



# DEVELOPMENT APPLICATION FORM

Application Form: All Applications | Rev. 03/10/2022

**INSTRUCTIONS:** The following information is required pursuant to the City's Unified Land Development Regulations (ULDR). The development application form must be filled out accurately and all applicable sections must be completed. Only completed the sections indicated for application type with N/A for those section items not applicable. Refer to "Specifications for Plan Submittal" by application type for information requirements for submittal. Select the application type and approval level in **SECTION A** and complete the sections specified.

**A APPLICATION TYPE AND APPROVAL LEVEL** *Select the application type from the list below and check the applicable type.*

<input checked="" type="checkbox"/> <b>LEVEL I</b> <b>ADMINISTRATIVE REVIEW COMMITTEE (ADMIN)</b> <ul style="list-style-type: none"> <li>- New nonresidential less than 5000 square feet</li> <li>- Change of use (same impact or less than existing use)</li> <li>- Plat note/Nonvehicular access line amendment</li> <li>- Administrative site plan</li> <li>- Amendment to site plan*</li> <li>- Property and right-of-way applications (MOTs, construction staging)</li> <li>- Parking Agreements (separate from site plans)</li> </ul> <p><b>COMPLETE SECTIONS</b> B, C, D, G</p>	<input checked="" type="checkbox"/> <b>LEVEL II</b> <b>DEVELOPMENT REVIEW COMMITTEE (DRC)</b> <ul style="list-style-type: none"> <li>- New Nonresidential 5,000 square feet or greater</li> <li>- Residential 5 units or more</li> <li>- Nonresidential use within 100 feet of residential property</li> <li>- Redevelopment proposals</li> <li>- Change in use (if great impact than existing use)</li> <li>- Development in Regional Activity Centers (RAC)*</li> <li>- Development in Uptown Project Area*</li> <li>- RAC signage</li> </ul> <p><b>COMPLETE SECTIONS</b> B, C, D, E, F</p>	<input type="checkbox"/> <b>LEVEL III</b> <b>PLANNING AND ZONING BOARD (PZB)</b> <ul style="list-style-type: none"> <li>- Conditional Use</li> <li>- Parking Reduction</li> <li>- Flex Allocation</li> <li>- Cluster / Zero Lot Line</li> <li>- Modification of Yards*</li> <li>- Waterway Use</li> <li>- Mixed Use Development</li> <li>- Community Residences*</li> <li>- Social Service Residential Facility (SSRF)</li> <li>- Medical Cannabis Dispensing Facility*</li> <li>- Community Business District for uses greater than 10,000 square feet</li> </ul> <p><b>COMPLETE SECTIONS</b> B, C, D, E, F</p>	<input type="checkbox"/> <b>LEVEL IV</b> <b>CITY COMMISSION (CC)</b> <ul style="list-style-type: none"> <li>- Land Use Amendment</li> <li>- Rezoning</li> <li>- Plat Approval</li> <li>- Public Purpose Use</li> <li>- Central Beach Development of Significant Impact*</li> <li>- Vacation of Right-of-Way</li> </ul> <p>City Commission Review Only (review not required by PZB)</p> <ul style="list-style-type: none"> <li>- Vacation of Easement*</li> </ul> <p><b>COMPLETE SECTIONS</b> B, C, D, E, F</p>
<input type="checkbox"/> <b>EXTENSION</b> <ul style="list-style-type: none"> <li>- Request to extend approval date for a previously approved application</li> </ul> <p><b>COMPLETE SECTIONS</b> B, C, H</p>	<input type="checkbox"/> <b>DEFERRAL</b> <ul style="list-style-type: none"> <li>- Request to defer after an application is scheduled for public hearing</li> </ul> <p><b>COMPLETE SECTIONS</b> B, C, H</p>	<input type="checkbox"/> <b>APPEAL/DE NOVO</b> <ul style="list-style-type: none"> <li>- Appeal decision by approving body</li> <li>- De Novo hearing items</li> </ul> <p><b>COMPLETE SECTIONS</b> B, C, H</p>	<input type="checkbox"/> <b>PROPERTY AND ROW ITEM</b> <ul style="list-style-type: none"> <li>- Road closures</li> <li>- Construction staging plan</li> <li>- Revocable licenses</li> </ul> <p><b>COMPLETE SECTIONS</b> B, C, E</p>

\*Application is subject to specific review and approval process. Levels III and IV are reviewed by Development Review Committee unless otherwise noted.

**B APPLICANT INFORMATION** *If applicant is the business operator, complete the agent column and provide property owner authorization.*

Applicant/Property Owner	RENEE BIRON	Authorized Agent	AKBAR MONDAL
Address	1480 N FEDERAL HWY	Address	989 NW 3A AVE
City, State, Zip	FTL, FL, 33304	City, State, Zip	POMPANO, 33069
Phone	514 262 6157	Phone	954 974 0811
Email	Jose.boisjoli@brp.com	Email	DOCKSANDLIFTS@Gmail.com
Proof of Ownership		Authorization Letter	
Applicant Signature:	<i>[Signature]</i>	Agent Signature:	<i>[Signature]</i>

**C PARCEL INFORMATION** **D LAND USE INFORMATION**

Address/General Location	1180 N FEDERAL HWY	Existing Use	
Folio Number(s)	4942 26 AL 0920	Land Use	
Legal Description (Brief)	RIVA CONDOMINIUM UNIT PH 4502	Zoning	
City Commission District	FTL	Proposed Applications requesting land use amendments and rezonings.	
Civic Association		Proposed Land Use	
		Proposed Zoning	

**E PROJECT INFORMATION** *Provide project information. Circle yes or no where noted. If item is not applicable, indicate N/A.*

Project Name	BIRON BOAT LIFT INSTALLATION		
Project Description (Describe in detail)	BOAT LIFT INSTALLATION		
Estimated Project Cost	\$64,439.00	<i>(Estimated total project cost including land costs for all new development applications only)</i>	
Waterway Use		Traffic Study Required	
Flex Units Request		Parking Reduction	
Commercial Flex Acreage		Public Participation	
Residential Uses		Non-Residential Uses	
Single Family		Commercial	
Townhouses		Restaurant	
Multifamily		Office	
Cluster/Zero Lot Line		Industrial	
Other		Other	
Total (dwelling units)		Total (square feet)	



**F PROJECT DIMENSIONAL STANDARDS** *Indicate all required and proposed standards for the project. Circle yes or no where indicated.*

	Required Per ULDR	Proposed	
Lot Size (Square feet/acres)	SLIP 7		
Lot Density (Units/acres)			
Lot Width			
Building Height (Feet)		442 sqft	
Structure Length			
Floor Area Ratio (F.A.R.)			
Lot Coverage			
Open Space			
Landscape Area			
Parking Spaces			
<b>SETBACKS</b> (indicate direction N,S,E,W)	<b>Required Per ULDR</b>	<b>Proposed</b>	
Front <input type="checkbox"/>		44.5'	
Side <input type="checkbox"/>		23'	
Corner / Side <input type="checkbox"/>			
Rear <input type="checkbox"/>			
<i>For projects in Downtown, Northwest, South Andrews, and Uptown Master Plans to be completed in conjunction with the applicable items above.</i>			
	Required Per ULDR	Proposed	Proposed Deviation
<b>Tower Stepback</b>			
Front / Primary Street <input type="checkbox"/>			
Sides / Secondary Street <input type="checkbox"/>			
Building Height			
Streetwall Length			
Podium Height			
Tower Separation			
Tower Floorplate (square feet)			
Residential Unit Size (minimum)			

**G AMENDED PROJECT INFORMATION** *Provide approved and proposed amendments for project. Circle yes or no where indicated.*

Project Name			
Proposed Amendment Description (Describe in detail)			
	Original Approval	Proposed Amendment	Amended Item
Residential Uses (dwelling units)			
Non-Residential Uses (square feet)			
Lot Size (Square feet/acres)			
Lot Density (Units/acres)			
Lot Width			
Building Height (Feet)			
Structure Length			
Floor Area Ratio (F.A.R.)			
Lot Coverage			
Open Space			
Landscape Area			
Parking Spaces			
Tower Stepback			
Building Height			
Streetwall Length			
Podium Height			
Tower Separation			
Tower Floorplate (square feet)			
Residential Unit Size (minimum)			
Does this amendment require a revision to the traffic statement or traffic study completed for the project?			
Does this amendment require a revised water sewer capacity letter?			

**H EXTENSION, DEFERRAL, APPEAL INFORMATION** *Provide information for specific request. Circle approving body and yes or no.*

Project Name						
Request Description						
EXTENSION REQUEST		DEFERRAL REQUEST		APPEAL REQUEST / DE NOVO HEARING		
Approving Body		Approving Body		Approving Body		
Original Approval Date		Scheduled Meeting Date		30 Days from Meeting (Provide Date)		
Expiration Date (Permit Submittal Deadline)		Requested Deferral Date		60 Days from Meeting (Provide Date)		
Expiration Date (Permit Issuance Deadline)		Previous Deferrals Granted		Appeal Request		
Requested Extension (No more than 24 months)		Justification Letter Provided		Indicate Approving Body Appealing		
Code Enforcement (Applicant Obtain by Code Compliance Division)				De Novo Hearing Due to City Commission Call-Up		



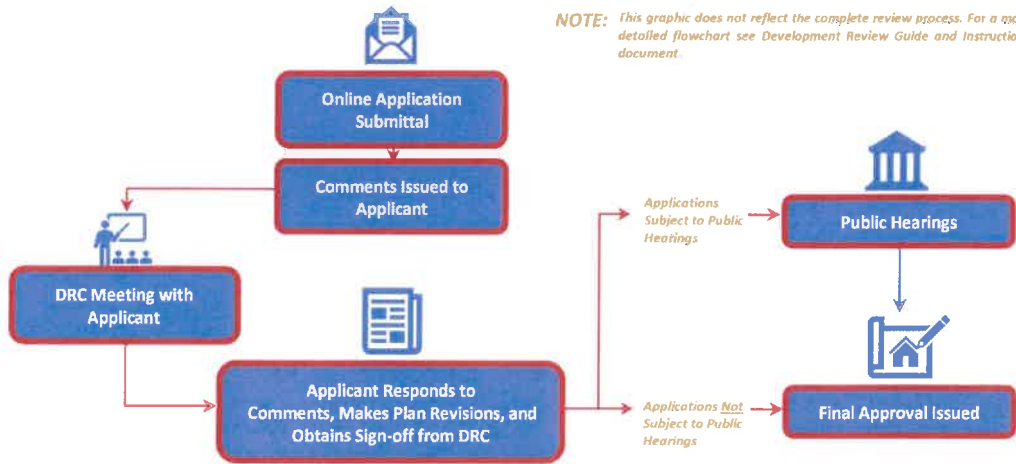
**CHECKLIST FOR SUBMITTAL AND COMPLETENESS:** The following checklist outlines the necessary items for submittal to ensure the application is deemed complete. Failure to provide this information will result in your application being deemed **incomplete**.

- Preliminary Development Meeting** completed on the following date: 10/12/22 **PROVIDE DATE**
- Development Application Form** completed with the applicable information including signatures.
- Proof of Ownership** warranty deed or tax record including corporation documents and SunBiz verification name.
- Address Verification Form** applicant contact Devon Anderson at 954-828-5233 or [Danderson@fortlauderdale.gov](mailto:Danderson@fortlauderdale.gov)
- Project and Unified Land Development Code Narratives** project narrative and the applicable ULDR sections and criteria as described in the specifications for submittal by application type.
- Electronic Files, File Naming, and Documents** consistent with the applicable specifications for application type, consistent with the online submittal requirements including file naming convention, plan sets uploaded as single pdf.
- Traffic Methodology, Study or Statement** submittal of a traffic study or traffic statement.
- Stormwater Calculations** signed and sealed by a Florida registered professional engineer consistent with calculations as described in the specifications for plan submittal for site plan applications.
- Water and Wastewater Capacity Request** copy of email to Public Works requesting the capacity letter.

**OVERVIEW FOR ONLINE SUBMITTAL REQUIREMENTS:** Submittals must be conducted through the City's online citizen access portal [LauderBuild](#). No hardcopy application submittals are accepted. Below only highlights the important submittal requirements that applicants must follow to submit online and be deemed complete. View all the requirements at [LauderBuild Plan Room](#).

- **Uploading Entire Submittal** upload all documents at time the application is submitted to prevent delays in processing.
- **File Naming Convention** file names must adhere to the City's [File Naming Convention](#).
- **Reduce File Size** plan sets and other large files must be merged or flattened to reduce file size.
- **Plan Sets** plan sets like site plans, plats, etc. must be submitted as a single pdf file. Staff will instruct when otherwise.
- **Document Categories** choose the correct document category when uploading.

**DRC PROCESS OVERVIEW:** The entire development review process flowchart can be found in the [Development Application Guide and Instructions](#) document. Below is a quick reference flowchart with key steps in the process to guide applicants.



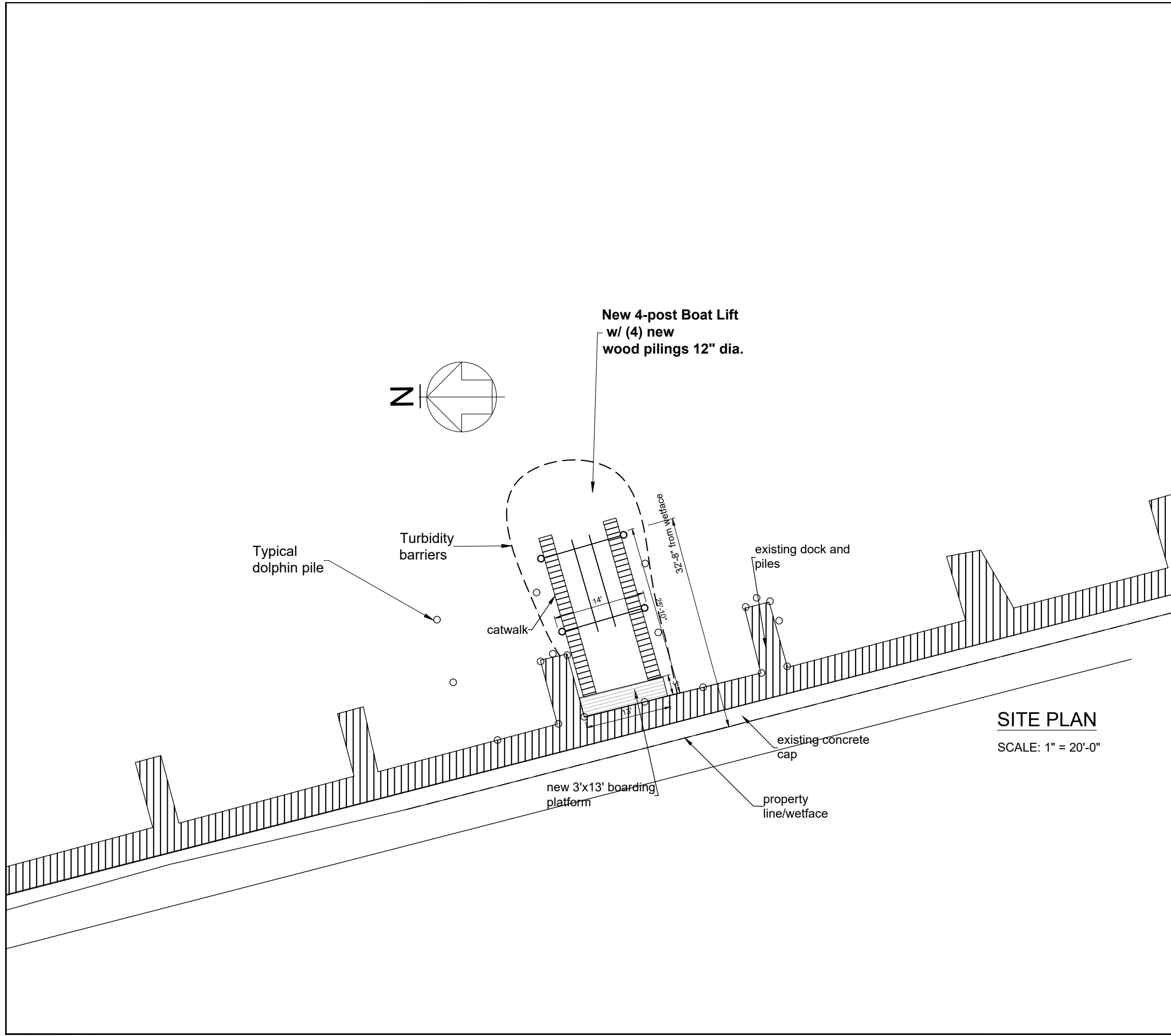
**CONTACT INFORMATION:** Questions regarding the development process or [LauderBuild](#), see contact information below.

**GENERAL URBAN DESIGN AND PLANNING QUESTIONS**

Planning Counter  
954-828-6520, Option 4  
[planning@fortlauderdale.gov](mailto:planning@fortlauderdale.gov)

**LAUDERBUILD ASSISTANCE AND QUESTIONS**

DSD Customer Service  
954-828-6520, Option 1  
[lauderbuild@fortlauderdale.gov](mailto:lauderbuild@fortlauderdale.gov)



**General Notes:**

1. Installation of new 4-post and 4 new 12" piles
2. All pilings to be driven 8' into strata. If hard strata are encountered, a 2' minimum penetration is required.
3. New boarding platform 4'x8'
4. All hardware - galvanized or stainless steel.
5. Turbidity barriers are to surround all in water construction areas during piling and/or panel installation activities.
6. Elevations shown are based on the North American Vertical Datum of 1988.
7. Design in accordance with 2020 7th Edition of the Florida Building Code.
8. Construction methods, procedures, and sequences are the responsibility of the Contractor. The Contractor shall take the necessary means to maintain and protect the structural integrity and serviceability of the construction at all times.
9. Any discrepancies found for any circumstance between the structural plans and the existing conditions found on site and/or any conditions that were omitted on the plans will be the responsibility of the Contractor to immediately bring to the attention of the Engineer of Record.
10. Existing conditions are unknown, therefore, worst case conditions have been approximated. All existing conditions are assumed and must be confirmed by the gc after permitting.

11. **Engineer's Limitations of Responsibility:**  
The Engineer shall not be responsible for the quality or composition of materials, fabrications, construction inspection, supervision, or review, special inspection, or the quality and correctness of construction approvals, inspections, site visit, construction review, or special inspections are performed by the Engineer or his representative as required herein, and then only such responsibility as is associated with the specific work performed as is commonly assigned a structural engineer in relation to other engineering and construction disciplines associated with the project.

12. The Engineer shall not be responsible for site and construction safety and/or the safety of construction workers. Site and construction safety is the responsibility of the Contractor. The Contractor shall be responsible for the safety of his employees and the safety of the employee of all subcontractors to the project.

13. **Engineer's Statement of Compliance:** To the best of the Engineer's knowledge, the structural plans and specs presented herein comply with the applicable min. bldg codes, standards, and practices.

**CARL G. FORBES PE**  
 839 SOUTH DIXIE HIGHWAY WEST  
 POMPANO BEACH, FL 33060  
 EMAIL: CARLFORBES@BELL-SOUTH.NET  
 PHONE: 954-682-6651 FAX: 954-903-4284  
 STATE OF FLORIDA LICENSE PE 20699

**BOATLIFTS & DOCKS OF SOUTH FLORIDA**  
 909 NW 31ST AVENUE  
 POMPANO BEACH, FL 33064  
 954-971-0811 SCC1311522208

PREPARED FOR:

**DOCK FOR:**  
 McKnight RESIDENCE  
 2460 Bayview Drive  
 Ft. Lauderdale, FL 33306

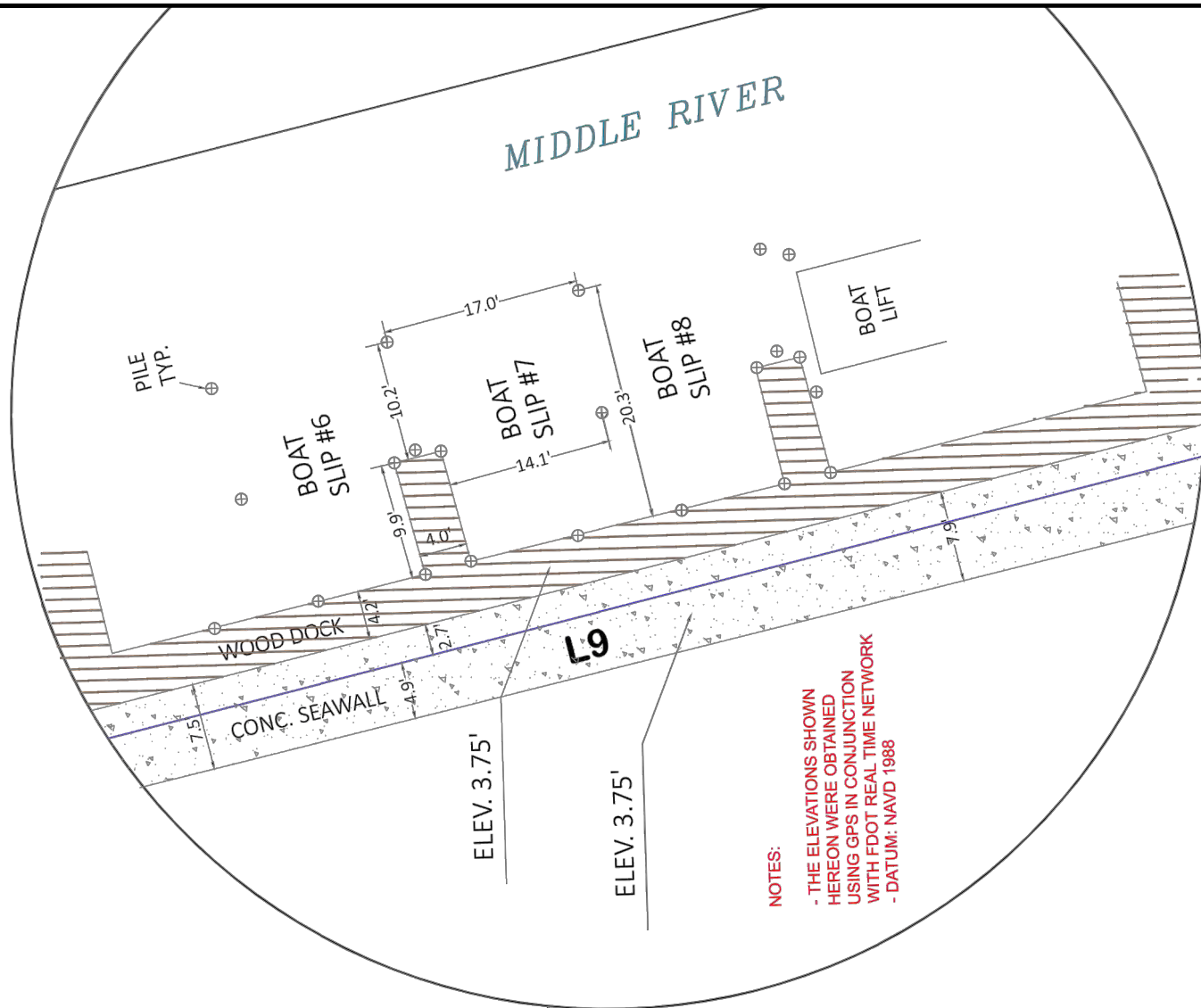
NOTES/REVISIONS

DATE	NOTES/REVISIONS
07/25/22	corrections (07/19/22 inspection observations)

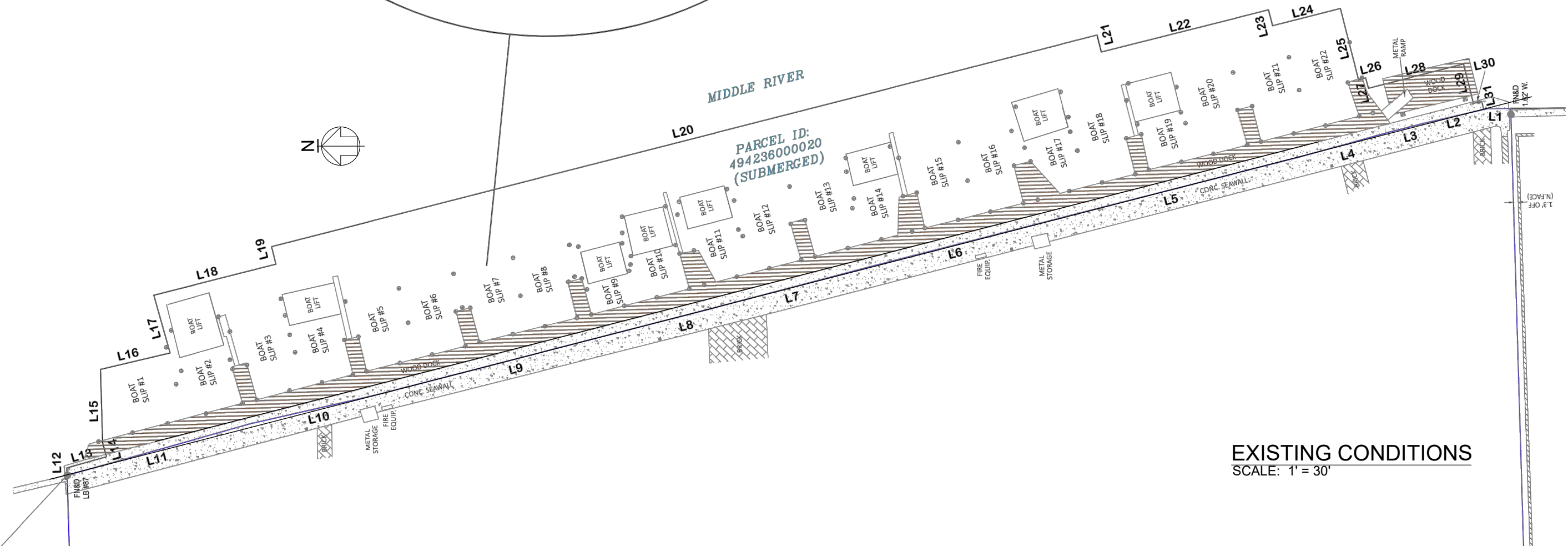
Drawn by: FA  
 Checked by: WS  
 Date: 06/08/2022  
 Job No.: 20-029

**SP**

BOAT SLIP #7 DETAILS  
SCALE 1" = 15'



PARCEL ID:  
49423600020  
(SUBMERGED)



**EXISTING CONDITIONS**  
SCALE: 1" = 30'

**CARL G. FORBES PE**  
2394 SOUTH DIXIE HIGHWAY WEST  
POMPANO BEACH, FL 33060  
EMAIL: CARL.FORBES@BELL.SOUTH.NET  
PHONE: 954-682-6651 FAX: 954-403-4284  
**STATE OF FLORIDA LICENSE PE 20699**

PREPARED FOR:  
**BOATLIFTS & DOCKS OF SOUTH FLORIDA**  
489 N.W. 31ST. AVENUE  
POMPANO BEACH, FL 33069  
954-971-0811 SCC131151479

BOAT LIFT FOR:  
**BOISJOLI RESIDENCE**  
1180 N FEDERAL HWY,  
FORT LAUDERDALE, FL

DATE	NOTES/REVISIONS
09/26/22	Slip#7 at new location
09/26/22	Presentation reviewed

Drawn by: Del Ry  
Checked by: WS  
Date: 07/27/2021  
Job No.: 22-033

**EC**

**BOARDING PLASTIC IDENTIFICATION:**

1. Plastic - Tandeck - Cellular PVC Deck
2. 2X8 Stringers w/(2) 16d nails to each substringer; @15" o.c. for 5/4" composite deck boards
3. 2x8 Substringers on side of Drop Hangers (#4 and #5) with (1) 1/2" x 7" lags
4. 4x10 Drop Hanger with (1) 1/2" x 7" lags & shields into Seawall Cap
5. 4x10 Drop Hanger (1) 1/2" x 7" lags into (#7) existing (2) 2x8 Substringers
6. 2x8 Fascia Trim (from Boarding faces)
7. Existing (2) 2x8 Stringers

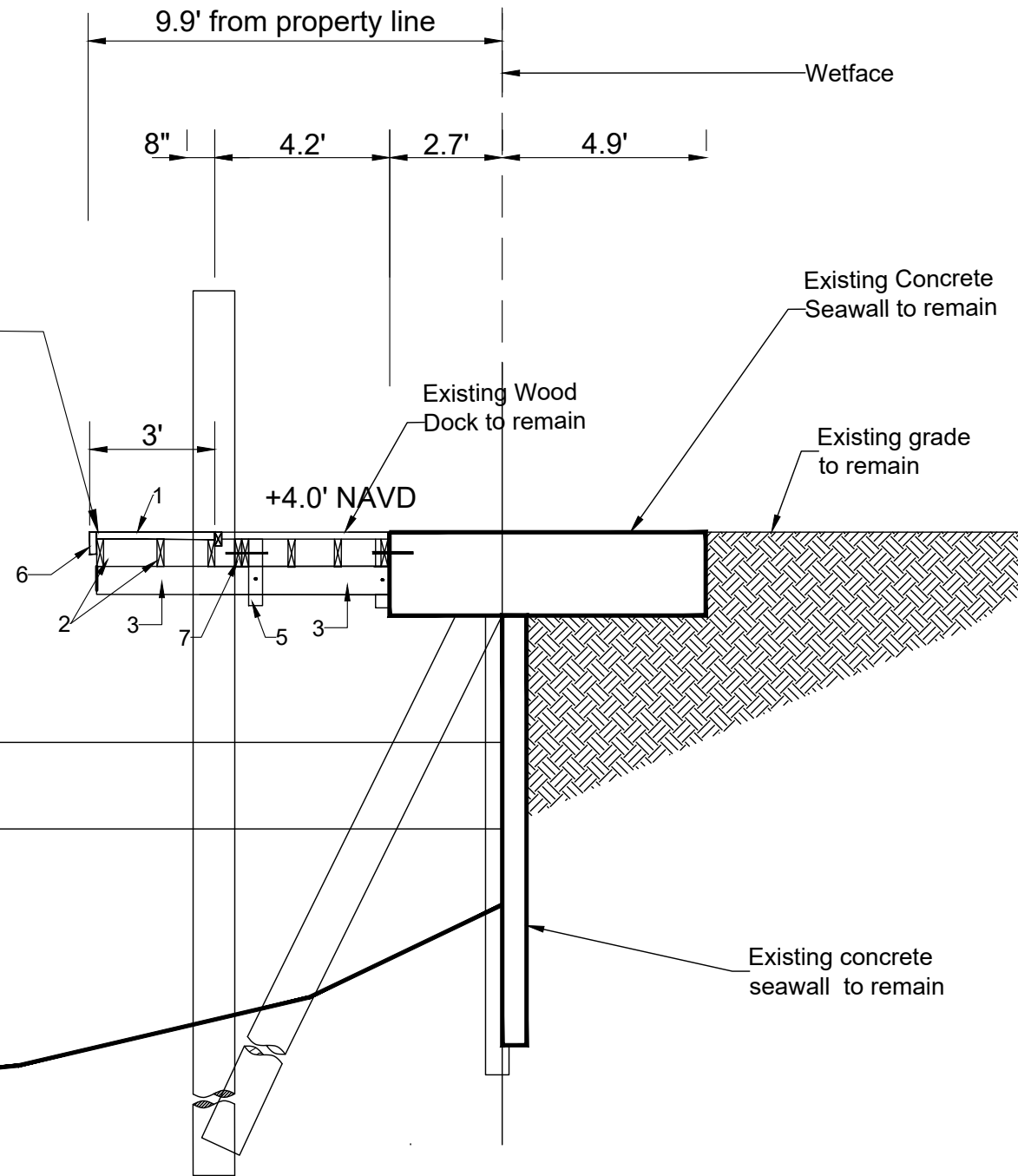
New 3'x13' Boarding Plastic Platform will be fixed on existing wood dock and on Seawall Cap

**Boarding Platform  
CROSS SECTION DTL**

+3.75' NAVD

MHW +2.13' NAVD

MLW +0.15' NAVD



**Boarding Platform Detail**

SCALE: 1/4"=1'-0"

**CARL G. FORBES PE**  
 8399 SOUTH DIXIE HIGHWAY WEST  
 POMPANO BEACH, FL 33060  
 EMAIL: CARLFORBES@BELLFLOWER.COM  
 PHONE: 954.447.4441 FAX: 954.447.4442

PREPARED FOR:  
**BOATLIFTS & DOCKS OF SOUTH FLORIDA**  
 4999 N.W. 1ST AVENUE

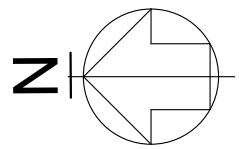
Boat Lift FOR:  
**Boisjoli RESIDENCE**  
 1180 N. Federal HWY slip #7,  
 Ft. Lauderdale, FL 33304

DATE	NOTES/REVISIONS
07/25/22	corrections (07/19/22 inspection observations)
09/13/22	Floating Dock Detail

Drawn by:  
 Checked by: 1  
 Date: 06/08/22

Job No.: 20-

**DET-**



New 4-post Boat Lift  
w/ (4) new  
wood pilings 12" dia.

Typical  
dolphin pile

Turbidity  
barriers

catwalk

existing dock and  
piles

existing concrete  
cap

new 3'x13'  
boarding platform

property  
line/wetface

32'-8" from wetface

14'

20'-5"

**PROPOSED CONDITIONS**

SCALE: 1" = 20'-0"

**CARL G. FORBES PE**  
839 SOUTH DIXIE HIGHWAY WEST  
POMPANO BEACH, FL 33060  
EMAIL: CARLFORBES@BELLSOUTH.NET  
PHONE: 954-682-6651 FAX: 954-903-4284  
STATE OF FLORIDA LICENSE PE 20699

PREPARED FOR:  
**BOATLIFTS & DOCKS  
OF SOUTH FLORIDA**  
989 N.W. 31ST. AVENUE  
POMPANO BEACH, FL 33069  
954-971-0811 SCC131152208

Boat Lift FOR:  
**Bolsjoi RESIDENCE**  
1180 N. Federal HWY slip #7,  
Ft. Lauderdale, FL 33304

DATE	NOTES/REVISIONS
07/25/22	corrections (07/19/22 inspection observations)

Drawn by: FA  
Checked by: AFM  
Date: 06/08/2022  
Job No.: 20-029

**PC**



**BOAT LIFTS  
& DOCKS**  
OF SOUTH FLORIDA  
**Summary Description for DRC Process Completion**

**1180 N Federal HWY #1502, Slip 7**

**TCG Project No.**

The project site is located along the Middle River at 1180 N Federal HWY, slip 7 in the City of Fort Lauderdale, Broward County, Florida.

The property is located along the Middle River, which is a tidal water. The nearest direct connection to the Atlantic Ocean is approximately 2 miles to the southeast at the Port Everglades Inlet. As the project site is located along the Middle River, the incoming tidal waters (flood) at the site move to the north and the outgoing waters (ebb) move to the south.

The project site consists of an existing wood marginal dock with finger piers. The proposed project consists of the installation of a new 24K 4-post boat lift mounted on four (4) wood pilings 12"dia, installation of 2 catwalks and a boarding platform 3' x 13'. As measured from the property line 7.8' +/- encroach more than 25' from the property line into the Middle River. As these distances are over the allowable 25' distance into the waterway from the property line, the proposed pilings will require a variance waiver. A technical review has been completed allowing installation the lift.

The following five (5) matters provide justification for this waiver request:

1. All structures and piles will not exceed 25% of the width of the waterway.
2. Due to the extraordinary width of the waterway at this location from wetface to wetface ( $\pm 330'$ ), the proposed project will not impede navigation within the Middle River.





3. The proposed structure is necessary for safely mooring resident vessel, especially during high wind events and severe weather. The proposed structure will be used for one vessel (Pontoon).
4. The proposed structure is also necessary to protect the resident vessel from high wave energy from excessive boat wakes along the Middle River.
5. The proposed structure is consistent with other structures previously authorized through the City of Fort Lauderdale that do not exceed more than 25' from the property line.
6. Technical review has been completed allowing installation the lift.

If this waiver is approved, the applicant will comply with all necessary construction requirements stated in Section 47-19.3 (C)(D)(E).

<b>STRUCTURE</b>	<b>PROPOSED STRUCTURE</b>	<b>STRUCTURE DISTANCE FROM THE PROPERTY LINE</b>	<b>PERMITTED DISTANCE WITHOUT WAIVER</b>	<b>DISTANCE REQUIRING A WAIVER</b>
<b>SLIP 7</b>	<b>Boat Lift Pilings</b>	<b>32.8' +/-</b>	<b>25'</b>	<b>7.8'+/-</b>



1180 N Federal Highway Fort Lauderdale, FL 33304  
954-507-1405

October 17, 2023

Dear, Mr. Boisjoli and Ms. Biron,

Please allow this correspondence to serve as the Board's response to your request to add an extension with a boat lift to your existing dock space at the Association property.

The Association has reviewed the architectural renderings you submitted and agrees to approve of the installation of the dock extension and boat lift, subject to certain conditions. Those conditions are the following:

1. The dimensions of the dock extension shall conform precisely to the specifications and measurements included in the architectural renderings attached hereto as Exhibit "A".
2. In the event that you should sell your unit at the Association property, the extension shall be removed from the Association property.
3. You shall repair/paint/stain the extension after the performance of any repair/paint/stain to the original dock by the Association.
  - a. Any repair/painting/staining of the extension shall be effectuated by you immediately after any repair/paint/stain of the original dock and shall be performed using the same materials and craftsmanship utilized upon the original dock.
4. You shall be responsible for the repair/painting/staining of the extension should the Association, in its sole discretion, determine it is necessary for the safety of the Association community or for purpose of maintaining a common aesthetic at the dock.
5. The Association shall reserve the right to demand the removal of the extension and boat lift in the event that you should breach the terms of this proposal.
6. You shall obtain insurance coverage for the extension and boat lift.
  - a. The Association shall be named as an additional insured for any insurance policy(s) for the extension and boat lift.
7. In the event of a hurricane or other severe weather event, you shall take all reasonable precautions necessary to secure the extension and boat lift.

By signing the signature portions of this correspondence, each party agrees to the terms of the proposal stated herein. The proposal may be executed in counterparts.

RIVA FORT LAUDERDALE CONDOMINIUM ASSOCIATION, INC.

Howard Braverman  
Name

President  
Title

  
Signature

JOSE BOISJOLI  
  
Signature

RENEE BIRON  
  
Signature

# **EXHIBIT "A"**

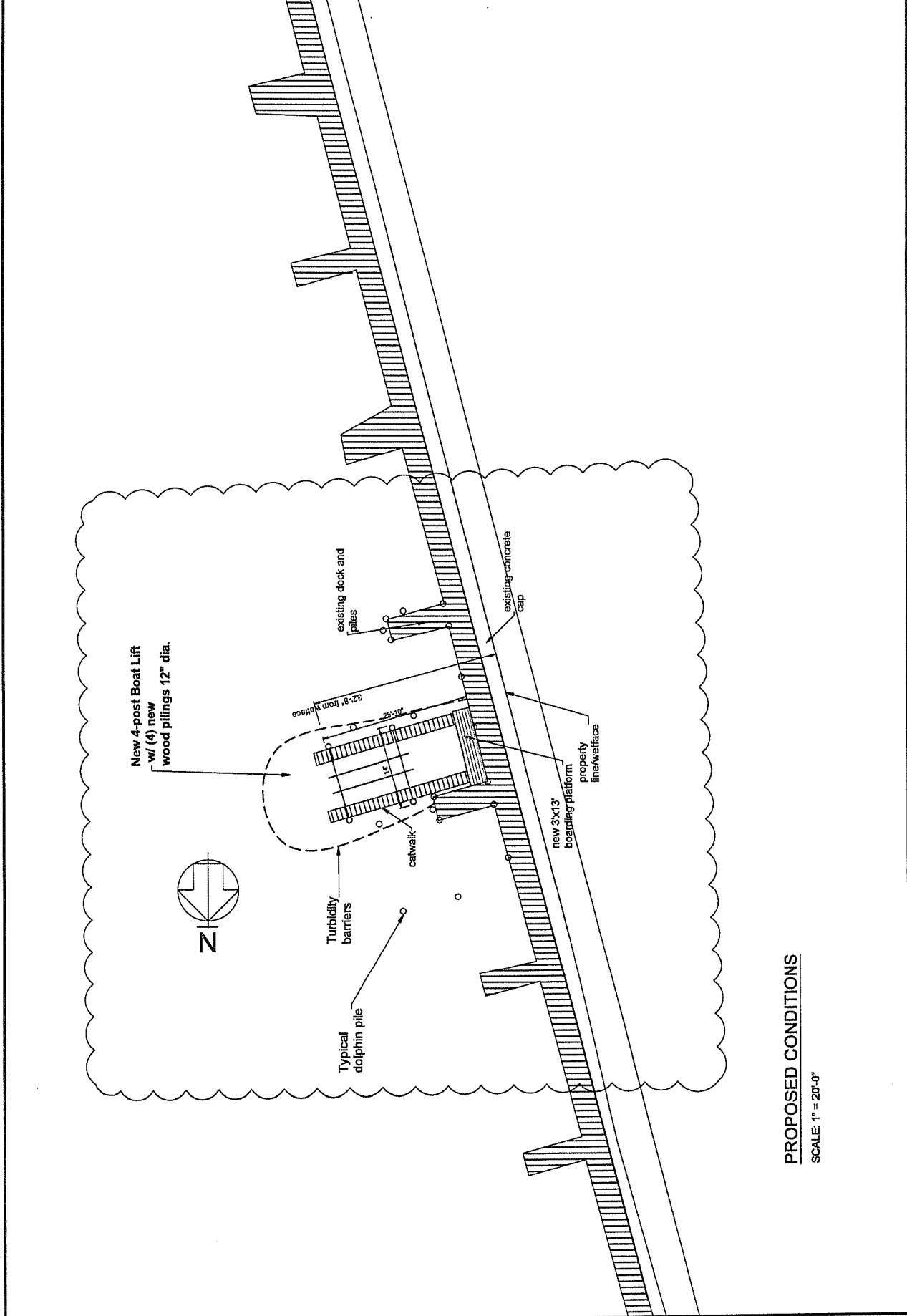
**CARL G. FORBES PE**  
 834 SOUTH DIXIE HIGHWAY WEST  
 POMPANO BEACH, FL 33060  
 POMPANO BEACH, FL 33060  
 PHONE: 954-402-4451 FAX: 954-403-4294  
 EMAIL: CARL@CGFENGINEERING.COM  
 STATE OF FLORIDA LICENSE FE 20889

**BOATLIFTS & DOCKS  
 OF SOUTH FLORIDA**  
 909 N.W. 31ST AVENUE  
 POMPANO BEACH, FL 33064  
 954-971-0811 SC131152208

PREPARED FOR:  
**BOBBI RESIDENCE**  
 1180 N. PALMWAY HWY #17,  
 FL LAUDERDALE, FL 33034

DATE: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 DATE: 06/06/2022  
 JOB NO.: 20-028

**PC**

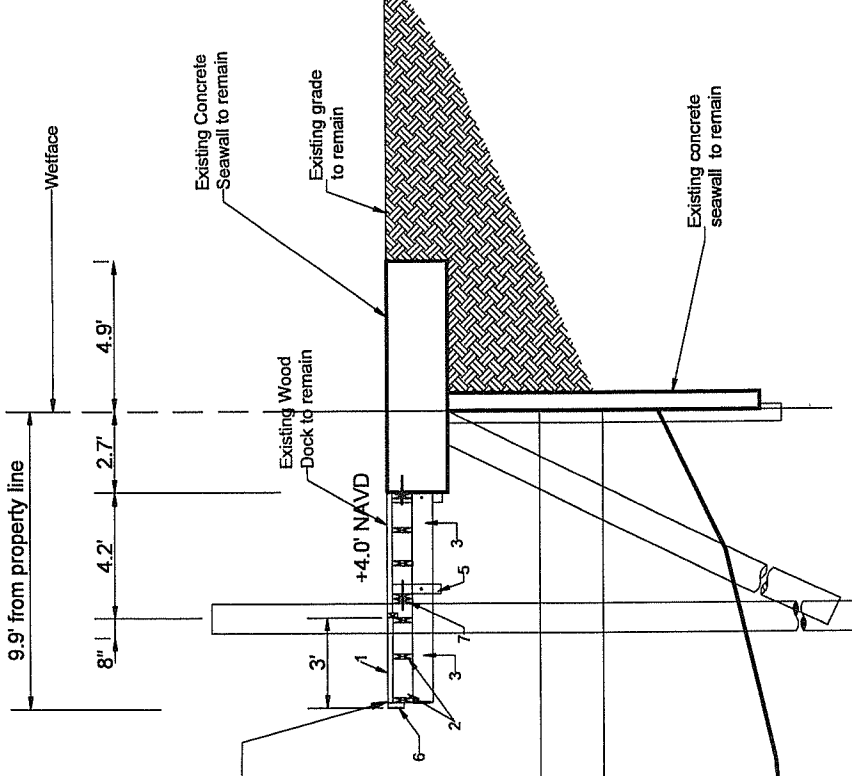


**PROPOSED CONDITIONS**  
 SCALE: 1" = 20'-0"

**BOARDING PLASTIC IDENTIFICATION:**

1. Plastic - Tandeck - Cellular PVC Deck
2. 2x8 Stringers w/(2) 16d nails to each substringer, @15" o.c. for 5/4" composite deck boards
3. 2x8 Substringers on side of Drop Hangers (#4 and #5) with (1) 1/2" x 7" lags
4. 4x10 Drop Hanger with (1) 1/2" x 7" lags & shields into Seawall Cap
5. 4x10 Drop Hanger (1) 1/2" x 7" lags into (#7) existing (2) 2x8 Substringers
6. 2x8 Fascia Trim (from Boarding faces)
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New 3'x13' Boarding Plastic Platform will be fixed on existing wood dock and on Seawall Cap



+3.75' NAVD

MHW +2.13' NAVD

MLW +0.15' NAVD

**Boarding Platform  
CROSS SECTION DTL**

PREPARED FOR:  
**BOATLIFTS & DOCKS OF SOUTH FLORIDA**  
4242 N.W. 11TH AVENUE  
MIAMI, FL 33150  
CARL G. FORBES PE  
1309 SOUTH DIXIE HIGHWAY WEST  
TOWNSHIP BEACH, FL 33462  
PRIME OF AVALON BAY, ORLANDO, FL

Boat Lift FOR:  
**BOBBI RESIDENCE**  
1100 N. Federal Hwy #7,  
FL Lauderdale, FL 33304

DATE: \_\_\_\_\_  
DESIGNED BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
DATE: \_\_\_\_\_

JOB NO.: 201  
**DET-**

**Boarding Platform Detail**

SCALE: 1/4"=1'-0"











**1180 NORTH FEDERAL HWY (UNIT 1502 / SLIP 7)  
APPLICATION FOR DRC PROCESS COMPLETION**



**CITY OF FORT LAUDERDALE  
MARINE FACILITIES**

**APPLICATION FOR WATERWAY PERMITS, WAIVERS AND LICENSES**

Any agreement with the City of Fort Lauderdale and other parties, such as, but not limited to, licenses, permits and approvals involving municipal docking facilities or private uses in the waterways as regulated by Section 8 of the City Code of Ordinances or Section 47-19.3 of the City's Urban Land Development Regulations, shall be preceded by the execution and filing of the following application form available at the Office of the Supervisor of Marine Facilities. The completed application must be presented with the applicable processing fee paid before the agreement is prepared or the application processed for formal consideration (see City of Fort Lauderdale Code Section 2-157). If legal publication is necessary, the applicant agrees to pay the cost of such publication in addition to the application fee.

**APPLICATION FORM**  
**(Must be in Typewritten Form Only)**

1. LEGAL NAME OF APPLICANT - (If corporation, name and titles of officers as well as exact name of corporation. If individuals doing business under a fictitious name, correct names of individuals, not fictitious names, must be used. If individuals owning the property as a private residence, the name of each individual as listed on the recorded warranty deed):
2. NAME: RENEE BIRON  
  
TELEPHONE NO: (514) 261-6157      EMAIL: jose.boisjoli@brp.com
3. APPLICANT'S ADDRESS (if different than the site address): **1795 Rue Fradet \*Drummond Ville qc ca j2b 1n7**
3. TYPE OF AGREEMENT AND DESCRIPTION OF REQUEST: **The applicant requests a waiver for the proposed installation of four (4) wood 12-inch piles beyond 25 feet from the property line.**
4. SITE ADDRESS: **1180 NORTH FEDERAL HWY (UNIT 1502 – SLIP 7)**  
  
ZONING: B 1



# BOAT LIFTS & DOCKS OF SOUTH FLORIDA

LEGAL DESCRIPTION AND FOLIO NUMBER: *Riva condominium unit PH 1502 per amcdo c/n*  
#113566952. Folio number 4942 36 AL 0920

5. EXHIBITS (In addition to proof of ownership, list all exhibits provided in support of the applications).  
*Warranty Deed, survey, zoning aerial, photos, project plans*

*[Handwritten Signature]*

Applicant's Signature

Date *Nov 1st 2022*

The sum of \$ \_\_\_\_\_ was paid by the above-named applicant on the \_\_\_\_\_ of \_\_\_\_\_, 20\_\_\_\_ Received by: \_\_\_\_\_

City of Fort Lauderdale

\*\*\*\*\*For Official City Use

Only\*\*\*\*\*

Marine Advisory Board Action

Commission Action

Formal Action taken on \_\_\_\_\_

Formal Action taken on \_\_\_\_\_

Recommendation \_\_\_\_\_  
Action \_\_\_\_\_



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## **EXHIBIT II SUMMARY DESCRIPTION**



**BOAT LIFTS  
& DOCKS**  
OF SOUTH FLORIDA  
**Summary Description for DRC Process Completion**

**1180 N Federal HWY #1502, Slip 7**

**TCG Project No.**

The project site is located along the Middle River at 1180 N Federal HWY, slip 7 in the City of Fort Lauderdale, Broward County, Florida.

The property is located along the Middle River, which is a tidal water. The nearest direct connection to the Atlantic Ocean is approximately 2 miles to the southeast at the Port Everglades Inlet. As the project site is located along the Middle River, the incoming tidal waters (flood) at the site move to the north and the outgoing waters (ebb) move to the south.

The project site consists of an existing wood marginal dock with finger piers. The proposed project consists of the installation of a new 24K 4-post boat lift mounted on four (4) wood pilings 12"dia, installation of 2 catwalks and a boarding platform 3' x 13'. As measured from the property line 7.8' +/- encroach more than 25' from the property line into the Middle River. As these distances are over the allowable 25' distance into the waterway from the property line, the proposed pilings will require a variance waiver. A technical review has been completed allowing installation the lift.

The following five (5) matters provide justification for this waiver request:

1. All structures and piles will not exceed 25% of the width of the waterway.
2. Due to the extraordinary width of the waterway at this location from wetface to wetface ( $\pm 330'$ ), the proposed project will not impede navigation within the Middle River.



3. The proposed structure is necessary for safely mooring resident vessel, especially during high wind events and severe weather. The proposed structure will be used for one vessel (Pontoon).
4. The proposed structure is also necessary to protect the resident vessel from high wave energy from excessive boat wakes along the Middle River.
5. The proposed structure is consistent with other structures previously authorized through the City of Fort Lauderdale that do not exceed more than 25' from the property line.
6. Technical review has been completed allowing installation the lift.

If this waiver is approved, the applicant will comply with all necessary construction requirements stated in Section 47-19.3 (C)(D)(E).

<b>STRUCTURE</b>	<b>PROPOSED STRUCTURE</b>	<b>STRUCTURE DISTANCE FROM THE PROPERTY LINE</b>	<b>PERMITTED DISTANCE WITHOUT WAIVER</b>	<b>DISTANCE REQUIRING A WAIVER</b>
<b>SLIP 7</b>	<b>Boat Lift Pilings</b>	<b>32.8' +/-</b>	<b>25'</b>	<b>7.8'+/-</b>





**EXHIBIT III  
UNITY OF TITLE**



# BOAT LIFTS & DOCKS

OF SOUTH FLORIDA

Instr# 115541131 , Page 1 of 4, Recorded 01/07/2019 at 04:18 PM  
Broward County Commission  
Deed Doc Stamps: \$25200.00

Return to: (enclose self-addressed stamped envelope)  
Equity Land Title, LLC  
525 Okeechobee Blvd, Suite 900  
West Palm Beach, FL 33401

This Instrument Prepared by:  
Terri Duran  
Equity Land Title, LLC  
525 Okeechobee Blvd, Suite 900  
West Palm Beach, FL 33401

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR PROCESSING DATA

Property Appraiser's Parcel Identification Number 4942 36 AL 0920

### SPECIAL CONDOMINIUM WARRANTY DEED

THIS INDENTURE, made this 4 day of December, 2018, between **PREMIER RIVA, LLC, a Delaware limited liability company**, whose address is 2601 E. Oakland Park Boulevard, Suite 200, Fort Lauderdale, Florida, 33306, hereinafter referred to as "Grantor," and **Renee Biron, a married woman**, whose address is 1795 Rue Fradet, Drummondville, Quebec J2B 1N7, Canada, hereinafter referred to as "Grantee."

#### WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10) and other good and valuable consideration to it in hand paid by the Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to the Grantee, and the Grantee's heirs and assigns forever, the following described real property situated, lying and being in Broward County, Florida, to wit:

Condominium Unit 1502, RIVA, A CONDOMINIUM, according to the Declaration of Condominium thereof, recorded in Official Records Book 50792, Page 797, as Amended and Restated Declaration of Condominium recorded in Official Records Instrument Number 113566952, as amended from time to time, of the Public Records of Broward County, Florida, together with an undivided interest in the common elements.

Grantee, by acceptance hereof, and by agreement with Grantor, hereby expressly assumes and agrees to be bound by and to comply with all of the covenants, terms, conditions and provisions set forth and contained in the aforescribed Declaration, including, but not limited



# BOAT LIFTS & DOCKS OF SOUTH FLORIDA

Instr# 115541131 , Page 2 of 4

to, the obligation to make payment of Assessments for the maintenance and operation of the Condominium.

This conveyance is made subject to the following:

1. Real estate taxes for the year of closing and subsequent years and any special taxes or assessments entered against said property after the date of closing;
2. Applicable zoning regulations and ordinances;
3. All of the terms, provisions, conditions, rights, privileges, obligations, easements and liens set forth and contained in the Declaration and all exhibits and any amendments thereto;
4. All of the covenants, agreements, conditions, restrictions and easements of record, if any, which may now affect the afore-described property, but without reimposing any of same;
5. Perpetual easement for encroachments now existing or hereafter existing caused by the settlement or movement of improvements or caused by minor inaccuracies in building or rebuilding;

AND FURTHER SUBJECT TO THOSE EXCEPTIONS  
AS LISTED ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF BUT WITHOUT REIMPOSING ANY OF SAME

The Grantor does hereby warrant the title to said property by, through and under the said Grantor and will defend the same against lawful claims of all persons claiming by, through or under the Grantor.



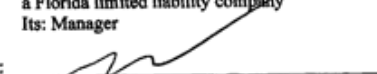
# BOAT LIFTS & DOCKS OF SOUTH FLORIDA

Instr# 115541131 , Page 3 of 4


IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.


PREMIER RIVA, LLC, a Delaware limited liability company formerly Premier Riva, LLC, a Florida limited liability company

By: PREMIER DEVELOPERS V, LLC  
a Florida limited liability company  
Its: Manager

By:   
Bradley Deckelbaum, as manager

Signed, sealed and delivered  
In the presence of:

  
\_\_\_\_\_  
Signature  
Susana Iser  
\_\_\_\_\_  
Printed Name of Witness

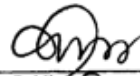
  
\_\_\_\_\_  
Signature  
Ali Rivera  
\_\_\_\_\_  
Printed Name of Witness

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 4 day of December 2018, by Bradley Deckelbaum, manager of PREMIER DEVELOPERS V, LLC, a Florida limited liability company, as manager of PREMIER RIVA, LLC, a Delaware limited liability company formerly Premier Riva, LLC, a Florida limited liability company, who is personally known to me or who has produced \_\_\_\_\_ as identification.

My Commission expires:



  
\_\_\_\_\_  
Notary Public  
Susana Iser  
\_\_\_\_\_  
Printed Name of Notary Public  
\_\_\_\_\_  
Commission Number



# BOAT LIFTS & DOCKS

OF SOUTH FLORIDA

Instr# 115541131 , Page 4 of 4 , End of Document

## EXHIBIT "A"

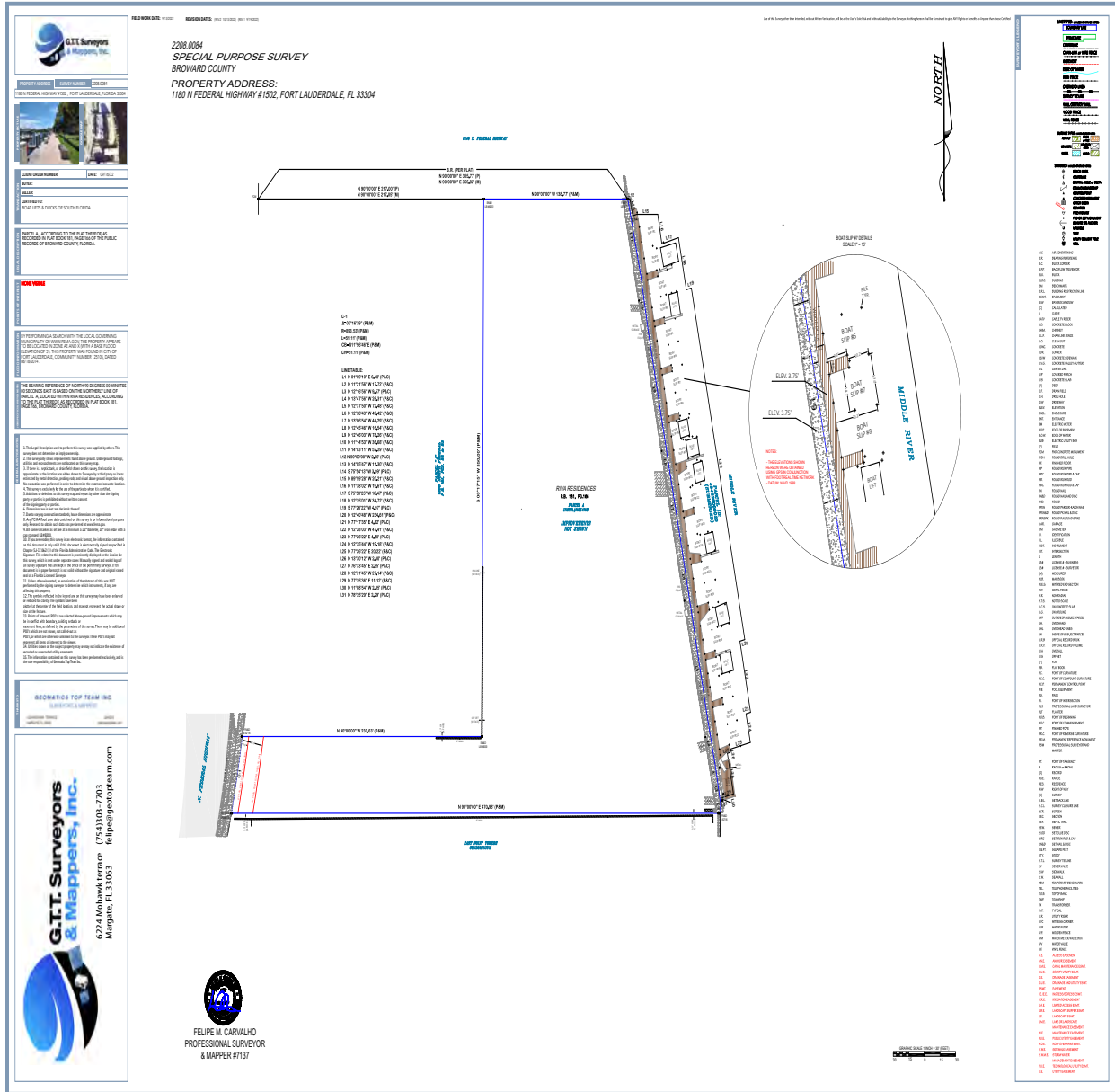
1. Terms, covenants, conditions, easements, restrictions, reservations and other provisions, including provisions which provide for a private charge or assessment, according to that certain Amended and Restated Declaration of Condominium of Riva, a Condominium, and the exhibits and attachments thereto, recorded March 11, 2016, in Official Records Instrument No. 113566952, as the same may be further amended, of the Public Records of Broward County, Florida.
2. General or special taxes and assessments required to be paid in 2019 and subsequent years.
3. Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the land and any adverse claim to all or part of the land that is, or was previously, under water.
4. Easement in favor of Florida Power & Light Company recorded in Official Records Book 4628, Page 166.
5. Easement in favor of Florida Power & Light Company recorded in Official Records Book 5025, Page 294.
6. Rights, if any, of the public to use as a public beach or recreation area any part of the land lying between the body of water abutting the subject property and the natural line of vegetation, bluff, extreme high water line, or other apparent boundary line separating the publicly used area from the upland private area.
7. Any and all rights of the United States of America over artificially filled lands in what were formerly navigable waters, arising by reason of the United States of America's control over navigable waters in the interest of navigation and commerce, and any conditions contained in any permit authorizing the filling in of such areas.



## **EXHIBIT IV ORIGINAL SURVEY**



# BOAT LIFTS & DOCKS OF SOUTH FLORIDA





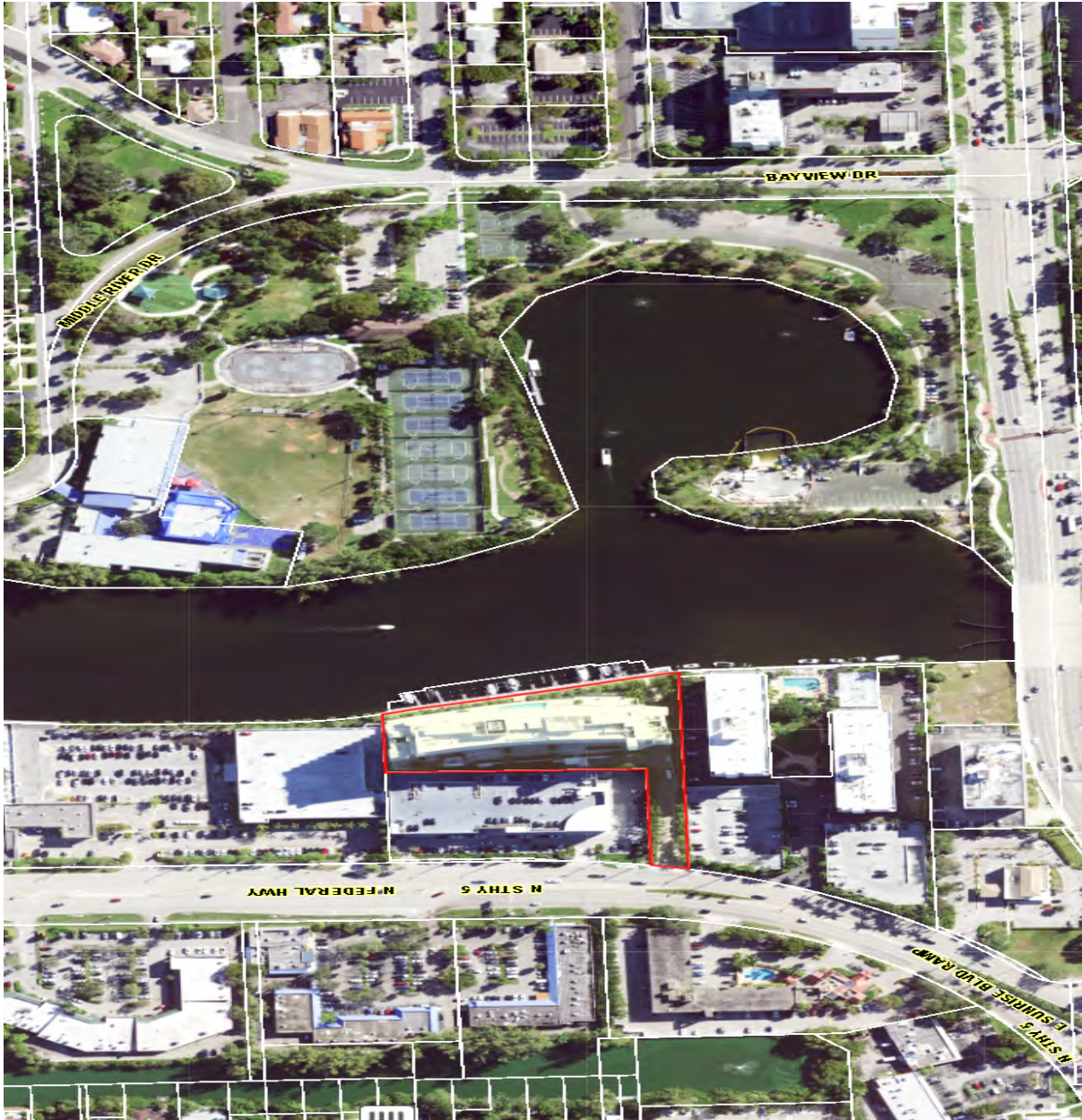
## **EXHIBIT V ZONING AERIAL**





# BOAT LIFTS & DOCKS

OF SOUTH FLORIDA





## **EXHIBIT VI SITE PHOTOGRAPHS**



**1. Subject site, showing the existing mooring pilings.**



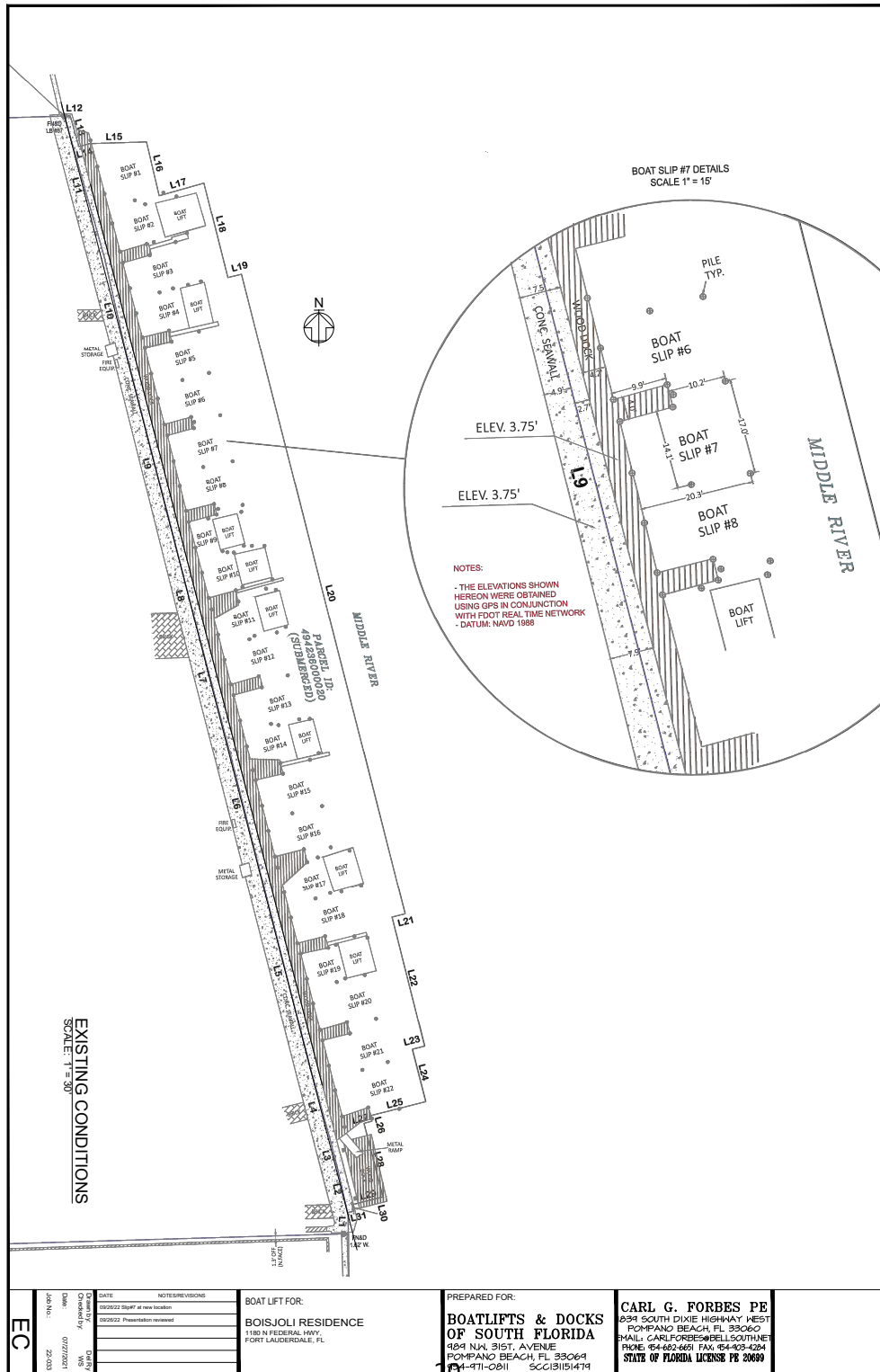
**2. East portion of the subject site, facing west along the Middle River.**



## **EXHIBIT VII PROJECT PLANS**



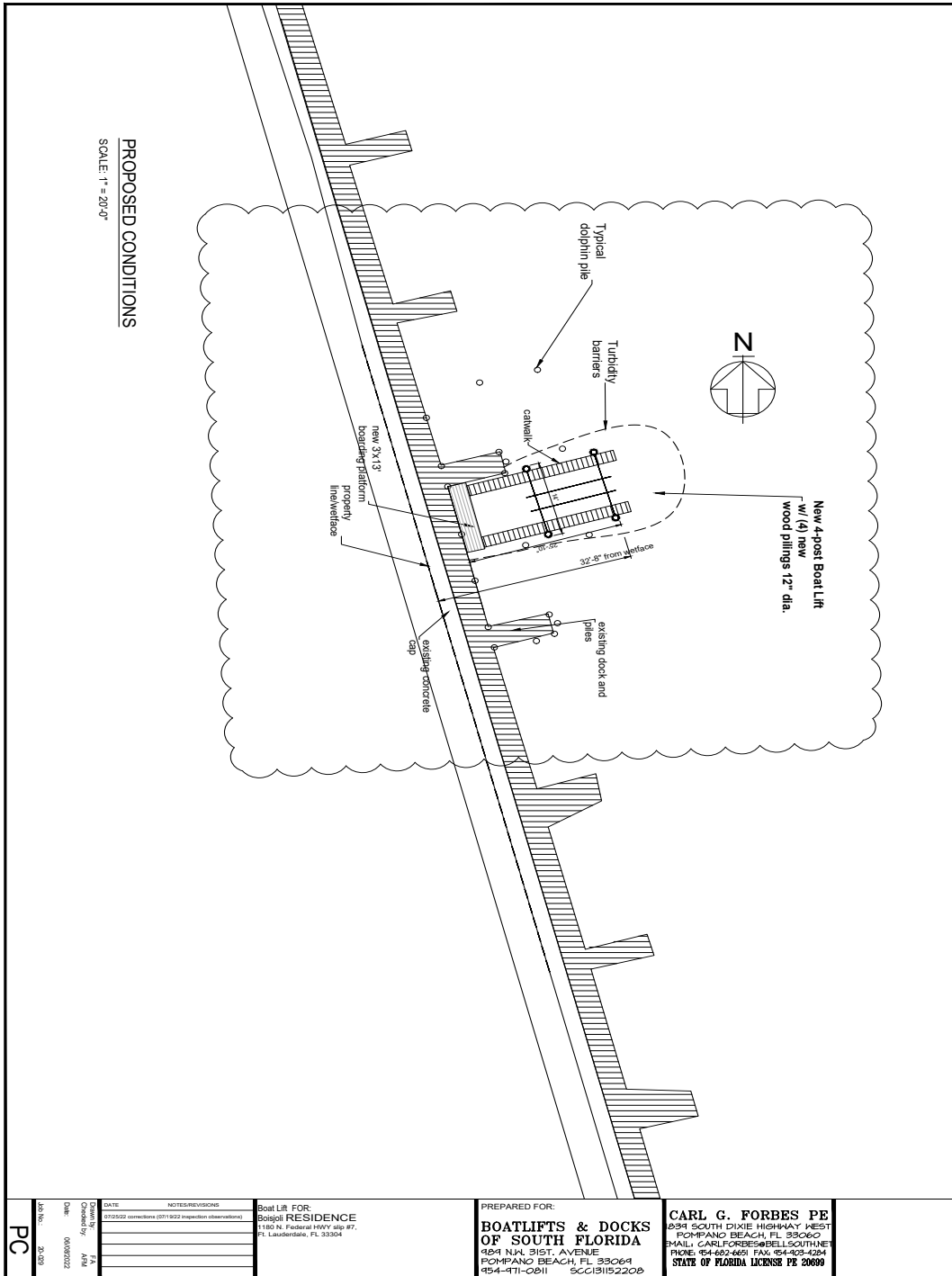
# BOAT LIFTS & DOCKS OF SOUTH FLORIDA



Boat Lifts & Docks of South Florida - 989 NW 31<sup>st</sup> Avenue, Bldg. F, Pompano Beach, FL 33069  
Telephone: 954-971-0811 Fax: 954-971-1770 Licensed & Insured SCC 147913115

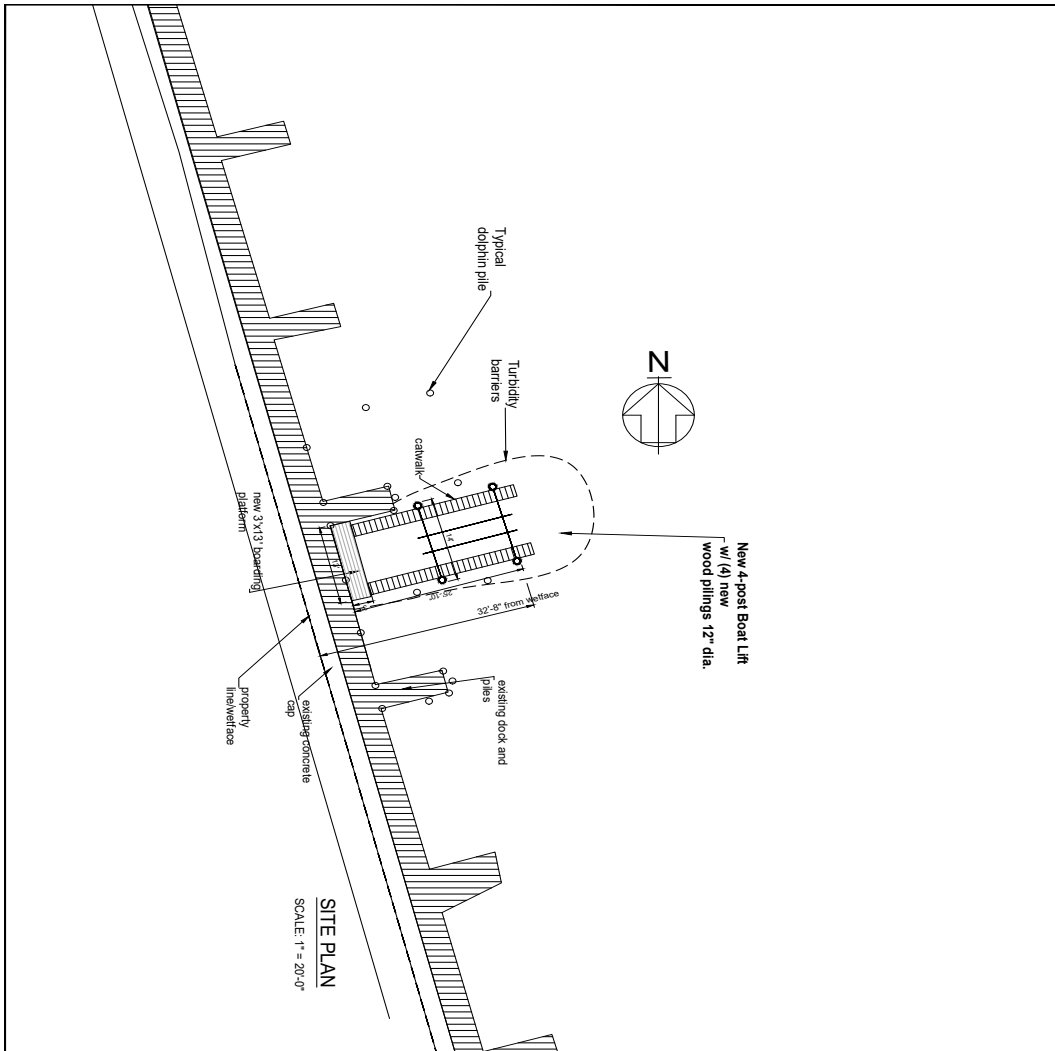


# BOAT LIFTS & DOCKS OF SOUTH FLORIDA





# BOAT LIFTS & DOCKS OF SOUTH FLORIDA



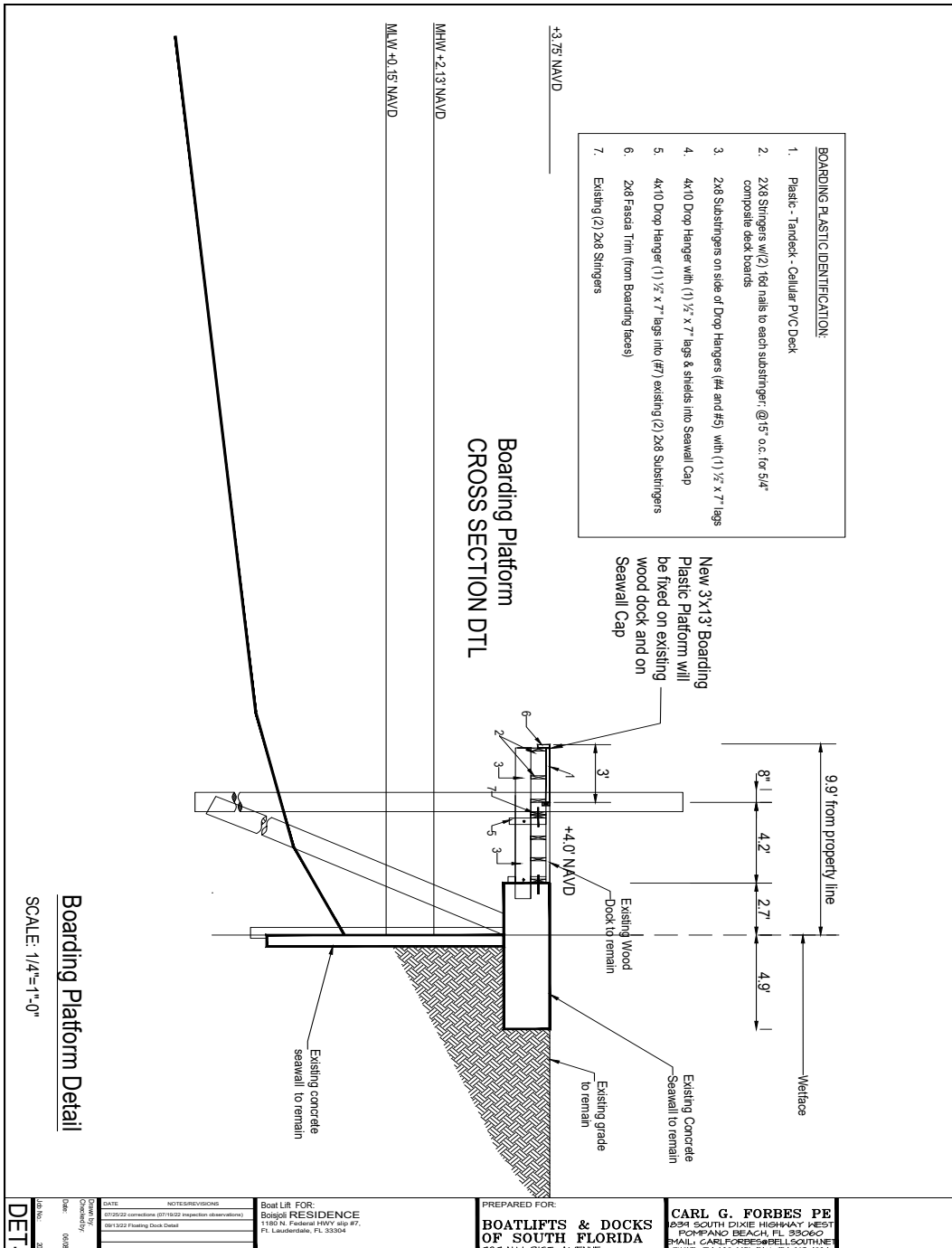
**General Notes:**

1. Installation of new 4-post and 4 new 12" piles
2. All pilings to be driven 8' into strata. If hard strata are encountered a 2' minimum penetration is required.
3. New boarding platform 4x8
4. All hardware - galvanized or stainless steel.
5. Turbidity barriers are to surround all in water construction areas during piling and/or panel installation activities.
6. Elevations shown are based on the North American Vertical Datum of 1988.
7. Design in accordance with 2020 7th Edition of the Florida Building Code.
8. Construction methods, procedures, and sequences are the responsibility of the Contractor. The Contractor shall take the necessary means to maintain and protect the structural integrity and serviceability of the construction at all times.
9. Any discrepancies found for any circumstance between the structural plans and the existing conditions found on site and/or any conditions that were omitted on the plans will be the responsibility of the Contractor to immediately bring to the attention of the Engineer of Record.
10. Existing conditions are unknown, therefore, worst case conditions have been approximated, all existing conditions are assumed and must be confirmed by the geotechnical permitting.
11. Engineer's Limitations of Responsibility: The Engineer shall not be responsible for the quality or composition of materials, fabrications, construction of insulation, supervision, or review, special inspection, or the quality and correctness of construction, unless the appropriate submissions, reports, approvals, inspections are performed by the Engineer or his representative as required herein, and then only such responsibility as is associated with the specific work performed in relation to other engineering and construction disciplines associated with the project.
12. The Engineer shall not be responsible for site and construction safety and/or the safety of construction workers. Site and construction safety is the responsibility of the Contractor. The Contractor shall be responsible for the safety of his employees and the safety of the employees of all subcontractors to the project.
13. Engineer's Statement of Compliance: To the best of the Engineer's knowledge, the structural plans and specs presented herein comply with the applicable min. bldg codes, standards, and practices.

<p>DATE: 07/25/22          CHECKED BY: VJS          DATE: 08/06/2022          DRAWING NO.: 2021029  <b>SP</b></p>	<p>NOTES/REVISIONS</p>	<p>Dock FOR:          McKnight RESIDENCE          2480 Bayview Drive          Ft. Lauderdale, FL 33306</p>	<p>PREPARED FOR:  <b>BOATLIFTS &amp; DOCKS OF SOUTH FLORIDA</b>          894 NW 31ST AVENUE          POMPANO BEACH, FL 33069          954-971-0811    5CC1B15220B</p>	<p><b>CARL G. FORBES PE</b>          834 SOUTH DIXIE HIGHWAY WEST          POMPANO BEACH, FL 33069          EMAIL: CARL.FORBES@BELL.SOUTH.FLORIDA.COM          PHONE: 954-971-0811 FAX: 954-971-0811          STATE OF FLORIDA LICENSE PE 20669</p>
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# BOAT LIFTS & DOCKS OF SOUTH FLORIDA







## **EXHIBIT VIII DISTANCE EXHIBIT**











## **EXHIBIT IX EXISTING WAIVERS IN THE VICINTY**

**EXISTING WAIVERS IN THE VICINTY**



<b>ADDRESS - RIVA</b>	<b>MAXIMUM DISTANCE</b>
2020 Unit 609 Slip 4	30' + -
2020 Unit 1608 Slip 10	30' + -
2019 Unit 1201 Slip 14	30' + -
2020 Unit 1201 Slip 14	30' + -
2020 Unit 408 Slip 17	33' + -
2020 Unit 1106 Slip 19	30' + -
<b>SUBJECT SITE</b>	<b>32.8' +/-</b>



Sec. 47-19.3. - Boat slips, docks, boat davits, hoists and similar mooring structures.

- (a) The following words when used in this section shall, for the purposes of this section, have the following meaning:
- (1) *Mooring device* means a subset of mooring structures as defined herein including boat davits, hoists, boat lifts and similar devices that are erected on or adjacent to a seawall or dock and upon which a vessel can be moored. A mooring device does not include docks, slips, seawall or mooring pile.
  - (2) *Mooring structure* means a dock, slip, seawall, boat davit, hoist, boat lift, mooring pile or a similar structure attached to land more or less permanently to which a vessel can be moored.
  - (3) *NGVD 29* or the National Geodetic Vertical Datum of 1929 means the vertical control datum established for vertical control surveying in the United States of America by the General Adjustment of 1929. The datum is used to measure elevation or altitude above, and depression or depth below, mean sea level (MSL).
  - (4) *NAVD88* or the North American Vertical Datum means the vertical control datum of orthometric height established for vertical control surveying in the United States of America based upon the General Adjustment of the North American Datum of 1988.
  - (5) *Seawall* means vertical or near vertical structures placed between an upland area and a waterway. For the purposes of Section 47-19.3(f), rip rap is not considered a seawall.
  - (6) *Rip rap* means a foundation of unconsolidated boulders, stone, concrete or similar materials placed on or near a shoreline to mitigate wave impacts and prevent erosion.
- (b) Boat davits, hoists and similar mooring devices may be erected on a seawall or dock subject to the following limitations on the number and location as follows:
- (1) Except as provided herein, only one (1) mooring device per the first one hundred (100) feet of lot width or portion thereof, and one mooring device for each additional one hundred (100) feet of lot width. A second mooring device may be permitted within the lot area greater than one hundred (100) feet but less than two hundred (200) feet if approved as a Site Plan Level II permit, subject to the following criteria:
    - a. The location of the proposed mooring device will not interfere with the view from adjacent properties to a degree greater than the intrusion already permitted as a result of the berthing of a vessel at applicant's property within the setback and extension limitations provided in the Code.
    - b. The type of mooring device is the least intrusive and most compatible with the view from the waterway.
    - c. No conflict with a neighboring property owner's usage of the waterway will be created as a result of the additional mooring device.

Pursuant to Site Plan Level II review, the development review committee ("DRC") shall determine whether the proposed additional mooring device meets the criteria based on its location and the relationship of applicant's property to abutting properties with regard to height, angle of view of the device from abutting properties and the height, width and length of the mooring device proposed.

Approval of a Site Plan Level II development permit for an additional mooring device shall not be final until thirty (30) days after preliminary DRC approval and then only if no motion is approved by the City Commission seeking to review the application pursuant to the process provided in Section 47-26. The denial of an application for an additional mooring device may be appealed to the City Commission in accordance with the provisions of Section 47-26.





- (2) In addition to the mooring device described in paragraph (b)(1) of this section, one (1) lift designed and used solely for the lifting of a personal watercraft (PWC) per development site is permitted. For purposes of this subsection (2) a PWC is as defined in F.S. Ch. 327.
- (3) The cross section of the davit, hoist or other mooring device shall not exceed one (1) square foot and have a maximum height of six and one-half (6½) feet above lot grade.
- (4) The lowest appendage of a vessel may not be hoisted greater than one (1) foot above a seawall cap or if no seawall, above the average grade of the upland property and properties abutting either side of the upland property, whichever is less.
- (c) No boat slips, docks, boat davits, hoists, and similar mooring structures not including mooring or dolphin piles or a seawall, may be constructed by any owner of any lot unless a principal building exists on such lot and such lot abuts a waterway. Mooring structures, not including mooring or dolphin piles, shall not extend into the waterway more than twenty-five (25) percent of the width of the waterway or twenty-five (25) feet whichever is less as measured from the property line.
- (d) Mooring or dolphin piles, shall not be permitted to extend more than thirty (30) percent of the width of the waterway, or twenty-five (25) feet beyond the property line, whichever is less.
- (e) The City Commission may waive the limitations of Sections 47-19.3(c), 47-19.3(d) and 47-39.A.1.b.(12)(a) and 47-39.A.1.b.(12)(b) under extraordinary circumstances, provided permits from all governmental agencies, as required, are obtained after approval of the City Commission, after a public hearing and notification to property owners within three hundred (300) feet. In no event shall the extension exceed thirty (30) percent of the width of the waterway and no variance may be approved by the Board of Adjustment or other agency permitting an extension beyond the thirty percent (30%) limitation. Reflector tape shall be affixed to and continually maintained on all mooring or dolphin piles authorized under this subsection to extend beyond the limitations provided in subsection (d). The reflector tape must be formulated for marine use and be in one (1) of the following uniform colors: international orange or iridescent silver. On all such piles, the reflector tape shall be at least five (5) inches wide and within eighteen (18) inches of the top of the pile.
- (f) The top surface of a seawall shall have a minimum elevation of 3.9 feet NAVD88 (see table). The elevation of a seawall or dock shall not exceed a maximum of the base flood elevation (BFE) as identified in the corresponding FEMA Flood Insurance Rate Map (FIRM) for the property, except as specifically set forth herein. For properties with a BFE of 4.0 feet NAVD88, the minimum seawall elevation shall meet 3.9 feet NAVD88 and the maximum seawall or dock elevation shall be 5.0 feet NAVD88. For waterfront properties with a habitable finished floor elevation of less than 3.9 feet NAVD88, a seawall may be constructed at less than the stated minimum elevation if a waiver is granted by the City Engineer. For properties within an X zone, the minimum seawall elevation shall meet 3.9 feet NAVD88 and the maximum seawall or dock elevation shall meet the definition of grade as determined by subsection 47-2.2 (g)(1)(a). The maximum height of related structures attached to a seawall shall not exceed the elevation of the seawall to which the structure is attached. In the event of a conflict between subsection 47-19.5.B.Table 1, Note G; subsection 1.a.ii. and the requirements of this section, this section shall govern. Property owners choosing to construct seawalls at less than 5.0 feet NAVD88 are strongly encouraged to have the foundation designed to accommodate a future seawall height extension up to a minimum elevation of 5.0 feet NAVD88.

Property's FEMA Flood Insurance Rate Map Location	Minimum Allowable Seawall Elevation	Maximum Allowable Seawall or Dock Elevation
In a floodplain with a base flood elevation greater than or	3.9 feet NAVD88	Base flood elevation of the property



equal to 5.0 feet NAVD88		
In a floodplain with a base flood elevation equal to 4.0 feet NAVD88	3.9 feet NAVD88	5 feet NAVD88
In an X zone, not in a floodplain	3.9 feet NAVD88	Meet the definition of grade as determined by Section 47-2.2(g)(1)(a)

- (1) Seawalls must be designed and built in a substantially impermeable manner to prevent tidal waters from flowing through the seawall while still allowing for the release of hydrostatic pressure from the upland direction.
- (2) Fixed docks may be constructed at an elevation less than the elevation of the seawall to which it is attached but shall not be constructed at an elevation more than ten (10) inches above the seawall's elevation. The dock elevation may not exceed the maximum elevation as described in subsection (f) of this section. Floating docks shall be allowed and must be permitted and permanently attached to a marginal dock, finger pier, mooring pilings, or seawall.
- (3) Seawall improvements constituting substantial repair at the time of permit application shall meet the minimum elevation and consider the design recommendations (see subsection (f) above) for the continuous seawall for the length of the property. For the purposes of this section, the substantial repair threshold shall mean the following:
  - (i) Any improvement to the seawall of more than fifty percent (50%) of the length of the structure, which for the purposes of this section, shall include both the seawall and cap; or
  - (ii) Any improvement to the seawall which results in an elevation change along more than fifty percent (50%) of the length of the structure.
- (4) All property owners must maintain their seawalls in good repair. A seawall is presumed to be in disrepair if it allows for upland erosion, transfer of material through the seawall or allows tidal waters to flow unimpeded through the seawall to adjacent properties or public right-of-way. Property owners failing to maintain their seawalls may be cited. The owner of the property on which the seawall is constructed is required to initiate a process, including but not limited to hiring a contractor or submitting a building permit, and be able to demonstrate progress toward repairing the cited defect within sixty (60) days of receiving notice from the city and complete the repair within three hundred sixty-five (365) days of citation. If the required repair meets the substantial repair threshold, the property owner shall design, permit, and construct the seawall to meet the minimum elevation requirement and design requirement (see subsection 47-19.3(f)) within three hundred sixty-five (365) days of citation.
- (5) Property owners with seawalls below the minimum elevation, or permeable erosion barriers such as rip rap, or a land/water interface of another nature shall not allow tidal waters entering their property to impact adjacent properties or public rights-of-way. Property owners failing to prevent tidal waters from flowing overland and leaving their property may be cited. The owner of the property is required to initiate a process, including but not limited to, hiring a contractor or submitting a building permit, and be able to demonstrate progress toward addressing the cited concern within sixty (60) days of receiving notice from the city and complete the proposed remedy within three hundred sixty-five (365) days of citation.



- (g) No boathouse, permanent covering, or temporary covering for a boat shall be permitted within the setback area required for the zoning district in which such shelter is to be located, nor shall any boathouse, permanent covering or temporary covering for a boat, or any other structure not otherwise specifically permitted, be permitted within or cover any public waterway.
- (h) No watercraft shall be docked or anchored adjacent to residential property in such a position that causes it to extend beyond the side setback lines required for principal buildings on such property, as extended into the waterway, or is of such length that when docked or anchored adjacent to such property, the watercraft extends beyond such side setback lines as extended into the waterway. The owner of real property which would be entitled to the density limitation of a maximum of forty (40) units per acre pursuant to the terms for habitation of floating homes or vessels, Section 47-19.6, may apply for an exception to the setback requirements contained herein. An application for such exception shall be heard by the Planning and Zoning Board (board) at a public hearing called for that purpose. After the public hearing, the board shall make a recommendation to the City Commission that the application be granted or denied, or granted subject to conditions. If the board recommends that the application be either granted or granted subject to conditions, the City Clerk shall place the recommendation on the agenda of the City Commission for a public hearing at a regular meeting. The City Commission shall, by resolution, either grant the application, deny the application, or grant the application subject to such conditions as it finds necessary to the health, safety and general welfare of the citizens of the city. In deciding whether to grant or deny the application, the City Commission shall consider the neighborhood within which the applicant's property lies and the effect that the exception to the setbacks would have on the following:
- (1) The surrounding property.
  - (2) The ability of adjacent property owners to enjoy abutting waterways.
- (i) Waiver of limitations. Property owners of lands located on the Isle of Venice and Hendricks Isle may dock or anchor watercraft adjacent to their respective properties in a manner which extends beyond side setback lines, required by this section as approved by Resolution No. 85-270.

(Ord. No. C-97-19, § 1(47-19.3), 6-18-97; Ord. No. C-04-2, § 4, 1-12-04; [Ord. No. C-10-44, § 2, 12-7-10](#); [Ord. No. C-13-18, § 2, 6-4-13](#); Ord. No. [C-16-13](#), § 1, 6-21-16; [Ord. No. C-16-27](#), § 1, 12-6-16)



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<b>Site Address</b>	1180 N FEDERAL HIGHWAY #1502, FORT LAUDERDALE FL 33304	<b>ID #</b>	4942 36 AL 0920
<b>Property Owner</b>	BIRON, RENEE	<b>Millage</b>	0312
<b>Mailing Address</b>	1795 RUE FRADET *DRUMMONDVILLE QC CA J2B 1N7	<b>Use</b>	04
<b>Abbr Legal Description</b>	RIVA CONDOMINIUM UNIT PH 1502 PER AMCDO CIN #113566952		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

\* 2022 values are considered "working values" and are subject to change.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	\$411,870	\$3,706,820	\$4,118,690	\$3,614,950	
2021	\$400,610	\$3,605,490	\$4,006,100	\$3,286,320	\$66,018.02
2020	\$298,760	\$2,688,810	\$2,987,570	\$2,987,570	\$55,533.09

2022* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$4,118,690	\$4,118,690	\$4,118,690	\$4,118,690
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$3,614,950	\$4,118,690	\$3,614,950	\$3,614,950
<b>Homestead</b>	0	0	0	0
<b>Add. Homestead</b>	0	0	0	0
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type</b>	0	0	0	0
<b>Taxable</b>	\$3,614,950	\$4,118,690	\$3,614,950	\$3,614,950

Sales History			
Date	Type	Price	Book/Page or CIN
12/4/2018	SWD-Q	\$3,600,000	115541131

Land Calculations		
Price	Factor	Type
<b>Adj. Bldg. S.F.</b>		4177
<b>Units/Beds/Baths</b>		1/3/3.5
<b>Eff./Act. Year Built: 2019/2018</b>		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F2		
R								
1						1592		

Return to: (enclose self-addressed stamped envelope)  
Equity Land Title, LLC  
525 Okeechobee Blvd, Suite 900  
West Palm Beach, FL 33401

This Instrument Prepared by:  
Terri Duran  
Equity Land Title, LLC  
525 Okeechobee Blvd, Suite 900  
West Palm Beach, FL 33401

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR PROCESSING DATA

Property Appraiser's Parcel Identification Number 4942 36 AL 0920

**SPECIAL CONDOMINIUM WARRANTY DEED**

THIS INDENTURE, made this 4 day of December, 2018, between **PREMIER RIVA, LLC**, a Delaware limited liability company, whose address is 2601 E. Oakland Park Boulevard, Suite 200, Fort Lauderdale, Florida, 33306, hereinafter referred to as "Grantor," and **Renee Biron**, a married woman, whose address is 1795 Rue Fradet, Drummondville, Quebec J2B 1N7, Canada, hereinafter referred to as "Grantee."

**WITNESSETH:**

That the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10) and other good and valuable consideration to it in hand paid by the Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to the Grantee, and the Grantee's heirs and assigns forever, the following described real property situated, lying and being in Broward County, Florida, to wit:

Condominium Unit 1502, RIVA, A CONDOMINIUM, according to the Declaration of Condominium thereof, recorded in Official Records Book 50792, Page 797, as Amended and Restated Declaration of Condominium recorded in Official Records Instrument Number 113566952, as amended from time to time, of the Public Records of Broward County, Florida, together with an undivided interest in the common elements.

Grantee, by acceptance hereof, and by agreement with Grantor, hereby expressly assumes and agrees to be bound by and to comply with all of the covenants, terms, conditions and provisions set forth and contained in the aforescribed Declaration, including, but not limited

to, the obligation to make payment of Assessments for the maintenance and operation of the Condominium.

This conveyance is made subject to the following:

1. Real estate taxes for the year of closing and subsequent years and any special taxes or assessments entered against said property after the date of closing;
2. Applicable zoning regulations and ordinances;
3. All of the terms, provisions, conditions, rights, privileges, obligations, easements and liens set forth and contained in the Declaration and all exhibits and any amendments thereto;
4. All of the covenants, agreements, conditions, restrictions and easements of record, if any, which may now affect the afore-described property, but without reimposing any of same;
5. Perpetual easement for encroachments now existing or hereafter existing caused by the settlement or movement of improvements or caused by minor inaccuracies in building or rebuilding;

AND FURTHER SUBJECT TO THOSE EXCEPTIONS  
AS LISTED ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF BUT WITHOUT REIMPOSING ANY OF SAME

The Grantor does hereby warrant the title to said property by, through and under the said Grantor and will defend the same against lawful claims of all persons claiming by, through or under the Grantor.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

PREMIER RIVA, LLC, a Delaware limited liability company formerly Premier Riva, LLC, a Florida limited liability company

By: PREMIER DEVELOPERS V, LLC  
a Florida limited liability company  
Its: Manager

By: [Signature]  
Bradley Deckelbaum, as manager

Signed, sealed and delivered  
In the presence of:

[Signature]  
Signature  
Susulser  
Printed Name of Witness

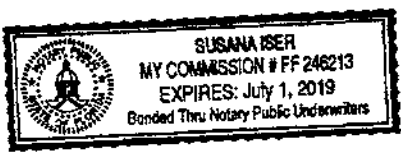
[Signature]  
Signature  
Ali Rivera  
Printed Name of Witness

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 4 day of December 2018 by Bradley Deckelbaum, manager of PREMIER DEVELOPERS V, LLC, a Florida limited liability company, as manager of PREMIER RIVA, LLC, a Delaware limited liability company formerly Premier Riva, LLC, a Florida limited liability company, who is personally known to me or who has produced as identification.

My Commission expires:

[Signature]  
Notary Public  
Susulser  
Printed Name of Notary Public  
\_\_\_\_\_  
Commission Number



**EXHIBIT "A"**

1. Terms, covenants, conditions, easements, restrictions, reservations and other provisions, including provisions which provide for a private charge or assessment, according to that certain Amended and Restated Declaration of Condominium of Riva, a Condominium, and the exhibits and attachments thereto, recorded March 11, 2016, in Official Records Instrument No. 113566952, as the same may be further amended, of the Public Records of Broward County, Florida.
2. General or special taxes and assessments required to be paid in 2019 and subsequent years.
3. Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the land and any adverse claim to all or part of the land that is, or was previously, under water.
4. Easement in favor of Florida Power & Light Company recorded in Official Records Book 4628, Page 166.
5. Easement in favor of Florida Power & Light Company recorded in Official Records Book 5025, Page 294.
6. Rights, if any, of the public to use as a public beach or recreation area any part of the land lying between the body of water abutting the subject property and the natural line of vegetation, bluff, extreme high water line, or other apparent boundary line separating the publicly used area from the upland private area.
7. Any and all rights of the United States of America over artificially filled lands in what were formerly navigable waters, arising by reason of the United States of America's control over navigable waters in the interest of navigation and commerce, and any conditions contained in any permit authorizing the filling in of such areas.