | FORT LAUDERDALE FL 33316 |
| HOWLEY,CHRISTOPHER J III     | HOWLEY,LAUREN S                    | 2607 SE 21 ST                 | FORT LAUDERDALE FL 33316 |
| KIELER,CHARLES J             | KIELER,JENNIFER C                  | 8320 JUDY WITT LN             | VIENNA VA 22182          |
| BOSSARD,KEITH M & ANN L      |                                    | 2529 SE 21 ST                 | FORT LAUDERDALE FL 33316 |
| HOPWOOD,PETER E              |                                    | 2525 SE 21 ST                 | FORT LAUDERDALE FL 33316 |
| MCQUEEN,WILLIAM F            |                                    | 2521 SE 21 ST                 | FORT LAUDERDALE FL 33316 |
| MURRAY,CHRISTOPHER C         | MURRAY,ANN                         | 12517 KNIGHTSBRIDGE CT        | ROCKVILLE MD 20850       |
| LONG,JOHN D SR               |                                    | 2620 SE 21 ST                 | FORT LAUDERDALE FL 33316 |
| FREEMAN,CHRISTOPHER          | ABRAMOVICI,ADI                     | 2616 INLET DR                 | FORT LAUDERDALE FL 33316 |
| JOHN DAVID PEGGS REV TR      | PEGGS,JOHN DAVID TRSTEE            | 2612 SE 21 ST                 | FORT LAUDERDALE FL 33316 |
| LOVELL,HAROLD B & CHERYL S H | LOVELL,JENNIFER LEE                | 2608 SE 21 ST                 | FORT LAUDERDALE FL 33316 |
| BERGER,MORRIS & CAROL        |                                    | 2604 SE 21 ST                 | FORT LAUDERDALE FL 33316 |
| KOOPMANS,SIETSE J            | 2600 SE 21 ST FT LAUDERDALEFL33316 | MEERSEL 1 2321                | *HOOGSTRATEN BE 2320     |
| CHARLES B DELASHMUTT TR      | DELASHMUTT,CHARLES B TRSTEE        | 1120 S GEORGE MASON DR        | ARLINGTON VA 22204       |
| PENTAGON HOLDINGS LLC        |                                    | 101 N MAIN ST STE 360         | ANN ARBOR MI 48104       |
| ENGLE,SAMUEL D &             | ENGLE,ANN DELASHMUTT               | 11 CORNWALL ST NE             | LEESBURG VA 20176        |
| JAMES MICHAEL MOCK TR        | WILLIAM BARKER MOCK TR ETAL        | 3777 N DUMBARTON ST           | ARLINGTON VA 22207       |
| PEGGS,AGNIESZKA AGGIE        | C/O DAVID PEGGS                    | 2612 SE 21 ST                 | FORT LAUDERDALE FL 33316 |
| BROWARD COUNTY               | BOARD OF COUNTY COMMISSIONERS      | 115 S ANDREWS AVE RM 501-RP   | FORT LAUDERDALE FL 33301 |
| UNITED STATES OF AMERICA     | % BLDGS MANAGER                    | 301 N MIAMI AVE STE 205       | MIAMI FL 33128           |

PROPERTY OWNERS NOTICE LIST

| STAT/ZIP | ADDRESS__1      | PLN-BOA-19110002 | LEGAL                  | LEGAL_LI_1   | LEGAL_LI_2  |
|----------|-----------------|------------------|------------------------|--|---|
| FL 33316 | FORT LAUDERDALE | FL33316          | LEGAL_LINE<br>13-50-42 | 2600 SE 21 ST FT LAUDERDALE  | FL 33316  |
| FL 33301 | FORT LAUDERDALE | FL33301          | BREAKWATER 42-19 B     | LEGAL_LI_1<br>W 537.5 OF S 339 OF N 515 OF<br>ALL STREETS, THOROUGHFARES,<br>PARCEL A LESS THAT PT OF SAID | FL 33316<br>LEGAL_LI_2<br>S1/2 GOV LOT 7 LESS W 30 FOR<br>PUBLIC WAYS DEDICATED PER PLAT<br>PARCEL DESC AS FOL, ON THE N BY |
| FL 33316 | FORT LAUDERDALE | FL33316          | BREAKWATER 42-19 B     | LOT 12 BLK 3   |   |
| DE 19971 | REHOBOTH BCH    | DE19971          | BREAKWATER 42-19 B     | LOT 4 BLK 3  |   |
| FL 33316 | FORT LAUDERDALE | FL33316          | BREAKWATER 42-19 B     | LOT 12 BLK 1   |   |
| FL 33316 | FORT LAUDERDALE | FL33316          | BREAKWATER 42-19 B     | LOT 11 BLK 3   |   |
| FL 33316 | FORT LAUDERDALE | FL33316          | BREAKWATER 42-19 B     | LOT 5 BLK 3  |   |
| FL 33316 | FORT LAUDERDALE | FL33316          | BREAKWATER 42-19 B     | LOT 13 BLK 1   |   |
| MD 21093 | TIMONIUM        | MD21093          | BREAKWATER 42-19 B     | LOT 10 BLK 3   |   |
| FL 33316 | FORT LAUDERDALE | FL33316          | BREAKWATER 42-19 B     | LOT 6 BLK 3  |   |
| FL 33852 | LAKE PLACID     | FL33852          | BREAKWATER 42-19 B     | LOT 14 BLK 1   |   |
| FL 33316 | FORT LAUDERDALE | FL33316          | BREAKWATER 42-19 B     | LOT 9 BLK 3  |   |
| FL 33316 | FORT LAUDERDALE | FL33316          | BREAKWATER 42-19 B     | LOT 8 BLK 3  |   |
| VA 22182 | VIENNA          | VA22182          | BREAKWATER 42-19 B     | LOT 7 BLK 3  |   |
| FL 33316 | FORT LAUDERDALE | FL33316          | BREAKWATER 42-19 B     | LOT 15 BLK 1   |   |
| FL 33316 | FORT LAUDERDALE | FL33316          | BREAKWATER 42-19 B     | LOT 16 BLK 1   |   |
| FL 33316 | FORT LAUDERDALE | FL33316          | BREAKWATER 42-19 B     | LOT 17 BLK 1   |   |
| MD 20850 | ROCKVILLE       | MD20850          | BREAKWATER 42-19 B     | LOT 18 BLK 1   |   |
| FL 33316 | FORT LAUDERDALE | FL33316          | BREAKWATER 42-19 B     | LOT 15 BLK 2   |   |
| FL 33316 | FORT LAUDERDALE | FL33316          | BREAKWATER 42-19 B     | LOT 14 BLK 2   |   |
| FL 33316 | FORT LAUDERDALE | FL33316          | BREAKWATER 42-19 B     | LOT 13 BLK 2   |   |
| FL 33316 | FORT LAUDERDALE | FL33316          | BREAKWATER 42-19 B     | LOT 12 BLK 2   |   |
| FL 33316 | FORT LAUDERDALE | FL33316          | BREAKWATER 42-19 B     | LOT 11 BLK 2   |   |
| BE 2320  | *HOOGSTRATEN    | BE2320           | BREAKWATER 42-19 B     | LOT 10 BLK 2   |   |
| VA 22204 | ARLINGTON       | VA22204          | BREAKWATER 42-19 B     | LOT 9 BLK 2  |   |
| MI 48104 | ANN ARBOR       | MI48104          | BREAKWATER 42-19 B     | LOT 8 BLK 2  |   |
| VA 20176 | LEESBURG        | VA20176          | BREAKWATER 42-19 B     | LOT 7 BLK 2  |   |
| VA 22207 | ARLINGTON       | VA22207          | BREAKWATER 42-19 B     | LOT 6 BLK 2  |   |
| FL 33316 | FORT LAUDERDALE | FL33316          | BREAKWATER 42-19 B     | LOT 5 BLK 2  |   |
| FL 33301 | FORT LAUDERDALE | FL33301          | 13-50-42               | LOT 7 S 627 LESS PT IN CHANNEL   |   |
| FL 33128 | MIAMI           | FL33128          | 13-50-42               | 77 STRIP OF LAND LYING S OF  | HARBOUR HEIGHTS ADD PB 35/21  |



Sec. 47-5.31. - Table of dimensional requirements for the RS-8 district. (Note A)

| Requirements             | RS-8   | RS-8A  |
|--------------------------|--|--|
| Maximum density          | 8.0 du/net ac.   | 8.0 du/net ac.   |
| Minimum lot size         | 6,000 sq. ft.  | 6,000 sq. ft.  |
| Maximum structure height | 35 ft.   | 28 ft.   |
| Maximum structure length | None   | None   |
| Minimum lot width        | 50 ft.<br>*75 ft. when abutting a waterway on any side   | 50 ft.<br>*75 ft. when abutting a waterway on any side   |
| Minimum floor area       | 1,000 sq. ft.  | 1,000 sq. ft.  |
| Minimum front yard       | 25 ft.<br>Special minimum front yard setbacks:<br>Coral Isles—15 ft.<br>Nurmi Isles—20 ft.<br>Pelican Isles—20 ft. | 25 ft.<br>Special minimum front yard setbacks:<br>Coral Isles—15 ft.<br>Nurmi Isles—20 ft.<br>Pelican Isles—20 ft. |
| Minimum corner yard      | 25% of lot width but not greater than 25 ft.<br>25 ft. when abutting a waterway                                    | 25% of lot width but not greater than 25 ft.<br>25 ft. when abutting a waterway                                    |
| Minimum side             | 5 ft. - up to 22 ft. in height   | For a building with a height no  |

|                          |  |  |
|--------------------------|--|--|
| <p>yard</p>              | <p>Where a building exceeds 22 ft. in height that portion of the building above 22 ft. shall be set back an additional 1 foot per foot of additional height.</p> <p>25 ft. when abutting a waterway</p> <p>Special side yard setbacks 7.5 ft.:</p> <p>Coral Ridge Country Club Addition 4, P.B. 53 P. 29; Block G, Lots 1 thru 22; Block H, Lots 1 thru 10 and 16 thru 26; Block I; Block J.</p> <p>Gramercy Park, P.B. 57, P. 45, Block 1; and Block 2, Lots 1 thru 16.</p> <p>Coral Ridge Country Club Addition 3, P.B. 52 P. 14, Block A, Lots 1 thru 4; Block B, Lots 1 thru 4 and 7 thru 10; Block C, Lots 1 thru 4 and 7 thru 10; Block D, Lots 1 thru 8 and 11 thru 18; Block X, Lots 18 thru 20; Block J; Block K; Block L; Block M; Block N; Block O; Block P; Block Q; Block R; Block S; Block T.</p> <p>Golf Estates, P.B. 43, P. 26; Block 6; Block 7; Block 8; Block 9; Block 10; Block 11; Coral Ridge Country Club Subdivision P.B. 36 P. 30 Block F, Lots 1 thru 14; Block R, Lots 1 thru 8, 11 thru 18; Replat of Lots 11, 12, 13, 14 &amp; 15 of Block H Coral Ridge Country Club Addition 4, P.B. 63 P. 31 Parcels A, B, C; Gramercy Park, PB 57 P. 45 Block 2, Lots 17 and 18; Coral Ridge Country Club Addition No. 2 P.B. 44 PG 21 Block F, Lots 2 thru 19; Block E, Lots 1 thru 6 and 10 thru 16; Block C, Lots 2 thru 11; Block D, Lots 2 thru 4; Block B, Lot 2 and Lots 15 thru 25, and Bermuda-Riviera Subdivision of Galt Ocean Mile, P.B. 38 P. 46; Blocks A, C, D, E, F, G &amp; H; Bermuda-Riviera Subdivision of Galt Ocean, First Addition, P.B. 40 P.12: Blocks J, K, L &amp; M.</p> | <p>greater than 12 ft.- 5 ft.</p> <p>For a building with a height greater than 12 ft. - 7.5 ft.</p> <p>That portion of a building exceeding 12 ft. in height shall be set back an additional 2 feet per 1 foot of additional height</p> <p>25 ft. when abutting a waterway</p> <p>Special side yard setbacks as provided in RS-8</p> |
| <p>Minimum rear yard</p> | <p>15 ft.</p> <p>25 ft. when abutting a waterway</p> <p>Special rear yard setbacks: 15 ft. abutting waterway in the following subdivisions:<br/>Coral Ridge Isles</p>  | <p>25 ft.</p> <p>25 ft. when abutting a waterway</p> <p>Special rear yard setbacks as</p>  |

|                                    |  |                               |                                   |                               |                                   |
|------------------------------------|--|-------------------------------|-----------------------------------|-------------------------------|-----------------------------------|
|                                    | Flamingo Pk.—Section "C" & "D"<br>Lakes Estates<br>Golf Estates<br>Imperial Pt.—4th Sec.<br>The Landings<br>Rio Nuevo Isle—Block 1 |                               |                                   | provided in RS-8              |                                   |
| Minimum distance between buildings | None   |                               |                                   | None                          |                                   |
|                                    | <i>Lot Size</i>  | <i>**Maximum Lot Coverage</i> | <i>**Maximum Floor Area Ratio</i> | <i>**Maximum Lot Coverage</i> | <i>**Maximum Floor Area Ratio</i> |
|                                    | ≤7,500 sf  | 50%                           | 0.75                              | 40%                           | 0.55                              |
| Lot coverage and FAR               | 7,501—12,000 sf  | 45%                           | 0.75                              | 35%                           | 0.55                              |
|                                    | >12,000 sf   | 40%                           | 0.60                              | 30%                           | 0.50                              |

Note A: Dimensional requirements may be subject to additional regulations, see Section 47-23, Specific Location Requirements, and Section 47-25, Development Review Criteria.

\*Allowances for modifications of lot widths may be permitted in accordance with the requirements of Section 47-23.10, Specific Location Requirements.

\*\*An increase in the maximum FAR or lot coverage may be permitted subject to the requirements of a site plan level III, see Section 47-24.2.

\*\*\*All other regulations relating to district RS-8 shall apply to RS-8A.

(Ord. No. C-97-19, § 1(47-5.4), 6-18-97; Ord. No. C-99-26, § 1, 4-20-99; Ord. No. C-99-62, § 1, 9-21-99; Ord. No. C-04-67, § 1, 1-4-05; Ord. No. C-08-05, § 3, 2-5-08)



| Record #         | Assigned to Staff | Record Type                          |
|------------------|-------------------|--------------------------------------|
| PLN-BOA-19110002 |                   | Board of Adjustment                  |
| PM-19071345      |                   | Electrical Residential Permit        |
| PM-19071343      |                   | Residential Alteration Permit        |
| VIO-CE19070593_1 |                   | Violation-BLD Hearing                |
| CE19070593       |                   | Building Code Case                   |
| VIO-CE18080906_1 |                   | Violation-CODE Hearing               |
| CE18080906       |                   | Code Case                            |
| VIO-CE17090007_1 |                   | Violation-CODE Hearing               |
| CE17090007       |                   | Code Case                            |
| VIO-CE17021921_1 |                   | Violation-CODE Hearing               |
| CE17021921       |                   | Code Case                            |
| AB-0074291       |                   | Resident/Business Alarm Registration |
| PM-10010918      |                   | Fence Permit                         |
| PM-09050290      |                   | Plumbing Meter Install Permit        |
| PM-09040550      |                   | Plumbing Irrigation Permit           |
| PM-09030812      |                   | Storage Tank Permit                  |
| PM-09020613      |                   | Residential Paving Permit            |
| PM-08101716      |                   | Electrical 30 Day Temp For Test      |
| PM-08061281      |                   | Electrical Burglar Alarm             |
| PM-08052314      |                   | Mechanical HVAC New Install Permit   |
| PM-08050707      |                   | Electrical Low Voltage Permit        |
| PM-07091947      |                   | Re-Roof Permit                       |
| PM-07032279      |                   | Plumbing Residential Permit          |
| PM-07032002      |                   | Electrical Residential Permit        |
| PM-07030569      |                   | Fence Permit                         |
| PM-07030566      |                   | Residential Paving Permit            |
| PM-07030565      |                   | Electrical Residential Permit        |
| PM-07030564      |                   | Plumbing Residential Permit          |
| PM-07030561      |                   | Residential Pool-Spa-Fountain Permit |
| PM-07021236      |                   | Electrical Residential Permit        |
| PM-07010992      |                   | Residential Demolition Permit        |
| PM-06120748      |                   | Plumbing Sewer Cap Permit            |
| PM-05041574      |                   | Residential New Construction Permit  |

| Contact Organization Name | Status   | Balance | Opened Date | Expiration Date | Street # |
|---------------------------|----------|---------|-------------|-----------------|----------|
|                           | Open     | 0       | 11/7/2019   |                 | 2600     |
| AV ELECTRICAL SERVICE     | Complete | 0       | 7/15/2019   | 3/23/2020       | 2600     |
| MEEHAN,AMANDA             | Complete | 0       | 7/15/2019   | 3/23/2020       | 2600     |
| KOOPMANS,SIETSE J         | Open     | 0       | 7/8/2019    |                 | 2600     |
| KOOPMANS,SIETSE J         | Complied | 0       | 7/8/2019    |                 | 2600     |
| KOOPMANS,SIETSE J         | Closed   | 0       | 8/13/2018   |                 | 2600     |
| KOOPMANS,SIETSE J         | Closed   | 0       | 8/13/2018   |                 | 2600     |
| KOOPMANS,SIETSE J         | Closed   | 0       | 9/1/2017    |                 | 2600     |
| KOOPMANS,SIETSE J         | Closed   | 0       | 9/1/2017    |                 | 2600     |
| KOOPMANS,SIETSE J         | Closed   | 0       | 2/28/2017   |                 | 2600     |
| KOOPMANS,SIETSE J         | Closed   | 0       | 2/28/2017   |                 | 2600     |
| KOOPMANS SIETSE J         | Active   | 0       | 8/2/2010    | 1/1/2020        | 2600     |
| KOOPMANS,SIETSE J         | Complete | 0       | 1/19/2010   | 1/5/2011        | 2600     |
| KOOPMANS,SIETSE J         | Complete | 0       | 5/5/2009    | 11/2/2009       | 2600     |
| KOOPMANS,SIETSE J         | Complete | 0       | 4/8/2009    | 11/2/2009       | 2600     |
| KOOPMANS,SIETSE J         | Complete | 0       | 3/11/2009   | 11/2/2009       | 2600     |
| KOOPMANS,SIETSE J         | Complete | 0       | 2/9/2009    | 8/24/2009       | 2600     |
| KOOPMANS,SIETSE J         | Complete | 0       | 10/28/2008  | 4/28/2009       | 2600     |
| KOOPMANS,SIETSE J         | Complete | 0       | 6/16/2008   | 11/2/2009       | 2600     |
| KOOPMANS,SIETSE J         | Complete | 0       | 5/28/2008   | 11/2/2009       | 2600     |
| KOOPMANS,SIETSE J         | Complete | 0       | 5/9/2008    | 11/2/2009       | 2600     |
| KOOPMANS,SIETSE J         | Complete | 0       | 9/28/2007   | 11/2/2009       | 2600     |
| KOOPMANS,SIETSE J         | Complete | 0       | 3/26/2007   | 11/2/2009       | 2600     |
| KOOPMANS,SIETSE J         | Complete | 0       | 3/22/2007   | 11/2/2009       | 2600     |
| KOOPMANS,SIETSE J         | Void     | 86.92   | 3/7/2007    | 8/17/2009       | 2600     |
| KOOPMANS,SIETSE J         | Complete | 0       | 3/7/2007    | 8/17/2009       | 2600     |
| KOOPMANS,SIETSE J         | Complete | 0       | 3/7/2007    | 8/17/2009       | 2600     |
| KOOPMANS,SIETSE J         | Complete | 0       | 3/7/2007    | 8/17/2009       | 2600     |
| KOOPMANS,SIETSE J         | Complete | 0       | 3/7/2007    | 11/2/2009       | 2600     |
| KOOPMANS,SIETSE J         | Complete | 0       | 2/15/2007   | 11/2/2009       | 2600     |
| KOOPMANS,SIETSE J         | Complete | 0       | 1/12/2007   | 8/16/2009       | 2600     |
| KOOPMANS,SIETSE J         | Complete | 0       | 12/8/2006   | 6/6/2007        | 2600     |
| KOOPMANS,SIETSE J         | Complete | 0       | 4/20/2005   | 11/2/2009       | 2600     |

| Dir | Street Name | Type  | Street Suffix | Unit # | First Name | Last Name         | Created By |
|-----|-------------|-------|---------------|--------|------------|-------------------|------------|
| SE  |             | 21 ST |               |        | Harold     | Lovell            | MARIAR     |
| SE  |             | 21 ST |               |        |            | KOOPMANS,SIETSE J | murrl      |
| SE  |             | 21 ST |               |        |            | KOOPMANS,SIETSE J | murrl      |
| SE  |             | 21 ST |               |        |            | KOOPMANS,SIETSE J | masur      |
| SE  |             | 21 ST |               |        |            | KOOPMANS,SIETSE J | masur      |
| SE  |             | 21 ST |               |        |            | KOOPMANS,SIETSE J | wooda      |
| SE  |             | 21 ST |               |        |            | KOOPMANS,SIETSE J | wooda      |
| SE  |             | 21 ST |               |        |            | KOOPMANS,SIETSE J | bluef      |
| SE  |             | 21 ST |               |        |            | KOOPMANS,SIETSE J | bluef      |
| SE  |             | 21 ST |               |        |            | KOOPMANS,SIETSE J | cahid      |
| SE  |             | 21 ST |               |        |            | KOOPMANS,SIETSE J | cahid      |
| SE  |             | 21 ST |               |        |            | KOOPMANS,SIETSE J |            |
| SE  |             | 21 ST |               |        |            | KOOPMANS,SIETSE J | walsp      |
| SE  |             | 21 ST |               |        |            | KOOPMANS,SIETSE J | larsn      |
| SE  |             | 21 ST |               |        |            | KOOPMANS,SIETSE J | weill      |
| SE  |             | 21 ST |               |        |            | KOOPMANS,SIETSE J | girad      |
| SE  |             | 21 ST |               |        |            | KOOPMANS,SIETSE J | nickc      |
| SE  |             | 21 ST |               |        |            | KOOPMANS,SIETSE J | larsn      |
| SE  |             | 21 ST |               |        |            | KOOPMANS,SIETSE J | larsn      |
| SE  |             | 21 ST |               |        |            | KOOPMANS,SIETSE J | nickc      |
| SE  |             | 21 ST |               |        |            | KOOPMANS,SIETSE J | murrl      |
| SE  |             | 21 ST |               |        |            | KOOPMANS,SIETSE J | walsp      |
| SE  |             | 21 ST |               |        |            | KOOPMANS,SIETSE J | girad      |
| SE  |             | 21 ST |               |        |            | KOOPMANS,SIETSE J | girad      |
| SE  |             | 21 ST |               |        |            | KOOPMANS,SIETSE J | greec      |
| SE  |             | 21 ST |               |        |            | KOOPMANS,SIETSE J | greec      |
| SE  |             | 21 ST |               |        |            | KOOPMANS,SIETSE J | greec      |
| SE  |             | 21 ST |               |        |            | KOOPMANS,SIETSE J | greec      |
| SE  |             | 21 ST |               |        |            | KOOPMANS,SIETSE J | greec      |
| SE  |             | 21 ST |               |        |            | KOOPMANS,SIETSE J | greec      |
| SE  |             | 21 ST |               |        |            | KOOPMANS,SIETSE J | girad      |
| SE  |             | 21 ST |               |        |            | KOOPMANS,SIETSE J | jageg      |
| SE  |             | 21 ST |               |        |            | KOOPMANS,SIETSE J | girad      |
| SE  |             | 21 ST |               |        |            | KOOPMANS,SIETSE J | woznt      |



| Record ID         | Parcel #    |
|-------------------|-------------|
| 19CAP-00000-00T9D | 5.04213E+11 |
| 19HIS-00000-0GNCK | 5.04213E+11 |
| 19HIS-00000-0GNCJ | 5.04213E+11 |
| 19HIS-00000-0KBB4 | 5.04213E+11 |
| 19HIS-00000-049L9 | 5.04213E+11 |
| 18HIS-00000-0JQG2 | 5.04213E+11 |
| 18HIS-00000-03S3R | 5.04213E+11 |
| 17HIS-00000-0J2KA | 5.04213E+11 |
| 17HIS-00000-038IR | 5.04213E+11 |
| 17HIS-00000-0IVHJ | 5.04213E+11 |
| 17HIS-00000-02XWM | 5.04213E+11 |
| 10HIS-00000-00A5O | 5.04213E+11 |
| 10HIS-00000-0BCP0 | 5.04213E+11 |
| 09HIS-00000-0ANZ2 | 5.04213E+11 |
| 09HIS-00000-0AK08 | 5.04213E+11 |
| 09HIS-00000-0AKTB | 5.04213E+11 |
| 09HIS-00000-0ATYG | 5.04213E+11 |
| 08HIS-00000-0AI5Z | 5.04213E+11 |
| 08HIS-00000-0A6DQ | 5.04213E+11 |
| 08HIS-00000-0A76E | 5.04213E+11 |
| 08HIS-00000-0A8B7 | 5.04213E+11 |
| 07HIS-00000-09ZB9 | 5.04213E+11 |
| 07HIS-00000-09LIM | 5.04213E+11 |
| 07HIS-00000-09IHI | 5.04213E+11 |
| 07HIS-00000-09H8A | 5.04213E+11 |
| 07HIS-00000-09H87 | 5.04213E+11 |
| 07HIS-00000-09H86 | 5.04213E+11 |
| 07HIS-00000-09H85 | 5.04213E+11 |
| 07HIS-00000-09H82 | 5.04213E+11 |
| 07HIS-00000-09HRE | 5.04213E+11 |
| 07HIS-00000-09T5R | 5.04213E+11 |
| 06HIS-00000-09U9W | 5.04213E+11 |
| 05HIS-00000-089SD | 5.04213E+11 |



504213000320

St Sebastian Church

504213150010

Breakwater Homes

504213AA1110  
504213AA0011  
504213AA1190  
504213AA1180  
504213AA1170  
504213AA1160

504213000000 S OCEAN DR

504213150580

SE 26TH TER  
504213150600

504213150530

504213150520

504213150510

504213150500

504213150490

504213150430

504213150440

504213150450

504213150460

504213150480

504213150470

SE 26TH AVE

504213150130

504213150140

504213150150

504213150160

504213150170

504213150180

504213150190

504213150200

504213150210

504213150220

SE 21ST ST

INLET DR

504213150270

504213150280

504213150290

504213150300

504213150310

504213150320

504213150330

504213150340

504213150350

504213150360

504213150370

504213150380

504213150390

504213150400

2600 SE 21 street

5042130000300

504213000460

TAX MAP  
PLN-BOA-19110002

504213000000



Board of Directors Meeting  
Meeting Date: November 12, 2019

Present: Jette Black  
          Janet Stokoe                   Barbara Knochenhauer  
          Mick Cleary                   Jane Tuthill  
          Keith Bossard               John Wilkinson (By phone)

Guests – Moe Berger & David Peggs

1. Meeting called to order at 5:00 p.m. by Jette
2. The minutes of April 9, 2019 meeting accepted as written.
3. Treasurers' report read and approved.

Discussion with Moe & David as to new gates installed on 21<sup>st</sup> properties. They wanted to make sure that all residents know the gates are unlocked and open to all Breakwater homeowners. "No Trespassing" signs are installed and now police can be called for trespassers, with possible arrests.

4. Correspondence

As of 10/13/2019 we received notice that the S. Ocean Bridge is to be replaced. That means traffic will be detoured through Barbara Dr. and SE 21<sup>st</sup> Street. No date has been given for the project to start.

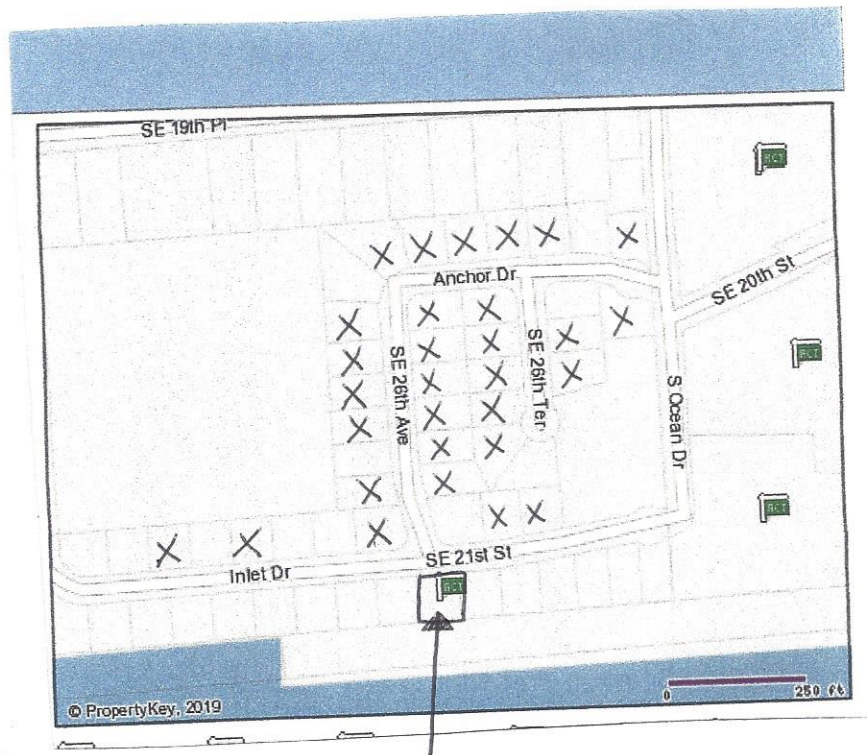
\* 5. New Business

- a. Due to an increase in expenses the Board has asked for a one time only \$200.00 Assessment to be paid with January 2020 dues.
- b. Clint Ramsden brought over information regarding the condition of the pond. The Board tabled it until the next board meeting, giving time to look over the information.
- c. The Board approved hiring Scott McNeil for odd jobs around the property when needed.
- \* d. Harold Lovell has presented a form to various members to sign their approval for a request for a variance on the Koopman's house. After discussion, the Board Members did not approve.
- e. Once again, our Thanks go out to George Dehn for working so hard to beautify our club house property. He also lugged out all our broken furniture, umbrellas, toilet, etc. for bulk garbage pickup.
- f. It has been brought to our attention that the City has proposed to purchase the lot at the end of 21<sup>st</sup> Street/Inlet Drive for a public park
- g. Helen has requested a change in the style of the way the invoices are prepared for the Annual Dues, in order to be compatible with QuickBooks.

Meeting adjourned at 6:15 p.m. by Jette.

**Next Board Meeting December 10, 2019 at 5:00 p.m.**

Respectfully submitted by Janet Stokoe & Barbara Knochenhauer



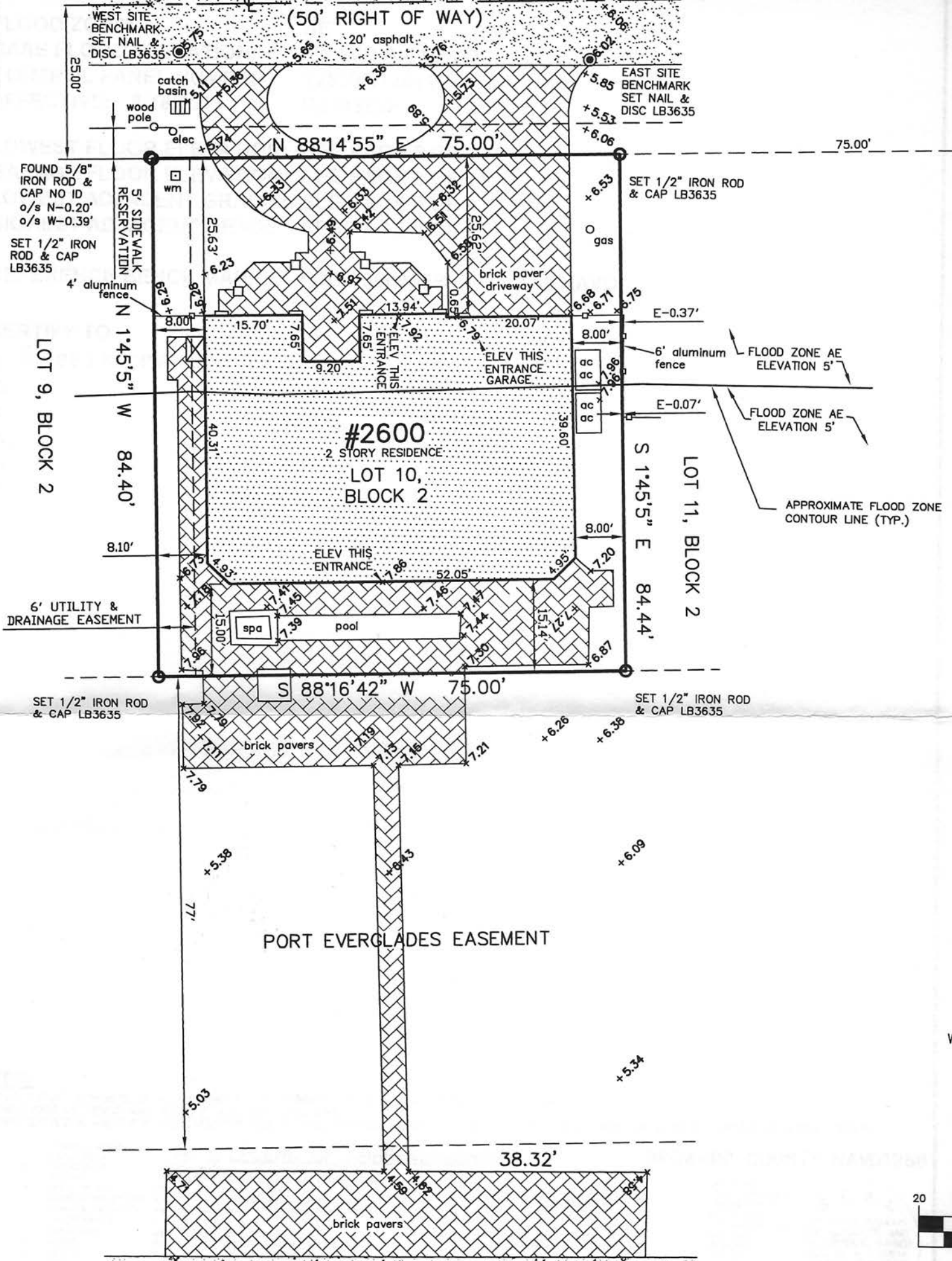
Subject Property

Diagram of the 30 Homes that  
are opposed to the Variance  
(as of 12/10/19)



(INLET DRIVE)  
SE 21ST STREET

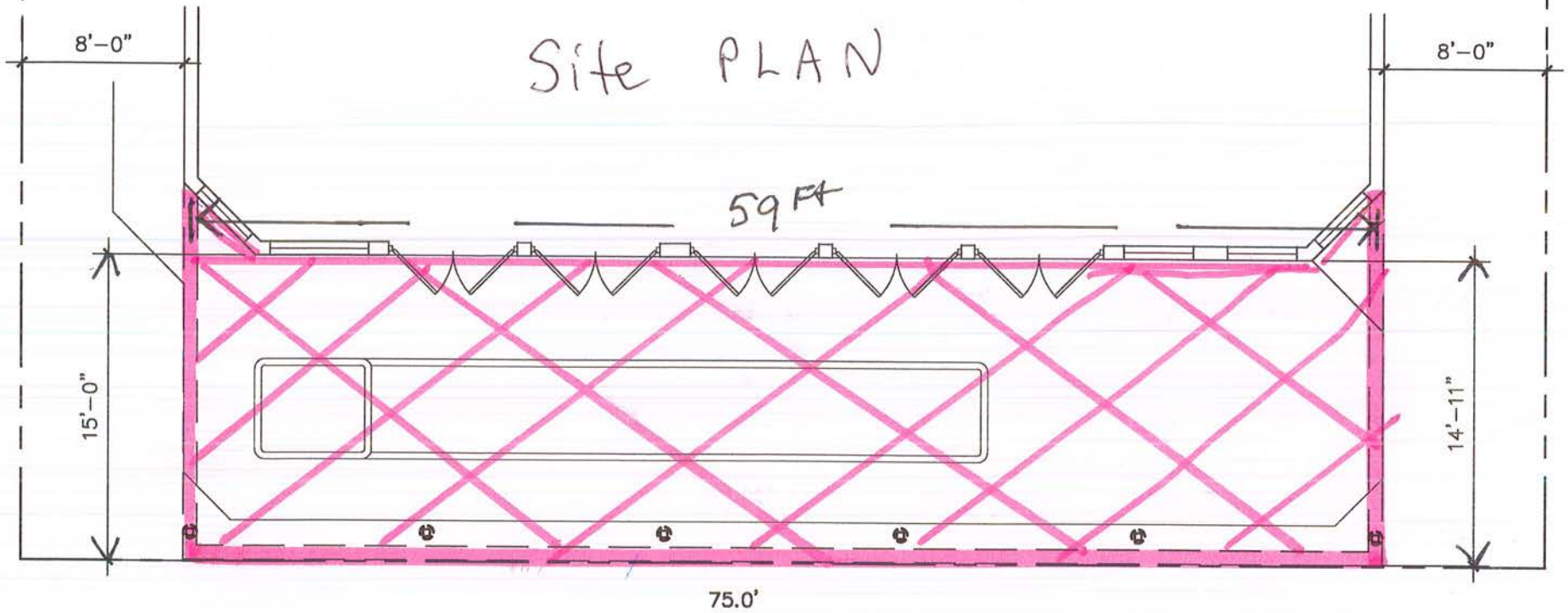
(50' RIGHT OF WAY)





EXISTING 2 STORY RESIDENCE

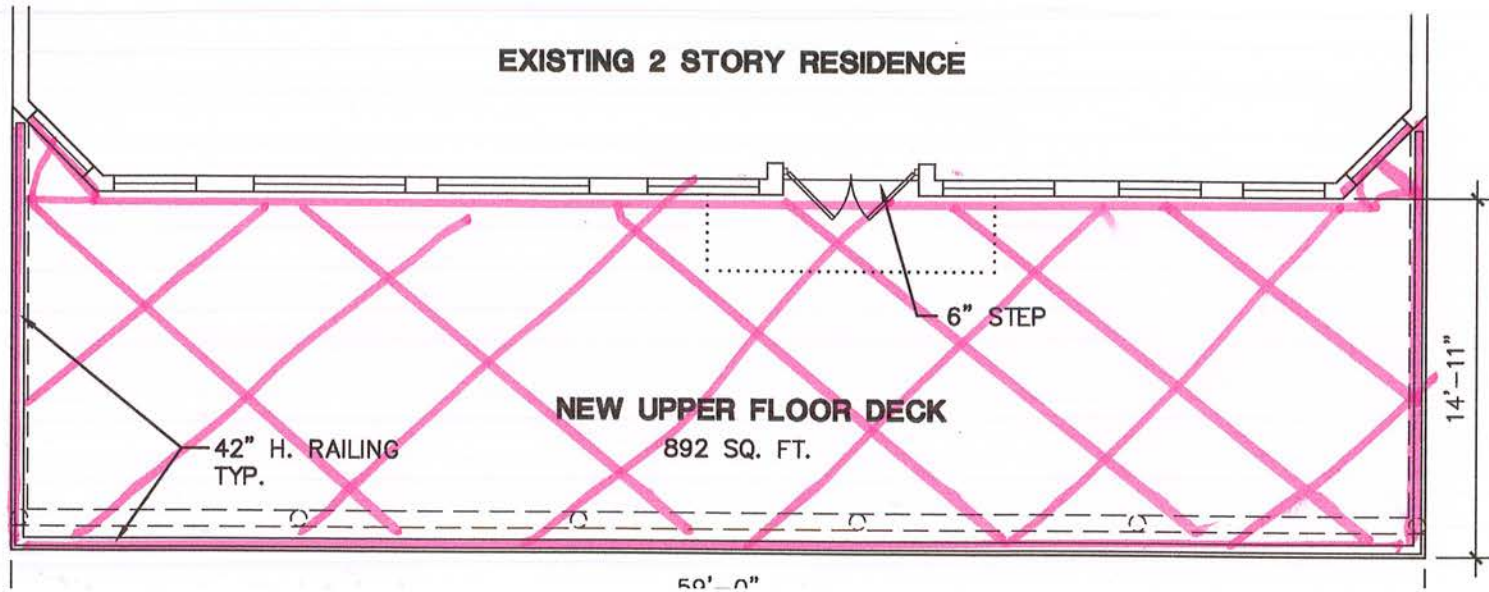
Site PLAN



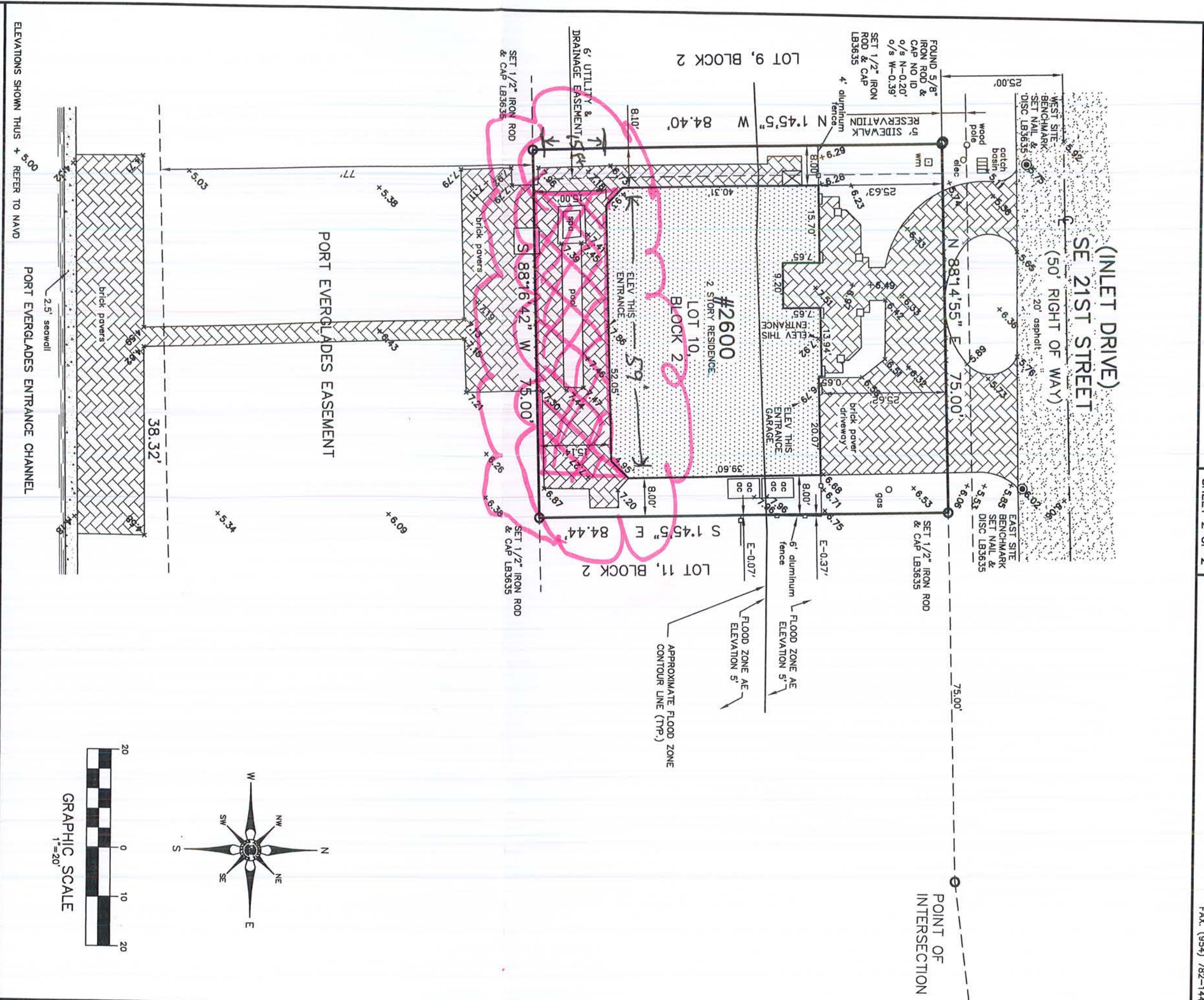
LOWER FLOOR PLAN

SCALE: 1/8" = 1'-0"

EXISTING 2 STORY RESIDENCE







**NOTES:**

1. UNLESS OTHERWISE NOTED FIELD MEASUREMENTS ARE IN AGREEMENT WITH RECORD MEASUREMENTS.
2. BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF N 89°14'55"E ALONG THE NORTH LINE LOT 10, BLOCK 2 OF BREAKWATER, P.B. 42, PG. 19, B.C.R.
3. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR OWNERSHIP RIGHTS-OF-WAY, EASEMENTS, OR OTHER MATTERS OF RECORDS BY ACCURATE LAND SURVEYORS, INC.
4. OWNERSHIP OF FENCES AND WALLS IF ANY NOT DETERMINED.
5. THIS DRAWING IS THE PROPERTY OF ACCURATE LAND SURVEYORS, INC. AND SHALL NOT BE USED FOR REPRODUCTION IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION.
6. THIS SURVEY CONSISTS OF A MAP AND TEXT REPORT. ONE IS NOT VALID WITHOUT THE OTHER.
7. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE CERTIFIED HEREON, TO BE VALID ONE YEAR FROM THE DATE OF SURVEY AS SHOWN.
8. THE FLOOD ZONE INFORMATION SHOWN HEREON IS FOR THE DWELLABLE STRUCTURE ONLY UNLESS OTHERWISE INDICATED.
9. THE LOCATION OF OVERHEAD UTILITY LINES ARE APPROXIMATE IN NATURE DUE TO THEIR PROXIMITY ABOVE GROUND. SIZE, TYPE AND QUANTITY MUST BE VERIFIED PRIOR TO DESIGN OR CONSTRUCTION.

**CERTIFICATION:**

This is to certify that this above ground sketch of boundary survey was made under my responsible charge and is accurate and correct to the best of my knowledge and belief. I further certify that this sketch meets the Standards of Practice, established by the Board of Professional Surveyors and Mappers, Chapter 5J-17, Florida Administrative Codes, pursuant to current Section 472.027, Florida Statutes.

*Robert L. Thompson*  
ROBERT L. THOMPSON (PRESIDENT)  
PROFESSIONAL SURVEYOR AND MAPPER No. 3869 - STATE OF FLORIDA



|                |          |            |            |
|----------------|----------|------------|------------|
| DATE OF SURVEY | DRAWN BY | CHECKED BY | FIELD BOOK |
| 05-13-2019     | ER       | RLT        | 19-1070    |
| REVISIONS      |          | DATE       | BY         |
|                |          |            |            |
|                |          |            |            |

SCALE 1" = 20'  
SKETCH NUMBER SU-19-1070



 **Property History**

Single Family  
[F10190640](#) - Active

2600 Inlet Dr  
 Fort Lauderdale, FL 33316-3202

L - \$3,500,000

MLS#: [F10195400](#)  
 Active

**2600 Inlet Dr Fort Lauderdale 33316**

**PropType:** RNT



| Price    | Chg Type | Chg Info         | Eff Date   | Agent ID               | Office ID                 | DOM |
|----------|----------|------------------|------------|------------------------|---------------------------|-----|
| \$20,000 | NEW      | ACTV -> \$20,000 | 09/19/2019 | <a href="#">486943</a> | <a href="#">279622832</a> | 29  |

MLS#: [F10190640](#)  
 Active

**2600 Inlet Dr Fort Lauderdale 33316**

**PropType:** RE1



| Price       | Chg Type | Chg Info            | Eff Date   | Agent ID               | Office ID                 | DOM |
|-------------|----------|---------------------|------------|------------------------|---------------------------|-----|
| \$3,500,000 | NEW      | ACTV -> \$3,500,000 | 08/21/2019 | <a href="#">486943</a> | <a href="#">279622832</a> | 0   |

MLS#: [F10117179](#)  
 Expired

**2600 Inlet Dr Fort Lauderdale 33316**

**PropType:** RE1



| Price       | Chg Type | Chg Info            | Eff Date   | Agent ID                | Office ID              | DOM |
|-------------|----------|---------------------|------------|-------------------------|------------------------|-----|
| \$3,599,000 | X        | A -> X              | 02/08/2019 | <a href="#">3306205</a> | <a href="#">955436</a> | 317 |
| \$3,599,000 | BOM      | B -> A              | 08/27/2018 | <a href="#">3306205</a> | <a href="#">955436</a> | 151 |
| \$3,599,000 | B        | A -> B              | 08/08/2018 | <a href="#">3306205</a> | <a href="#">955436</a> | 132 |
| \$3,599,000 | NEW      | ACTV -> \$3,599,000 | 03/29/2018 | <a href="#">3306205</a> | <a href="#">955436</a> | 31  |

MLS#: [F10059449](#)  
 Expired

**2600 Inlet Dr Fort Lauderdale 33316**

**PropType:** RE1



| Price       | Chg Type | Chg Info            | Eff Date   | Agent ID               | Office ID              | DOM |
|-------------|----------|---------------------|------------|------------------------|------------------------|-----|
| \$3,395,000 | X        | A -> X              | 03/01/2018 | <a href="#">433486</a> | <a href="#">608226</a> | 343 |
| \$3,395,000 | NEW      | ACTV -> \$3,395,000 | 03/24/2017 | <a href="#">433486</a> | <a href="#">608226</a> | 0   |

MLS#: [F10000846](#)  
 Expired

**2600 Inlet Dr Fort Lauderdale 33316**

**PropType:** RNT



| Price    | Chg Type | Chg Info         | Eff Date   | Agent ID                | Office ID            | DOM |
|----------|----------|------------------|------------|-------------------------|----------------------|-----|
| \$20,000 | X        | A -> X           | 03/10/2017 | <a href="#">0672953</a> | <a href="#">0268</a> | 366 |
| \$20,000 | NEW      | ACTV -> \$20,000 | 03/10/2016 | <a href="#">0672953</a> | <a href="#">0268</a> | 0   |

MLS#: [F1289180](#)  
 Cancelled

**2600 Inlet Drive Fort Lauderdale 33316**

**PropType:** RE1



| Price       | Chg Type | Chg Info                   | Eff Date   | Agent ID                | Office ID            | DOM   |
|-------------|----------|----------------------------|------------|-------------------------|----------------------|-------|
| \$3,495,000 | C        | A -> C                     | 03/21/2017 | <a href="#">0672953</a> | <a href="#">0268</a> | 1,049 |
| \$3,495,000 | DECR     | \$3,995,000 -> \$3,495,000 | 03/25/2016 | <a href="#">0672953</a> | <a href="#">0268</a> | 688   |
| \$3,995,000 | DECR     | \$4,295,000 -> \$3,995,000 | 11/13/2015 | <a href="#">0672953</a> | <a href="#">0268</a> |       |
| \$4,295,000 | DECR     | \$4,895,000 -> \$4,295,000 | 07/08/2015 | <a href="#">0672953</a> | <a href="#">0268</a> |       |
| \$4,895,000 | NEW      | ACTV -> \$4,895,000        | 05/07/2014 | <a href="#">0672953</a> | <a href="#">0268</a> |       |

MLS#: [F1084226](#)  
Rented

**2600 SE 21st St Fort Lauderdale 33316**

**PropType:** RNT



| Price    | Chg Type | Chg Info         | Eff Date   | Agent ID                | Office ID              | DOM |
|----------|----------|------------------|------------|-------------------------|------------------------|-----|
| \$14,000 | R        | A -> R           | 05/13/2011 | <a href="#">0672953</a> | <a href="#">WODS01</a> | 304 |
| \$14,000 | NEW      | ACTV -> \$14,000 | 07/13/2010 | <a href="#">0672953</a> | <a href="#">WODS01</a> |     |

MLS#: [F1055483](#)  
Expired

**2600 SE 21st St Fort Lauderdale 33316**

**PropType:** RE1



| Price       | Chg Type | Chg Info                   | Eff Date   | Agent ID                | Office ID              | DOM |
|-------------|----------|----------------------------|------------|-------------------------|------------------------|-----|
| \$4,500,000 | X        | W -> X                     | 02/16/2012 | <a href="#">0672953</a> | <a href="#">WODS01</a> |     |
| \$4,500,000 | W        | A -> W                     | 06/02/2011 | <a href="#">0672953</a> | <a href="#">WODS01</a> |     |
| \$4,500,000 | DECR     | \$5,995,000 -> \$4,500,000 | 10/29/2010 | <a href="#">0672953</a> | <a href="#">WODS01</a> |     |
| \$5,995,000 | NEW      | ACTV -> \$5,995,000        | 02/16/2010 | <a href="#">0672953</a> | <a href="#">WODS01</a> |     |

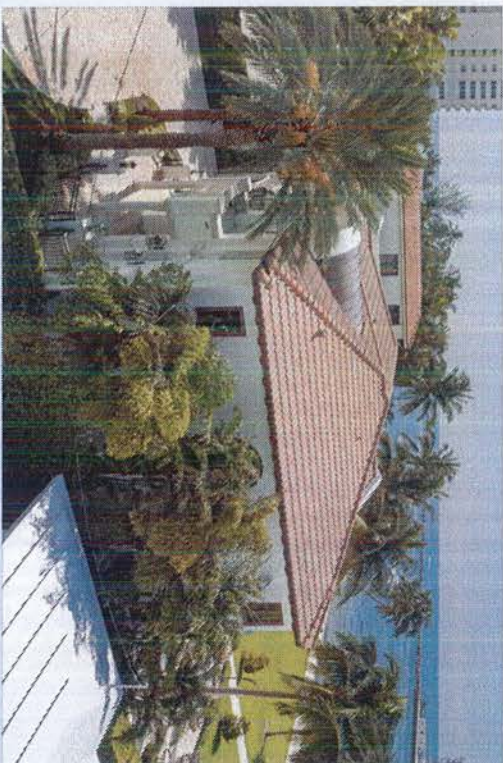
*The Information is believed to be accurate but is not guaranteed. The MLS Information and Data contained herein is provided by Subscribers and the Association/MLS cannot and does not represent and/or guarantee accuracy. Copyright REALTORS® of the Palm Beaches and Greater Fort Lauderdale ©2019.*



Stetse 2600 SE 21 street

A

Front and West side



Back of house Looking North



2604  
Navarro  
path roof  
Approved  
10/10/2007  
←



Aerial view over house  
Part Everglades easement to left  
100 Ftth sea wall  
to left is Inlet Waterway

South east aerial





2600 SE 21 St Front of House

Fort Lauderdale, FL 33316



Variance request  
roof over patio  
zero setback in rear  
Back of House  
Looking North

2604 Navarro roof over patio  
Approved 10/10/2007



Sietse 2600 SE 21 street

C

Look North at Breakwater neighborhood



Breakwater  
Homes

Port  
Property  
Seawall

INLET  
waterway



Back of House facing South



**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. 1911 0002

APPLICANT: Harold B Lovell

PROPERTY: 2600 SE 21 Street

PUBLIC HEARING DATE: December 11, 2019

BEFORE ME, the undersigned authority, personally appeared Harold B Lovell, 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 City's Urban Design & Development 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.j of the City of Fort Lauderdale ULDR, I will forfeit my sign deposit. HLB (initial here)

Affiant: Harold B Lovell

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 26 day of November, 2019

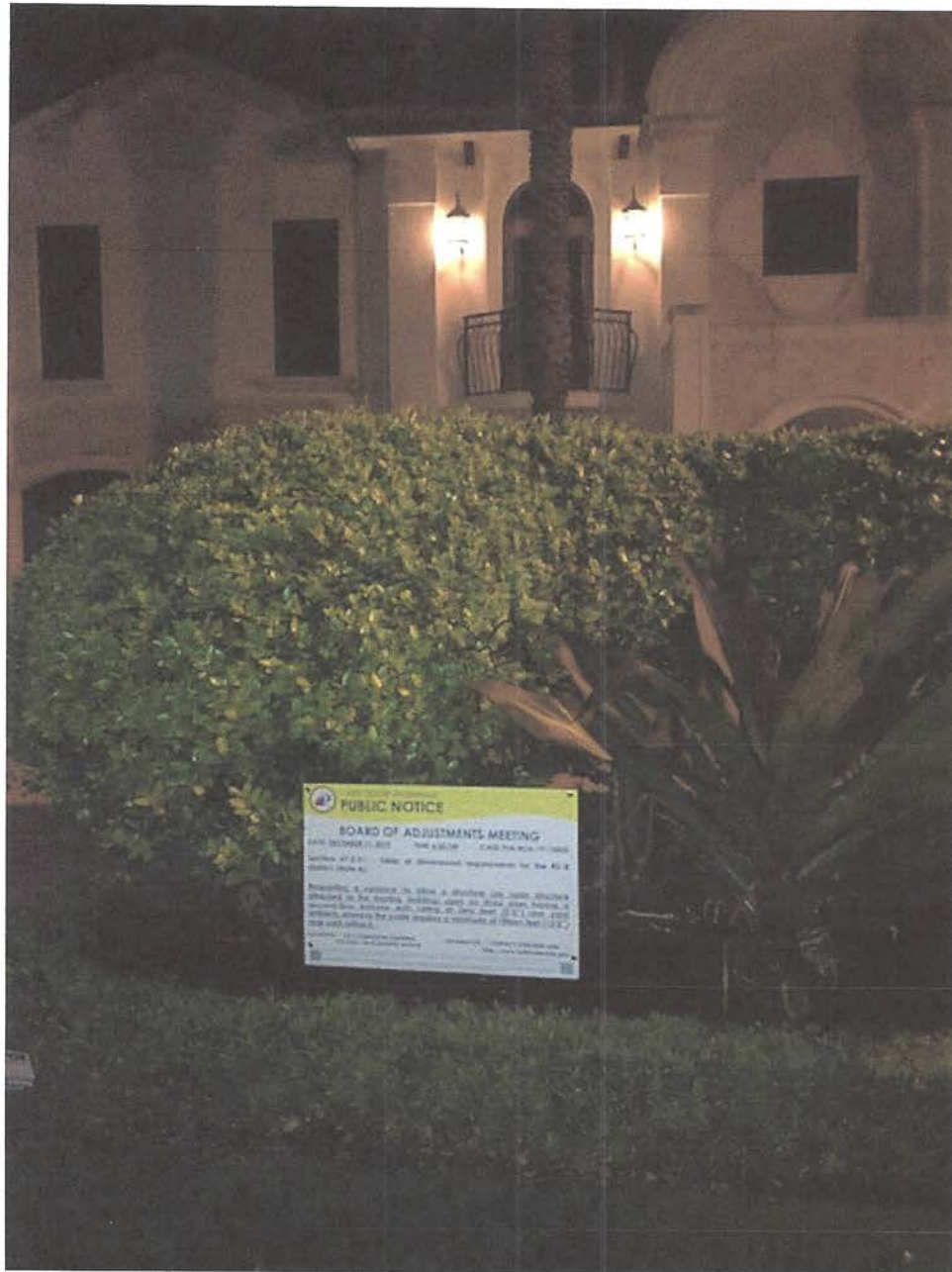
(SEAL)



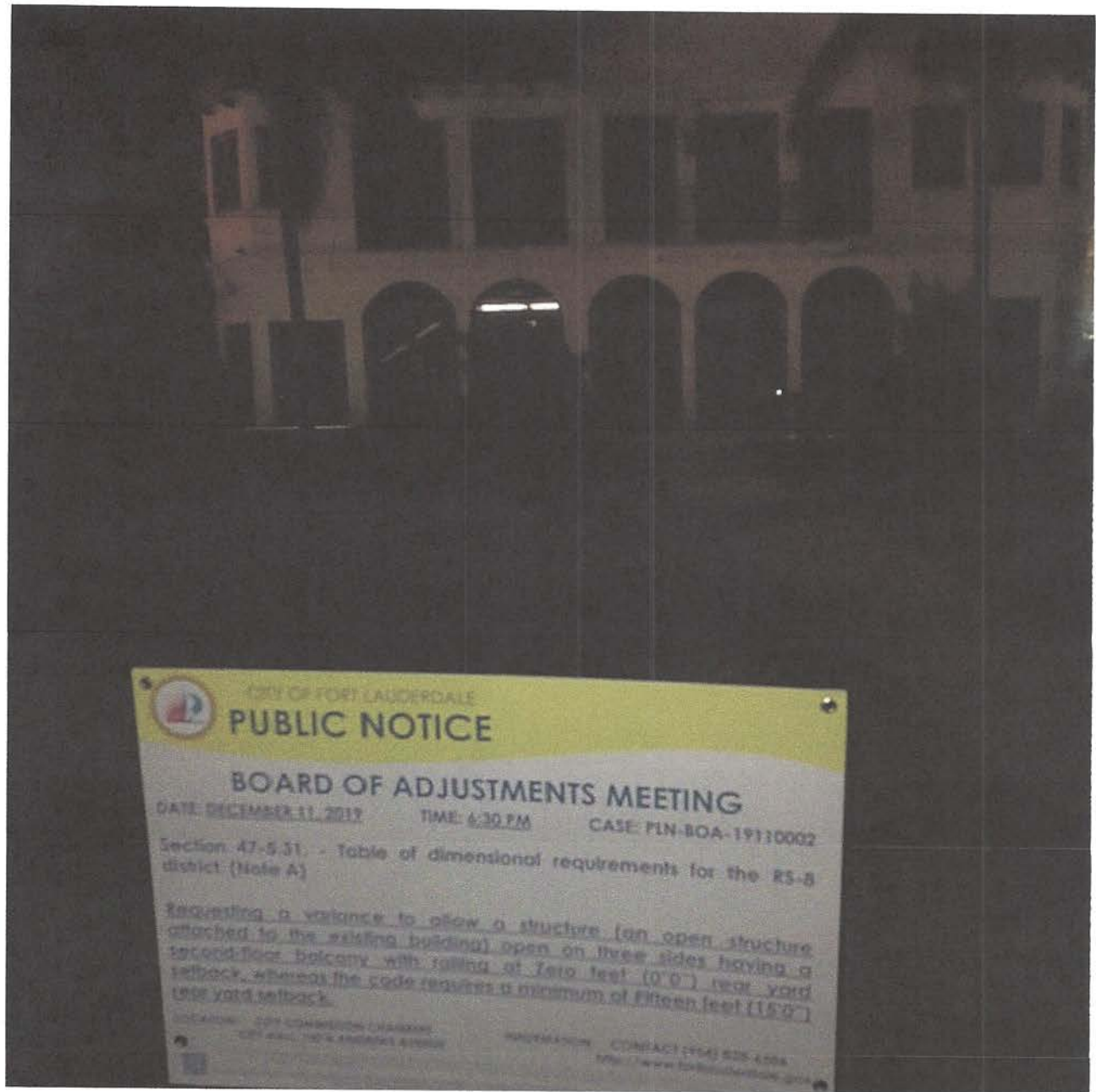
Catherine Pena  
Commission # GG107403  
Expires: May 23, 2021  
Bonded thru Aaron Pena  
NOTARY PUBLIC  
COMMISSION EXPIRES:

Case 1911 0002  
Applicant Harold Lovell  
Sign Posted 11/26/19

2600 SE 21 ST  
FRONT on Street



Case 1911 0002  
Applicant Harold Lovell 2600 SE 21st  
Sign Posted 11/26/19 BACK on Waterway





# EXHIBIT A

PUBLIC

IN FAVOR/

OBJECTION

LETTER (S)



*I, Sietse J. Koopmans, born on the 29th of August 1962, give Authority to speak on my behalf for the variance at:*

*2600 SE 21 Street  
Case PLN-BOA-19110002  
Meeting December 11, 2019 at 6:30*

*to*

*Assistant City Attorney-  
D'Wayne Spence  
[dspence@fortlauderdale.gov](mailto:dspence@fortlauderdale.gov)*

*on the 10th of December 2019 signed by:*

A handwritten signature in blue ink, appearing to read 'Sietse J. Koopmans', with a large, stylized flourish at the end.

*Sietse J. Koopmans  
sietse@koopmans.cc*



HAROLD B. LOVELL

NARRATIVE

---

2608 SE 21 STREET, FORT LAUDERDALE, FL 33316  
(954)-520-9403 [crownpavers@aol.com](mailto:crownpavers@aol.com)

November 1, 2019

City of Fort Lauderdale  
Urban Design & Development  
700 NW 19 Avenue  
Fort Lauderdale, FL 33311

Dear Recipient:

This Narrative is on behalf of Sietse J. Koopman's property located at 2600 SE 21 Street, Fort Lauderdale, FL 33316 with a legal of: Breakwater 42-19 B Lot 10 Blk 2.

Section 47-5.31 Table of dimensional requirements for the RS-8 District (Note A).

Requesting a variance to allow a structure (an open structure attached to the existing building) open on three sides having a second floor balcony with railing at a zero feet (0'0") rear yard setback, whereas the code requires a minimum of fifteen feet (15'0") rear yard set back.

Harold B. Lovell is acting Agent in behalf of Sietse J. Koopmans.

Sincerely,



---

Harold B. Lovell-Agent

**Written Opposition to Variance**  
**Case: PLN-BOA-19110002**

Owner: Sietse Koopmans  
Address: 2600 S.E. 21ST STREET (Inlet Drive) Fort Lauderdale, FL 33316

TO: City of Fort Lauderdale Board of Adjustments  
City of Fort Lauderdale Commissioner Ben Sorenson - District 4  
Broward County Commissioner Lamar Fisher - District 4 & Port Everglades Commission  
U.S. Army Corps of Engineers

To Whom It May Concern,

As a current property owner in the Breakwater Surf Club Home Owners Association, I/We would like to formally inform all of the above noted authorities of the **"COMPLETE OBJECTION & OPPOSITION"** to the proposed variance and plans that are being brought to the Board of Adjustment by the owner of the property located at 2600 S.E. 21st Street (Inlet Drive) Fort Lauderdale, FL 33316. The reasons for the opposition to the variance being sought are as follows:

- 1.) The approval of the proposed "porch structure" will greatly block & diminish the views of the homes directly to the west of said property. Especially blocking the eastern and southeastern views of the residence owned by the DeLashmutt Family located at 2532 S.E. 21st Street FTL, FL 33316. This property and other homes are already impacted by Mr. Koopmans' encroachment of a currently existing patio structure and landscaping that is located on the public land that is south of his property line that is part of Port Everglades Authority.
- 2.) Mr. Koopmans was aware of all setbacks and building code limitations when he designed and had the existing custom built property completed in 2009 / 2010. The current home was built with south facing second floor French doors that opened to "void open air space" without access to any structure because the home was already built to the maximum setbacks as per the City of Fort Lauderdale & State of Florida building codes. This new proposed structure is not just being built as a covered patio area for shade on the first floor but is a remedy for the owner to correct a self-imposed design flaw that would add a large second story balcony for these rooms to have access to as well.
- 3.) The Broward County Commission, Port Everglades Authority & U.S. Army Corps of Engineers should be notified of this proposed variance as the property to the south of this proposed structure as owners in the Breakwater Home Owners Association have been told has authority over said land that is being encroached by the variance that Mr. Koopmans is attempting to obtain.

**It is with my signature below that I / we formally "OBJECT & OPPOSE" the proposed Variance Case: PLN-BOA-19110002**

Name: *Jean Anne Kiefhaber*

Address: *2509 SE 21<sup>st</sup> Street, Fort Lauderdale, FL 33316*

Signature /Date: *Jean Anne Kiefhaber*

Phone: *954-522-9907*



**Written Opposition to Variance**  
**Case: PLN-BOA-19110002**

Owner: Sietse Koopmans  
Address: 2600 S.E. 21ST STREET (Inlet Drive) Fort Lauderdale, FL 33316

TO: City of Fort Lauderdale Board of Adjustments  
City of Fort Lauderdale Commissioner Ben Sorenson - District 4  
Broward County Commissioner Lamar Fisher - District 4 & Port Everglades Commission  
U.S. Army Corps of Engineers

To Whom It May Concern,

As a current property owner in the Breakwater Surf Club Home Owners Association, I/We would like to formally inform all of the above noted authorities of the "COMPLETE OBJECTION & OPPOSITION" to the proposed variance and plans that are being brought to the Board of Adjustment by the owner of the property located at 2600 S.E. 21st Street (Inlet Drive) Fort Lauderdale, FL 33316. The reasons for the opposition to the variance being sought are as follows:

- 1.) The approval of the proposed "porch structure" will greatly block & diminish the views of the homes directly to the west of said property. Especially blocking the eastern and southeastern views of the residence owned by the DeLashmutt Family located at 2532 S.E. 21st Street FTL, FL 33316. This property and other homes are already impacted by Mr. Koopmans' encroachment of a currently existing patio structure and landscaping that is located on the public land that is south of his property line that is part of Port Everglades Authority.
- 2.) Mr. Koopmans was aware of all setbacks and building code limitations when he designed and had the existing custom built property completed in 2009 / 2010. The current home was built with south facing second floor French doors that opened to "void open air space" without assess to any structure because the home was already built to the maximum setbacks as per the City of Fort Lauderdale & State of Florida building codes. This new proposed structure is not just being built as a covered patio area for shade on the first floor but is a remedy for the owner to correct a self-imposed design flaw that would add a large second story balcony for these rooms to have access to as well.
- 3.) The Broward County Commission, Port Everglades Authority & U.S. Army Corps of Engineers should be notified of this proposed variance as the property to the south of this proposed structure as owners in the Breakwater Home Owners Association have been told has authority over said land that is being encroached by the variance that Mr. Koopmans is attempting to obtain.

**It is with my signature below that I / we formally "OBJECT & OPPOSE" the  
prosed Variance Case: PLN-BOA-19110002**

Name: ANN MURRAY

Address: 2517 INLET DR. FTL, FL 33316

Signature /Date:  12/05/2019  
12/5/2019 4:09:48 PM EST

Phone: 301-257-0218

**Written Opposition to Variance**  
**Case: PLN-BOA-19110002**

Owner: Sietse Koopmans  
Address: 2600 S.E. 21ST STREET (Inlet Drive) Fort Lauderdale, FL 33316

TO: City of Fort Lauderdale Board of Adjustments  
City of Fort Lauderdale Commissioner Ben Sorenson - District 4  
Broward County Commissioner Lamar Fisher - District 4 & Port Everglades Commission  
U.S. Army Corps of Engineers

To Whom It May Concern,

As a current property owner in the Breakwater Surf Club Home Owners Association, I/We would like to formally inform all of the above noted authorities of the "COMPLETE OBJECTION & OPPOSITION" to the proposed variance and plans that are being brought to the Board of Adjustment by the owner of the property located at 2600 S.E. 21st Street (Inlet Drive) Fort Lauderdale, FL 33316. The reasons for the opposition to the variance being sought are as follows:

- 1.) The approval of the proposed "porch structure" will greatly block & diminish the views of the homes directly to the west of said property. Especially blocking the eastern and southeastern views of the residence owned by the DeLashmutt Family located at 2532 S.E. 21st Street FTL, FL 33316. This property and other homes are already impacted by Mr. Koopmans' encroachment of a currently existing patio structure and landscaping that is located on the public land that is south of his property line that is part of Port Everglades Authority.
- 2.) Mr. Koopmans was aware of all setbacks and building code limitations when he designed and had the existing custom built property completed in 2009 / 2010. The current home was built with south facing second floor French doors that opened to "void open air space" without access to any structure because the home was already built to the maximum setbacks as per the City of Fort Lauderdale & State of Florida building codes. This new proposed structure is not just being built as a covered patio area for shade on the first floor but is a remedy for the owner to correct a self-imposed design flaw that would add a large second story balcony for these rooms to have access to as well.
- 3.) The Broward County Commission, Port Everglades Authority & U.S. Army Corps of Engineers should be notified of this proposed variance as the property to the south of this proposed structure as owners in the Breakwater Home Owners Association have been told has authority over said land that is being encroached by the variance that Mr. Koopmans is attempting to obtain.

**It is with my signature below that I / we formally "OBJECT & OPPOSE" the proposed Variance Case: PLN-BOA-19110002**

Name: *Keith M. Bossard* KEITH M. BOSSARD

Address: 2529 Inlet Dr.

Signature /Date: *Keith M. Bossard* 12.5.19

Phone: 614.327.8595



## Written Opposition to Variance

**Case: PLN-BOA-19110002**

**Owner: Sietse Koopmans**  
**Address: 2600 S.E. 21ST STREET (Inlet Drive) Fort Lauderdale, FL 33316**

**TO: City of Fort Lauderdale Board of Adjustments**  
**City of Fort Lauderdale Commissioner Ben Sorenson - District 4**  
**Broward County Commissioner Lamar Fisher - District 4 & Port Everglades Commission**  
**U.S. Army Corps of Engineers**

To Whom It May Concern,

As a current property owner in the Breakwater Surf Club Home Owners Association, I/We would like to formally inform all of the above noted authorities of the **"COMPLETE OBJECTION & OPPOSITION"** to the proposed variance and plans that are being brought to the Board of Adjustment by the owner of the property located at 2600 S.E. 21st Street (Inlet Drive) Fort Lauderdale, FL 33316. The reasons for the opposition to the variance being sought are as follows:

1.) The approval of the proposed "porch structure" will greatly block & diminish the views of the homes directly to the west of said property. Especially blocking the eastern and southeastern views of the residence owned by the DeLashmutt Family located at 2532 S.E. 21st Street FTL, FL 33316. This property and other homes are already impacted by Mr. Koopmans' encroachment of a currently existing patio structure and landscaping that is located on the public land that is south of his property line that is part of Port Everglades Authority.

2.) Mr. Koopmans was aware of all setbacks and building code limitations when he designed and had the existing custom built property completed in 2009 / 2010. The current home was built with south facing second floor French doors that opened to "void open air space" without access to any structure because the home was already built to the maximum setbacks as per the City of Fort Lauderdale & State of Florida building codes. This new proposed structure is not just being built as a covered patio area for shade on the first floor but is a remedy for the owner to correct a self-imposed design flaw that would add a large second story balcony for these rooms to have access to as well.

3.) The Broward County Commission, Port Everglades Authority & U.S. Army Corps of Engineers should be notified of this proposed variance as the property to the south of this proposed structure as owners in the Breakwater Home Owners Association have been told has authority over said land that is being encroached by the variance that Mr. Koopmans is attempting to obtain.

**It is with my signature below that I / we formally "OBJECT & OPPOSE" the proposed Variance Case: PLN-BOA-19110002**

**Name:** Jeanne A. Howley

**Address:** 2607 Inlet Drive

**Signature /Date:** Jeanne C. Howley 12/9/09

**Phone:**



**Written Opposition to Variance**  
**Case: PLN-BOA-19110002**

Owner: Sietse Koopmans  
Address: 2600 S.E. 21ST STREET (Inlet Drive) Fort Lauderdale, FL 33316

TO: City of Fort Lauderdale Board of Adjustments  
City of Fort Lauderdale Commissioner Ben Sorenson - District 4  
Broward County Commissioner Lamar Fisher - District 4 & Port Everglades Commission  
U.S. Army Corps of Engineers

To Whom It May Concern,

As a current property owner in the Breakwater Surf Club Home Owners Association, I/We would like to formally inform all of the above noted authorities of the **"COMPLETE OBJECTION & OPPOSITION"** to the proposed variance and plans that are being brought to the Board of Adjustment by the owner of the property located at 2600 S.E. 21st Street (Inlet Drive) Fort Lauderdale, FL 33316. The reasons for the opposition to the variance being sought are as follows:

- 1.) The approval of the proposed "porch structure" will greatly block & diminish the views of the homes directly to the west of said property. Especially blocking the eastern and southeastern views of the residence owned by the DeLashmutt Family located at 2532 S.E. 21st Street FTL, FL 33316. This property and other homes are already impacted by Mr. Koopmans' encroachment of a currently existing patio structure and landscaping that is located on the public land that is south of his property line that is part of Port Everglades Authority.
- 2.) Mr. Koopmans was aware of all setbacks and building code limitations when he designed and had the existing custom built property completed in 2009 / 2010. The current home was built with south facing second floor French doors that opened to "void open air space" without assess to any structure because the home was already built to the maximum setbacks as per the City of Fort Lauderdale & State of Florida building codes. This new proposed structure is not just being built as a covered patio area for shade on the first floor but is a remedy for the owner to correct a self-imposed design flaw that would add a large second story balcony for these rooms to have access to as well.
- 3.) The Broward County Commission, Port Everglades Authority & U.S. Army Corps of Engineers should be notified of this proposed variance as the property to the south of this proposed structure as owners in the Breakwater Home Owners Association have been told has authority over said land that is being encroached by the variance that Mr. Koopmans is attempting to obtain.

**It is with my signature below that I / we formally "OBJECT & OPPOSE" the proposed Variance Case: PLN-BOA-19110002**

Name: **CARL BORUP**

Address: **2611 INLET DR. S.E. 21 ST.**

Signature /Date: **Carl Borup** Carl Borup

Phone: **954-467-7717**

**Written Opposition to Variance**  
**Case: PLN-BOA-19110002**

Owner: Sietse Koopmans  
Address: 2600 S.E. 21ST STREET (Inlet Drive) Fort Lauderdale, FL 33316

TO: City of Fort Lauderdale Board of Adjustments  
City of Fort Lauderdale Commissioner Ben Sorenson - District 4  
Broward County Commissioner Lamar Fisher - District 4 & Port Everglades Commission  
U.S. Army Corps of Engineers

To Whom It May Concern,

As a current property owner in the Breakwater Surf Club Home Owners Association, I/We would like to formally inform all of the above noted authorities of the **"COMPLETE OBJECTION & OPPOSITION"** to the proposed variance and plans that are being brought to the Board of Adjustment by the owner of the property located at 2600 S.E. 21st Street (Inlet Drive) Fort Lauderdale, FL 33316. The reasons for the opposition to the variance being sought are as follows:

- 1.) The approval of the proposed "porch structure" will greatly block & diminish the views of the homes directly to the west of said property. Especially blocking the eastern and southeastern views of the residence owned by the DeLashmutt Family located at 2532 S.E. 21st Street FTL, FL 33316. This property and other homes are already impacted by Mr. Koopmans' encroachment of a currently existing patio structure and landscaping that is located on the public land that is south of his property line that is part of Port Everglades Authority.
- 2.) Mr. Koopmans was aware of all setbacks and building code limitations when he designed and had the existing custom built property completed in 2009 / 2010. The current home was built with south facing second floor French doors that opened to "void open air space" without access to any structure because the home was already built to the maximum setbacks as per the City of Fort Lauderdale & State of Florida building codes. This new proposed structure is not just being built as a covered patio area for shade on the first floor but is a remedy for the owner to correct a self-imposed design flaw that would add a large second story balcony for these rooms to have access to as well.
- 3.) The Broward County Commission, Port Everglades Authority & U.S. Army Corps of Engineers should be notified of this proposed variance as the property to the south of this proposed structure as owners in the Breakwater Home Owners Association have been told has authority over said land that is being encroached by the variance that Mr. Koopmans is attempting to obtain.

**It is with my signature below that I / we formally "OBJECT & OPPOSE" the proposed Variance Case: PLN-BOA-19110002**

Name: *Suzanne Chmura*

Address: *2000 SE 26th Ave  
Fort Lauderdale, FL 33316*

Signature /Date:

Phone:

*845 6642420*

*12/6/2019*



**Written Opposition to Variance**  
**Case: PLN-BOA-19110002**

Owner: Sietse Koopmans  
Address: 2600 S.E. 21ST STREET (Inlet Drive) Fort Lauderdale, FL 33316

TO: City of Fort Lauderdale Board of Adjustments  
City of Fort Lauderdale Commissioner Ben Sorenson - District 4  
Broward County Commissioner Lamar Fisher - District 4 & Port Everglades Commission  
U.S. Army Corps of Engineers

To Whom It May Concern,

As a current property owner in the Breakwater Surf Club Home Owners Association, I/We would like to formally inform all of the above noted authorities of the **"COMPLETE OBJECTION & OPPOSITION"** to the proposed variance and plans that are being brought to the Board of Adjustment by the owner of the property located at 2600 S.E. 21st Street (Inlet Drive) Fort Lauderdale, FL 33316. The reasons for the opposition to the variance being sought are as follows:

- 1.) The approval of the proposed "porch structure" will greatly block & diminish the views of the homes directly to the west of said property. Especially blocking the eastern and southeastern views of the residence owned by the DeLashmutt Family located at 2532 S.E. 21st Street FTL, FL 33316. This property and other homes are already impacted by Mr. Koopmans' encroachment of a currently existing patio structure and landscaping that is located on the public land that is south of his property line that is part of Port Everglades Authority.
- 2.) Mr. Koopmans was aware of all setbacks and building code limitations when he designed and had the existing custom built property completed in 2009 / 2010. The current home was built with south facing second floor French doors that opened to "void open air space" without access to any structure because the home was already built to the maximum setbacks as per the City of Fort Lauderdale & State of Florida building codes. This new proposed structure is not just being built as a covered patio area for shade on the first floor but is a remedy for the owner to correct a self-imposed design flaw that would add a large second story balcony for these rooms to have access to as well.
- 3.) The Broward County Commission, Port Everglades Authority & U.S. Army Corps of Engineers should be notified of this proposed variance as the property to the south of this proposed structure as owners in the Breakwater Home Owners Association have been told has authority over said land that is being encroached by the variance that Mr. Koopmans is attempting to obtain.

**It is with my signature below that I / we formally "OBJECT & OPPOSE" the proposed Variance Case: PLN-BOA-19110002**

Name: *William H. Black jr*

Address: *2005 SE 26 AVE*

Signature /Date: *Will H Black*  
*12-5-2019*

Phone: *207-574-3900*



**Written Opposition to Variance**  
**Case: PLN-BOA-19110002**

**Owner: Sietse Koopmans**  
**Address: 2600 S.E. 21ST STREET (Inlet Drive) Fort Lauderdale, FL 33316**

**TO: City of Fort Lauderdale Board of Adjustments**  
**City of Fort Lauderdale Commissioner Ben Sorenson - District 4**  
**Broward County Commissioner Lamar Fisher - District 4 & Port Everglades Commission**  
**U.S. Army Corps of Engineers**

To Whom It May Concern,

As a current property owner in the Breakwater Surf Club Home Owners Association, I/We would like to formally inform all of the above noted authorities of the **"COMPLETE OBJECTION & OPPOSITION"** to the proposed variance and plans that are being brought to the Board of Adjustment by the owner of the property located at 2600 S.E. 21st Street (Inlet Drive) Fort Lauderdale, FL 33316. The reasons for the opposition to the variance being sought are as follows:

- 1.) The approval of the proposed "porch structure" will greatly block & diminish the views of the homes directly to the west of said property. Especially blocking the eastern and southeastern views of the residence owned by the DeLashmutt Family located at 2532 S.E. 21st Street FTL, FL 33316. This property and other homes are already impacted by Mr. Koopmans' encroachment of a currently existing patio structure and landscaping that is located on the public land that is south of his property line that is part of Port Everglades Authority.
- 2.) Mr. Koopmans was aware of all setbacks and building code limitations when he designed and had the existing custom built property completed in 2009 / 2010. The current home was built with south facing second floor French doors that opened to "void open air space" without assess to any structure because the home was already built to the maximum setbacks as per the City of Fort Lauderdale & State of Florida building codes. This new proposed structure is not just being built as a covered patio area for shade on the first floor but is a remedy for the owner to correct a self-imposed design flaw that would add a large second story balcony for these rooms to have access to as well.
- 3.) The Broward County Commission, Port Everglades Authority & U.S. Army Corps of Engineers should be notified of this proposed variance as the property to the south of this proposed structure as owners in the Breakwater Home Owners Association have been told has authority over said land that is being encroached by the variance that Mr. Koopmans is attempting to obtain.

**It is with my signature below that I / we formally "OBJECT & OPPOSE" the  
prosed Variance Case: PLN-BOA-19110002**

**Name:** Alecia Seery

**Address:** 2008 SE 26<sup>th</sup> AVE Ft. Lauderdale, FL 33316

**Signature /Date:** Alecia Seery Dec 5, 2019

**Phone:** 908-654-8696

**Written Opposition to Variance**  
**Case: PLN-BOA-19110002**

Owner: Sietse Koopmans  
Address: 2600 S.E. 21ST STREET (Inlet Drive) Fort Lauderdale, FL 33316

TO: City of Fort Lauderdale Board of Adjustments  
City of Fort Lauderdale Commissioner Ben Sorenson - District 4  
Broward County Commissioner Lamar Fisher - District 4 & Port Everglades Commission  
U.S. Army Corps of Engineers

To Whom It May Concern,

As a current property owner in the Breakwater Surf Club Home Owners Association, I/We would like to formally inform all of the above noted authorities of the **"COMPLETE OBJECTION & OPPOSITION"** to the proposed variance and plans that are being brought to the Board of Adjustment by the owner of the property located at 2600 S.E. 21st Street (Inlet Drive) Fort Lauderdale, FL 33316. The reasons for the opposition to the variance being sought are as follows:

- 1.) The approval of the proposed "porch structure" will greatly block & diminish the views of the homes directly to the west of said property. Especially blocking the eastern and southeastern views of the residence owned by the DeLashmutt Family located at 2532 S.E. 21st Street FTL, FL 33316. This property and other homes are already impacted by Mr. Koopmans' encroachment of a currently existing patio structure and landscaping that is located on the public land that is south of his property line that is part of Port Everglades Authority.
- 2.) Mr. Koopmans was aware of all setbacks and building code limitations when he designed and had the existing custom built property completed in 2009 / 2010. The current home was built with south facing second floor French doors that opened to "void open air space" without assess to any structure because the home was already built to the maximum setbacks as per the City of Fort Lauderdale & State of Florida building codes. This new proposed structure is not just being built as a covered patio area for shade on the first floor but is a remedy for the owner to correct a self-imposed design flaw that would add a large second story balcony for these rooms to have access to as well.
- 3.) The Broward County Commission, Port Everglades Authority & U.S. Army Corps of Engineers should be notified of this proposed variance as the property to the south of this proposed structure as owners in the Breakwater Home Owners Association have been told has authority over said land that is being encroached by the variance that Mr. Koopmans is attempting to obtain.

**It is with my signature below that I / we formally "OBJECT & OPPOSE" the  
prosed Variance Case: PLN-BOA-19110002**

Name: Charles W. Heifner

Address: 2009 S.E. 26th Avenue Fort Lauderdale, Florida 33316

Signature /Date: *Charles W. Heifner* Dec 5, 2019

Phone:



**Written Opposition to Variance**  
**Case: PLN-BOA-19110002**

Owner: Sietse Koopmans  
Address: 2600 S.E. 21ST STREET (Inlet Drive) Fort Lauderdale, FL 33316

TO: City of Fort Lauderdale Board of Adjustments  
City of Fort Lauderdale Commissioner Ben Sorenson - District 4  
Broward County Commissioner Lamar Fisher - District 4 & Port Everglades Commission  
U.S. Army Corps of Engineers

To Whom It May Concern,

As a current property owner in the Breakwater Surf Club Home Owners Association, I/We would like to formally inform all of the above noted authorities of the **"COMPLETE OBJECTION & OPPOSITION"** to the proposed variance and plans that are being brought to the Board of Adjustment by the owner of the property located at 2600 S.E. 21st Street (Inlet Drive) Fort Lauderdale, FL 33316. The reasons for the opposition to the variance being sought are as follows:

- 1.) The approval of the proposed "porch structure" will greatly block & diminish the views of the homes directly to the west of said property. Especially blocking the eastern and southeastern views of the residence owned by the DeLashmutt Family located at 2532 S.E. 21st Street FTL, FL 33316. This property and other homes are already impacted by Mr. Koopmans' encroachment of a currently existing patio structure and landscaping that is located on the public land that is south of his property line that is part of Port Everglades Authority.
- 2.) Mr. Koopmans was aware of all setbacks and building code limitations when he designed and had the existing custom built property completed in 2009 / 2010. The current home was built with south facing second floor French doors that opened to "void open air space" without access to any structure because the home was already built to the maximum setbacks as per the City of Fort Lauderdale & State of Florida building codes. This new proposed structure is not just being built as a covered patio area for shade on the first floor but is a remedy for the owner to correct a self-imposed design flaw that would add a large second story balcony for these rooms to have access to as well.
- 3.) The Broward County Commission, Port Everglades Authority & U.S. Army Corps of Engineers should be notified of this proposed variance as the property to the south of this proposed structure as owners in the Breakwater Home Owners Association have been told has authority over said land that is being encroached by the variance that Mr. Koopmans is attempting to obtain.

**It is with my signature below that I / we formally "OBJECT & OPPOSE" the proposed Variance Case: PLN-BOA-19110002**

Name: William Mobley McClellan

Address: 2012 SE 26<sup>th</sup> Avenue, Fort Lauderdale, FL 33316

Signature /Date: *William Mobley McClellan* 12/5/19

Phone: (954) 684-8469



**Written Opposition to Variance**  
**Case: PLN-BOA-19110002**

**Owner: Sietse Koopmans**  
**Address: 2600 S.E. 21ST STREET (Inlet Drive) Fort Lauderdale, FL 33316**

**TO: City of Fort Lauderdale Board of Adjustments**  
**City of Fort Lauderdale Commissioner Ben Sorenson - District 4**  
**Broward County Commissioner Lamar Fisher - District 4 & Port Everglades Commission**  
**U.S. Army Corps of Engineers**

To Whom It May Concern,

As a current property owner in the Breakwater Surf Club Home Owners Association, I/We would like to formally inform all of the above noted authorities of the **"COMPLETE OBJECTION & OPPOSITION"** to the proposed variance and plans that are being brought to the Board of Adjustment by the owner of the property located at 2600 S.E. 21st Street (Inlet Drive) Fort Lauderdale, FL 33316. The reasons for the opposition to the variance being sought are as follows:

1.) The approval of the proposed "porch structure" will greatly block & diminish the views of the homes directly to the west of said property. Especially blocking the eastern and southeastern views of the residence owned by the DeLashmutt Family located at 2532 S.E. 21st Street FTL, FL 33316. This property and other homes are already impacted by Mr. Koopmans' encroachment of a currently existing patio structure and landscaping that is located on the public land that is south of his property line that is part of Port Everglades Authority.

2.) Mr. Koopmans was aware of all setbacks and building code limitations when he designed and had the existing custom built property completed in 2009 / 2010. The current home was built with south facing second floor French doors that opened to "void open air space" without access to any structure because the home was already built to the maximum setbacks as per the City of Fort Lauderdale & State of Florida building codes. This new proposed structure is not just being built as a covered patio area for shade on the first floor but is a remedy for the owner to correct a self-imposed design flaw that would add a large second story balcony for these rooms to have access to as well.

3.) The Broward County Commission, Port Everglades Authority & U.S. Army Corps of Engineers should be notified of this proposed variance as the property to the south of this proposed structure as owners in the Breakwater Home Owners Association have been told has authority over said land that is being encroached by the variance that Mr. Koopmans is attempting to obtain.

**It is with my signature below that I / we formally "OBJECT & OPPOSE" the proposed Variance Case: PLN-BOA-19110002**

**Name:** JENNIFER PAPPALARDO

**Address:** 2013 S.E. 26 AVENUE

**Signature /Date:**

**Phone:** (203)

Jennifer Pappalardo 12/5/19  
564-0556

## Written Opposition to Variance

**Case: PLN-BOA-19110002**

**Owner: Sietse Koopmans**

**Address: 2600 S.E. 21ST STREET (Inlet Drive) Fort Lauderdale, FL 33316**

**TO: City of Fort Lauderdale Board of Adjustments  
City of Fort Lauderdale Commissioner Ben Sorenson - District 4  
Broward County Commissioner Lamar Fisher - District 4 & Port Everglades Commission  
U.S. Army Corps of Engineers**

To Whom It May Concern,

As a current property owner in the Breakwater Surf Club Home Owners Association, I/We would like to formally inform all of the above noted authorities of the **"COMPLETE OBJECTION & OPPOSITION"** to the proposed variance and plans that are being brought to the Board of Adjustment by the owner of the property located at 2600 S.E. 21st Street (Inlet Drive) Fort Lauderdale, FL 33316. The reasons for the opposition to the variance being sought are as follows:

- 1.) The approval of the proposed "porch structure" will greatly block & diminish the views of the homes directly to the west of said property. Especially blocking the eastern and southeastern views of the residence owned by the DeLashmutt Family located at 2532 S.E. 21st Street FTL, FL 33316. This property and other homes are already impacted by Mr. Koopmans' encroachment of a currently existing patio structure and landscaping that is located on the public land that is south of his property line that is part of Port Everglades Authority.
- 2.) Mr. Koopmans was aware of all setbacks and building code limitations when he designed and had the existing custom built property completed in 2009 / 2010. The current home was built with south facing second floor French doors that opened to "void open air space" without access to any structure because the home was already built to the maximum setbacks as per the City of Fort Lauderdale & State of Florida building codes. This new proposed structure is not just being built as a covered patio area for shade on the first floor but is a remedy for the owner to correct a self-imposed design flaw that would add a large second story balcony for these rooms to have access to as well.
- 3.) The Broward County Commission, Port Everglades Authority & U.S. Army Corps of Engineers should be notified of this proposed variance as the property to the south of this proposed structure as owners in the Breakwater Home Owners Association have been told has authority over said land that is being encroached by the variance that Mr. Koopmans is attempting to obtain.

**It is with my signature below that I / we formally "OBJECT & OPPOSE" the proposed Variance Case: PLN-BOA-19110002**

**Name:** Mary Belle Pfau

**Address:** 2016 SE 26<sup>th</sup> Ave, FLL, FL 33316

**Signature /Date:** Mary Belle Pfau 12/5/19

**Phone:** 954-205-0734 (confidential)



**Written Opposition to Variance**  
**Case: PLN-BOA-19110002**

Owner: Sietse Koopmans  
Address: 2600 S.E. 21ST STREET (Inlet Drive) Fort Lauderdale, FL 33316

TO: City of Fort Lauderdale Board of Adjustments  
City of Fort Lauderdale Commissioner Ben Sorenson - District 4  
Broward County Commissioner Lamar Fisher - District 4 & Port Everglades Commission  
U.S. Army Corps of Engineers

To Whom It May Concern,

As a current property owner in the Breakwater Surf Club Home Owners Association, I/We would like to formally inform all of the above noted authorities of the **"COMPLETE OBJECTION & OPPOSITION"** to the proposed variance and plans that are being brought to the Board of Adjustment by the owner of the property located at 2600 S.E. 21st Street (Inlet Drive) Fort Lauderdale, FL 33316. The reasons for the opposition to the variance being sought are as follows:

- 1.) The approval of the proposed "porch structure" will greatly block & diminish the views of the homes directly to the west of said property. Especially blocking the eastern and southeastern views of the residence owned by the DeLashmutt Family located at 2532 S.E. 21st Street FTL, FL 33316. This property and other homes are already impacted by Mr. Koopmans' encroachment of a currently existing patio structure and landscaping that is located on the public land that is south of his property line that is part of Port Everglades Authority.
- 2.) Mr. Koopmans was aware of all setbacks and building code limitations when he designed and had the existing custom built property completed in 2009 / 2010. The current home was built with south facing second floor French doors that opened to "void open air space" without access to any structure because the home was already built to the maximum setbacks as per the City of Fort Lauderdale & State of Florida building codes. This new proposed structure is not just being built as a covered patio area for shade on the first floor but is a remedy for the owner to correct a self-imposed design flaw that would add a large second story balcony for these rooms to have access to as well.
- 3.) The Broward County Commission, Port Everglades Authority & U.S. Army Corps of Engineers should be notified of this proposed variance as the property to the south of this proposed structure as owners in the Breakwater Home Owners Association have been told has authority over said land that is being encroached by the variance that Mr. Koopmans is attempting to obtain.

**It is with my signature below that I / we formally "OBJECT & OPPOSE" the proposed Variance Case: PLN-BOA-19110002**

Name: VIRGINIA VYFINKEL

Address: 2017 SE 26 AVENUE

Signature /Date: Virginia V. Vynkel

Phone: 954 850 8614

12/15/19



**Written Opposition to Variance**  
**Case: PLN-BOA-19110002**

Owner: Sietse Koopmans  
Address: 2600 S.E. 21ST STREET (Inlet Drive) Fort Lauderdale, FL 33316

TO: City of Fort Lauderdale Board of Adjustments  
City of Fort Lauderdale Commissioner Ben Sorenson - District 4  
Broward County Commissioner Lamar Fisher - District 4 & Port Everglades Commission  
U.S. Army Corps of Engineers

To Whom It May Concern,

As a current property owner in the Breakwater Surf Club Home Owners Association, I/We would like to formally inform all of the above noted authorities of the **"COMPLETE OBJECTION & OPPOSITION"** to the proposed variance and plans that are being brought to the Board of Adjustment by the owner of the property located at 2600 S.E. 21st Street (Inlet Drive) Fort Lauderdale, FL 33316. The reasons for the opposition to the variance being sought are as follows:

1.) The approval of the proposed "porch structure" will greatly block & diminish the views of the homes directly to the west of said property. Especially blocking the eastern and southeastern views of the residence owned by the DeLashmutt Family located at 2532 S.E. 21st Street FTL, FL 33316. This property and other homes are already impacted by Mr. Koopmans' encroachment of a currently existing patio structure and landscaping that is located on the public land that is south of his property line that is part of Port Everglades Authority.

2.) Mr. Koopmans was aware of all setbacks and building code limitations when he designed and had the existing custom built property completed in 2009 / 2010. The current home was built with south facing second floor French doors that opened to "void open air space" without access to any structure because the home was already built to the maximum setbacks as per the City of Fort Lauderdale & State of Florida building codes. This new proposed structure is not just being built as a covered patio area for shade on the first floor but is a remedy for the owner to correct a self-imposed design flaw that would add a large second story balcony for these rooms to have access to as well.

3.) The Broward County Commission, Port Everglades Authority & U.S. Army Corps of Engineers should be notified of this proposed variance as the property to the south of this proposed structure as owners in the Breakwater Home Owners Association have been told has authority over said land that is being encroached by the variance that Mr. Koopmans is attempting to obtain.

**It is with my signature below that I / we formally "OBJECT & OPPOSE" the proposed Variance Case: PLN-BOA-19110002**

Name: BARBARA KNOCHENHAUER

Address: 2020 SE 26 AVE, FT LAUDERDALE, FL, 33316

Signature /Date: Barbara Knochenhauer

Phone: 954 816 2994

**Written Opposition to Variance**  
**Case: PLN-BOA-19110002**

**Owner: Sietse Koopmans**  
**Address: 2600 S.E. 21ST STREET (Inlet Drive) Fort Lauderdale, FL 33316**

**TO: City of Fort Lauderdale Board of Adjustments**  
**City of Fort Lauderdale Commissioner Ben Sorenson - District 4**  
**Broward County Commissioner Lamar Fisher - District 4 & Port Everglades Commission**  
**U.S. Army Corps of Engineers**

To Whom It May Concern,

As a current property owner in the Breakwater Surf Club Home Owners Association, I/We would like to formally inform all of the above noted authorities of the **"COMPLETE OBJECTION & OPPOSITION"** to the proposed variance and plans that are being brought to the Board of Adjustment by the owner of the property located at 2600 S.E. 21st Street (Inlet Drive) Fort Lauderdale, FL 33316. The reasons for the opposition to the variance being sought are as follows:

- 1.) The approval of the proposed "porch structure" will greatly block & diminish the views of the homes directly to the west of said property. Especially blocking the eastern and southeastern views of the residence owned by the DeLashmutt Family located at 2532 S.E. 21st Street FTL, FL 33316. This property and other homes are already impacted by Mr. Koopmans' encroachment of a currently existing patio structure and landscaping that is located on the public land that is south of his property line that is part of Port Everglades Authority.
- 2.) Mr. Koopmans was aware of all setbacks and building code limitations when he designed and had the existing custom built property completed in 2009 / 2010. The current home was built with south facing second floor French doors that opened to "void open air space" without access to any structure because the home was already built to the maximum setbacks as per the City of Fort Lauderdale & State of Florida building codes. This new proposed structure is not just being built as a covered patio area for shade on the first floor but is a remedy for the owner to correct a self-imposed design flaw that would add a large second story balcony for these rooms to have access to as well.
- 3.) The Broward County Commission, Port Everglades Authority & U.S. Army Corps of Engineers should be notified of this proposed variance as the property to the south of this proposed structure as owners in the Breakwater Home Owners Association have been told has authority over said land that is being encroached by the variance that Mr. Koopmans is attempting to obtain.

**It is with my signature below that I / we formally "OBJECT & OPPOSE" the proposed Variance Case: PLN-BOA-19110002**

**Name:** Nancy Brady  
**Address:** 2024 S.E. 26 Ave Ft. Lauderdale 33316  
**Signature /Date:** Nancy BRADY  
**Phone:** 954-802-7808



## Written Opposition to Variance

**Case: PLN-BOA-19110002**

Owner: Sietse Koopmans

Address: 2600 S.E. 21ST STREET (Inlet Drive) Fort Lauderdale, FL 33316

TO: City of Fort Lauderdale Board of Adjustments  
City of Fort Lauderdale Commissioner Ben Sorenson - District 4  
Broward County Commissioner Lamar Fisher - District 4 & Port Everglades Commission  
U.S. Army Corps of Engineers

To Whom It May Concern,

As a current property owner in the Breakwater Surf Club Home Owners Association, I/We would like to formally inform all of the above noted authorities of the "COMPLETE OBJECTION & OPPOSITION" to the proposed variance and plans that are being brought to the Board of Adjustment by the owner of the property located at 2600 S.E. 21st Street (Inlet Drive) Fort Lauderdale, FL 33316. The reasons for the opposition to the variance being sought are as follows:

- 1.) The approval of the proposed "porch structure" will greatly block & diminish the views of the homes directly to the west of said property. Especially blocking the eastern and southeastern views of the residence owned by the DeLashmutt Family located at 2532 S.E. 21st Street FTL, FL 33316. This property and other homes are already impacted by Mr. Koopmans' encroachment of a currently existing patio structure and landscaping that is located on the public land that is south of his property line that is part of Port Everglades Authority.
- 2.) Mr. Koopmans was aware of all setbacks and building code limitations when he designed and had the existing custom built property completed in 2009 / 2010. The current home was built with south facing second floor French doors that opened to "void open air space" without assess to any structure because the home was already built to the maximum setbacks as per the City of Fort Lauderdale & State of Florida building codes. This new proposed structure is not just being built as a covered patio area for shade on the first floor but is a remedy for the owner to correct a self-imposed design flaw that would add a large second story balcony for these rooms to have access to as well.
- 3.) The Broward County Commission, Port Everglades Authority & U.S. Army Corps of Engineers should be notified of this proposed variance as the property to the south of this proposed structure as owners in the Breakwater Home Owners Association have been told has authority over said land that is being encroached by the variance that Mr. Koopmans is attempting to obtain.

**It is with my signature below that I / we formally "OBJECT & OPPOSE" the  
prosed Variance Case: PLN-BOA-19110002**

Name: GEORGE GALUZZO

Address: 2625 SE 21st Ave Ft Lauderdale 33316

Signature /Date: Du Don July 2011

Phone: (954) 288-4013



**Written Opposition to Variance**  
**Case: PLN-BOA-19110002**

**Owner: Sietse Koopmans**  
**Address: 2600 S.E. 21ST STREET (Inlet Drive) Fort Lauderdale, FL 33316**

**TO: City of Fort Lauderdale Board of Adjustments**  
**City of Fort Lauderdale Commissioner Ben Sorenson - District 4**  
**Broward County Commissioner Lamar Fisher - District 4 & Port Everglades Commission**  
**U.S. Army Corps of Engineers**

To Whom It May Concern,

As a current property owner in the Breakwater Surf Club Home Owners Association, I/We would like to formally inform all of the above noted authorities of the **“COMPLETE OBJECTION & OPPOSITION”** to the proposed variance and plans that are being brought to the Board of Adjustment by the owner of the property located at 2600 S.E. 21st Street (Inlet Drive) Fort Lauderdale, FL 33316. The reasons for the opposition to the variance being sought are as follows:

- 1.) The approval of the proposed “porch structure” will greatly block & diminish the views of the homes directly to the west of said property. Especially blocking the eastern and southeastern views of the residence owned by the DeLashmutt Family located at 2532 S.E. 21st Street FTL, FL 33316. This property and other homes are already impacted by Mr. Koopmans’ encroachment of a currently existing patio structure and landscaping that is located on the public land that is south of his property line that is part of Port Everglades Authority.
- 2.) Mr. Koopmans was aware of all setbacks and building code limitations when he designed and had the existing custom built property completed in 2009 / 2010. The current home was built with south facing second floor French doors that opened to “void open air space” without assess to any structure because the home was already built to the maximum setbacks as per the City of Fort Lauderdale & State of Florida building codes. This new proposed structure is not just being built as a covered patio area for shade on the first floor but is a remedy for the owner to correct a self-imposed design flaw that would add a large second story balcony for these rooms to have access to as well.
- 3.) The Broward County Commission, Port Everglades Authority & U.S. Army Corps of Engineers should be notified of this proposed variance as the property to the south of this proposed structure as owners in the Breakwater Home Owners Association have been told has authority over said land that is being encroached by the variance that Mr. Koopmans is attempting to obtain.

**It is with my signature below that I / we formally “OBJECT & OPPOSE” the  
prosed Variance Case: PLN-BOA-19110002**

**Name:** FRANK MAURO

**Address:** 2001 SE 26TH TERR.

**Signature /Date:** Frank Mauro 12/5/19

**Phone:**

**Written Opposition to Variance**  
**Case: PLN-BOA-19110002**

Owner: Sietse Koopmans  
Address: 2600 S.E. 21ST STREET (Inlet Drive) Fort Lauderdale, FL 33316

TO: City of Fort Lauderdale Board of Adjustments  
City of Fort Lauderdale Commissioner Ben Sorenson - District 4  
Broward County Commissioner Lamar Fisher - District 4 & Port Everglades Commission  
U.S. Army Corps of Engineers

To Whom It May Concern,

As a current property owner in the Breakwater Surf Club Home Owners Association, I/We would like to formally inform all of the above noted authorities of the **"COMPLETE OBJECTION & OPPOSITION"** to the proposed variance and plans that are being brought to the Board of Adjustment by the owner of the property located at 2600 S.E. 21st Street (Inlet Drive) Fort Lauderdale, FL 33316. The reasons for the opposition to the variance being sought are as follows:

- 1.) The approval of the proposed "porch structure" will greatly block & diminish the views of the homes directly to the west of said property. Especially blocking the eastern and southeastern views of the residence owned by the DeLashmutt Family located at 2532 S.E. 21st Street FTL, FL 33316. This property and other homes are already impacted by Mr. Koopmans' encroachment of a currently existing patio structure and landscaping that is located on the public land that is south of his property line that is part of Port Everglades Authority.
- 2.) Mr. Koopmans was aware of all setbacks and building code limitations when he designed and had the existing custom built property completed in 2009 / 2010. The current home was built with south facing second floor French doors that opened to "void open air space" without access to any structure because the home was already built to the maximum setbacks as per the City of Fort Lauderdale & State of Florida building codes. This new proposed structure is not just being built as a covered patio area for shade on the first floor but is a remedy for the owner to correct a self-imposed design flaw that would add a large second story balcony for these rooms to have access to as well.
- 3.) The Broward County Commission, Port Everglades Authority & U.S. Army Corps of Engineers should be notified of this proposed variance as the property to the south of this proposed structure as owners in the Breakwater Home Owners Association have been told has authority over said land that is being encroached by the variance that Mr. Koopmans is attempting to obtain.

**It is with my signature below that I / we formally "OBJECT & OPPOSE" the proposed Variance Case: PLN-BOA-19110002**

Name: *Michael Cleary*  
Address: *2005 SE 26<sup>th</sup> Terrace, Ft. Lauderdale, FL*  
Signature /Date: *Michael Cleary 12-5-19 33316*  
Phone:



**Written Opposition to Variance**  
**Case: PLN-BOA-19110002**

Owner: Sietse Koopmans  
Address: 2600 S.E. 21ST STREET (Inlet Drive) Fort Lauderdale, FL 33316

**TO: City of Fort Lauderdale Board of Adjustments  
City of Fort Lauderdale Commissioner Ben Sorenson - District 4  
Broward County Commissioner Lamar Fisher - District 4 & Port Everglades Commission  
U.S. Army Corps of Engineers**

To Whom It May Concern,

As a current property owner in the Breakwater Surf Club Home Owners Association, I/We would like to formally inform all of the above noted authorities of the **"COMPLETE OBJECTION & OPPOSITION"** to the proposed variance and plans that are being brought to the Board of Adjustment by the owner of the property located at 2600 S.E. 21st Street (Inlet Drive) Fort Lauderdale, FL 33316. The reasons for the opposition to the variance being sought are as follows:

- 1.) The approval of the proposed "porch structure" will greatly block & diminish the views of the homes directly to the west of said property. Especially blocking the eastern and southeastern views of the residence owned by the DeLashmutt Family located at 2532 S.E. 21st Street FTL, FL 33316. This property and other homes are already impacted by Mr. Koopmans' encroachment of a currently existing patio structure and landscaping that is located on the public land that is south of his property line that is part of Port Everglades Authority.
- 2.) Mr. Koopmans was aware of all setbacks and building code limitations when he designed and had the existing custom built property completed in 2009 / 2010. The current home was built with south facing second floor French doors that opened to "void open air space" without access to any structure because the home was already built to the maximum setbacks as per the City of Fort Lauderdale & State of Florida building codes. This new proposed structure is not just being built as a covered patio area for shade on the first floor but is a remedy for the owner to correct a self-imposed design flaw that would add a large second story balcony for these rooms to have access to as well.
- 3.) The Broward County Commission, Port Everglades Authority & U.S. Army Corps of Engineers should be notified of this proposed variance as the property to the south of this proposed structure as owners in the Breakwater Home Owners Association have been told has authority over said land that is being encroached by the variance that Mr. Koopmans is attempting to obtain.

**It is with my signature below that I / we formally "OBJECT & OPPOSE" the proposed Variance Case: PLN-BOA-19110002**

Name: CLINTON RAMSDEN

Address: 2004 SE 26 TER FT. LAUD, FL 33316

Signature /Date:

*Clint Ramsden* 12/5/19

Phone:

0

**Written Opposition to Variance**  
**Case: PLN-BOA-19110002**

Owner: Sietse Koopmans  
Address: 2600 S.E. 21ST STREET (Inlet Drive) Fort Lauderdale, FL 33316

TO: City of Fort Lauderdale Board of Adjustments  
City of Fort Lauderdale Commissioner Ben Sorenson - District 4  
Broward County Commissioner Lamar Fisher - District 4 & Port Everglades Commission  
U.S. Army Corps of Engineers

To Whom It May Concern,

As a current property owner in the Breakwater Surf Club Home Owners Association, I/We would like to formally inform all of the above noted authorities of the **"COMPLETE OBJECTION & OPPOSITION"** to the proposed variance and plans that are being brought to the Board of Adjustment by the owner of the property located at 2600 S.E. 21st Street (Inlet Drive) Fort Lauderdale, FL 33316. The reasons for the opposition to the variance being sought are as follows:

1.) The approval of the proposed "porch structure" will greatly block & diminish the views of the homes directly to the west of said property. Especially blocking the eastern and southeastern views of the residence owned by the DeLashmutt Family located at 2532 S.E. 21st Street FTL, FL 33316. This property and other homes are already impacted by Mr. Koopmans' encroachment of a currently existing patio structure and landscaping that is located on the public land that is south of his property line that is part of Port Everglades Authority.

2.) Mr. Koopmans was aware of all setbacks and building code limitations when he designed and had the existing custom built property completed in 2009 / 2010. The current home was built with south facing second floor French doors that opened to "void open air space" without assess to any structure because the home was already built to the maximum setbacks as per the City of Fort Lauderdale & State of Florida building codes. This new proposed structure is not just being built as a covered patio area for shade on the first floor but is a remedy for the owner to correct a self-imposed design flaw that would add a large second story balcony for these rooms to have access to as well.

3.) The Broward County Commission, Port Everglades Authority & U.S. Army Corps of Engineers should be notified of this proposed variance as the property to the south of this proposed structure as owners in the Breakwater Home Owners Association have been told has authority over said land that is being encroached by the variance that Mr. Koopmans is attempting to obtain.

**It is with my signature below that I / we formally "OBJECT & OPPOSE" the  
prosed Variance Case: PLN-BOA-19110002**

**Name:** Elizabeth R. Hopwood

**Address:** 2008 S.E. 26th Terrace Fort Lauderdale, Florida 33316

**Signature /Date:** *Elizabeth R. Hopwood* Dec 6, 2019

**Phone:** (703)244-1034



**Written Opposition to Variance**  
**Case: PLN-BOA-19110002**

**Owner: Sietse Koopmans**  
**Address: 2600 S.E. 21ST STREET (Inlet Drive) Fort Lauderdale, FL 33316**

**TO: City of Fort Lauderdale Board of Adjustments**  
**City of Fort Lauderdale Commissioner Ben Sorenson - District 4**  
**Broward County Commissioner Lamar Fisher - District 4 & Port Everglades Commission**  
**U.S. Army Corps of Engineers**

To Whom It May Concern,

As a current property owner in the Breakwater Surf Club Home Owners Association, I/We would like to formally inform all of the above noted authorities of the **"COMPLETE OBJECTION & OPPOSITION"** to the proposed variance and plans that are being brought to the Board of Adjustment by the owner of the property located at 2600 S.E. 21st Street (Inlet Drive) Fort Lauderdale, FL 33316. The reasons for the opposition to the variance being sought are as follows:

- 1.) The approval of the proposed "porch structure" will greatly block & diminish the views of the homes directly to the west of said property. Especially blocking the eastern and southeastern views of the residence owned by the DeLashmutt Family located at 2532 S.E. 21st Street FTL, FL 33316. This property and other homes are already impacted by Mr. Koopmans' encroachment of a currently existing patio structure and landscaping that is located on the public land that is south of his property line that is part of Port Everglades Authority.
- 2.) Mr. Koopmans was aware of all setbacks and building code limitations when he designed and had the existing custom built property completed in 2009 / 2010. The current home was built with south facing second floor French doors that opened to "void open air space" without assess to any structure because the home was already built to the maximum setbacks as per the City of Fort Lauderdale & State of Florida building codes. This new proposed structure is not just being built as a covered patio area for shade on the first floor but is a remedy for the owner to correct a self-imposed design flaw that would add a large second story balcony for these rooms to have access to as well.
- 3.) The Broward County Commission, Port Everglades Authority & U.S. Army Corps of Engineers should be notified of this proposed variance as the property to the south of this proposed structure as owners in the Breakwater Home Owners Association have been told has authority over said land that is being encroached by the variance that Mr. Koopmans is attempting to obtain.

**It is with my signature below that I / we formally "OBJECT & OPPOSE" the  
prosed Variance Case: PLN-BOA-19110002**

**Name:** MARY ANN LAROCK

**Address:** 2009 SE 26 TERRACE, Ft. Lauderdale, FL 33316

**Signature /Date:** Mary Ann LaRock 12/5/19

**Phone:** 954 - 557-3362

**Written Opposition to Variance**  
**Case: PLN-BOA-19110002**

Owner: Sietse Koopmans  
Address: 2600 S.E. 21ST STREET (Inlet Drive) Fort Lauderdale, FL 33316

**TO: City of Fort Lauderdale Board of Adjustments  
City of Fort Lauderdale Commissioner Ben Sorenson - District 4  
Broward County Commissioner Lamar Fisher - District 4 & Port Everglades Commission  
U.S. Army Corps of Engineers**

To Whom It May Concern,

As a current property owner in the Breakwater Surf Club Home Owners Association, I/We would like to formally inform all of the above noted authorities of the **"COMPLETE OBJECTION & OPPOSITION"** to the proposed variance and plans that are being brought to the Board of Adjustment by the owner of the property located at 2600 S.E. 21st Street (Inlet Drive) Fort Lauderdale, FL 33316. The reasons for the opposition to the variance being sought are as follows:

- 1.) The approval of the proposed "porch structure" will greatly block & diminish the views of the homes directly to the west of said property. Especially blocking the eastern and southeastern views of the residence owned by the DeLashmutt Family located at 2532 S.E. 21st Street FTL, FL 33316. This property and other homes are already impacted by Mr. Koopmans' encroachment of a currently existing patio structure and landscaping that is located on the public land that is south of his property line that is part of Port Everglades Authority.
- 2.) Mr. Koopmans was aware of all setbacks and building code limitations when he designed and had the existing custom built property completed in 2009 / 2010. The current home was built with south facing second floor French doors that opened to "void open air space" without assess to any structure because the home was already built to the maximum setbacks as per the City of Fort Lauderdale & State of Florida building codes. This new proposed structure is not just being built as a covered patio area for shade on the first floor but is a remedy for the owner to correct a self-imposed design flaw that would add a large second story balcony for these rooms to have access to as well.
- 3.) The Broward County Commission, Port Everglades Authority & U.S. Army Corps of Engineers should be notified of this proposed variance as the property to the south of this proposed structure as owners in the Breakwater Home Owners Association have been told has authority over said land that is being encroached by the variance that Mr. Koopmans is attempting to obtain.

**It is with my signature below that I / we formally "OBJECT & OPPOSE" the  
prosed Variance Case: PLN-BOA-19110002**

**Name: Mary Ann Wilkinson**

**Address: 2013 S.E 26th Terrace Fort Lauderdale, FL 33316**

**Signature /Date:**



Dec 5, 2019

**Phone: (703)300-2412**



**Written Opposition to Variance**  
**Case: PLN-BOA-19110002**

Owner: Sietse Koopmans  
Address: 2600 S.E. 21ST STREET (Inlet Drive) Fort Lauderdale, FL 33316

TO: City of Fort Lauderdale Board of Adjustments  
City of Fort Lauderdale Commissioner Ben Sorenson - District 4  
Broward County Commissioner Lamar Fisher - District 4 & Port Everglades Commission  
U.S. Army Corps of Engineers

To Whom It May Concern,

As a current property owner in the Breakwater Surf Club Home Owners Association, I/We would like to formally inform all of the above noted authorities of the **"COMPLETE OBJECTION & OPPOSITION"** to the proposed variance and plans that are being brought to the Board of Adjustment by the owner of the property located at 2600 S.E. 21st Street (Inlet Drive) Fort Lauderdale, FL 33316. The reasons for the opposition to the variance being sought are as follows:

- 1.) The approval of the proposed "porch structure" will greatly block & diminish the views of the homes directly to the west of said property. Especially blocking the eastern and southeastern views of the residence owned by the DeLashmutt Family located at 2532 S.E. 21st Street FTL, FL 33316. This property and other homes are already impacted by Mr. Koopmans' encroachment of a currently existing patio structure and landscaping that is located on the public land that is south of his property line that is part of Port Everglades Authority.
- 2.) Mr. Koopmans was aware of all setbacks and building code limitations when he designed and had the existing custom built property completed in 2009 / 2010. The current home was built with south facing second floor French doors that opened to "void open air space" without assess to any structure because the home was already built to the maximum setbacks as per the City of Fort Lauderdale & State of Florida building codes. This new proposed structure is not just being built as a covered patio area for shade on the first floor but is a remedy for the owner to correct a self-imposed design flaw that would add a large second story balcony for these rooms to have access to as well.
- 3.) The Broward County Commission, Port Everglades Authority & U.S. Army Corps of Engineers should be notified of this proposed variance as the property to the south of this proposed structure as owners in the Breakwater Home Owners Association have been told has authority over said land that is being encroached by the variance that Mr. Koopmans is attempting to obtain.

**It is with my signature below that I / we formally "OBJECT & OPPOSE" the proposed Variance Case: PLN-BOA-19110002**

Name: *Janet Stokoe*

Address: *2017 SE 26<sup>th</sup> Terrace Fort Lauderdale, FL 33316*

Signature /Date: *Janet Stokoe / 12/08/19*

Phone: *(954) 522-3927*

**Written Opposition to Variance**  
**Case: PLN-BOA-19110002**

Owner: Sietse Koopmans  
Address: 2600 S.E. 21ST STREET (Inlet Drive) Fort Lauderdale, FL 33316

TO: City of Fort Lauderdale Board of Adjustments  
City of Fort Lauderdale Commissioner Ben Sorenson - District 4  
Broward County Commissioner Lamar Fisher - District 4 & Port Everglades Commission  
U.S. Army Corps of Engineers

To Whom It May Concern,

As a current property owner in the Breakwater Surf Club Home Owners Association, I/We would like to formally inform all of the above noted authorities of the **"COMPLETE OBJECTION & OPPOSITION"** to the proposed variance and plans that are being brought to the Board of Adjustment by the owner of the property located at 2600 S.E. 21st Street (Inlet Drive) Fort Lauderdale, FL 33316. The reasons for the opposition to the variance being sought are as follows:

1.) The approval of the proposed "porch structure" will greatly block & diminish the views of the homes directly to the west of said property. Especially blocking the eastern and southeastern views of the residence owned by the DeLashmutt Family located at 2532 S.E. 21st Street FTL, FL 33316. This property and other homes are already impacted by Mr. Koopmans' encroachment of a currently existing patio structure and landscaping that is located on the public land that is south of his property line that is part of Port Everglades Authority.

2.) Mr. Koopmans was aware of all setbacks and building code limitations when he designed and had the existing custom built property completed in 2009 / 2010. The current home was built with south facing second floor French doors that opened to "void open air space" without assess to any structure because the home was already built to the maximum setbacks as per the City of Fort Lauderdale & State of Florida building codes. This new proposed structure is not just being built as a covered patio area for shade on the first floor but is a remedy for the owner to correct a self-imposed design flaw that would add a large second story balcony for these rooms to have access to as well.

3.) The Broward County Commission, Port Everglades Authority & U.S. Army Corps of Engineers should be notified of this proposed variance as the property to the south of this proposed structure as owners in the Breakwater Home Owners Association have been told has authority over said land that is being encroached by the variance that Mr. Koopmans is attempting to obtain.

**It is with my signature below that I / we formally "OBJECT & OPPOSE" the  
prosed Variance Case: PLN-BOA-19110002**

Name: *Monica Alonso*

Address: *2601 Anchor drive, Fort Lauderdale, FLA*

Signature /Date: *MAL 12-5-19*

*33316*

Phone: *408-761-1101*



**Written Opposition to Variance**  
**Case: PLN-BOA-19110002**

Owner: Sietse Koopmans  
Address: 2600 S.E. 21ST STREET (Inlet Drive) Fort Lauderdale, FL 33316

TO: City of Fort Lauderdale Board of Adjustments  
City of Fort Lauderdale Commissioner Ben Sorenson - District 4  
Broward County Commissioner Lamar Fisher - District 4 & Port Everglades Commission  
U.S. Army Corps of Engineers

To Whom It May Concern,

As a current property owner in the Breakwater Surf Club Home Owners Association, I/We would like to formally inform all of the above noted authorities of the **"COMPLETE OBJECTION & OPPOSITION"** to the proposed variance and plans that are being brought to the Board of Adjustment by the owner of the property located at 2600 S.E. 21st Street (Inlet Drive) Fort Lauderdale, FL 33316. The reasons for the opposition to the variance being sought are as follows:

- 1.) The approval of the proposed "porch structure" will greatly block & diminish the views of the homes directly to the west of said property. Especially blocking the eastern and southeastern views of the residence owned by the DeLashmutt Family located at 2532 S.E. 21st Street FTL, FL 33316. This property and other homes are already impacted by Mr. Koopmans' encroachment of a currently existing patio structure and landscaping that is located on the public land that is south of his property line that is part of Port Everglades Authority.
- 2.) Mr. Koopmans was aware of all setbacks and building code limitations when he designed and had the existing custom built property completed in 2009 / 2010. The current home was built with south facing second floor French doors that opened to "void open air space" without access to any structure because the home was already built to the maximum setbacks as per the City of Fort Lauderdale & State of Florida building codes. This new proposed structure is not just being built as a covered patio area for shade on the first floor but is a remedy for the owner to correct a self-imposed design flaw that would add a large second story balcony for these rooms to have access to as well.
- 3.) The Broward County Commission, Port Everglades Authority & U.S. Army Corps of Engineers should be notified of this proposed variance as the property to the south of this proposed structure as owners in the Breakwater Home Owners Association have been told has authority over said land that is being encroached by the variance that Mr. Koopmans is attempting to obtain.

**It is with my signature below that I / we formally "OBJECT & OPPOSE" the proposed Variance Case: PLN-BOA-19110002**

Name: *JIM MORRISON*

Address: *2605 SE 20<sup>th</sup> ST, FT LAUDERDALE FL 33316*

Signature /Date: *[Signature]*

Phone: *404 414 5762*

**Written Opposition to Variance**  
**Case: PLN-BOA-19110002**

Owner: Sietse Koopmans  
Address: 2600 S.E. 21ST STREET (Inlet Drive) Fort Lauderdale, FL 33316

TO: City of Fort Lauderdale Board of Adjustments  
City of Fort Lauderdale Commissioner Ben Sorenson - District 4  
Broward County Commissioner Lamar Fisher - District 4 & Port Everglades Commission  
U.S. Army Corps of Engineers

To Whom It May Concern,

As a current property owner in the Breakwater Surf Club Home Owners Association, I/We would like to formally inform all of the above noted authorities of the **"COMPLETE OBJECTION & OPPOSITION"** to the proposed variance and plans that are being brought to the Board of Adjustment by the owner of the property located at 2600 S.E. 21st Street (Inlet Drive) Fort Lauderdale, FL 33316. The reasons for the opposition to the variance being sought are as follows:

- 1.) The approval of the proposed "porch structure" will greatly block & diminish the views of the homes directly to the west of said property. Especially blocking the eastern and southeastern views of the residence owned by the DeLashmutt Family located at 2532 S.E. 21st Street FTL, FL 33316. This property and other homes are already impacted by Mr. Koopmans' encroachment of a currently existing patio structure and landscaping that is located on the public land that is south of his property line that is part of Port Everglades Authority.
- 2.) Mr. Koopmans was aware of all setbacks and building code limitations when he designed and had the existing custom built property completed in 2009 / 2010. The current home was built with south facing second floor French doors that opened to "void open air space" without assess to any structure because the home was already built to the maximum setbacks as per the City of Fort Lauderdale & State of Florida building codes. This new proposed structure is not just being built as a covered patio area for shade on the first floor but is a remedy for the owner to correct a self-imposed design flaw that would add a large second story balcony for these rooms to have access to as well.
- 3.) The Broward County Commission, Port Everglades Authority & U.S. Army Corps of Engineers should be notified of this proposed variance as the property to the south of this proposed structure as owners in the Breakwater Home Owners Association have been told has authority over said land that is being encroached by the variance that Mr. Koopmans is attempting to obtain.

**It is with my signature below that I / we formally "OBJECT & OPPOSE" the proposed Variance Case: PLN-BOA-19110002**

Name: *Jacqueline M Schoettle* JACQUELINE M SCHOETTLE

Address: *2609 SE 20 St*

Signature /Date: *Jacqueline M Schoettle* Dec. 7, 2019

Phone: *954-415-3992*



**Written Opposition to Variance**  
**Case: PLN-BOA-19110002**

Owner: Sietse Koopmans  
Address: 2600 S.E. 21ST STREET (Inlet Drive) Fort Lauderdale, FL 33316

TO: City of Fort Lauderdale Board of Adjustments  
City of Fort Lauderdale Commissioner Ben Sorenson - District 4  
Broward County Commissioner Lamar Fisher - District 4 & Port Everglades Commission  
U.S. Army Corps of Engineers

To Whom It May Concern,

As a current property owner in the Breakwater Surf Club Home Owners Association, I/We would like to formally inform all of the above noted authorities of the "**COMPLETE OBJECTION & OPPOSITION**" to the proposed variance and plans that are being brought to the Board of Adjustment by the owner of the property located at 2600 S.E. 21st Street (Inlet Drive) Fort Lauderdale, FL 33316. The reasons for the opposition to the variance being sought are as follows:

- 1.) The approval of the proposed "porch structure" will greatly block & diminish the views of the homes directly to the west of said property. Especially blocking the eastern and southeastern views of the residence owned by the DeLashmutt Family located at 2532 S.E. 21st Street FTL, FL 33316. This property and other homes are already impacted by Mr. Koopmans' encroachment of a currently existing patio structure and landscaping that is located on the public land that is south of his property line that is part of Port Everglades Authority.
- 2.) Mr. Koopmans was aware of all setbacks and building code limitations when he designed and had the existing custom built property completed in 2009 / 2010. The current home was built with south facing second floor French doors that opened to "void open air space" without assess to any structure because the home was already built to the maximum setbacks as per the City of Fort Lauderdale & State of Florida building codes. This new proposed structure is not just being built as a covered patio area for shade on the first floor but is a remedy for the owner to correct a self-imposed design flaw that would add a large second story balcony for these rooms to have access to as well.
- 3.) The Broward County Commission, Port Everglades Authority & U.S. Army Corps of Engineers should be notified of this proposed variance as the property to the south of this proposed structure as owners in the Breakwater Home Owners Association have been told has authority over said land that is being encroached by the variance that Mr. Koopmans is attempting to obtain.

**It is with my signature below that I / we formally "OBJECT & OPPOSE" the  
prosed Variance Case: PLN-BOA-19110002**

Name: Jane Tutthill

Address: 2613 Anchor Drive, Ft. Lauderdale, Fl. 33316

Signature /Date: Jane Tutthill 12-5-19

Phone: 954-873-7622

**Written Opposition to Variance**  
**Case: PLN-BOA-19110002**

**Owner: Sietse Koopmans**  
**Address: 2600 S.E. 21ST STREET (Inlet Drive) Fort Lauderdale, FL 33316**

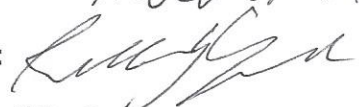
**TO: City of Fort Lauderdale Board of Adjustments**  
**City of Fort Lauderdale Commissioner Ben Sorenson - District 4**  
**Broward County Commissioner Lamar Fisher - District 4 & Port Everglades Commission**  
**U.S. Army Corps of Engineers**

To Whom It May Concern,

As a current property owner in the Breakwater Surf Club Home Owners Association, I/We would like to formally inform all of the above noted authorities of the **"COMPLETE OBJECTION & OPPOSITION"** to the proposed variance and plans that are being brought to the Board of Adjustment by the owner of the property located at 2600 S.E. 21st Street (Inlet Drive) Fort Lauderdale, FL 33316. The reasons for the opposition to the variance being sought are as follows:

- 1.) The approval of the proposed "porch structure" will greatly block & diminish the views of the homes directly to the west of said property. Especially blocking the eastern and southeastern views of the residence owned by the DeLashmutt Family located at 2532 S.E. 21st Street FTL, FL 33316. This property and other homes are already impacted by Mr. Koopmans' encroachment of a currently existing patio structure and landscaping that is located on the public land that is south of his property line that is part of Port Everglades Authority.
- 2.) Mr. Koopmans was aware of all setbacks and building code limitations when he designed and had the existing custom built property completed in 2009 / 2010. The current home was built with south facing second floor French doors that opened to "void open air space" without access to any structure because the home was already built to the maximum setbacks as per the City of Fort Lauderdale & State of Florida building codes. This new proposed structure is not just being built as a covered patio area for shade on the first floor but is a remedy for the owner to correct a self-imposed design flaw that would add a large second story balcony for these rooms to have access to as well.
- 3.) The Broward County Commission, Port Everglades Authority & U.S. Army Corps of Engineers should be notified of this proposed variance as the property to the south of this proposed structure as owners in the Breakwater Home Owners Association have been told has authority over said land that is being encroached by the variance that Mr. Koopmans is attempting to obtain.

**It is with my signature below that I / we formally "OBJECT & OPPOSE" the proposed Variance Case: PLN-BOA-19110002**

**Name:** Richard Graible  
**Address:** 2617 Avondale Dr, Fort Lauderdale, FL 33316  
**Signature /Date:**  12/5/2019  
**Phone:** 954-523-1562



**Written Opposition to Variance**  
**Case: PLN-BOA-19110002**

Owner: Sietse Koopmans  
Address: 2600 S.E. 21ST STREET (Inlet Drive) Fort Lauderdale, FL 33316

TO: City of Fort Lauderdale Board of Adjustments  
City of Fort Lauderdale Commissioner Ben Sorenson - District 4  
Broward County Commissioner Lamar Fisher - District 4 & Port Everglades Commission  
U.S. Army Corps of Engineers

To Whom It May Concern,

As a current property owner in the Breakwater Surf Club Home Owners Association, I/We would like to formally inform all of the above noted authorities of the **"COMPLETE OBJECTION & OPPOSITION"** to the proposed variance and plans that are being brought to the Board of Adjustment by the owner of the property located at 2600 S.E. 21st Street (Inlet Drive) Fort Lauderdale, FL 33316. The reasons for the opposition to the variance being sought are as follows:

1.) The approval of the proposed "porch structure" will greatly block & diminish the views of the homes directly to the west of said property. Especially blocking the eastern and southeastern views of the residence owned by the DeLashmutt Family located at 2532 S.E. 21st Street FTL, FL 33316. This property and other homes are already impacted by Mr. Koopmans' encroachment of a currently existing patio structure and landscaping that is located on the public land that is south of his property line that is part of Port Everglades Authority.

2.) Mr. Koopmans was aware of all setbacks and building code limitations when he designed and had the existing custom built property completed in 2009 / 2010. The current home was built with south facing second floor French doors that opened to "void open air space" without access to any structure because the home was already built to the maximum setbacks as per the City of Fort Lauderdale & State of Florida building codes. This new proposed structure is not just being built as a covered patio area for shade on the first floor but is a remedy for the owner to correct a self-imposed design flaw that would add a large second story balcony for these rooms to have access to as well.

3.) The Broward County Commission, Port Everglades Authority & U.S. Army Corps of Engineers should be notified of this proposed variance as the property to the south of this proposed structure as owners in the Breakwater Home Owners Association have been told has authority over said land that is being encroached by the variance that Mr. Koopmans is attempting to obtain.

**It is with my signature below that I / we formally "OBJECT & OPPOSE" the proposed Variance Case: PLN-BOA-19110002**

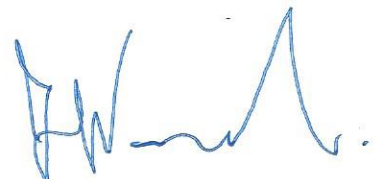
Name: Pamela J. Hack + Ilmar Woerdings

Address: 2624 Anchor Drive

Signature /Date: Ft. Lauderdale, FL 33316

Phone: 954-240-0532

 12-5-2019

  
12-5-2019

**Written Opposition to Variance**  
**Case: PLN-BOA-19110002**

Owner: Sietse Koopmans  
Address: 2600 S.E. 21ST STREET (Inlet Drive) Fort Lauderdale, FL 33316

TO: City of Fort Lauderdale Board of Adjustments  
City of Fort Lauderdale Commissioner Ben Sorenson - District 4  
Broward County Commissioner Lamar Fisher - District 4 & Port Everglades Commission  
U.S. Army Corps of Engineers

To Whom It May Concern,

As a current property owner in the Breakwater Surf Club Home Owners Association, I/We would like to formally inform all of the above noted authorities of the **"COMPLETE OBJECTION & OPPOSITION"** to the proposed variance and plans that are being brought to the Board of Adjustment by the owner of the property located at 2600 S.E. 21st Street (Inlet Drive) Fort Lauderdale, FL 33316. The reasons for the opposition to the variance being sought are as follows:

- 1.) The approval of the proposed "porch structure" will greatly block & diminish the views of the homes directly to the west of said property. Especially blocking the eastern and southeastern views of the residence owned by the DeLashmutt Family located at 2532 S.E. 21st Street FTL, FL 33316. This property and other homes are already impacted by Mr. Koopmans' encroachment of a currently existing patio structure and landscaping that is located on the public land that is south of his property line that is part of Port Everglades Authority.
- 2.) Mr. Koopmans was aware of all setbacks and building code limitations when he designed and had the existing custom built property completed in 2009 / 2010. The current home was built with south facing second floor French doors that opened to "void open air space" without access to any structure because the home was already built to the maximum setbacks as per the City of Fort Lauderdale & State of Florida building codes. This new proposed structure is not just being built as a covered patio area for shade on the first floor but is a remedy for the owner to correct a self-imposed design flaw that would add a large second story balcony for these rooms to have access to as well.
- 3.) The Broward County Commission, Port Everglades Authority & U.S. Army Corps of Engineers should be notified of this proposed variance as the property to the south of this proposed structure as owners in the Breakwater Home Owners Association have been told has authority over said land that is being encroached by the variance that Mr. Koopmans is attempting to obtain.

**It is with my signature below that I / we formally "OBJECT & OPPOSE" the proposed Variance Case: PLN-BOA-19110002**

Name: Robert J. Fogan

Address: 2625 SE 20<sup>th</sup> St

Signature /Date:  12/05-2019

Phone: 954-523-9699