



CITY OF FORT LAUDERDALE

DRAFT
MEETING MINUTES
CITY OF FORT LAUDERDALE
MARINE ADVISORY BOARD
FORT LAUDERDALE FIRE RESCUE DEPARTMENT
528 NW 2ND STREET, STATION #2
FORT LAUDERDALE, FLORIDA 33311
3RD FLOOR CONFERENCE ROOM
THURSDAY, MAY 2, 2024 – 5:00 P.M.

Cumulative Attendance
January-December 2024

Steve Witten, Chair	P	5	0
James Harrison, Vice Chair	P	3	2
Tyler Brunelle	P	5	0
Robyn Chiarelli (6:03-7:59)	P	3	2
Jason Dunbar (dep. 7:35)	P	2	0
Barry Flanigan	P	5	0
Robert Franks	P	4	1
Elisabeth George (dep. 8:25)	P	5	0
Brewster Knott	A	3	2
John Lynch	P	4	1
Norbert McLaughlin	P	5	0
Noelle Norvell	P	3	2
Ed Rebholz	A	4	1
Bill Walker	A	3	2
Robert Washington	P	4	1

As of this date, there are 15 appointed members to the Board, which means 8 would constitute a quorum.

Staff

- Andrew Cuba, Marine Facilities Manager
- Jonathan Luscomb, Marine Facilities Supervisor
- Sergeant Travis O’Neil, Marine Unit Supervisor
- Dr. Nancy Gassman, Assistant Director of Public Works (Sustainability)
- Carl Williams, Director, Parks and Recreation Department
- K. Cruitt, Recording Secretary, Prototype, Inc.

Communications to City Commission

None.

- I. Call to Order / Roll Call

Chair Witten called the meeting to order at 6:00 p.m.

II. Statement of Quorum

Roll was called and it was noted a quorum was present at the meeting.

Mr. Cuba advised that election of Board Officers would be held at today's meeting, and requested nominations/motions for Chair and Vice Chair.

Motion made by Mr. Harrison, seconded by Mr. Lynch, to elect the Chair as Steve [Witten]. In a roll call vote, Mr. Witten was reelected as Chair.

Ms. Chiarelli arrived at 6:03 p.m.

Motion made by Mr. Witten, seconded by Ms. George, that Jimmy Harrison is Vice Chair. In a roll call vote, Mr. Harrison was reelected as Vice Chair.

III. Approval of Minutes – April 4, 2024

Motion made by Mr. Dunbar, seconded by Mr. Brunelle, to approve. In a voice vote, the **motion** passed unanimously.

IV. Waterway Crime & Boating Safety Report / Code Enforcement Update

Sergeant Travis O'Neil, Marine Unit Supervisor, reported the following activity from March 2024:

- 112 calls for service
- 11 accidents, all of which were minor or had no injuries
- 13 citations

Notable calls during the month of March included recovery of a boat stolen from the city of Boca Raton. A burglary of a fishing vessel occurred at Bahia Mar.

Sgt. O'Neil reported the following activity from April 2024:

- 155 calls for service
- 5 accidents
- 38 citations

There were no burglaries or incidents of note during the month of April.

The Marine Unit is currently preparing for the annual Air Show. Sgt. O'Neil continued that they also continue to work nearly every weekend with the United States Coast Guard to perform charter inspections, which has resulted in the shutdown of many illegal charter vessels.

Vice Chair Harrison requested an update on recruiting for the Marine Unit. Sgt. O'Neil replied that while he did not have exact numbers on hand, current recruiting is the heaviest he has seen in his tenure with the Fort Lauderdale Police Department. He hoped to bring on one extra Officer, which would allow for the deployment of two four-person squads.

Chair Witten introduced Parks and Recreation Director Carl Williams, who was invited to attend tonight's meeting.

V. Discussion – United States Coast Guard Lieutenant Benjamin Adrien / Chief, Waterways & Waterfront Division

Chair Witten introduced Lieutenant Benjamin Adrien, Captain Frank Florio, and Lieutenant Sean Etienne of the U.S. Coast Guard, noting that Lt. Etienne will replace Lt. Adrien in the Miami sector when Lt. Adrien ships out to New Orleans. He thanked Lt. Adrien for his tenure in South Florida.

Chair Witten explained the Board's "Reimagining the New River" effort, noting that a bathymetric study of the New River is in process. One item of interest on the New River is understanding how to maintain the navigable channel. Mr. Franks showed a video on how a 150 ft. barge would navigate the waterway with tugs at the front and back. He noted that the completion of the bathymetric survey would help in making decisions on how to manage the waterway.

Mr. Franks concluded that while the river has remained the same size, there has been growth on and around it, resulting in encroachment. He reiterated that this growth needs to be managed in order to maintain the waterway.

Chair Witten asked if there are any initiatives on which the Coast Guard is working which can be shared with the Board. Lt. Adrien replied that the Coast Guard has worked with the Marine Industries Association of South Florida (MIASF) for several years, and has been tasked with foreseeing issues that will affect navigation, including encroachments.

Lt. Adrien continued that one of the Coast Guard's tools as a federal agency could be to establish a regulated navigation area, which restricts the widths of boats that may impede the channel. He observed that similar action may be necessary for the New River, and noted that it would take vessel traffic studies and other efforts to enact this type of regulation.

Chair Witten asked if there are any Coast Guard recommendations for the Intracoastal Waterway as well as the New River. Lt. Adrien replied that the Coast Guard is responsible for dredging projects on the Intracoastal Waterway as well as the expansion project at Port Everglades, and can have conversations not only with the port but with stakeholders who use its surrounding waterways. There are actions the Coast Guard can take to educate waterway users.

The Coast Guard is also working to establish a Harbor Safety Committee at Port Everglades, which will bring in key stakeholders and allow for the discussion of waterway issues and actions that can be taken to solve problems. He characterized the waterways as vital resources for commercial and recreational activities, and suggested that a member of the Marine Advisory Board (MAB) may wish to participate in the Harbor Safety Committee.

Chair Witten read two notes to Lt. Adrien from Fort Lauderdale's Mayor and Vice Mayor, thanking him for his years of service to South Florida and the United States.

VI. Clean Waterways Roundtable – Dr. Nancy Gassman / Assistant Public Works Director

Chair Witten introduced Dr. Nancy Gassman, Assistant Director of Public Works (Sustainability), explaining that one goal during his tenure with the Board is to ensure the City's waterways are cleaner than when he began. To this end, the Board is undertaking a clean water initiative.

Dr. Gassman gave a presentation on the City's water quality, which is comprised of four types of components:

- Physical components: color, temperature, water clarity
- Biological components: algae, naturally occurring plants in the water, bacteria
- Chemical components: oxygen, chlorophyll, and nutrients
- Trash, debris, and items floating in the water

Today's presentation focused on color, bacteria, trash, and debris, as well as some discussion of nutrients.

Dr. Gassman advised that while the City's waterways have a brown color, they are not dirty: their color is natural for Southeast Florida waterways and is the results of tannins from the soils of the Everglades, which work through the canal system to Fort Lauderdale. The color is not the result of pollutants.

Dr. Gassman continued that in the 1970s, sewage package plants throughout Broward County discharged secondarily treated waste directly into canals and waterways. This waste had received a fairly low level of treatment and included nutrient, oxygen, and bacterial components. Also in the 1960s and 1970s, there were significantly fewer residents in Fort Lauderdale than today. With the addition of over 100,000 residents since those times, it cannot be expected that water quality will remain high in a growing urban environment.

The Florida Department of Environmental Protection (FDEP) grades water quality by assigning a total maximum daily load. This means that waterways have impairments due to certain waterway quality components, and the community must work to reduce what

contributes to these components. The only impairment considered for the New River and Middle River areas is bacteria. Nutrients, turbidity, and ground color are not part of the impairment to Fort Lauderdale's waterways.

When the City seeks to address waterway quality, they are considering three factors:

- Monitoring, which is done by FDEP and the Department of Health, as well as by Broward County's Resilient Environment Department and by the City through Miami Waterkeeper
- Pollution prevention, which is achieved by a number of tools, policies, and regulations, as well as operational programs, permit requirements, and outreach and education
- Remediation or treatment, including trash removal, improving water circulation, removing contamination, or finding ways to treat the water column itself

Of these factors, pollution prevention is the most cost-effective way to address waterway quality concerns.

In 2020 and 2021, waterway quality was one of the Fort Lauderdale City Commission's top priorities, undertaking several activities that fell into the above categories. This included recreational water quality monitoring with Miami Waterkeeper, as well as algal bloom monitoring during peak season. The City adopted a restrictive policy on fertilization during the rainy season. Cleaning of catch basins prevented over 1000 tons of debris from entering the waterways, and 57 pollution control baffles were installed. The City also outsourced its canal cleaning.

In 2021, these monitoring activities continued, and the City enhanced its own requirements under the National Pollution Discharge Elimination System permit. This permit requires the City to ensure that problem materials do not enter the waterways through the stormwater system. This specifically addresses non-point source pollution, which occurs when pollution is entering the system from several places.

The City also initiated an algal bloom prevention pilot program, and worked with private entities to undertake protein skimmer technology. They initiated remediation of three bodies of water impacted by 2019-2020 wastewater discharges and placed aerators at critical sites where water quality concerns were identified.

These activities continued throughout 2022, along with cleaning of large stormwater pipes in the Himmarshee and Tarpon River Basin areas. In 2023, the City expanded its water quality monitoring network, installing six water quality structures as part of new stormwater infrastructure in the River Oaks and Edgewood communities. Dredging was completed in the Himmarshee Canal.

Data from Miami Waterkeeper has shown that the majority of areas designated by the City as water sport activity areas have the cleanest water quality and pass inspection most of the time. FDEP's Class III standard, which identifies fishable and swimmable

waters, also shows that most of these sites have a high passing rate. The areas in which there is not strong compliance with this standard tend to be more inland or on tributaries of the main waterways.

Dr. Gassman continued that Broward County performs quarterly water quality monitoring at a number of sites, including the New River at Andrews Avenue. They have identified dissolved oxygen, turbidity, nitrogen, chlorophyll, and phosphorus at that site; however, the water quality is determined to be good, with the exception of phosphorus, over the majority of a 17-year time frame. Issues related to phosphorus compliance began in 2016 and continue in the present day.

Dr. Gassman noted similar incidences in other sites on the City's waterways in which phosphorus is the exception to compliance. There are separate standards for phosphorus in marine waters and in freshwater. Poor water quality continues in the City's freshwater areas due to phosphorus.

Another issue with water quality is floating debris. One way the City seeks to prevent this type of pollution is with daily street sweeping in curbed areas throughout Fort Lauderdale, as well as cleaning of catch basins and stormwater drains or inlets. Over the last six to seven years, the City has removed approximately 1500 tons of debris from these basins as well as through street sweeping efforts. There are approximately 10,000 City-owned catch basins, half of which are cleaned every year. The City also inspects every catch basin twice per year.

In 2019, the City hired a contractor for cleaning, which resulted in a significant change to the amount of trash that is removed from its waterways. The vessel used by the contractor touches every body of water in the City once each month. Most of what is removed from the waterway is vegetation, including palm fronds, yard trimmings, and coconuts.

In 2024, the City has hired a consultant to study where monitoring is done and determine whether new locations should be added. The City Commission is considering hiring a Chief Waterway Officer and will make a decision on this position as part of the budget cycle.

Water quality structures have been added as part of the City's stormwater improvements. Construction is underway in the Durrs and Dorsey Riverbend communities, where four additional structures will be placed. A living seawall is being added to the Riverwalk seawall, and canal cleaning services will be expanded in areas where there is an excessive amount of trash. The next cleaning contract will increase the frequency of cleaning in these areas.

Additional steps to improve water quality include the addition of a Code Compliance boat, which allows them to improve their enforcement of waterway-related Codes. This includes addressing live-aboard vessels, dock rentals, floating Airbnbs, boat maintenance at

moorings, and unsightly vessels. The Marine Facilities Department obtains an annual grant for the removal of derelict vessels.

The City also continues outreach to provide information to residents about landscaping waste, pet waste disposal, fertilizer use, washwater disposal, and other activities that can affect water quality.

In addition to the City, groups such as Residents for Resilience, the Marine Research Hub, and the Coastal Conservation Association of Florida are also working to provide habitat restoration throughout the City to establish or reestablish oyster beds and identify opportunities for additional mangrove planting. The Marine Research Hub considers innovations in the marine business realm and works with entrepreneurs to create new solutions to emerging issues throughout the City's waterways.

Dr. Gassman concluded that the City's website includes a dedicated page on pollution prevention for the marine industry and boaters, and there is a mobile app called "Fix It Fort Lauderdale." Residents can also call 1-800-828-8000 if they have concerns on the waterways.

Mr. McLaughlin requested an update on the dredging of the entire Tarpon River, recalling that the City's 2023 flooding events resulted in debris being swept into that waterway. He noted that the City does not have a budget in place for dredging. Dr. Gassman replied that the City submitted a legislative request to the state of Florida to dredge the Tarpon River; however, this request was not funded.

With regard to the April 2023 flood, the City has worked to clear its stormwater system of debris associated with that event, with mass cleanings of neighborhoods identified as having the greatest needs. They have not, however, attempted to retrieve debris which might have entered the City's waterways during the flood.

In 2017, the City Commission reviewed an engineering study which proposed that maintenance dredging could be done in every City waterway on a seven-year cycle. One option for funding this program was having every waterway property receive a special assessment, which would go into an appropriate fund to dredge navigational waterways. At that time, however, waterway residents indicated they did not want to pay for the fund. The City's current position since that time is that it will no longer perform any dredging in navigational waters, and there is no funding directed toward that purpose.

Mr. Dunbar asked if any of the studies mentioned in the presentation addressed heavy metals. Dr. Gassman replied that Broward County has done some studies on heavy metals found in blue crabs on the New River to determine if their levels were problematic for consumption. Most of their findings indicate that these crabs should not be consumed more than once per week. She concluded that any sediment monitoring is occurring at the County level rather than the City.

Mr. Dunbar also requested additional information on the effects of phosphorus in the water. Dr. Gassman explained that when there are high nitrogen and phosphorus nutrients, water is more subject to algal or duckweed bloom.

Chair Witten stated that he would follow up with Dr. Gassman regarding today's presentation and would convey further information to the Board members through Mr. Cuba's Office. He requested direction on next steps, as well as short- and long-term goals, and emphasized the importance of education in ensuring water quality improvement, including teaching boaters to stow their trash rather than throw it into waterways.

Dr. Gassman advised that the MAB may wish to determine which aspects of water quality concern them most: for example, physical, biological, chemical, or trash components. This will guide them in deciding what steps they would like to take and what performance metrics can be used to determine whether or not the water is cleaner.

Chair Witten also commented that there are a great many organizations undertaking water quality improvement efforts, and asked how the Board can ensure that they are working on tasks that converge with these entities' focus. Dr. Gassman replied that this is part of the City Commission's intent in considering a Chief Waterway Officer, who could serve as a clearinghouse for various efforts and help coordinate them among agencies.

Chair Witten suggested that the Board discuss this further at the June 2024 meeting and identify the issues on which they would like to focus. Lt. Adrien added that the Board should consider defining what constitutes clean water. This will help them identify the resources and agencies that can work together toward this goal.

Mr. Frank recalled that some months ago, the Board discussed a significant fuel spill which had occurred at Lauderdale Marina, and requested clarification of which entity should be notified of incidents such as this. Lt. Adrien replied that if the Coast Guard's Second Command Center is notified, a national report will be filed and an investigation will be triggered. Dr. Gassman added that the 800 number mentioned earlier can also identify the agency that should be notified to respond.

Mr. Washington requested clarification of how boundaries are determined on waterways: for example, which areas are subject to federal, state, or local jurisdiction. Sgt. O'Neil replied that the Fort Lauderdale Police Department has jurisdiction within the City as well as roughly three miles offshore. They can serve as a good starting point when reporting incidents and can alert larger agencies as needed.

Mr. McLaughlin observed that one issue is that the fines for pollution are insufficient deterrents, and suggested that penalties should be strengthened.

VII. Dock Waiver – 1180 N. Federal Highway (Unit 1502 / Slip 7) Renee Biron

Akbar Mondal Nunez, representing the Applicant, explained that the Applicant proposes to install a boat lift at Slip 7 at the subject location. The Applicant previously applied for a different boat lift, which was approved, but the application was withdrawn due to an issue with the condominium.

The four-post boat lift would include a catwalk as an alternative to full decking. The catwalk would be placed on top of the boat lift and would not be larger than the lift's beam. The request is for a 7.8 ft. extension past the required setback. No structures or piles would exceed 25% of the waterway width and would not impede the navigational channel. The lift is intended to improve the vessel's safety.

Chair Witten recalled that when the previous application for this location came before the Board, there had been discussion of allowing boat lifts more often than one lift per every 100 ft. The president of the condominium's board of directors has provided a letter of support for the Application.

Chair Witten also noted that Assistant City Attorney Bob Dunckel had expressed one concern regarding the Application: if it is approved, the Board needs to confirm ownership of the subject slip. He recommended that before the Application goes to the City Commission for approval, the Applicant provide this proof.

There being no further questions from the Board at this time, Chair Witten opened the public hearing. As there were no individuals wishing to speak on the Item, the Chair closed the public hearing and brought the discussion back to the Board.

Mr. Flanigan requested additional information on the confirmation of ownership. Mr. Cuba explained that when the previous Application for the same slip came before the Board, the Applicant provided proof of ownership in the form of a letter from the condominium. The Assistant City Attorney has requested an updated version of that letter to accompany this Application.

Motion made by Vice Chair Harrison, seconded by Mr. Brunelle, to approve the Application with the addition of proof of ownership. In a roll call vote, the **motion** passed unanimously (12-0).

VIII. Presentation – Freedom Waters Foundation – Robin Meagher / Director of Program & Development

Robin Meagher and Debbie Frankel, representing the Freedom Waters Foundation, distributed fliers and materials to the Board about the organization, which seeks to enhance the well-being of veterans, children, and adults through therapeutic boating experiences.

Ms. Meagher explained that the program serves children and adults with special needs, life-threatening illnesses, and disabilities, as well as veterans. They do not own any

vessels and rely on private and commercial boat owners to donate their time and vessels. The program was founded in Fort Lauderdale 18 years ago and continues to grow.

The Freedom Waters Foundation has recently entered into a partnership with the Winterfest Foundation, which oversees the nonprofit side of the annual Winterfest Boat Parade. Freedom Waters has also launched a Water Safety Family Fun Day, which is a community event held at Esplanade Park, and partners with other organizations which have exhibits at the park, including the Water Taxi, the Fort Lauderdale Police and Fire Departments, and the U.S. Coast Guard.

Ms. Frankel introduced a brief video on the Freedom Waters Foundation, stating that they offer boat rides that may last from one to three hours. The intent is to provide individuals with the opportunity to experience the water. They also offer fishing outings and an adaptive sailing program. Boats may vary in size from 17 ft. to 122 ft., which may accommodate larger groups. They also have outings in which groups of boats are involved.

Chair Witten asked how boaters can become involved in the Foundation's activities. Ms. Meagher stated that they can reach out to her or visit the organization's website, FreedomWatersFoundation.org. Boat owners and participants can sign up through this site. Each trip is customized. Donation and fundraising information is also available.

IX. Presentation – Nautica Residences & Hotel-Marina / Stephanie Toothaker

Stephanie Toothaker, representing Nautica Residences & Hotel-Marina, showed a PowerPoint presentation on the proposed development, which is currently going through the City's Development Review Committee (DRC) process. The project is located on the water and includes a marina.

The project will need to go before the City's Planning and Zoning Board (PZB) as well as the City Commission for approval. It will be part of two sites within one overall district, including the Raintree Riverwalk Residences, which has already been approved. The Nautica project will replace the existing Riverfront Marina and a restaurant.

The Site Plan includes hotel, condominium, and multi-family rental uses. A significant upgrade is proposed to the existing dry stack marina, which will be an integral part of the project. The dry stack marina is surrounded by glass and includes a walkway through the center of the building.

The Riverwalk concept will be both elevated over the working marina as well as behind the building, where visitors can watch boats enter the water. Riverfront dining will remain on the site, and transient dockage will be available. The marina will maintain seven wet slips and 84 dry slips.

Penny Cott, also representing the Nautica project, showed a planned view of the site's in-water elements, noting that the landward portion of the basin will be backfilled to facilitate development. Sovereign submerged lands are located on the north portion of the basin; however, most of the tidal waters on the site are privately owned. Backfilling the landward part of the basin is expected to improve water quality on the site.

The seawalls will be replaced immediately in front of the existing walls, as well as where a natural shoreline exists on the north end of the property in order to stabilize the shoreline. The seawalls will meet the City Ordinance requirements of +5 ft. North American Vertical Datum (NAVD). When the marina is not operating in the evening, transient dock slips will be made available to restaurant patrons.

The dry storage facility will use a gantry crane-style mechanism for launching, and vessels will be staged in racks. The 84 dry slips can accommodate vessels of up to 48 ft. in size, while in-water slips can accommodate vessels of up to 60 ft.

The project is seeking a new lease for the currently proposed structures and mooring areas, and does not propose any mooring on the waterward edge of the restaurant's dining area. The natural shoreline on the northern end is somewhat shallow. The Applicant does not propose to dredge slip #7, but instead proposes to install a seawall "generally along the waterfront," with some filling in order to accommodate a straight shoreline.

Mr. Washington requested clarification of what type of new seawall would replace the existing structure. Ms. Cott replied that while the Applicant has not yet decided, this will most likely be a steel sheet pile seawall placed immediately waterward of the existing seawall, and the cap on the entire property will be raised to +5 ft. NAVD. Because the buildings will be new construction, the Applicant is not concerned with the potential effect of vibrations from the steel sheet piles, although vibrational monitoring can be done if the geotechnical engineering assessment of the study warrants it.

Ms. Cohn of MIA SF expressed concern with slip #7 being a permanent slip due to its proximity to the train bridge. Ms. Cott advised that all the slips are considered to be transient staging slips for the dry storage facility and, when that facility is not in operation, for the restaurant. There will not be permanent mooring, and the Applicant has no plans at present to dredge in the area.

Norm Bekoff, member of the public, asked if the site will include pump-out facilities. Ms. Cott replied that the Applicant has "gone back and forth" regarding this possibility and can discuss it further.

Mr. Franks asked whether or not potential plans for a bridge or tunnel next to the subject property have been considered. Ms. Toothaker replied that the Applicant is awaiting engineering plans to tell them what future structures may look like. There have been

detailed discussions of these possibilities, including the need for an easement from the developer if a tunnel is constructed.

X. Old / New Business – Ongoing Discussion – Reimagining the New River

Chair Witten reported that the proposed moratorium is scheduled to go before the City Commission at their May 7, 2024 meeting for discussion. He planned to attend this meeting.

Chair Witten added that next month's discussion of Reimagining the New River will be moved to an earlier position on the Board's Agenda. Discussion of the Board's Clean Water Initiative will be in an earlier position as well.

Lindsey Way, member of the public, requested additional information on the Reimagining the New River initiative thus far. Chair Witten explained that there is currently a Zoning in Progress in place on the New River, which means the Board does not currently have to entertain waivers for that waterway. Once the proposed moratorium is finalized by the City Commission, the Board will have one year to present their proposal for reimagining the waterway.

Chair Witten continued that reimagining the New River includes assuring safe navigation, address of illegal activity and/or structures, and other issues of concern. The Board has been tasked with developing a solution to these issues. The public is welcome to attend Board meetings, and the Board plans to hold public outreach meetings as well.

Ms. George requested clarification of when these public outreach meetings may begin, particularly if they are scheduled on different dates from regular Board meetings. Chair Witten advised that the dates are unlikely to be different, as this could lead to difficulties with the Sunshine Law. It has been suggested that the Board use existing meeting dates but consider starting those meetings at an earlier time.

Chair Witten continued that it has been suggested that the proposed moratorium not begin until the bathymetric survey is complete. Mr. Flanigan reported that the study is currently in the Public Works Department, which is working to identify the contractor that will perform the survey.

Mr. Brunelle commented that the Board typically does not meet in the month of August, and noted that the moratorium will likely be presented to the City Commission for approval in June, which would mean their one-year time frame would conclude in June 2025. He also spoke in favor of beginning meetings one hour early in order to focus on the New River discussion.

Vice Chair Harrison observed that a committee has been formed through the MIAASF, which can serve as a way for the marine industry to send suggestions to the Board.

The Board members discussed aspects of the New River discussion, including the existing one-third rule relating to waivers, maneuverability of utility barges on the waterway, alternatives to creating a federally regulated waterway, existence of “pinch points” on the river, and the importance of stakeholder input from both property owners and the marine industry, among others. Vice Chair Harrison also emphasized that the moratorium only affects waiver requests and not by-right construction permitted by Code.

XI. Adjournment

There being no further business to come before the Board at this time, the meeting was adjourned at 8:30 p.m.

Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.

[Minutes prepared by K. McGuire, Prototype, Inc.]

ITEM V

MEMORANDUM MF NO. 24-09

DATE: May 14, 2024
TO: Marine Advisory Board Members
FROM: Andrew Cuba, Marine Facilities and Parks Manager
RE: June 6, 2024 MAB Meeting - Dock Waiver of Distance Limitations – Christopher Place / 1947 NE 21st Street.

Attached for your review is an application from Christopher Place / 1947 NE 21st Street.

APPLICATION AND BACKGROUND INFORMATION

The applicant is requesting approval for installation of a boat lift and associated finger pier extending a maximum of +/-39’11” into the adjacent Northwest Middle River. The distances this structure will extend from the property line into waterway is shown in the survey and summarized in the Table below:

TABLE

PROPOSED STRUCTURES	STRUCTURE DISTANCE FROM PROPERTY LINE	PERMITTED DISTANCE WITHOUT WAIVER	AMOUNT OF DISTANCE REQUIRING WAIVER
Boat Lift	+/-39’11”	25’	+/-14’11”
Finger Pier	+/-39’11”	25’	+/-14’11”

The City’s Unified Land and Development Regulations (UDLR) Secs. 47-19.3.C limits the maximum distance of mooring structures to 25’ or 25% of the width of the waterway, whichever is less. Section 47-19.3. E authorizes the City Commission to waive that limitation based on a finding of extraordinary circumstances. The applicant indicates that the proposed boat lift/finger pier is necessary to safely moor the owner’s vessel, especially during severe weather.

PROPERTY LOCATION AND ZONING

The property is located in the Poinsettia Heights neighborhood where the Zoning is RS-8, Residential Single Family / Low Medium Density. It is situated on the southern shore of the NW Middle River where the width of the waterway to the adjacent shoreline is +/- 200 feet, according to the Summary Description.

RECOMMENDATIONS

Marine Advisory Board

June 6, 2024

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Should the Marine Advisory approve the application, the resolution under consideration by the City Commission should include at least the following as prescribed in the ULDR and City Code of Ordinances:

1. The applicant is required to comply with all applicable building and zoning regulations as well as any other Federal and State laws and permitting requirements including the Broward County Environmental Protection and Growth Management Department, the Florida Department of Environmental Protection and the U.S. Army Corps of Engineers.
2. The applicant is required to install and affix reflector tape to the proposed boat lift posts in accord with Section 47.19.3.E of the Unified Land and Development Regulations (ULDR).

AC

Attachment

cc:

Enrique Sanchez, Deputy Director of Parks and Recreation

Jon Luscomb, Marine Facilities Supervisor



UNLIMITED PERMIT SERVICES, INC.

Prepared by:

Lisa McConnell

954-532-0129 ext 1

lisam@unlimitedps.net

City of Fort Lauderdale
Marine Facilities

Application for Waterway
Waiver of Dock Limitations

Subject Address:

1947 NE 21st Street, Fort Lauderdale, FL 33305



APPLICATIONS FOR DOCK WAIVER OF LIMITATIONS

**1947 NE 21 Street
Ft. Lauderdale FL 33305**

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SUMMARY DESCRIPTION

**1947 NE 21 Street
Ft. Lauderdale FL 33305**

The project is located in the South Fork Middle River, Class III Waters, adjacent to 1947 NE 21 Street, Fort Lauderdale (Section 25, Township 49 South, Range 42 East), in Broward County (Latitude N 26°9'15.8478", Longitude W 80°7'15.9468").

The scope of work includes (1) removal of existing irregularly shaped marginal dock, floating dock, and boatlift; (2) installation of 111-linear feet of new 42" wide seawall cap and batter piles; (3) associated construction of a new 50' long by 5'-9" wide marginal dock; (4) associated construction of a new 32' long by 4' wide finger pier; and (5) installation of a 32' by 14' no profile boat lift. Total width of the proposed marginal dock over water will be 8' as measured from the waterward face of the seawall panel to the waterward edge of the proposed 12-inch dock pilings, and the total area of all over water structures shall not exceed 1,055 square feet. Boulder riprap will be placed at a 2:1 slope against the seawall under the proposed dock adjacent to the proposed pier and no profile boat lift.

Approval has been granted by the Florida Department of Environmental Protection, Federal authorization granted pursuant to SPGP VI-R1, Broward County – Environmental Resource License (ERL) Review issued License No. DF24-1051, and the Broward County Urban Planning Division.

ULDR Section 47-19.3 C limits the maximum distance of mooring structures to 25 feet or 25% of the width of the waterway, whichever is less. A waiver is being requested for the 14'-11" exceeding the maximum 25 feet. The proposed finger pier and boatlift will be constructed along the waterway of the South Fork of the Middle River where the width is more than 200 feet. The mooring structures extend from the property line at the farthest measured distance of 39'-11". The proposed structures will not impede navigation. Additionally, the proposed pier and boatlift location are necessary for safe mooring of the owner's vessel, especially during severe weather.

Voluntary letters of consent from the only adjacent neighbor along with twenty (20) additional neighboring property owners are provided.

PROPOSED STRUCTURES	STRUCTURE DISTANCE FROM WET FACE	PERMITTED DISTANCE WITHOUT WAIVER	DISTANCE REQUIRING A WAIVER
Boat Lift	39'11" +/-	25'	14'11" +/-
Finger Pier	39'11" +/-	25'	14'11" +/-



Site Address	1947 NE 21 STREET, FORT LAUDERDALE FL 33305	ID #	4942 35 28 0190
Property Owner	PLACE, CHRISTOPHER	Millage	0312
Mailing Address	1947 NE 21 ST FORT LAUDERDALE FL 33305	Use	01-01
Abbr Legal Description	NORTH RIDGE 30-32 B LOT 10 BLK 2		

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)**.

* 2024 values are considered "working values" and are subject to change.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024*	\$131,010	\$1,568,290	\$1,699,300	\$573,080	
2023	\$131,010	\$1,568,290	\$1,699,300	\$556,390	\$10,316.34
2022	\$131,010	\$1,290,820	\$1,421,830	\$540,190	\$9,813.44

2024* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$1,699,300	\$1,699,300	\$1,699,300	\$1,699,300
Portability	0	0	0	0
Assessed/SOH 03	\$573,080	\$573,080	\$573,080	\$573,080
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$25,000	0	\$25,000	\$25,000
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$523,080	\$548,080	\$523,080	\$523,080

Sales History			
Date	Type	Price	Book/Page or CIN
4/12/2002	WD	\$415,000	33150 / 707
4/12/2002	QCD	\$100	33150 / 706
5/19/1998	WD	\$131,500	28245 / 733
6/7/1995	QCD		23643 / 156
6/1/1986	WD	\$120,000	13484 / 394

Land Calculations		
Price	Factor	Type
\$10.80	12,131	SF
Adj. Bldg. S.F. (Card, Sketch)		2473
Units		1
Eff./Act. Year Built: 2001/1953		



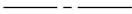





Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F1		
R								
1						1		

GENERAL NOTES:

1. THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
2. ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL OF, OR CHANGES MADE TO, ANY FENCES UNLESS WE HAVE PROVIDED A SURVEY SPECIFICALLY LOCATING SAID FENCES FOR SUCH PURPOSES. DETERMINATION OF FENCE POSITIONS SHOULD BE BASED SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
3. GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
4. UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN AND AS MARKED BY A REPUTABLE UTILITIES COMPANY.
5. ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988) AS SHOWN ABOVE.
6. ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
7. CORNERS SHOWN AS "SET" ARE IDENTIFIED WITH A CAP MARKED LS (LICENSED SURVEYOR) # 5639.

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYS, AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17.051 & 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE ELECTRONIC SIGNATURE AND SEAL HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 5J-17.062, PURSUANT TO SECTION 472.025, FLORIDA STATUTES.

LEGEND:

A - DENOTES ARC LENGTH	P - DENOTES PLAT	 BOUNDARY LINE
CA - DENOTES CENTRAL ANGLE	PK - DENOTES PARKER KALON NAIL	 BUILDING LINE
CATV - DENOTES CABLE T.V. BOX	PH - DENOTES POOL HEATER	 CENTERLINE
CH - DENOTES CHORD DISTANCE	PP - DENOTES POOL PUMP	 EASEMENT LINE
DE - DENOTES DRAINAGE EASEMENT	R - DENOTES RADIUS	 METAL FENCE
FN - DENOTES FOUND NAIL	TR - DENOTES TELEPHONE RISER	 WOODEN FENCE
L - DENOTES LEGAL	UE - DENOTES UTILITY EASEMENT	 PVC FENCE
M - DENOTES MEASURED	UP - DENOTES UTILITY POLE	 OVERHEAD CABLE
OHC - DENOTES OVERHEAD CABLE	WM - DENOTES WATER METER	

SIGNATURE _____ DATE: _____
 ANDREW SNYDER - PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA REGISTRATION No. 5639 (NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR ELECTRONIC SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)



Proudly Serving Florida's Land Title & Real Estate Industries
... measurably better!



SCALE: 1"=30'

FOR CONSTRUCTION PURPOSES

BENCHMARK: PALM BEACH COUNTY BENCHMARK PI 21ST & NE 21 ST
 ELEVATION = 4.45' N.A.V.D. 1988

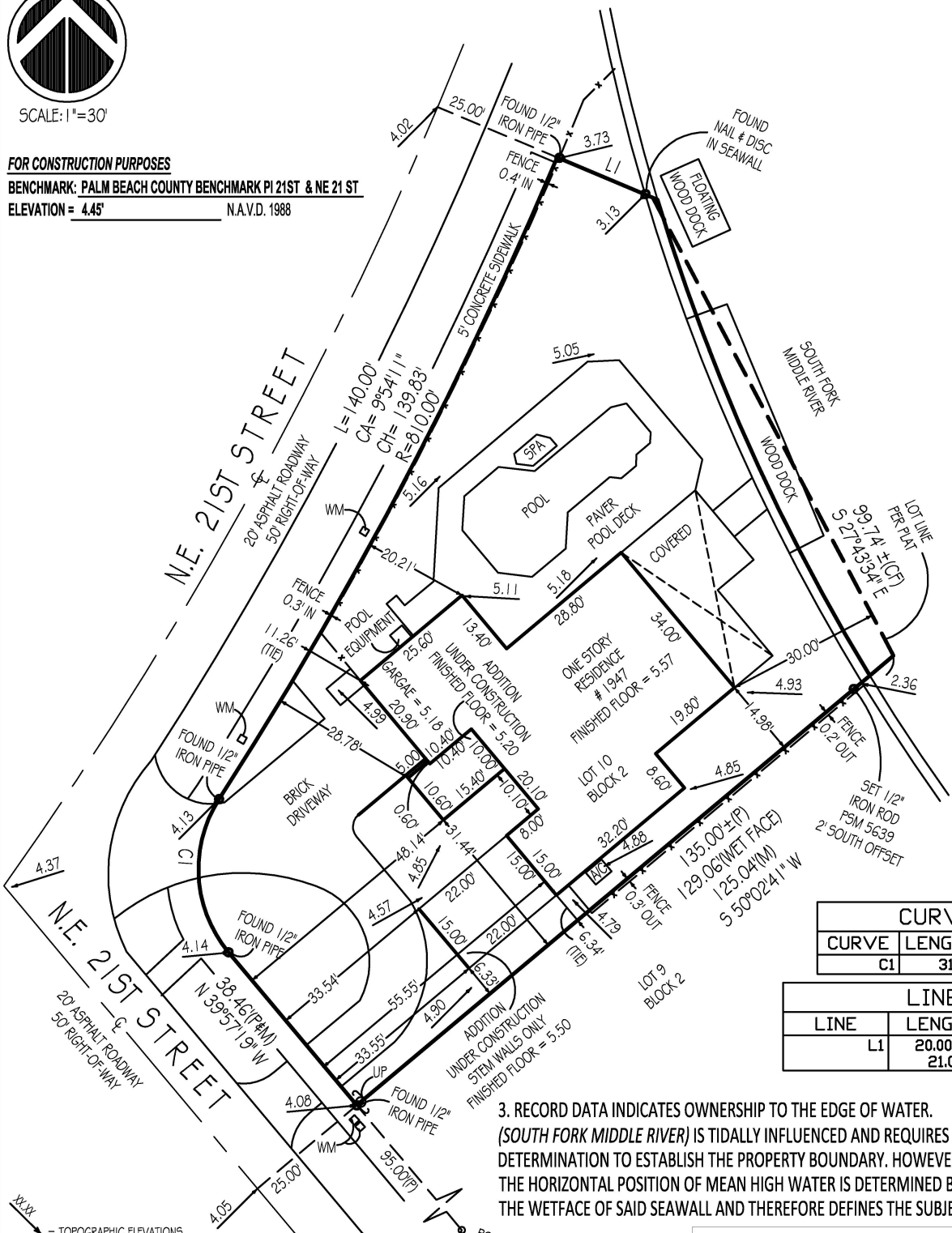
LINETYPE LEGEND:

	BOUNDARY LINE
	BUILDING LINE
	CENTERLINE
	EASEMENT LINE
	CHAIN LINK FENCE
	WOODEN FENCE
	OVERHEAD CABLE

ENCROACHMENTS SHOWN IN RED LETTERING

LEGEND:

CA DENOTES CENTRAL ANGLE
 CATV DENOTES CABLE T.V. BOX
 CH DENOTES CHORD DISTANCE
 DE DENOTES DRAINAGE EASEMENT
 FN DENOTES FOUND NAIL
 M DENOTES MEASURED
 OHC DENOTES OVERHEAD CABLE
 P DENOTES PLAT
 PP DENOTES POOL PUMP
 R DENOTES RADIUS
 TR DENOTES TELEPHONE RISER
 UE DENOTES UTILITY EASEMENT
 UP DENOTES UTILITY POLE
 WM DENOTES WATER METER



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	31.72	25.00	72°42'17"

LINE TABLE

LINE	LENGTH	BEARING
L1	20.00'±(P) 21.01'±(M)	S67°09'13"E

3. RECORD DATA INDICATES OWNERSHIP TO THE EDGE OF WATER. (SOUTH FORK MIDDLE RIVER) IS TIDALLY INFLUENCED AND REQUIRES A MEAN HIGH WATER DETERMINATION TO ESTABLISH THE PROPERTY BOUNDARY. HOWEVER, BY VIRTUE OF A CONSTRUCTED SEAWALL, THE HORIZONTAL POSITION OF MEAN HIGH WATER IS DETERMINED BY THE WETFACE OF SAID SEAWALL AND THEREFORE DEFINES THE SUBJECT BOUNDARY LINE.

BEARING REFERENCE: NORTH LINE OF N.E. 21ST STREET AS N.39°57'19" W.
 ALL BEARINGS SHOWN HEREON REFERENCED THERETO.

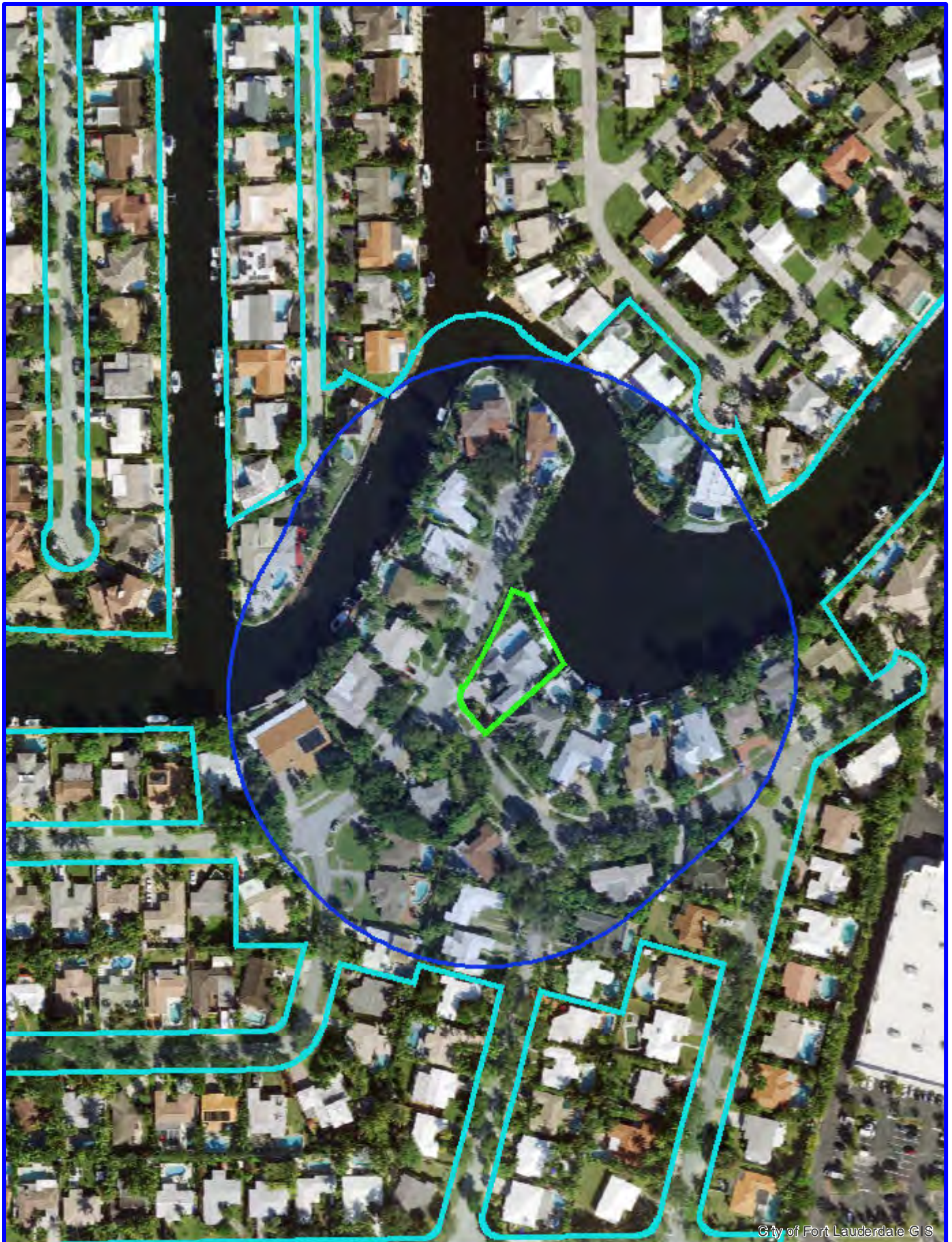
PLEASE NOTE:
 SUBJECT PROPERTY IS SERVICED BY PUBLIC UTILITIES.
 THIS SURVEY IS APPROVED FOR CONSTRUCTION BY LANDTEC SURVEYING.

Adverse Conditions - Please note the following:
 - NONE FOUND

Landtec Surveying offers services throughout the State of Florida. Please refer to our website at www.LandtecSurvey.com for up to date information about our locations and coverage area.
 This survey has been issued by the following Landtec Surveying office:
 600 Fairway Drive - Ste. 101
 Deerfield Beach, FL. 33441
 Office: (561) 367-3587 Fax: (561) 465-3145
www.LandtecSurvey.com

Job Number : 82580-SE
Drawn By : J.BAEZ
Date of Field Work : 06/16/2017
Revision : J.BAEZ 2/28/18 TOPO
Revision :
Revision :





City of Fort Lauderdale GIS



CITY OF FORT LAUDERDALE

1947 ne 21st Avenue



0 90 180 Feet

GIS
Fort Lauderdale



Cranderson Point

Barnes & Noble Bookstore

100.00 ft

205.60 ft

NE 21st St

NE 21st St

NE 20th Ave

NE 21st Ct

2124

2100

1937

1943

1981

1919

1918

1907

1953

2001

2004

2009

2017

2010

2017

2016

2008

2109

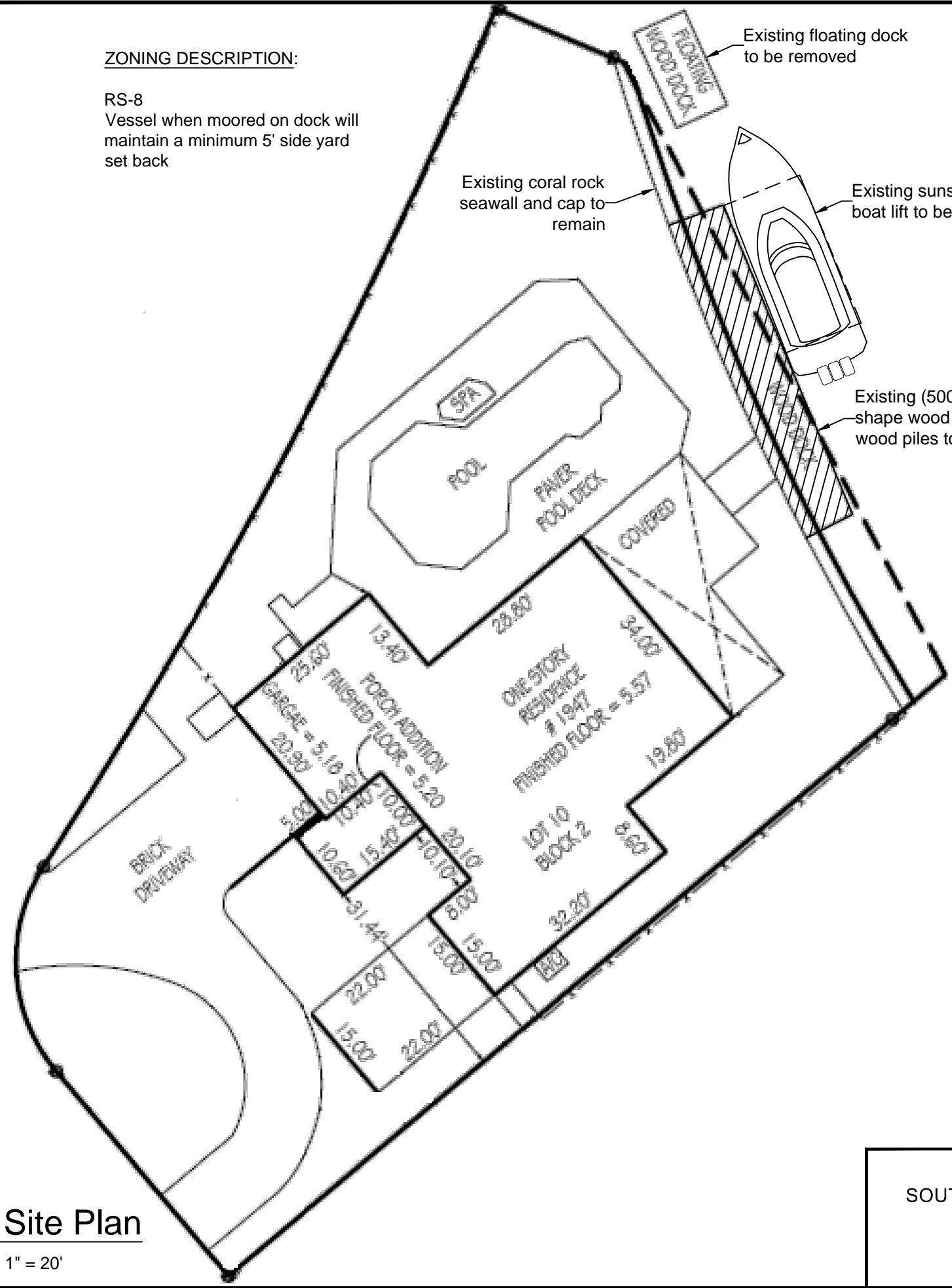
2017

2020

2158

ZONING DESCRIPTION:

RS-8
 Vessel when moored on dock will maintain a minimum 5' side yard set back



Existing floating dock to be removed

Existing coral rock seawall and cap to remain

Existing sunstream boat lift to be removed

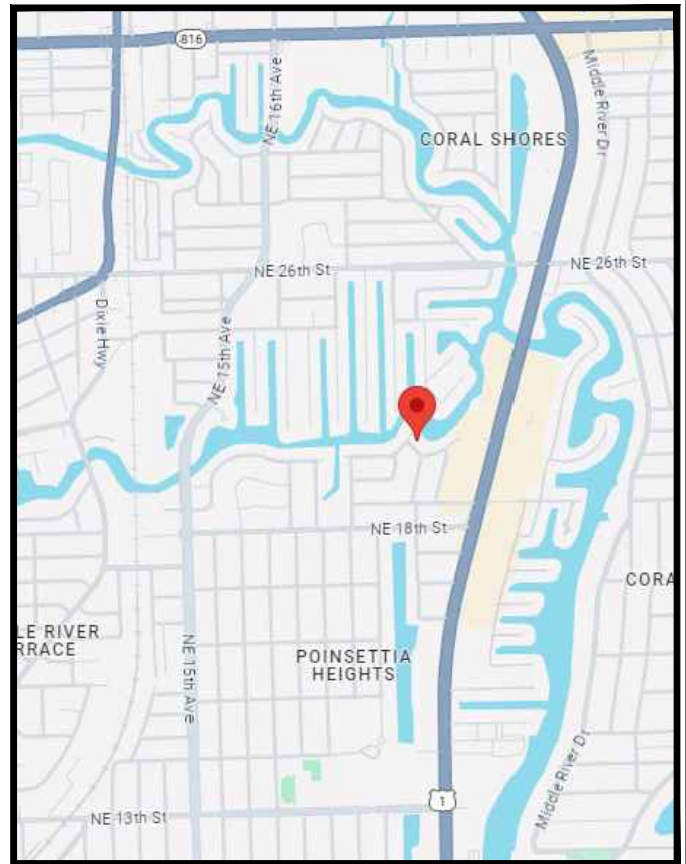
Existing (500sf) of irregular shape wood dock and wood piles to be removed

SOUTH FORK MIDDLE RIVER

See attached survey supplied by owner for exact property information.

No tree will be removed or replanted as part of this permit

Site Address	1947 NE 21 STREET, FORT LAUDERDALE FL 33305	ID #	4942 35 28 0190
Property Owner	PLACE, CHRISTOPHER	Millage	0312
Mailing Address	1947 NE 21 ST FORT LAUDERDALE FL 33305	Use	01-01
Abbr Legal Description	NORTH RIDGE 30-32 B LOT 10 BLK 2		



Location Map

Existing Site Plan

Scale: 1" = 20'

Sheet 1 of 10

PREPARED FOR:
 SOUTHEAST MARINE CONST. INC
 1121 NW 51 Court
 Ft. Lauderdale, FL 33309
 (954) 630-2300

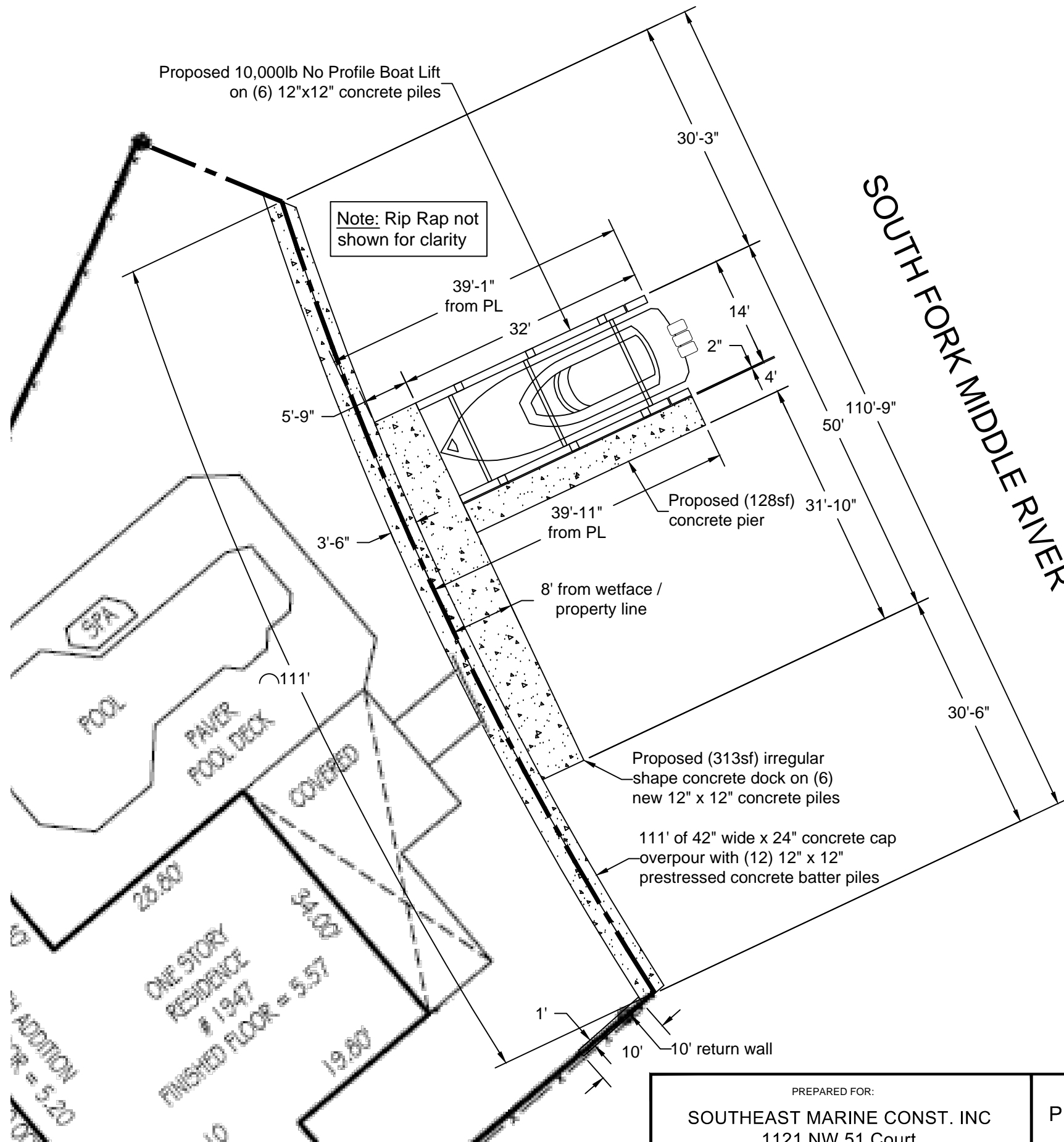
Project:
 Proposed Dock / Seawall Repair
 Christopher Place
 1947 NE 21 Street
 Fort Lauderdale, Florida 33305

MARK E. WEBER, P.E.
 LICENSE #53895 | CA 30702
 MW ENGINEERING, INC
 902 NE 1 Street Suite #2
 Pompano Beach, Florida 33060
 Ofc: 754-333-0877
 WWW.MwEngineering.net



ZONING DESCRIPTION:

RS-8
Vessel when moored on dock will maintain a minimum 5' side yard set back



Note: Rip Rap not shown for clarity

- Scope of Work:**
- Existing wood dock and wood piles removed
 - Existing boat lift removed
 - Existing floating dock removed
 - Construct 111' of 42" x 24" concrete cap overpour with (12) concrete batter piles
 - Install (313sf) irregular shape concrete dock on (6) concrete piles
 - Proposed (128sf) concrete pier
 - Install 10,000lb No Profile Boat Lift on 12" x 12" concrete piles

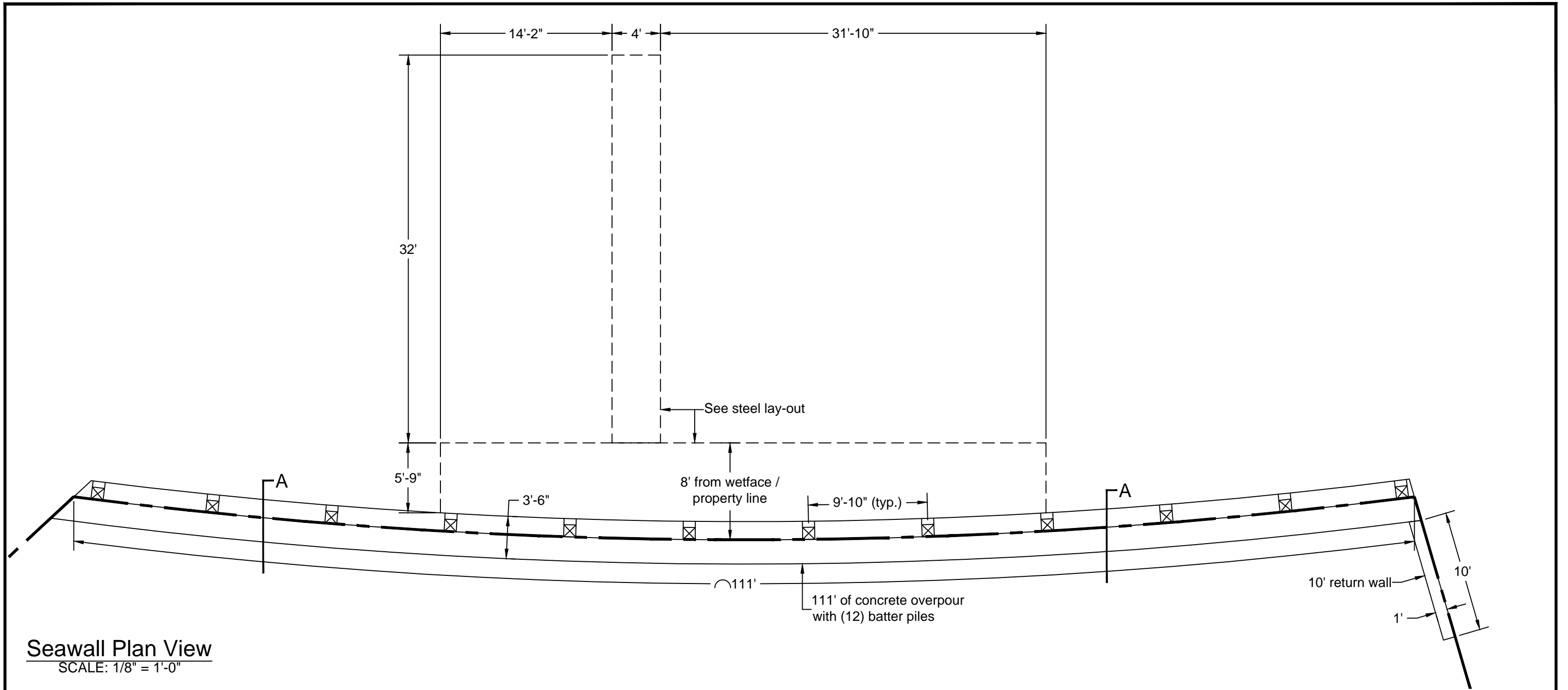
Proposed Site Plan

Scale: 1" = 15'

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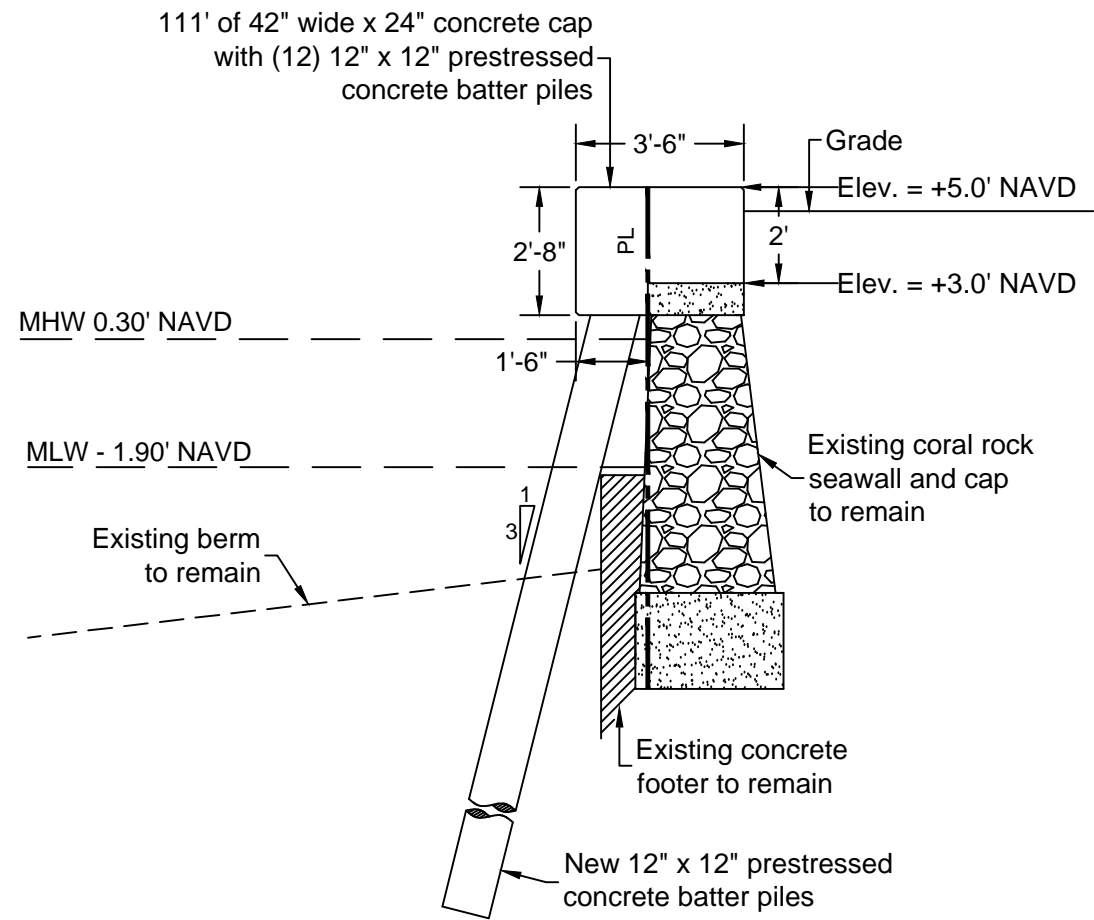


Seawall Plan View
 SCALE: 1/8" = 1'-0"

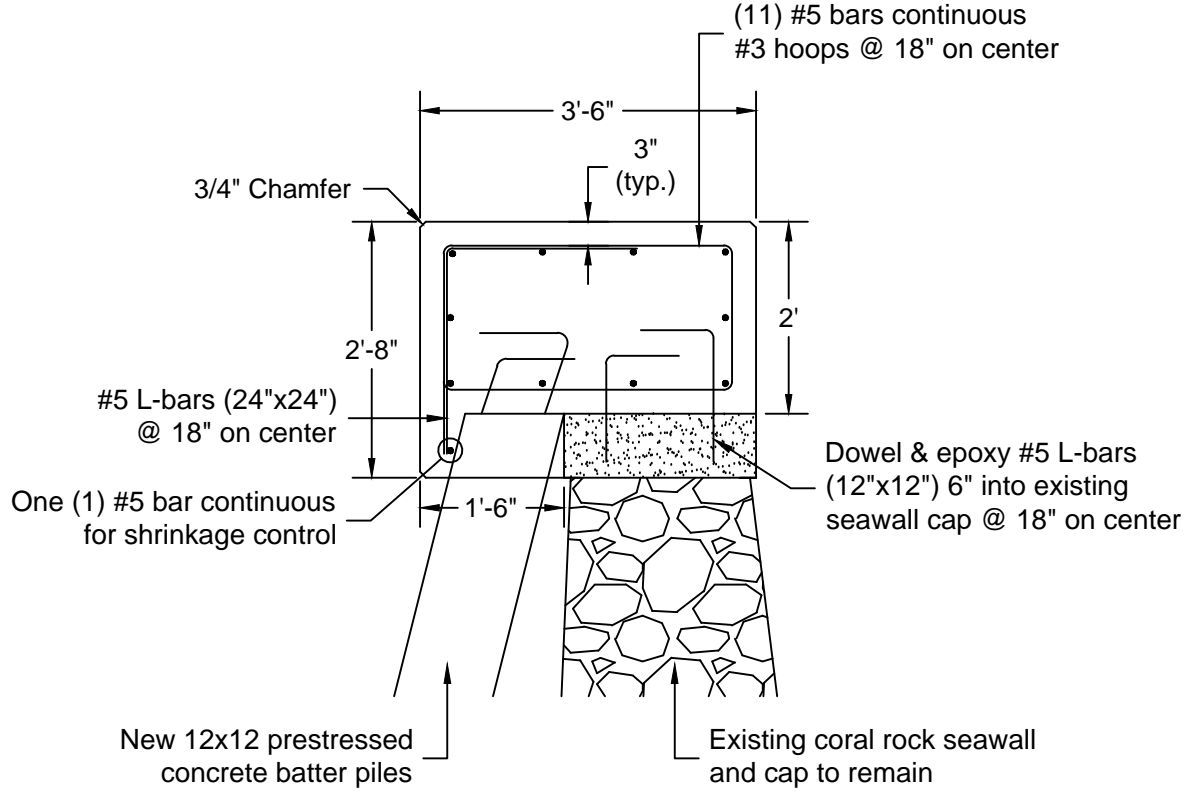
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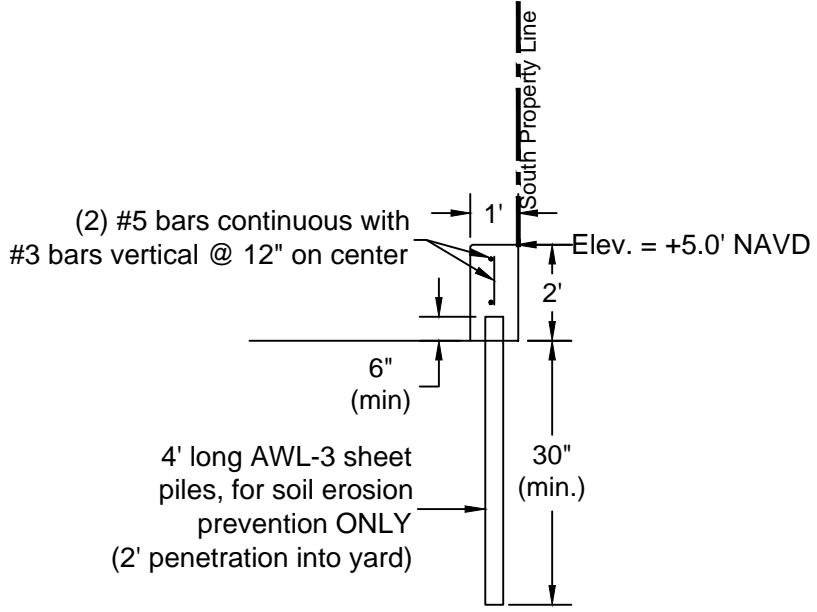
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Seawall Section "A"
Scale 1/4" = 1'-0"



Cap Steel Detail "A"
Scale: 1/2" = 1'-0"

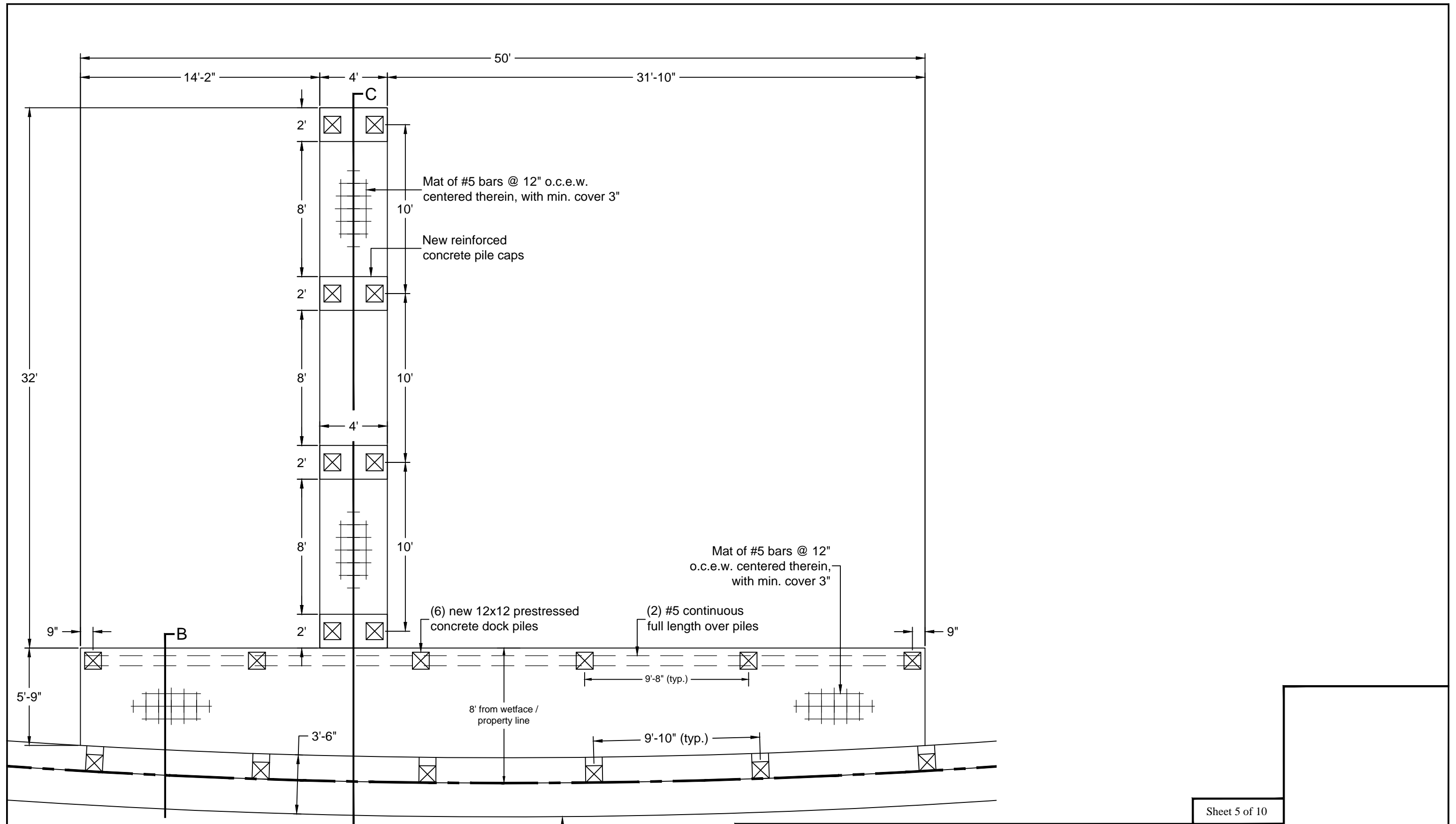


Return Wall Detail
Scale 1/4" = 1'-0"

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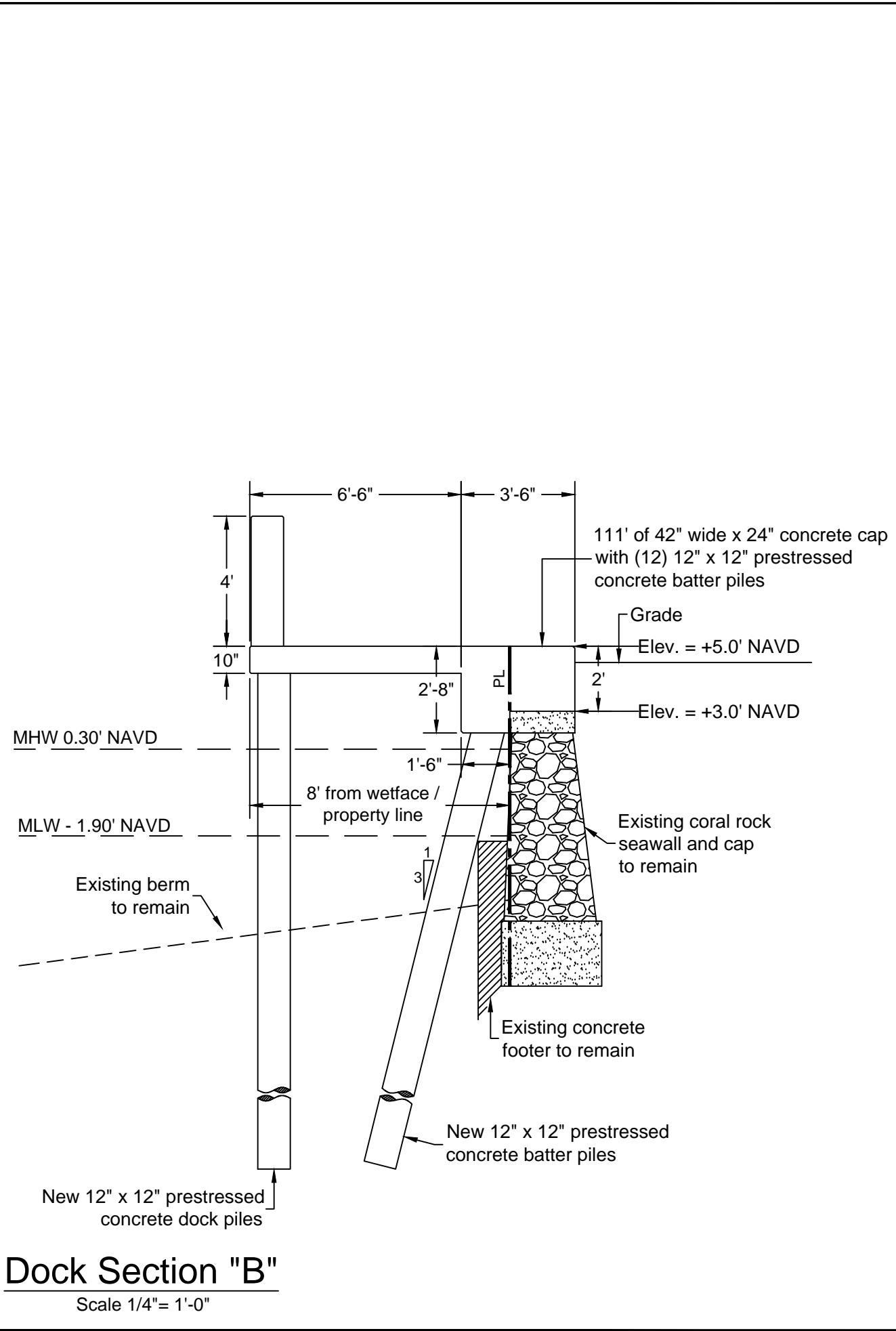
Overall Plan View
Scale: 3/16" = 1'-0"

111' of concrete overpour with (12) batter piles

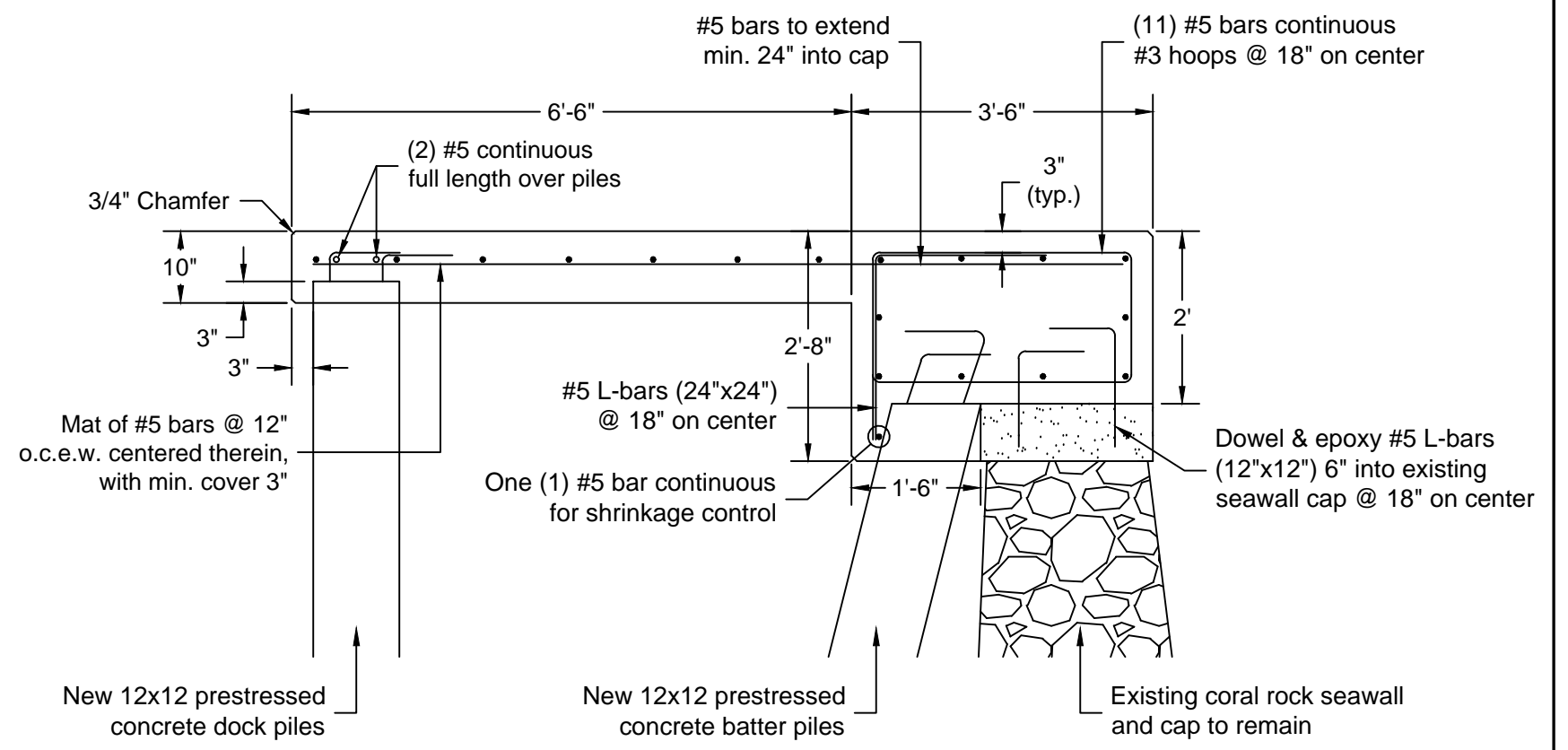
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Project:
Proposed Dock / Seawall Repair
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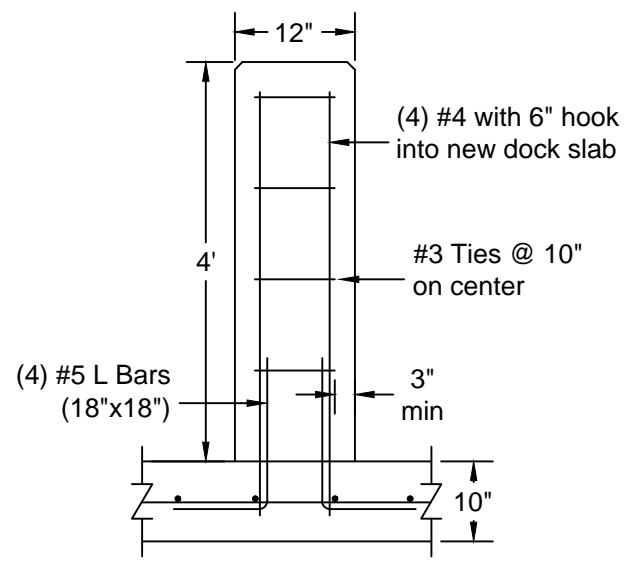
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Dock Section "B"
Scale 1/4" = 1'-0"

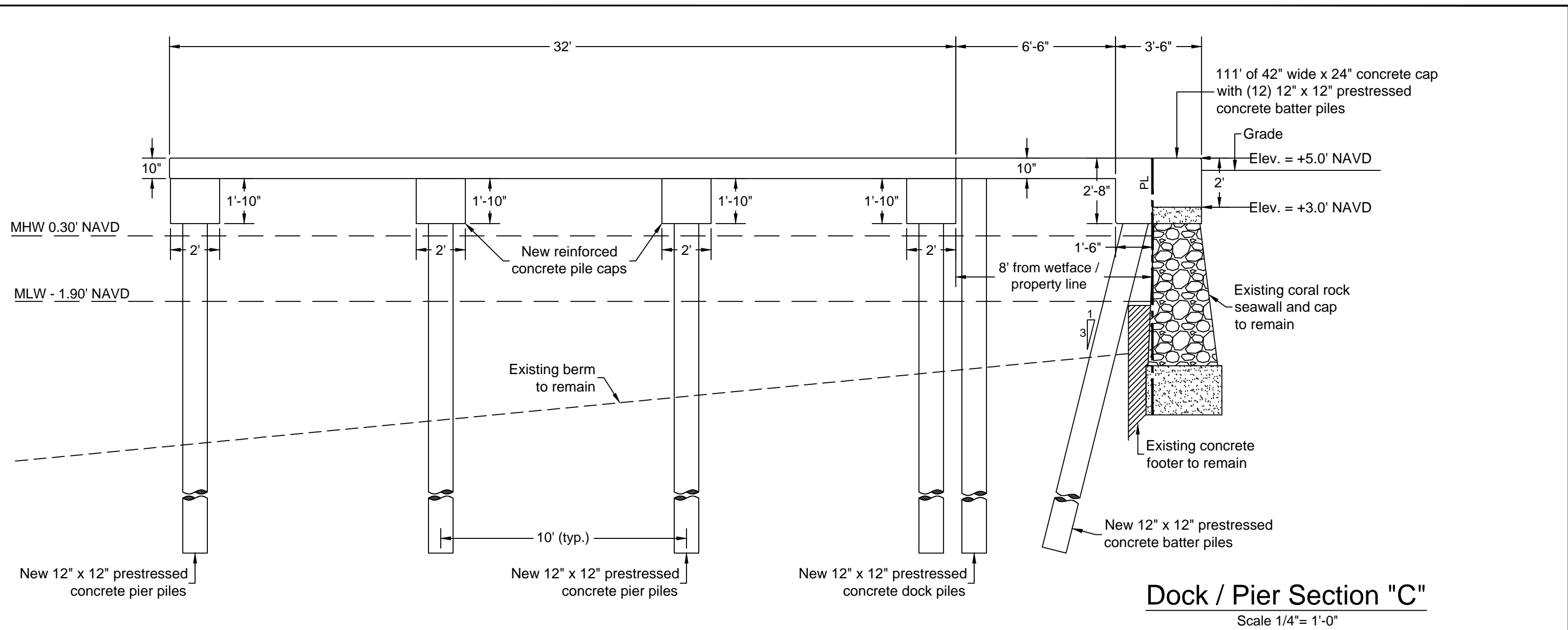


Dock Steel Detail "B"
Scale: 1/2" = 1'-0"



Column Detail
Scale: 1/4" = 1'-0"

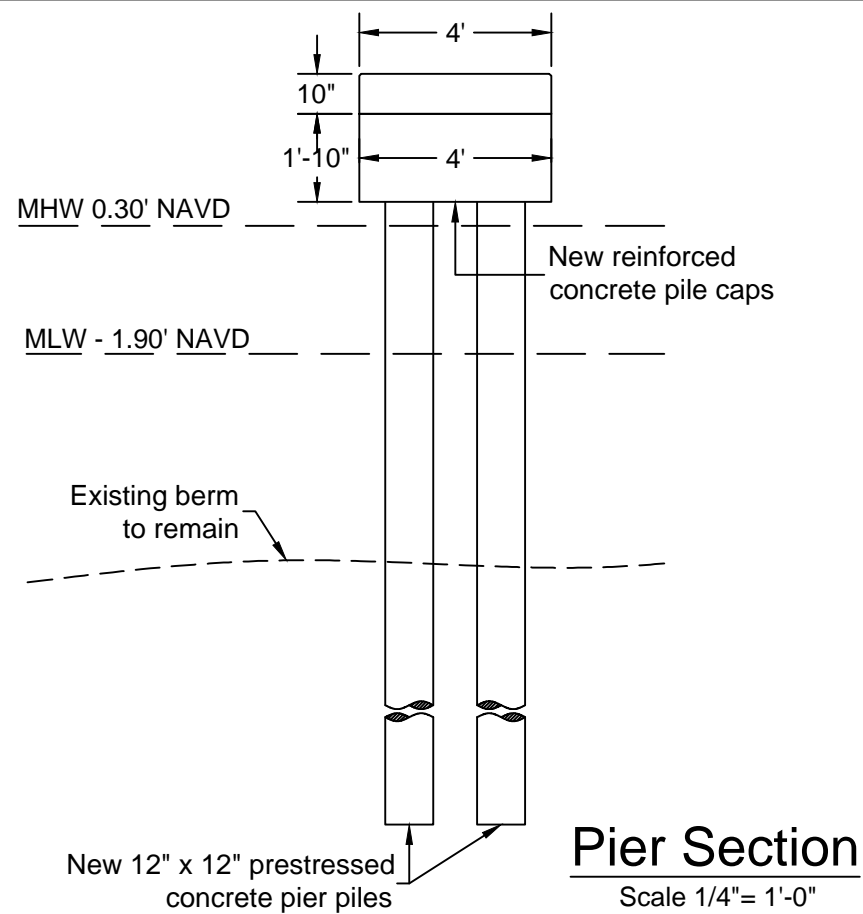
<p>PREPARED FOR: SOUTHEAST MARINE CONST. INC 1121 NW 51 Court Ft. Lauderdale, FI 33309 (954) 630-2300</p>	<p>Project: Proposed Dock / Seawall Repair Christopher Place 1947 NE 21 Street Fort Lauderdale, Florida 33305</p>	<p>MARK E. WEBER, P.E. LICENSE #53895 CA 30702 MW ENGINEERING, INC 902 NE 1 Street Suite #2 Pompano Beach, Florida 33060 Ofc: 754-333-0877 WWW.MwEngineering.net</p>
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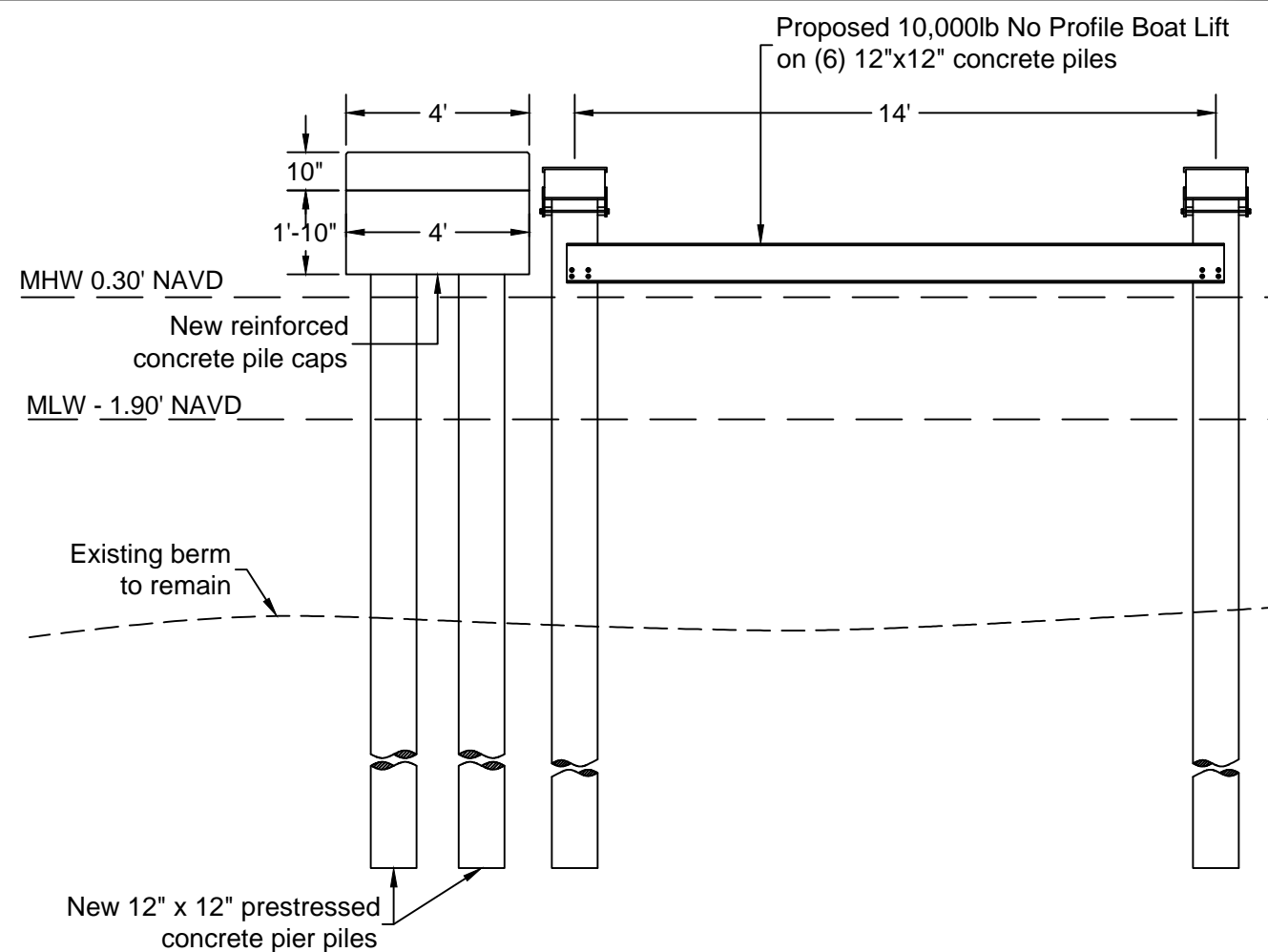
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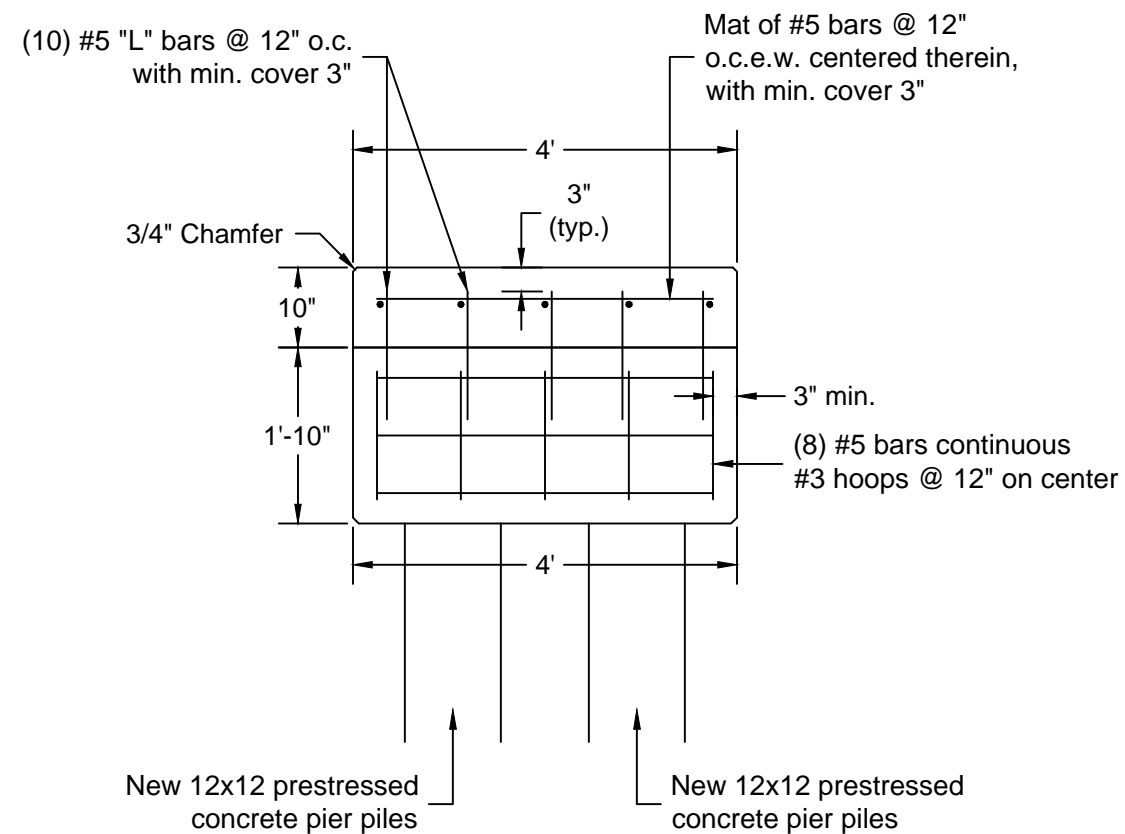
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Pier Section
Scale 1/4" = 1'-0"



No Profile Boat Lift Section
Scale 1/4" = 1'-0"

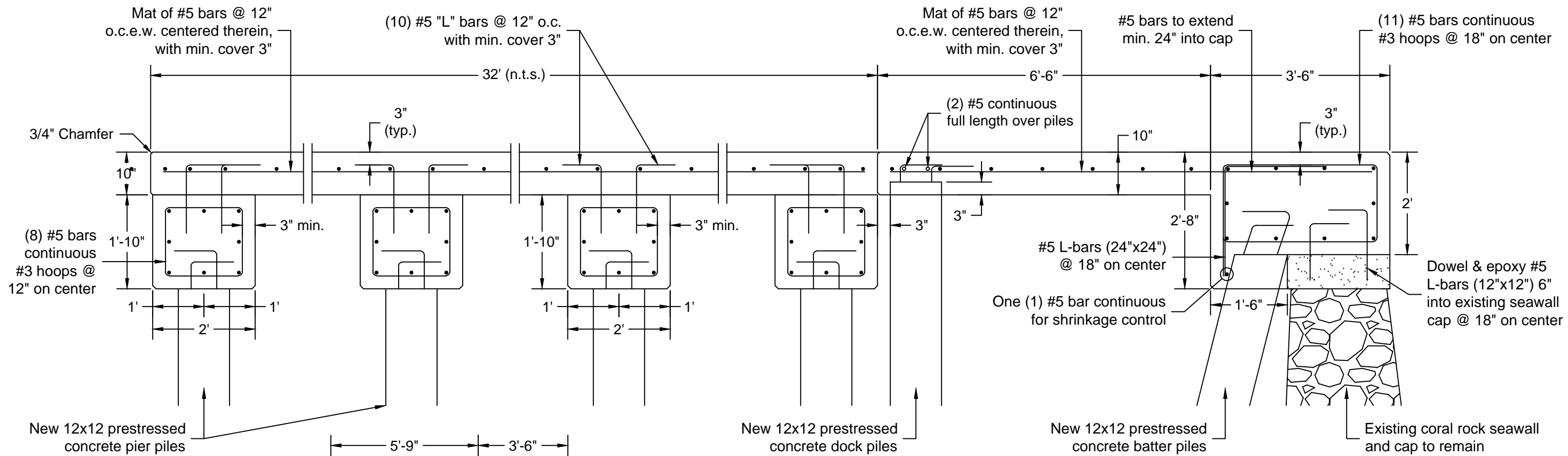


Pier Steel Detail
Scale: 1/2" = 1'-0"

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(954) 630-2300

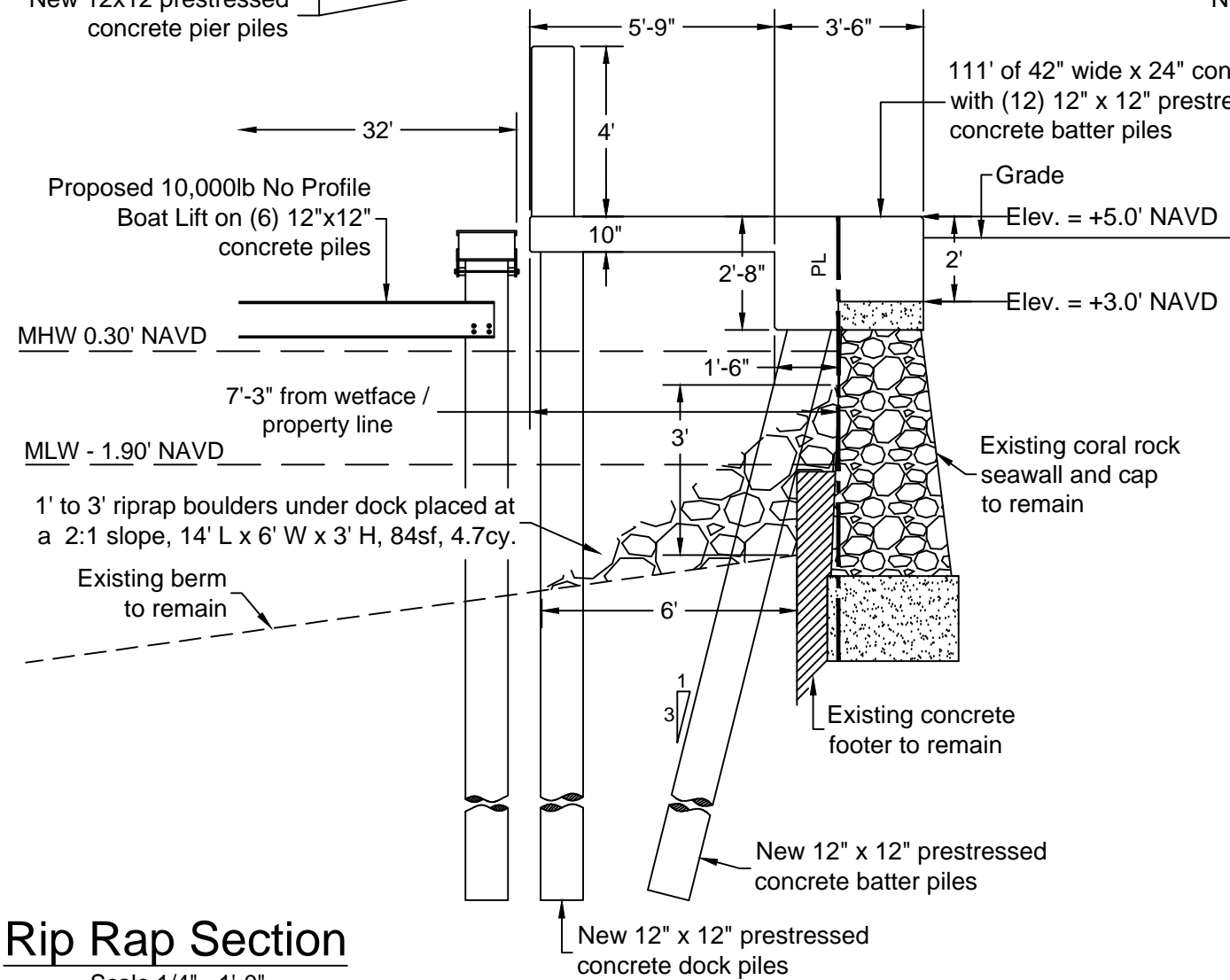
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Dock Steel Detail "C"

Scale: 1/2" = 1'-0"



Rip Rap Section

Scale 1/4" = 1'-0"

Sheet 9 of 10

PREPARED FOR:
SOUTHEAST MARINE CONST. INC
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GENERAL NOTES:

1. Construction to follow the Florida Building Code 8th Edition (2023) and amendments as applicable and all Local, State and Federal Laws.
2. Licensed contractor shall verify the existing conditions prior to the commencement of the work. Any conflicts or omissions between existing conditions or the various elements of the working drawing shall be brought to the attention of the Engineer prior to the commencement of the work. The Licensed Contractor and all subcontractors are responsible for all lines, elevations, and measurements in connection with their work.
3. Do not scale drawings for dimensions.
4. Any deviation and/or substitution from the information provided herein shall be submitted to the Engineer for approval prior to commencement of work.
5. All unanticipated or unforeseen demolition and/or new construction conditions which require deviation from the plans and notes herein shall be reported to the Engineer prior to commencement of work.
6. All new work and/or materials shall conform to all requirements of each administrative body having jurisdiction in each appertaining circumstance.
7. All new materials and/or patchwork shall be provided to match existing materials and/or adjoining work where practical except as specifically noted herein.
8. Licensed Contractor to shall use all possible care to protect all existing materials, surfaces, and furnishings from damage during all phases of construction.
9. Licensed Contractor to verify location of existing utilities prior to commencing work.
10. The Licensed contractor to install and remove all shoring and bracing as required for the proper execution of the work.
11. Licensed Contractor to obtain all permits as necessary from all Local, State, and Federal agencies.
12. Turbidity barriers to be marked with site contractor's company name using permanent markings no smaller than 3 inches in height on the top of the barrier.

PILE DRIVING:

1. Piles shall be driven using an approved cushion block consisting of material so arranged so as to provide the transmission of hammer energy.
2. Piles shall be driven to a minimum allowable bearing capacity of 10 tons for wood, 25 tons for concrete, and 5 tons for pin piles, a minimum of 8' into berm or refusal.
3. Piles shall be driven with a drop hammer or gravity hammer provided the hammer shall weight no less than 3,000 pounds, and the fall of the hammer shall not exceed 6'.
4. Piles shall be driven with a variation of not more than $\frac{1}{4}$ inch per foot from the vertical, or from the batter line indicated, with a maximum variation of the head of the pile from the position shown on the plans of not more than three inches.
5. Where piling must penetrate strata offering high resistance to driving, the structural engineer of record or special inspector may require that the piles be set in pre-drilled or punched holes. The piles shall reach their final penetration by driving.

CONCRETE NOTES:

1. Concrete shall conform to ACI 318-14 and shall be regular weight, sulfate resistant, with a design strength of 5000 psi at 28 days with a maximum water-cementitious materials ratio, by weight aggregate concrete of 0.40.
2. Owner shall employ and pay for testing services from an independent testing laboratory for concrete sampling and testing in accordance with ASTM.
3. Licensed contractor is responsible for the adequacy of forms and shoring and for safe practice in their use and removal.
4. Concrete cover shall be 3" unless otherwise noted on the approved drawings.
5. Reinforcing steel shall be in conformance with the latest version of ASTM A615 Grade 60 specifications. All reinforcement shall be placed in accordance with ACI 315 and ACI Manual of Standard Practice.
6. Splices in reinforcing bars shall be not be less than 48 bar diameters and reinforcing shall be continuous around all corners and changes in direction. Continuity shall be provided at corners or changes in direction by bending the longitudinal steel around the corner 48 bar diameters.
7. Defective, cracked or loose concrete areas must be cut out, the rebar must be cleaned, coated with zinc and repaired with at least 3" of epoxy-concrete mix or gunnite concrete with sulfate-resistant cement.

PILE NOTES:

1. Concrete piles shall attain 6000 psi compressive strength in 28 days.
2. Concrete piles shall be reinforced with four - $\frac{7}{16}$ " \emptyset lo-lax strands, 270 kips, and 5 ga. spiral ties.
3. Concrete piles shall be 12"x12" square, minimum length of 20'.
4. Concrete piles shall be cut to leave strands exposed a min. of 18" and tied to dock or cap steel or drill and epoxy (2) #5 8"x12" hook bars 6" into pile.

Sheet 10 of 10

PREPARED FOR:
SOUTHEAST MARINE CONST. INC
1121 NW 51 Court
Ft. Lauderdale, FL 33309
(954) 630-2300

Project:
Proposed Dock / Seawall Repair
Christopher Place
1947 NE 21 Street
Fort Lauderdale, Florida 33305

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FLORIDA DEPARTMENT OF Environmental Protection

Southeast District Office
3301 Gun Club Road, MSC 7210-1
West Palm Beach, FL 33406
561-681-6600

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Shawn Hamilton
Secretary

March 25, 2024

Christopher Place
1947 NE 21 Street
Fort Lauderdale, FL 33305
Sent via agents' e-mail: kathyc@unlimitedps.net

Re: File No.: 06-0445647-001,002-EE
File Name: 1947 Place Dock and Seawall

Dear Mr. Christopher Place:

On March 21, 2024, we received your request for verification of exemption to perform the following activities: 1) remove the existing fixed and floating docks; 2) install a new seawall cap and batter piles; 3) construct a new 441 sq. ft. dock; and 4) install a 448 sq. ft. no-profile boat lift. The project is located in the South Fork Middle River, Class III Waters, adjacent to 1947 NE 21 Street, Fort Lauderdale (Section 25, Township 49 South, Range 42 East), in Broward County (Latitude N 26°9'15.8478", Longitude W 80°7'15.9468").

Your request has been reviewed to determine whether it qualifies for (1) regulatory exemption, (2) proprietary authorization (related to state-owned submerged lands), and (3) federal approval that may be necessary for work in wetlands or waters of the United States.

Your project qualifies for all three. However, this letter does not relieve you from the responsibility of obtaining other federal, state, or local authorizations that may be required for the activity.

If you change the project from what you submitted, the authorization(s) granted may no longer be valid at the time of commencement of the project. Please contact us prior to beginning your project if you wish to make any changes.

If you have any questions regarding this matter, please contact Matthew Guinazu at the letterhead address or at Matthew.Guinazu@FloridaDEP.gov.

1. Regulatory Review – VERIFIED

Based on the information submitted, the Department has verified that the activities as proposed are exempt, under Chapter 62-330.051(5)(b) and (12)(d), Florida Administrative Code, from the need to obtain a regulatory permit under Part IV of Chapter 373 of the Florida Statutes.

This exemption verification is based on the information you provided the Department and the statutes and rules in effect when the information was submitted. This verification may not be valid if site conditions materially change, the project design is modified, or the statutes or rules governing the exempt activity are amended. In the event you need to re-verify the exempt status for the activity, a new request and verification fee will be required. Any substantial modifications to the project design should be submitted to the Department for review, as changes may result in a permit being required.

2. Proprietary Review- GRANTED

The Department acts as staff to the Board of Trustees of the Internal Improvement Trust Fund (Board of Trustees) and issues certain authorizations for the use of sovereign submerged lands. The Department has the authority to review activities on sovereign submerged lands under Chapters 253 and 258 of the Florida Statutes, and Chapters 18-20 and 18-21 of the Florida Administrative Code.

The activity appears to be located on sovereign submerged lands owned by the Board of Trustees. The activity is not exempt from the need to obtain the applicable proprietary authorization. As staff to the Board of Trustees, the Department has reviewed the activity described above, and has determined that the activity qualifies for an automatic consent by rule under Rule 18-21.005(1)(b) and Section 253.77 of the Florida Statutes to construct and use the activity on the specified sovereign submerged lands, as long as the work performed is located within the boundaries as described herein and is consistent with the terms and conditions herein. No further application is required for this consent by rule.

Special Consent Conditions

1. The applicant agrees to indemnify, defend and hold harmless the Board of Trustees and the State of Florida from all claims, actions, lawsuits and demands in any form arising out of the authorization to use sovereignty submerged lands or the applicant's use and construction of structures on sovereignty submerged lands. This duty to indemnify and hold harmless will include any and all liabilities that are associated with the structure or activity including special assessments or taxes that are now or in the future assessed against the structure or activity during the period of the authorization.
2. Failure by the Board of Trustees to enforce any violation of a provision of the authorization or waiver by the Board of Trustees of any provision of the authorization will not invalidate the provision not enforced or waived, nor will the failure to enforce or a waiver prevent the Board of Trustees from enforcing the unenforced or waived provision in the event of a violation of that provision.

3. Applicant binds itself and its successors and assigns to abide by the provisions and conditions set forth in the authorization. If the applicant or its successors or assigns fails or refuses to comply with the provisions and conditions of the authorization, the authorization may be terminated by the Board of Trustees after written notice to the applicant or its successors or assigns. Upon receipt of such notice, the applicant or its successors or assigns will have thirty (30) days in which to correct the violations. Failure to correct the violations within this period will result in the automatic revocation of this authorization.
4. All costs incurred by the Board of Trustees in enforcing the terms and conditions of the authorization will be paid by the applicant. Any notice required by law will be made by certified mail at the address shown on page one of the authorization. The applicant will notify the Board of Trustees in writing of any change of address at least ten days before the change becomes effective.
5. This authorization does not allow any activity prohibited in a conservation easement or restrictive covenant that prohibits the activity.

General Conditions for Authorizations for Activities

All authorizations granted by rule or in writing under Rule 18-21.005, F.A.C., except those for geophysical testing, shall be subject to the general conditions as set forth in paragraphs (a) through (i) below. The general conditions shall be part of all authorizations under this chapter, shall be binding upon the grantee, and shall be enforceable under Chapter 253 or 258, Part II, F.S.

- (a) Authorizations are valid only for the specified activity or use. Any unauthorized deviation from the specified activity or use and the conditions for undertaking that activity or use shall constitute a violation. Violation of the authorization shall result in suspension or revocation of the grantee's use of the sovereignty submerged land unless cured to the satisfaction of the Board.
- (b) Authorizations convey no title to sovereignty submerged land or water column, nor do they constitute recognition or acknowledgment of any other person's title to such land or water.
- (c) Authorizations may be modified, suspended or revoked in accordance with their terms or the remedies provided in Sections 253.04 and 258.46, F.S., or Chapter 18-14, F.A.C.
- (d) Structures or activities shall be constructed and used to avoid or minimize adverse impacts to sovereignty submerged lands and resources.
- (e) Construction, use, or operation of the structure or activity shall not adversely affect any species which is endangered, threatened or of special concern, as listed in Rules 68A-27.003, 68A-27.004, and 68A-27.005, F.A.C.

(f) Structures or activities shall not unreasonably interfere with riparian rights. When a court of competent jurisdiction determines that riparian rights have been unlawfully affected, the structure or activity shall be modified in accordance with the court's decision.

(g) Structures or activities shall not create a navigational hazard.

(h) Structures shall be maintained in a functional condition and shall be repaired or removed if they become dilapidated to such an extent that they are no longer functional. This shall not be construed to prohibit the repair or replacement subject to the provisions of Rule 18-21.005, F.A.C., within one year, of a structure damaged in a discrete event such as a storm, flood, accident, or fire.

(i) Structures or activities shall be constructed, operated, and maintained solely for water dependent purposes, or for non-water dependent activities authorized under Paragraph 18-21.004(1)(f), F.A.C., or any other applicable law.

3. Federal Review - APPROVED

Your proposed activity as outlined in your application and attached drawings qualifies for Federal authorization pursuant to the State Programmatic General Permit VI-R1, and a **SEPARATE permit** or authorization **will not be required** from the U.S. Army Corps of Engineers. Please note that the Federal authorization expires on July 27, 2026. However, your authorization may remain in effect for up to 1 additional year, if provisions of Special Condition 15 of the SPGP VI-R1 permit instrument are met. You, as permittee, are required to adhere to all General Conditions and Special Conditions that may apply to your project. Special conditions required for your project are attached. A copy of the SPGP VI-R1 with all terms and conditions and the General Conditions may be found online in the Jacksonville District Regulatory Division Sourcebook (<https://www.saj.usace.army.mil/Missions/Regulatory/Source-Book/>).

Authority for review - an agreement with the USACOE entitled "Coordination Agreement Between the U. S. Army Corps of Engineers (Jacksonville District) and the Florida Department of Environmental Protection (or Duly Authorized Designee), State Programmatic General Permit", Section 10 of the Rivers and Harbor Act of 1899, and Section 404 of the Clean Water Act.

Additional Information

Please retain this letter. The activities may be inspected by authorized state personnel in the future to ensure compliance with appropriate statutes and administrative codes. If the activities are not in compliance, you may be subject to penalties under Chapter 373, F.S., and Chapter 18-14, F.A.C.

NOTICE OF RIGHTS

This action is final and effective on the date filed with the Clerk of the Department unless a petition for an administrative hearing is timely filed under Sections 120.569 and 120.57, F.S., before the deadline for filing a petition. On the filing of a timely and sufficient petition, this action will not be final and effective until a subsequent order of the Department. Because the administrative hearing

process is designed to formulate final agency action, the hearing process may result in a modification of the agency action or even denial of the application.

Petition for Administrative Hearing

A person whose substantial interests are affected by the Department's action may petition for an administrative proceeding (hearing) under Sections 120.569 and 120.57, F.S. Pursuant to Rules 28-106.201 and 28-106.301, F.A.C., a petition for an administrative hearing must contain the following information:

- (a) The name and address of each agency affected and each agency's file or identification number, if known;
- (b) The name, address, any e-mail address, any facsimile number, and telephone number of the petitioner, if the petitioner is not represented by an attorney or a qualified representative; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests will be affected by the agency determination;
- (c) A statement of when and how the petitioner received notice of the agency decision;
- (d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate;
- (e) A concise statement of the ultimate facts alleged, including the specific facts that the petitioner contends warrant reversal or modification of the agency's proposed action;
- (f) A statement of the specific rules or statutes that the petitioner contends require reversal or modification of the agency's proposed action, including an explanation of how the alleged facts relate to the specific rules or statutes; and
- (g) A statement of the relief sought by the petitioner, stating precisely the action that the petitioner wishes the agency to take with respect to the agency's proposed action.

The petition must be filed (received by the Clerk) in the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at Agency_Clerk@dep.state.fl.us. Also, a copy of the petition shall be mailed to the applicant at the address indicated above at the time of filing.

Time Period for Filing a Petition

In accordance with Rule 62-110.106(3), F.A.C., petitions for an administrative hearing by the applicant and persons entitled to written notice under Section 120.60(3), F.S., must be filed within 14 days of receipt of this written notice. Petitions filed by any persons other than the applicant, and other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 14 days of publication of the notice or within 14 days of receipt of the written notice, whichever occurs first. You cannot justifiably rely on the finality of this decision unless notice of this decision and the right of substantially affected persons to challenge this decision has been duly published or otherwise provided to all persons substantially affected by the decision. While you are not required to publish notice of this action, you may elect to do so pursuant Rule 62-110.106(10)(a).

The failure to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and

120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the discretion of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C. If you do not publish notice of this action, this waiver will not apply to persons who have not received written notice of this action.

Extension of Time

Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at Agency_Clerk@dep.state.fl.us, before the deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

Mediation

Mediation is not available in this proceeding.

FLAWAC Review

The applicant, or any party within the meaning of Section 373.114(1)(a) or 373.4275, F.S., may also seek appellate review of this order before the Land and Water Adjudicatory Commission under Section 373.114(1) or 373.4275, F.S. Requests for review before the Land and Water Adjudicatory Commission must be filed with the Secretary of the Commission and served on the Department within 20 days from the date when this order is filed with the Clerk of the Department.

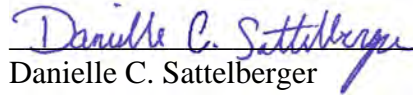
Judicial Review

Once this decision becomes final, any party to this action has the right to seek judicial review pursuant to Section 120.68, F.S., by filing a Notice of Appeal pursuant to Florida Rules of Appellate Procedure 9.110 and 9.190 with the Clerk of the Department in the Office of General Counsel (Station #35, 3900 Commonwealth Boulevard, Tallahassee, Florida 32399-3000) and by filing a copy of the Notice of Appeal accompanied by the applicable filing fees with the appropriate district court of appeal. The notice must be filed within 30 days from the date this action is filed with the Clerk of the Department.

EXECUTION AND CLERKING

Executed in Palm Beach County, Florida.

STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION



Danielle C. Sattelberger
Environmental Administrator
Southeast District

Enclosures:

Attachment A- Specific Exemption Rule
Special Conditions for Federal Authorization for SPGP VI-R1
General Conditions for Federal Authorization for SPGP VI-R1
Project drawings, 11 pages

CERTIFICATE OF SERVICE

The undersigned duly designated deputy clerk hereby certifies that this document and all attachments were sent on the filing date below to the following listed persons:

FDEP – Danielle C. Sattelberger, Matthew Guinazu
Kathy Cartier, Unlimited Permit Services, Inc., kathyc@unlimiteddps.net

Additional mailings:

SPGP, nmfs.ser.statewideprogrammatic@noaa.gov ; spgp@usace.army.mil
Linda Sunderland, Broward County EPD, LSunderland@broward.org

FILING AND ACKNOWLEDGMENT

FILED, on this date, pursuant to Section 120.52, F. S., with the designated Department Clerk, receipt of which is hereby acknowledged.


Clerk

03/25/2024

Date

Attachment A

Chapter 62-330.051 Exempt Activities.

The activities meeting the limitations and restrictions below are exempt from permitting. However, if located in, on, or over state-owned submerged lands, they are subject to a separate authorization under Chapters 253 and 258, F.S., and Chapters 18-18, 18-20, and 18-21, F.A.C., as applicable.

(5) Dock, Pier, Boat Ramp and Other Boating-related Work –

(b) Installation of private docks, piers, and recreational docking facilities, and installation of local governmental piers and recreational docking facilities, in accordance with section 403.813(1)(b), F.S. This includes associated structures such as boat shelters, boat lifts, and roofs, provided:

1. The cumulative square footage of the dock or pier and all associated structures located over wetlands and other surface waters does not exceed the limitations in section 403.813(1)(b), F.S.;
2. No structure is enclosed on more than three sides with walls and doors;
3. Structures are not used for residential habitation or commercial purposes, or storage of materials other than those associated with water dependent recreational use; and
4. Any dock and associated structure shall be the sole dock as measured along the shoreline for a minimum distance of 65 feet, unless the parcel of land or individual lot as platted is less than 65 feet in length along the shoreline, in which case there may be one exempt dock allowed per parcel or lot.

(12) Construction, Restoration, Enhancement, and Repair of Seawall, Riprap, and Other Shoreline Stabilization –

(d) Installation of batter piles, king piles, or a seawall cap, used exclusively to stabilize and repair seawalls, provided they do not impede navigation.

Rulemaking Authority 373.026(7), 373.043, 373.4131, 373.4145, 403.805(1) FS. Law Implemented 373.406, 373.4131, 373.4145, 373.415, 403.813(1) FS. History—New 10-1-13, Amended 6-1-18.

Special Conditions for Federal Authorizations for SPGP VI-R1

1. Authorization, design and construction must adhere to the terms of the SPGP VI instrument including the General Conditions for All Projects, Special Conditions for All Projects, Applicable activity-specific special conditions, Procedure and Work Authorized sections.
2. Design and construction must adhere to the PDCs for In-Water Activities (Attachment 28, from PDCs AP.7 through AP11, inclusive, of JAXBO) (Reference: JAXBO PDC AP.1.).
3. All activities must be performed during daylight hours (Reference: JAXBO PDC AP.6.).
4. For all projects involving the installation of piles, sheet piles, concrete slab walls or boatlift I-beams (Reference Categories A, B and C of JAXBO *PDCs for In-Water Noise from Pile and Sheet Pile Installation*, page 86):
 - a. Construction methods limited to trench and fill, pilot hole (auger or drop punch), jetting, vibratory, and impact hammer (however, impact hammer limited to installing no more than 5 per day).
 - b. Material limited to wood piles with a 14-inch diameter or less, concrete piles with a 24-inch diameter/width or less, metal pipe piles with a 36-inch diameter or less, metal boatlift I-beams, concrete slab walls, vinyl sheet piles, and metal sheet piles.
 - c. Any installation of metal pipe or metal sheet pile by impact hammer is not authorized (Reference: Categories D and E of JAXBO *PDCs for In-Water Noise from Pile and Sheet Pile Installation*, page 86.).
 - d. Projects within the boundary of the NOAA Florida Keys National Marine Sanctuary require prior approval from the Sanctuary (Reference: JAXBO PDCs AP.14 and A1.6).
5. The Permittee shall comply with the “Standard Manatee Conditions for In-Water Work – 2011” (Attachment 29).
6. No structure or work shall adversely affect or disturb properties listed in the National Register of Historic Places or those eligible for inclusion in the National Register. Prior to the start of work, the Applicant/Permittee or other party on the Applicant’s/Permittee’s behalf, shall conduct a search of known historical properties by contracting a professional archaeologist, and contacting the Florida Master Site File at 850-245-6440 or SiteFile@dos.state.fl.us. The Applicant/Permittee can also research sites in the National Register Information System (NRIS). Information can be found at <http://www.cr.nps.gov/nr/research>.

- a. If, during the initial ground disturbing activities and construction work, there are archaeological/cultural materials unearthed (which shall include, but not be limited to: pottery, modified shell, flora, fauna, human remains, ceramics, stone tools or metal implements, dugout canoes or any other physical remains that could be associated with Native American cultures or early colonial or American settlement), the Permittee shall immediately stop all work in the vicinity and notify the Compliance and Review staff of the State Historic Preservation Office at 850-245- 6333 and the Corps Regulatory Archeologist at 904-232-3270 to assess the significance of the discovery and devise appropriate actions, including salvage operations. Based on the circumstances of the discovery, equity to all parties, and considerations of the public interest, the Corps may modify, suspend, or revoke the permit in accordance with 33 C.F.R. § 325.7.
 - b. In the unlikely event that human remains are identified, the remains will be treated in accordance with Section 872.05, Florida Statutes; all work in the vicinity shall immediately cease and the local law authority, and the State Archaeologist (850-245-6444) and the Corps Regulatory Archeologist at 904-232-3270 shall immediately be notified. Such activity shall not resume unless specifically authorized by the State Archaeologist and the Corps.
7. The Permittee is responsible for obtaining any “take” permits required under the U.S. Fish and Wildlife Service’s regulations governing compliance with these laws. The Permittee should contact the appropriate local office of the U.S. Fish and Wildlife Service to determine if such “take” permits are required for a particular activity.
8. Mangroves. The design and construction of a Project must comply with the following (Reference: JAXBO PDCs AP.3 and AP.12.):
 - a. All projects must be sited and designed to avoid or minimize impacts to mangroves.
 - b. Mangrove removal must be conducted in a manner that avoids any unnecessary removal and is limited to the following instances:
 - (1) Removal to install up to a 4-ft-wide walkway for a dock.
 - (2) Removal of mangroves above the mean high water line (MHWL) provided that the tree does not have any prop roots that extend into the water below the MHWL.
 - (3) Mangrove trimming. Mangrove trimming refers to the removal (using hand equipment such as chain saws and/or machetes) of lateral branches (i.e., no alteration of the trunk of the tree) in a manner that ensures survival of the tree.
 - (a) Projects with associated mangrove trimming waterward of the MHWL are authorized if the trimming: (a) occurs within the area where the authorized structures are placed or will be placed (i.e., removal of branches that overhang a dock or lift),
 - (b) is necessary to provide temporary construction access, and (c) is conducted in a

manner that avoids any unnecessary trimming.

(b) Projects proposing to remove red mangrove prop roots waterward of the MHWL are not authorized, except for removal to install the dock walkways as described above.

9. For Projects authorized under this SPGP VI in navigable waters of the U.S., the Permittee understands and agrees that, if future operations by the United States require the removal, relocation, or other alteration, of the structures or work herein authorized, or if, in the opinion of the Secretary of the Army or his authorized representative, said structure or work shall cause unreasonable obstruction to the free navigation of the navigable waters, the Permittee will be required, upon due notice from the Corps of Engineers, to remove, relocate, or alter the structural work or obstructions caused thereby, without expense to the United States. No claim shall be made against the United States on account of any such removal or alteration.

10. Notifications to the Corps. For all authorizations under this SPGP VI, including Self-Certifications, the Permittee shall provide the following notifications to the Corps:

a. Commencement Notification. Within 10 days from the date of initiating the work authorized by this permit the Permittee shall submit a completed "Commencement Notification" form (Attachment 8).

b. Corps *Self-Certification Statement of Compliance* form. Within 60 days of completion of the work authorized by this permit, the Permittee shall complete the "Self-Certification Statement of Compliance" form (Attachment 9) and submit it to the Corps. In the event that the completed work deviates in any manner from the authorized work, the Permittee shall describe the deviations between the work authorized by this permit and the work as constructed on the "Self-Certification Statement of Compliance" form. The description of any deviations on the "Self-Certification Statement of Compliance" form does not constitute approval of any deviations by the Corps.

c. Permit Transfer. When the structures or work authorized by this permit are still in existence at the time the property is transferred, the terms and conditions of this permit will continue to be binding on the new owner(s) of the property. To validate the transfer of this permit and the associated liabilities associated with compliance with its terms and conditions, have the transferee sign and date the enclosed form (Attachment 10).

d. Reporting Address. The Permittee shall submit all reports, notifications, documentation, and correspondence required by the general and special conditions of this permit to the following address.

(1) For standard mail: U.S. Army Corps of Engineers, Regulatory Division, Enforcement Section, P.O. Box 4970, Jacksonville, FL, 32232-0019.

(2) For electronic mail: SAJ-RD-Enforcement@usace.army.mil (not to exceed 10 MB). The Permittee shall reference this permit number, SAJ-2015-2575 on all submittals.

11. The District Engineer reserves the right to require that any request for authorization under this SPGP VI be evaluated as an Individual Permit. Conformance with the terms and conditions of the SPGP VI does not automatically guarantee Federal authorization.
12. On a case-by-case basis, the Corps may impose additional Special Conditions which are deemed necessary to minimize adverse environmental impacts.
13. Failure to comply with all conditions of the SPGP VI constitutes a violation of the Federal authorization.
14. The SPGP VI will be valid through the expiration date unless suspended or revoked by issuance of a public notice by the District Engineer. The Corps, in conjunction with the Federal resource agencies, will conduct periodic reviews to ensure that continuation of the permit during the period ending expiration date, is not contrary to the public interest. The SPGP VI will not be extended beyond the expiration date but may be replaced by a new SPGP. If revocation occurs, all future applications for activities covered by the SPGP VI will be evaluated by the Corps.
15. If the SPGP VI expires, is revoked, or is terminated prior to completion of the authorized work, authorization of activities which have commenced or are under contract to commence in reliance upon the SPGP VI will remain in effect provided the activity is completed within 12 months of the date the SPGP VI expired or was revoked.

Special Conditions for *Shoreline Stabilization* activities.

16. Shoreline stabilization structures other than vertical seawalls shall be no steeper than a 2 horizontal:1 vertical slope (Reference: JAXBO PDC A1.1.4.).
17. Placement of backfill is limited to those situations where it is necessary to level the land behind seawalls or riprap.
18. Living shoreline structures and permanent wave attenuation structures can only be constructed out of the following materials: oyster breakwaters, clean limestone boulders or stone (sometimes contained in metal baskets or cages to contain the material), small mangrove islands, biologs, coir, rock sills, and pre-fabricated structures made of concrete and rebar that are designed in a manner so that they do not trap sea turtles, smalltooth sawfish, or sturgeon (Reference: JAXBO PDC A7.5.).
 - a. Reef balls or similar structures are authorized if they are not open on the bottom, are open-bottom structures with a top opening of at least 4 ft, or are pre-fabricated structures, such as reef discs stacked on a pile, and are designed in a manner that would not entrap sea turtles.
 - b. Oyster reef materials shall be placed and constructed in a manner that ensures that

materials will remain stable and that prevents movement of materials to surrounding areas (e.g., oysters will be contained in bags or attached to mats and loose cultch must be surrounded by contained or bagged oysters or another stabilizing feature) (Reference: JAXBO PDC A7.2.).

c. Oyster reef materials shall be placed in designated locations only (i.e., the materials shall not be indiscriminately dumped or allowed to spread outside of the reef structure) (Reference: JAXBO PDC A7.3.)

d. Wave attenuation structures must have 5 ft gaps at least every 75 ft in length as measured parallel to the shoreline and at the sea floor, to allow for tidal flushing and species movement (Reference: JAXBO PDC A7.6.).

e. Other materials are not authorized by this SPGP VI (Reference: JAXBO PDC A7.5.).

Special Conditions for Docks, Piers, Associated Facilities, and other Minor Piling-Supported Structures.

19. Chickees must be less than 500 ft² and support no more than 2 slips (Reference: JAXBO PDC A2.1.6.).

20. The design and construction of a Project over marsh (emergent vegetation) must comply with the following:

a. The piling-supported structure shall be aligned so as to have the smallest over-marsh footprint as practicable.

b. The over-marsh portion of the piling-supported structure (decking) shall be elevated to at least 4 feet above the marsh floor.

c. The width of the piling-supported is limited to a maximum of 4 feet. Any exceptions to the width must be accompanied by an equal increase in height requirement.

21. Mangroves. For pile-supported structures, the following additional requirements for mangroves found in the joint U.S. Army Corps of Engineers'/National Marine Fisheries Service's "Construction Guidelines in Florida for Minor Piling-Supported Structures Constructed in or over Submerged Aquatic Vegetation (SAV), Marsh or Mangrove Habitat" U.S. Army Corps of Engineers/National Marine Fisheries Service updated November 2017 (Attachment 11) shall apply:

a. The width of the piling-supported structure is limited to a maximum of 4 feet.

b. Mangrove clearing is restricted to the width of the piling-supported structure.

c. The location and alignment of the piling-supported structure should be through the narrowest area of the mangrove fringe.

22. Regarding SAV, the design and construction of a Project must comply with the following:

a. A pile supported structure

(1) that is located on a natural waterbody (i.e. outside an artificial waterway that was excavated for boating access and is bordered by residential properties); and

(2) that is within the range of seagrass (estuarine waters within all coastal counties except for Nassau, Duval, St Johns, Flagler and Volusia north of Ponce Inlet), but outside of the range of Johnson's seagrass (the range of Johnson's seagrass is defined as Turkey Creek/Palm Bay south to central Biscayne Bay in the lagoon systems on the east coast of Florida) will be constructed to the following standards:

(a) If no survey is performed in accordance with the methods described in the Procedure section of this document, section I.3, then SAV is presumed present and the pile-supported structure must comply with, or provide a higher level of protection than, the protective criteria in the joint U.S. Army Corps of Engineers'/National Marine Fisheries Service's "*Construction Guidelines in Florida for Minor Piling- Supported Structures Constructed in or over Submerged Aquatic Vegetation (SAV), Marsh or Mangrove Habitat*" U.S. Army Corps of Engineers/National Marine Fisheries Service updated November 2017 (Attachment 11). For the purposes of SPGP, two uncovered boatlifts are allowed.

(i) If the pile supported structure is currently serviceable, repair and replacement may occur in the same footprint without completion of a benthic survey.

(ii) Boatlifts and minor structures in Monroe County may be installed within existing boat slips without completion of a SAV survey. Boatlift accessory structures, like catwalks, shall adhere to "*Construction Guidelines in Florida for Minor Piling- Supported Structures Constructed in or over Submerged Aquatic Vegetation (SAV), Marsh or Mangrove Habitat*" U.S. Army Corps of Engineers/National Marine Fisheries Service updated November 2017 (Attachment 11) if a SAV survey has not been completed.

(iii) A marginal dock may be constructed a maximum of 5 feet overwater, as measured from the waterward face (wet face) of the seawall).

(b) If a survey is performed in accordance with the methods described in the Procedure section of this document, section I.3, and SAV is present (including seagrass, tidal freshwater SAV and emergent vegetation), then the pile-supported structure must comply with, or provide a higher level of protection than, the protective criteria in the joint U.S. Army Corps of Engineers'/National Marine Fisheries Service's "*Construction Guidelines in Florida for Minor Piling-Supported Structures Constructed in or over*

Submerged Aquatic Vegetation (SAV), Marsh or Mangrove Habitat” U.S. Army Corps of Engineers/National Marine Fisheries Service updated November 2017 (Attachment 11). For the purposes of this permit, two uncovered boatlifts are allowed.

(i) If the pile supported structure is currently serviceable, repair and replacement may occur in the same footprint without completion of a benthic survey.

(ii) Boatlifts may be installed within existing boat slips without completion of a SAV survey.

(iii) A marginal dock may be constructed a maximum of 5 feet overwater, as measured from the waterward face (wet face) of the seawall).

(c) If a survey is performed in accordance with the methods described in the Procedure section of this document, section I.3, and SAV is absent (including seagrass, tidal freshwater SAV and emergent vegetation), then no design restrictions are required and boatlifts may include a cover.

(d) A pile supported structure

(i) that is located on a natural waterbody (i.e. outside an artificial waterway that was excavated for boating access and is bordered by residential properties); and

(ii) that is within the range of Johnson’s seagrass (the range of Johnson’s seagrass is defined as Turkey Creek/Palm Bay south to central Biscayne Bay in the lagoon systems on the east coast of Florida) but not within Johnson’s seagrass critical habitat will be constructed to the following standards:

(iii) If no survey is performed in accordance with the methods described in the Procedure section of this document, section I.3, then seagrass is presumed present and the pile-supported structure must comply with or provide a higher level of protection than, the protective criteria in the joint U.S. Army Corps of Engineers’/National Marine Fisheries Service’s “Construction Guidelines in Florida for Minor Piling-Supported Structures Constructed in or over Submerged Aquatic Vegetation (SAV), Marsh or Mangrove Habitat” U.S. Army Corps of Engineers/National Marine Fisheries Service updated November 2017 (Attachment 11) with the sole exception of the number of allowable boat lifts. For the purposes of this permit, two uncovered boatlifts are allowed.

(e) If a survey is performed in accordance with the methods described in the Procedure section of this document, section I.3, and SAV is present (including seagrass, tidal freshwater SAV and emergent vegetation), THEN pile-supported structure must comply with or provide a higher level of protection than, the protective criteria in the joint U.S. Army Corps of Engineers’/National Marine Fisheries Service’s “Construction Guidelines in Florida for Minor Piling-Supported Structures Constructed in or over Submerged Aquatic Vegetation (SAV), Marsh or Mangrove Habitat” U.S. Army Corps of Engineers/National Marine Fisheries Service updated November 2017 (Attachment 11). For the purposes of this permit, two uncovered boatlifts are allowed.

(f) If a survey is performed in accordance with the methods described in the procedure section of this document, section I.3, and SAV is absent (including seagrass, tidal freshwater SAV and emergent vegetation), THEN no design restrictions are required and boatlifts may include a cover.

(g) A pile supported structure located within Johnson's seagrass critical habitat will be constructed to the following standards:

(i) If no survey is performed in accordance with the methods described in the Procedure section of this document, section I.3, then seagrass is presumed present and the pile-supported structure must comply with or provide a higher level of protection than, the protective criteria in the joint U.S. Army Corps of Engineers'/National Marine Fisheries Service's "Construction Guidelines in Florida for Minor Piling-Supported Structures Constructed in or over Submerged Aquatic Vegetation (SAV), Marsh or Mangrove Habitat" U.S. Army Corps of Engineers/National Marine Fisheries Service updated November 2017 (Attachment 11) with the sole exception of the number of allowable boat lifts. For the purposes of this permit, two uncovered boatlifts are allowed.

(ii) If a survey is performed in accordance with the methods described in the Procedure section of this document, section I.3, and SAV is absent and the project is

1. A dock replacement in the same footprint, no design restrictions are required.
2. A new dock or dock expansion THEN pile-supported structure must comply with or provide a higher level of protection than, the protective criteria in the joint U.S. Army Corps of Engineers'/National Marine Fisheries Service's "Construction Guidelines in Florida for Minor Piling-Supported Structures Constructed in or over Submerged Aquatic Vegetation (SAV), Marsh or Mangrove Habitat" U.S. Army Corps of Engineers/National Marine Fisheries Service updated November 2017 (Attachment 11). For the purposes of this permit, two uncovered boatlifts are allowed.

(iii) If a survey is performed in accordance with the methods described in the Procedure section of this document, section I.3, and SAV is present (including seagrass, tidal freshwater SAV and emergent vegetation), then pile-supported structure must comply with or provide a higher level of protection than, the protective criteria in the joint U.S. Army Corps of Engineers'/National Marine Fisheries Service's "Construction Guidelines in Florida for Minor Piling-Supported Structures Constructed in or over Submerged Aquatic Vegetation (SAV), Marsh or Mangrove Habitat" U.S. Army Corps of Engineers/National Marine Fisheries Service updated November 2017 (Attachment 11). For the purposes of this permit, two uncovered boatlifts are allowed.

23. North Atlantic Right Whale. The attached North Atlantic Right Whale Information Form (Attachment 30) describes the presence of North Atlantic right whales in the area and

the Federal regulations governing the approach to North Atlantic right whales. The FDEP or Designee will attach the North Atlantic Right Whale Information Form to their authorizations for any dock project (new construction, repair, or replacement) at a private residence located within 11 nautical miles of an inlet that leads to areas within the known range of North Atlantic right whale. These zones, with an 11 nm radius, are described by the North Atlantic Right Whale Educational Sign Zones, Attachment 7 (from Section 2.1.1.4 of JAXBO, pages 31 and 32, inclusive). (Reference JAXBO PDC A2.4).

24. Educational Signs. For commercial, multi-family, or public facilities, and marine events, signs must be posted as described below (Reference: These replicate JAXBO PDCs A.2.2 and A.2.2.1 to A.2.2.3., inclusive, within the table PDCs Specific to Activity 2 - Pile Supported Structures and Anchored Buoys, starting on page 112.):

a. For commercial, multi-family, or public facilities, and marine events, signs must be posted in a visible location(s), alerting users of listed species in the area susceptible to vessel strikes and hook-and-line captures. The most current version of the signs that must be downloaded and sign installation guidance are available at:

(<https://www.fisheries.noaa.gov/southeast/consultations/protected-species-educational-signs>). The signs required to be posted by area are stated below:

<https://www.fisheries.noaa.gov/southeast/consultations/protected-species-educational-signs>

(1) All projects in Florida shall use the Save Sea Turtle, Sawfish, and Dolphin sign. These signs shall include contact information to the sea turtle and marine mammal stranding networks and smalltooth sawfish encounter database.

(2) Projects within the North Atlantic right whale educational sign zone shall post the Help Protect North Atlantic Right Whales sign.

(3) On the east coast of Florida, projects located within the St. Johns River and those occurring north of the St. Johns River to the Florida-Georgia line shall post the Report Sturgeon sign. On the west coast of Florida, projects occurring from the Cedar Key, Florida north to the Florida-Alabama line.

25. Monofilament Recycling Bins. For commercial, multi-family, or public facilities, monofilament recycling bins must be provided as described below (Reference: The below replicates PDC A.2.3 within the table PDCs Specific to Activity 2 –Pile Supported Structures and Anchored Buoys, the PDC itself on page 113 of the JAXBO.):

a. For commercial, multi-family, or public facilities, monofilament recycling bins must be provided at the docking facility to reduce the risk of turtle or sawfish entanglement in, or ingestion of, marine debris. Monofilament recycling bins must:

(1) Be constructed and labeled according to the instructions provided at <http://mrrp.myfwc.com>.

- (2) Be maintained in working order and emptied frequently (according to <http://mrrp.myfwc.com> standards) so that they do not overflow.
26. Lighting for docks installed within visible distance of ocean beaches. If lighting is necessary, then turtle-friendly lighting shall be installed. Turtle-friendly lighting is explained and examples are provided on the Florida Fish and Wildlife Conservation Commission website: <http://myfwc.com/wildlifehabitats/managed/sea-turtles/lighting/> (Reference: JAXBO PDC A2.8.).
27. Construction Location. Project construction shall take place from uplands or from floating equipment (e.g., barge); prop or wheel-washing is prohibited (Reference: JAXBO PDC A2.9.).
28. Aids to Navigation (ATONs). ATONs must be approved by and installed in accordance with the requirements of the U.S. Coast Guard (i.e., 33 C.F.R., chapter I, subchapter C, part 66, Section 10 of the Rivers and Harbors Act, and any other pertinent requirements) (Reference: JAXBO PDC A2.5.).
29. Aids to Navigation (ATONs) in Acropora critical habitat. The distance from ATONs to ESA-listed corals and Acropora critical habitat (Attachment 20) shall ensure there are no impacts to the corals or the essential feature of Acropora critical habitat from the movement of buoys and tackle. The appropriate distance shall be based on the size of the anchor chain or other tackle to be installed to secure the buoy to its anchor, particularly when the design of the ATON does not prohibit the contact of tackle with the marine bottom. In all cases, buoy tackle will include flotation to ensure there is no contact between the anchor chain or line and the marine bottom (Reference: JAXBO PDC A2.10.).
30. Within Loggerhead sea turtle critical habitat (Reference: JAXBO PDC A2.15.):
- (1) ATONs (pile-supported and anchored buoys) are allowed in nearshore reproductive habitat of the Northwest Atlantic Distinct Population Segment (NWA DPS) of loggerhead sea turtle critical habitat.
- (2) No other pile-supported structures are allowed in nearshore reproductive habitat.

General Conditions for All Projects:

1. The time limit for completing the work authorized ends on July 27, 2026.
2. You must maintain the activity authorized by this permit in good condition and in conformance with the terms and conditions of this permit. You are not relieved of this requirement if you abandon the permitted activity, although you may make a good faith transfer to a third party in compliance with General Condition 4 below. Should you wish to cease to maintain the authorized activity or should you desire to abandon it without a good

faith transfer, you must obtain a modification of this permit from this office, which may require restoration of the area.

3. If you discover any previously unknown historic or archeological remains while accomplishing the activity authorized by this permit, you must immediately notify this office of what you have found. We will initiate the Federal and State coordination required to determine if the remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.
4. If you sell the property associated with this permit, you must obtain the signature of the new owner on the enclosed form (Attachment 10) and forward a copy of the permit to this office to validate the transfer of this authorization.
5. If a conditioned water quality certification has been issued for your project, you must comply with the conditions specified in the certification as special conditions to this permit.
6. You must allow representatives from this office to inspect the authorized activity at any time deemed necessary to ensure that it is being or has been accomplished in accordance with the terms and conditions of your permit.

Further Information:

1. Limits of this authorization.
 - a. This permit does not obviate the need to obtain other Federal, State, or local authorizations required by law.
 - b. This permit does not grant any property rights or exclusive privileges.
 - c. This permit does not authorize any injury to the property or rights of others.
 - d. This permit does not authorize interference with any existing or proposed Federal projects.
2. Limits of Federal Liability. In issuing this permit, the Federal Government does not assume any liability for the following:
 - a. Damages to the permitted project or uses thereof as a result of other permitted or unpermitted activities or from natural causes.
 - b. Damages to the permitted project or uses thereof as a result of current or future activities undertaken by or on behalf of the United States in the public interest.
 - c. Damages to persons, property, or to other permitted or unpermitted activities or structures caused by the activity authorized by this permit.

- d. Design or Construction deficiencies associated with the permitted work.
 - e. Damage claims associated with any future modification, suspension, or revocation of this permit.
3. Reliance on Applicant's Data: The determination of this office that issuance of this permit is not contrary to the public interest was made in reliance on the information you provided.
 4. Reevaluation of Permit Decision: This office may reevaluate its decision on this permit at any time the circumstances warrant. Circumstances that could require a reevaluation include, but are not limited to, the following:
 - a. You fail to comply with the terms and conditions of this permit.
 - b. The information provided by you in support of your permit application proves to have been false, incomplete, or inaccurate (see 3 above).
 - c. Significant new information surfaces which this office did not consider in reaching the original public interest decision.
 5. Such a reevaluation may result in a determination that it is appropriate to use the suspension, modification, and revocation procedures contained in 33 CFR 325.7 or enforcement procedures such as those contained in 33 CFR 326.4 and 326.5. The referenced enforcement procedures provide for the issuance of an administrative order requiring you comply with the terms and conditions of your permit and for the initiation of legal action where appropriate. You will be required to pay for any corrective measures ordered by this office, and if you fail to comply with such directive, this office may in certain situations (such as those specified in 33 CER 209.170) accomplish the corrective measures by contract or otherwise and bill you for the cost.
 6. When the structures or work authorized by this permit are still in existence at the time the property is transferred, the terms and conditions of this permit will continue to be binding on the new owner(s) of the property. To validate the transfer of this permit and the associated liabilities associated with compliance with its terms and conditions, have the transferee sign and date the enclosed form.
 7. The Permittee understands and agrees that, if future operations by the United States require the removal, relocation, or other alteration, of the structures or work herein authorized, or if, in the opinion of the Secretary of the Army or his authorized representative, said structure or work shall cause unreasonable obstruction to the free navigation of the navigable waters, the Permittee will be required, upon due notice from the U.S. Army Corps of Engineers, to remove, relocate, or alter the structural work or obstructions caused thereby, without expense to the United States. No claim shall be made against the United States on account of any such removal, relocation or alteration.

Department of the Army Permit Transfer for SPGP VI-R1

PERMITEE: _____

PERMIT NUMBER: _____ DATE: _____

ADDRESS/LOCATION OF PROJECT:

(Subdivision)

(Lot)

(Block)

When the structures or work authorized by this permit are still in existence at the time the property is transferred, the terms and conditions of this permit will continue to be binding on the new owner(s) of the property. Although the construction period for works authorized by Department of the Army permits is finite, the permit itself, with its limitations, does not expire.

To validate the transfer of this permit and the associated responsibilities associated with compliance with its terms and conditions, have the transferee sign and date below and mail to the U.S. Army Corps of Engineers, Enforcement Branch, Post Office Box 4970, Jacksonville, FL 32232-0019.

(Transferee Signature)

(Date)

(Name Printed)

(Street address)

(Mailing address)

(City, State, Zip Code)

STANDARD MANATEE CONDITIONS FOR IN-WATER WORK
2011

The permittee shall comply with the following conditions intended to protect manatees from direct project effects:

- a. All personnel associated with the project shall be instructed about the presence of manatees and manatee speed zones, and the need to avoid collisions with and injury to manatees. The permittee shall advise all construction personnel that there are civil and criminal penalties for harming, harassing, or killing manatees which are protected under the Marine Mammal Protection Act, the Endangered Species Act, and the Florida Manatee Sanctuary Act.
- b. All vessels associated with the construction project shall operate at "Idle Speed/No Wake" at all times while in the immediate area and while in water where the draft of the vessel provides less than a four-foot clearance from the bottom. All vessels will follow routes of deep water whenever possible.
- c. Siltation or turbidity barriers shall be made of material in which manatees cannot become entangled, shall be properly secured, and shall be regularly monitored to avoid manatee entanglement or entrapment. Barriers must not impede manatee movement.
- d. All on-site project personnel are responsible for observing water-related activities for the presence of manatee(s). All in-water operations, including vessels, must be shutdown if a manatee(s) comes within 50 feet of the operation. Activities will not resume until the manatee(s) has moved beyond the 50-foot radius of the project operation, or until 30 minutes elapses if the manatee(s) has not reappeared within 50 feet of the operation. Animals must not be herded away or harassed into leaving.
- e. Any collision with or injury to a manatee shall be reported immediately to the FWC Hotline at 1-888-404-3922. Collision and/or injury should also be reported to the U.S. Fish and Wildlife Service in Jacksonville (1-904-731-3336) for north Florida or Vero Beach (1-772-562-3909) for south Florida, and to FWC at ImperiledSpecies@myFWC.com
- f. Temporary signs concerning manatees shall be posted prior to and during all in-water project activities. All signs are to be removed by the permittee upon completion of the project. Temporary signs that have already been approved for this use by the Florida Fish and Wildlife Conservation Commission (FWC) must be used (see MyFWC.com/manatee). One sign which reads *Caution: Boaters* must be posted. A second sign measuring at least 8 1/2" by 11" explaining the requirements for "Idle Speed/No Wake" and the shut down of in-water operations must be posted in a location prominently visible to all personnel engaged in water-related activities. Questions concerning these signs can be sent to the email address listed above.

CAUTION: MANATEE HABITAT

All project vessels

IDLE SPEED / NO WAKE

When a manatee is within 50 feet of work
all in-water activities must

SHUT DOWN

Report any collision with or injury to a manatee:



Wildlife Alert:

1-888-404-FWCC(3922)

cell *FWC or #FWC



**UNITED STATES DEPARTMENT OF
COMMERCE**

**National Oceanic and Atmospheric Administration
NATIONAL MARINE FISHERIES SERVICE**

Southeast Regional Office
263 13th Avenue South
St. Petersburg, FL 33701

SEA TURTLE AND SMALLTOOTH SAWFISH CONSTRUCTION CONDITIONS

The permittee shall comply with the following protected species construction conditions:

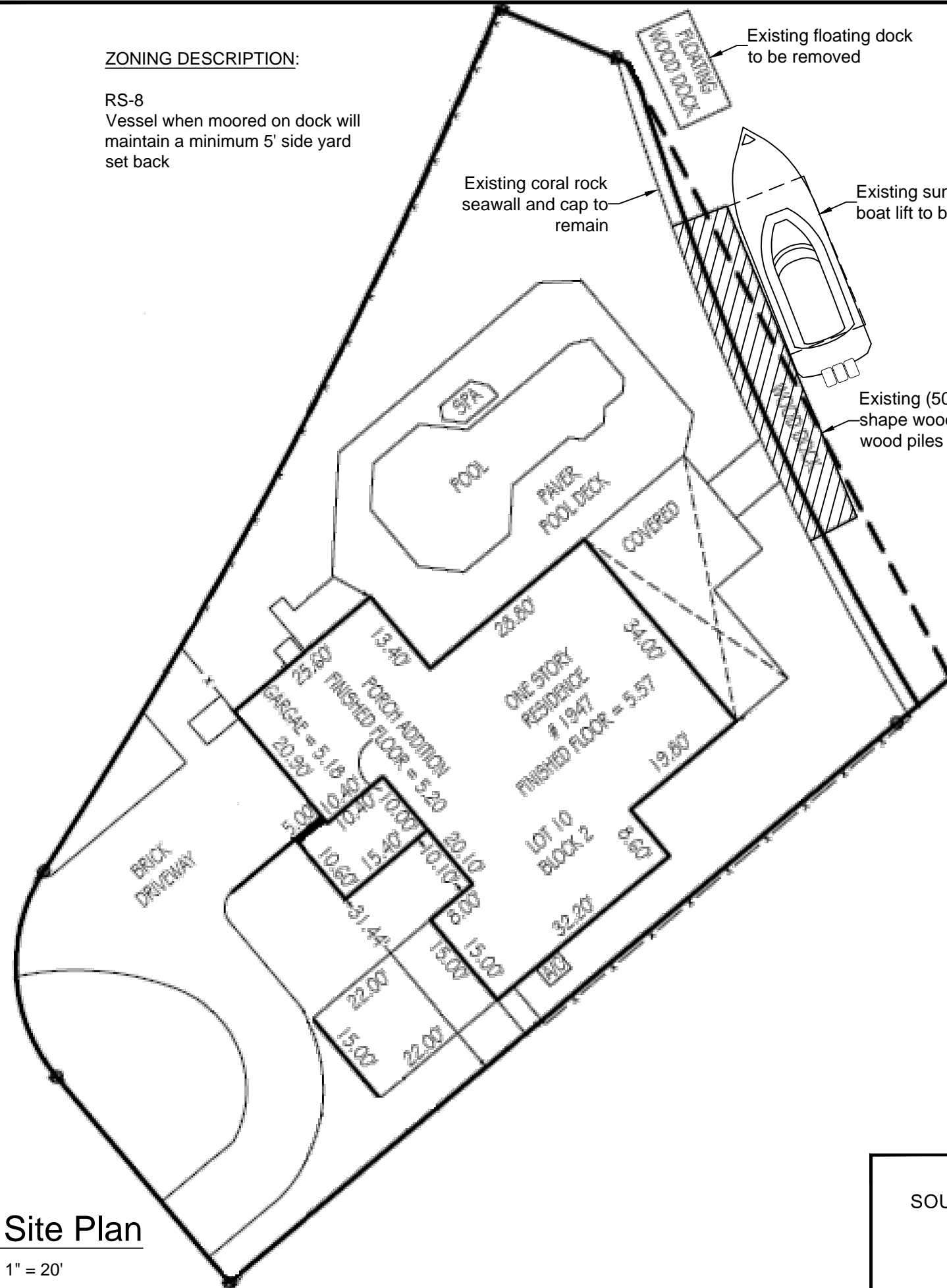
- a. The permittee shall instruct all personnel associated with the project of the potential presence of these species and the need to avoid collisions with sea turtles and smalltooth sawfish. All construction personnel are responsible for observing water-related activities for the presence of these species.
- b. The permittee shall advise all construction personnel that there are civil and criminal penalties for harming, harassing, or killing sea turtles or smalltooth sawfish, which are protected under the Endangered Species Act of 1973.
- c. Siltation barriers shall be made of material in which a sea turtle or smalltooth sawfish cannot become entangled, be properly secured, and be regularly monitored to avoid protected species entrapment. Barriers may not block sea turtle or smalltooth sawfish entry to or exit from designated critical habitat without prior agreement from the National Marine Fisheries Service's Protected Resources Division, St. Petersburg, Florida.
- d. All vessels associated with the construction project shall operate at "no wake/idle" speeds at all times while in the construction area and while in water depths where the draft of the vessel provides less than a four-foot clearance from the bottom. All vessels will preferentially follow deep-water routes (e.g., marked channels) whenever possible.
- e. If a sea turtle or smalltooth sawfish is seen within 100 yards of the active daily construction/dredging operation or vessel movement, all appropriate precautions shall be implemented to ensure its protection. These precautions shall include cessation of operation of any moving equipment closer than 50 feet of a sea turtle or smalltooth sawfish. Operation of any mechanical construction equipment shall cease immediately if a sea turtle or smalltooth sawfish is seen within a 50-ft radius of the equipment. Activities may not resume until the protected species has departed the project area of its own volition.
- f. Any collision with and/or injury to a sea turtle or smalltooth sawfish shall be reported immediately to the National Marine Fisheries Service's Protected Resources Division (727-824-5312) and the local authorized sea turtle stranding/rescue organization.

- g. Any special construction conditions, required of your specific project, outside these general conditions, if applicable, will be addressed in the primary consultation.
- h. Any collision(s) with and/or injuries to any whale, or sturgeon occurring during the construction of a project, shall be reported immediately to NMFS's Protected Resources Division (PRD) at (727-824-5312).
- i. Reports to NMFS's Protected Resources Division (PRD) may be made by email to takereport.nmfsser@noaa.gov.
- j. Sea turtle and marine stranding/rescue organizations' contact information is available by region at <http://www.nmfs.noaa.gov/pr/health/networks.htm>.
- k. Smalltooth sawfish encounters shall be reported to <http://www.flmnh.ufl.edu/fish/sharks/sawfish/sawfishencounters.html>.
- l. All work must occur during daylight hours.



ZONING DESCRIPTION:

RS-8
Vessel when moored on dock will maintain a minimum 5' side yard set back

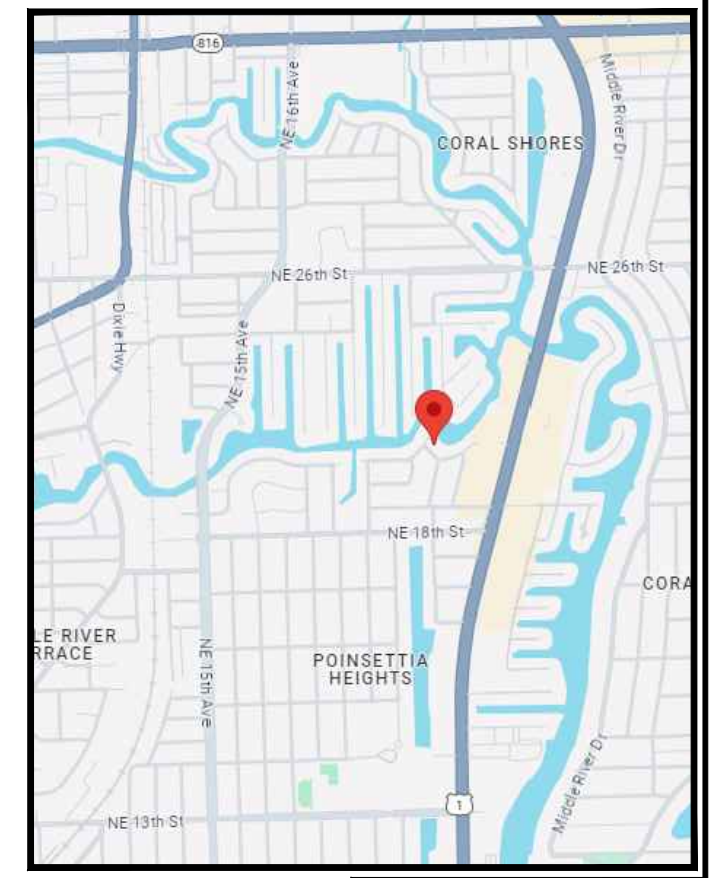
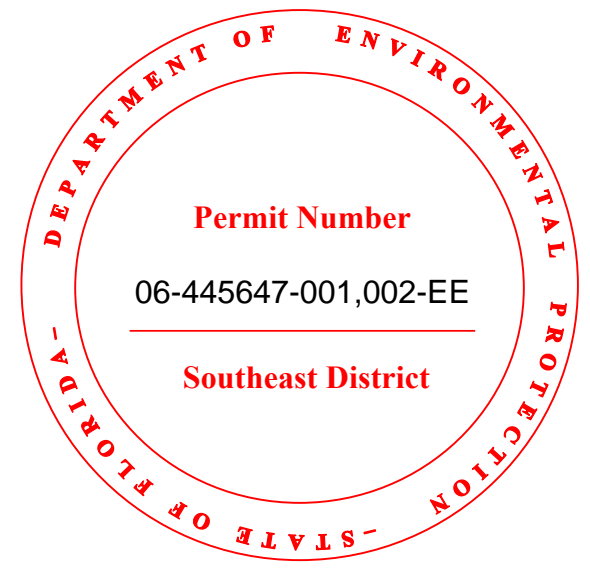


SOUTH FORK MIDDLE RIVER

See attached survey supplied by owner for exact property information.

No tree will be removed or replanted as part of this permit

Site Address	1947 NE 21 STREET, FORT LAUDERDALE FL 33305	ID #	4942 35 28 0190
Property Owner	PLACE, CHRISTOPHER	Millage	0312
Mailing Address	1947 NE 21 ST FORT LAUDERDALE FL 33305	Use	01-01
Abbr Legal Description	NORTH RIDGE 30-32 B LOT 10 BLK 2		



Location Map

Existing Site Plan

Scale: 1" = 20'

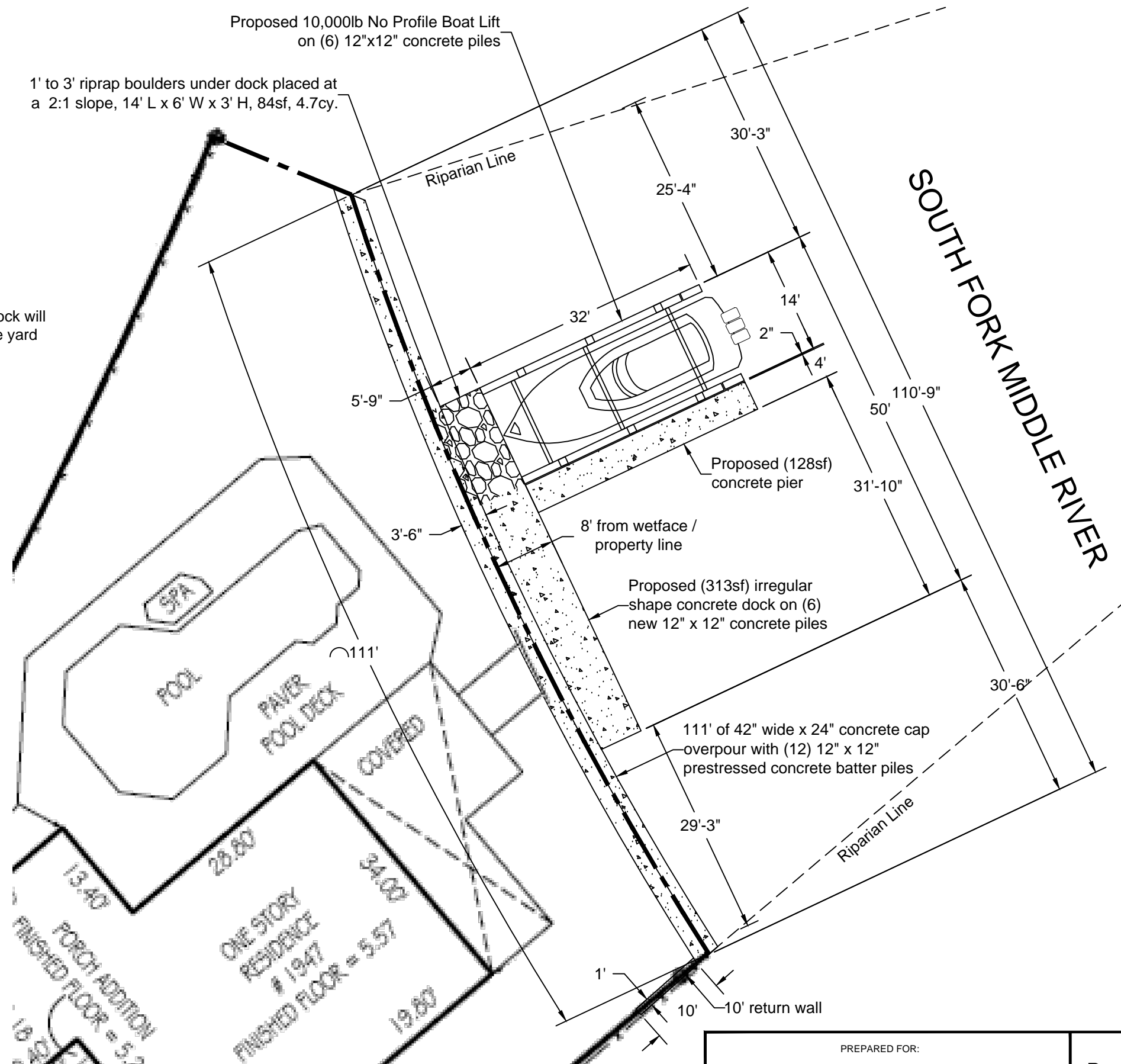
PREPARED FOR: SOUTHEAST MARINE CONST. INC 1121 NW 51 Court Ft. Lauderdale, FL 33309 (954) 630-2300	Project: Proposed Dock / Seawall Repair Christopher Place 1947 NE 21 Street Fort Lauderdale, Florida 33305
--	--

MARK E. WEBER, P.E.
LICENSE #53895 | CA 30702
MW ENGINEERING, INC
902 NE 1 Street Suite #2
Pompano Beach, Florida 33060
Ofc: 754-333-0877
WWW.MwEngineering.net

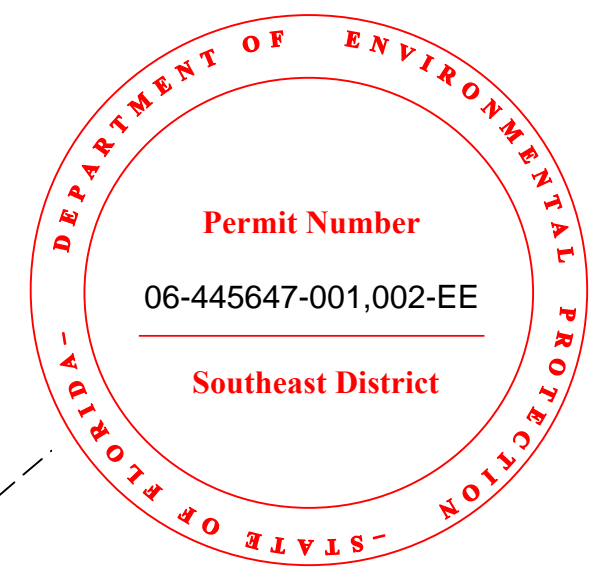


ZONING DESCRIPTION:

RS-8
Vessel when moored on dock will maintain a minimum 5' side yard set back



- Scope of Work:**
- Existing wood dock and wood piles removed
 - Existing boat lift removed
 - Existing floating dock removed
 - Construct 111' of 42" x 24" concrete cap overpour with (12) concrete batter piles
 - Install (313sf) irregular shape concrete dock on (6) concrete piles
 - Proposed (128sf) concrete pier
 - Install 10,000lb No Profile Boat Lift on 12" x 12" concrete piles



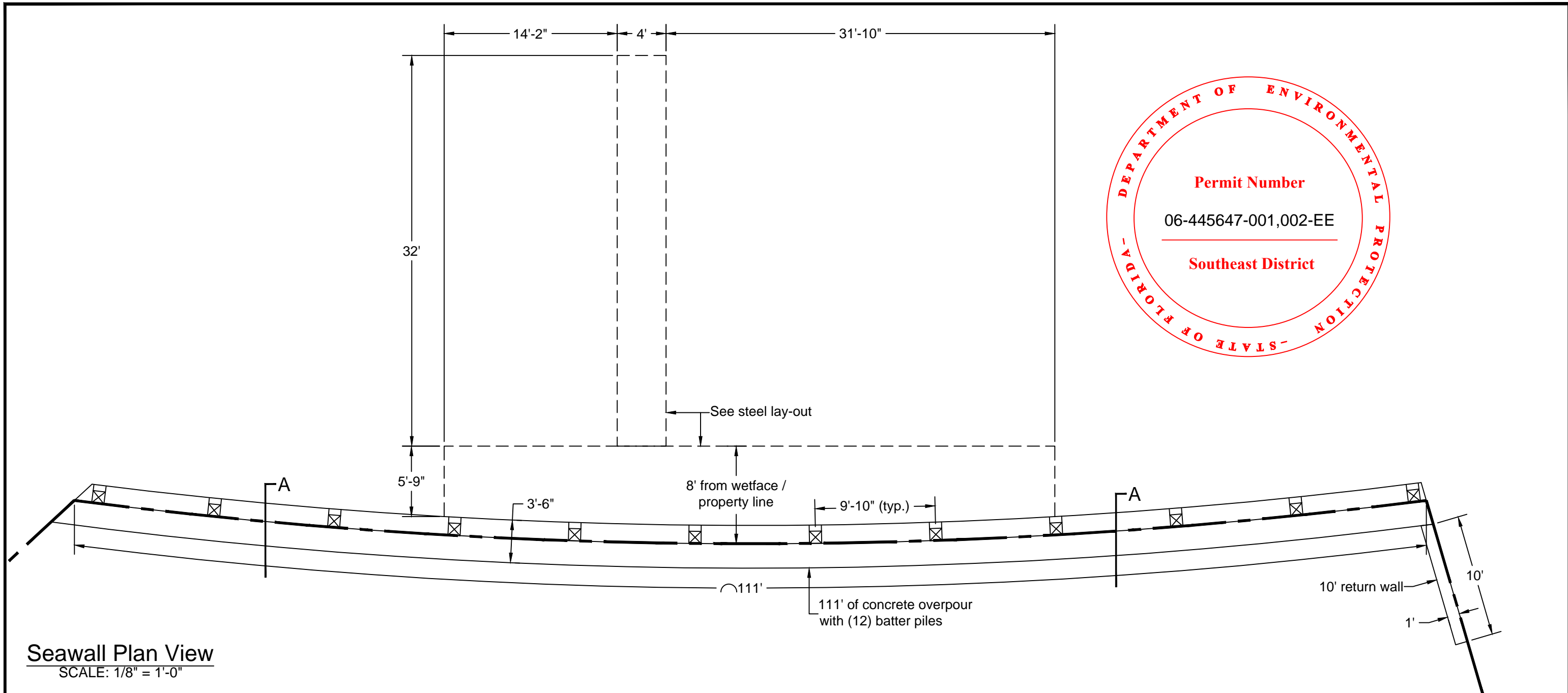
Proposed Site Plan

Scale: 1" = 15'

PREPARED FOR:
SOUTHEAST MARINE CONST. INC
 1121 NW 51 Court
 Ft. Lauderdale, FL 33309
 (954) 630-2300

Project:
Proposed Dock / Seawall Repair
 Christopher Place
 1947 NE 21 Street
 Fort Lauderdale, Florida 33305

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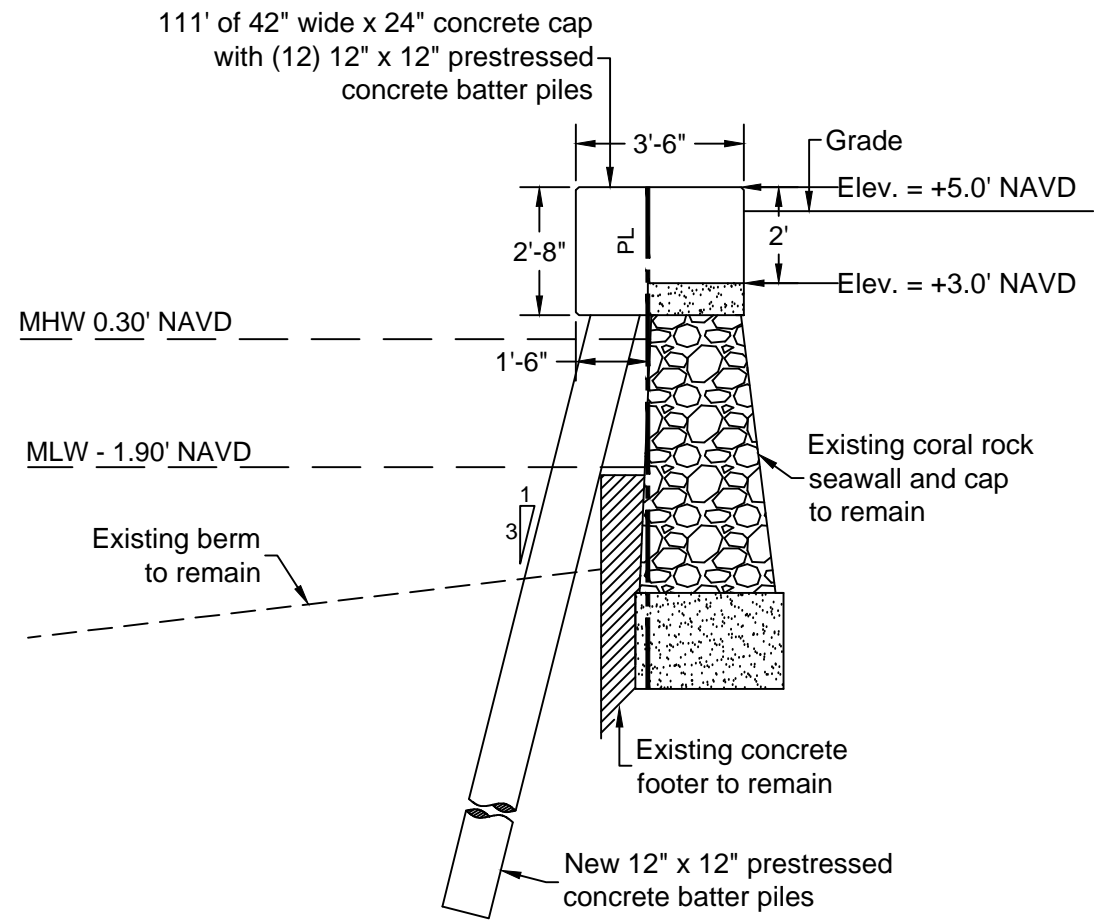
Seawall Plan View
SCALE: 1/8" = 1'-0"

Sheet 3 of 10

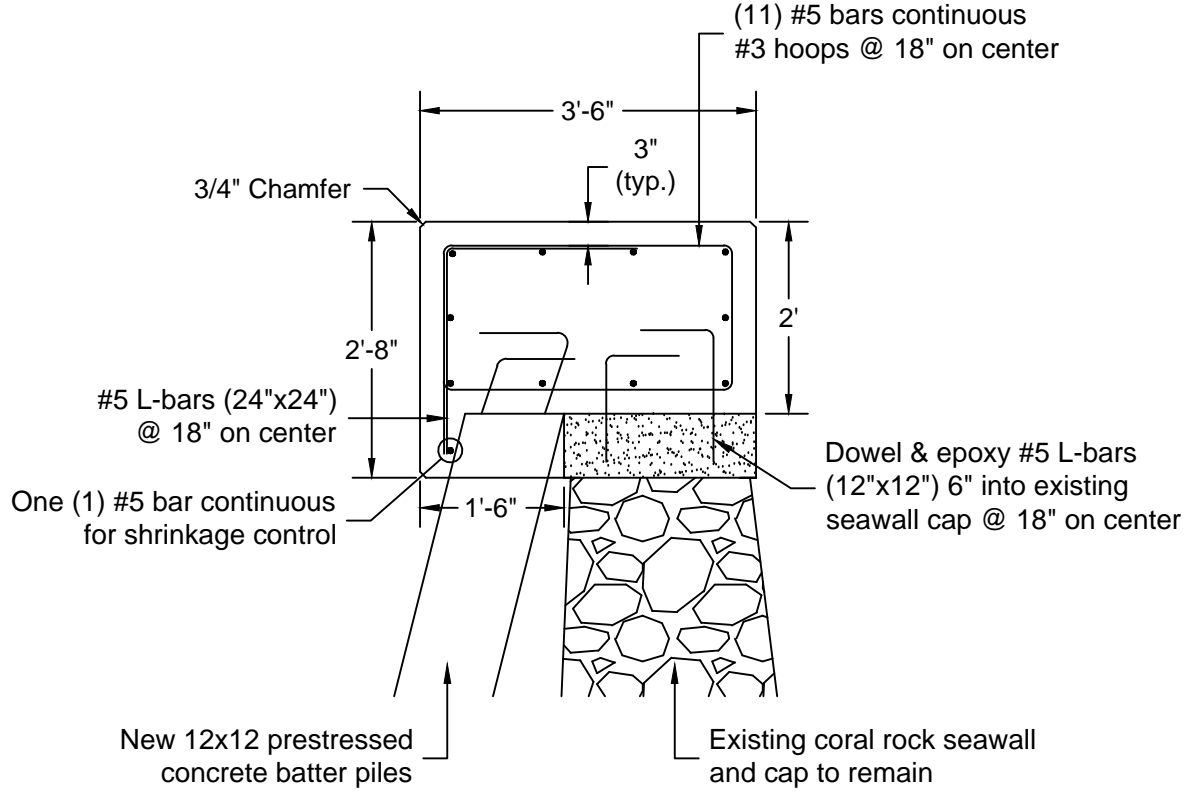
PREPARED FOR:
SOUTHEAST MARINE CONST. INC
 1121 NW 51 Court
 Ft. Lauderdale, FI 33309
 (954) 630-2300

Project:
Proposed Dock / Seawall Repair
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 Fort Lauderdale, Florida 33305

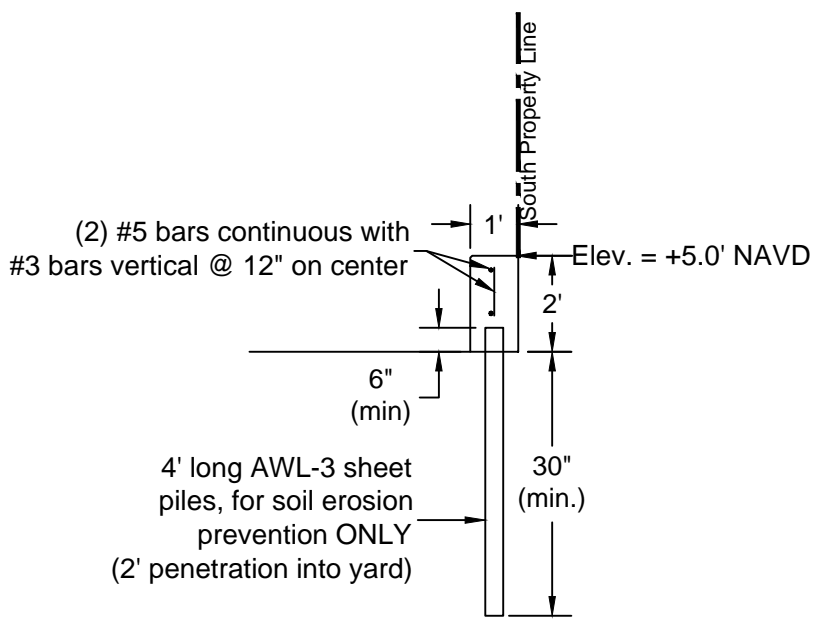
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Seawall Section "A"
Scale 1/4" = 1'-0"



Cap Steel Detail "A"
Scale: 1/2" = 1'-0"



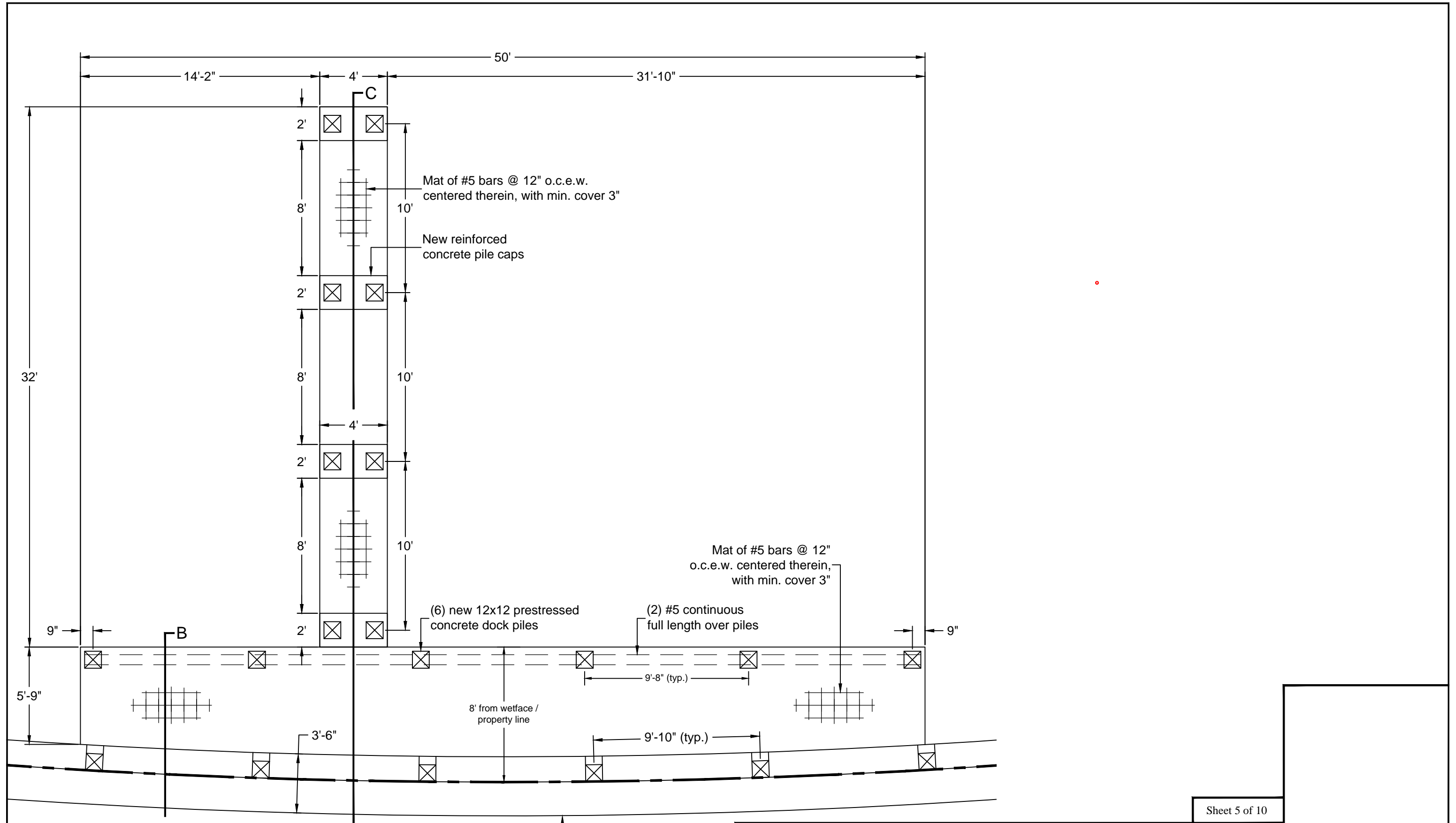
Return Wall Detail
Scale 1/4" = 1'-0"



PREPARED FOR:
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 (954) 630-2300

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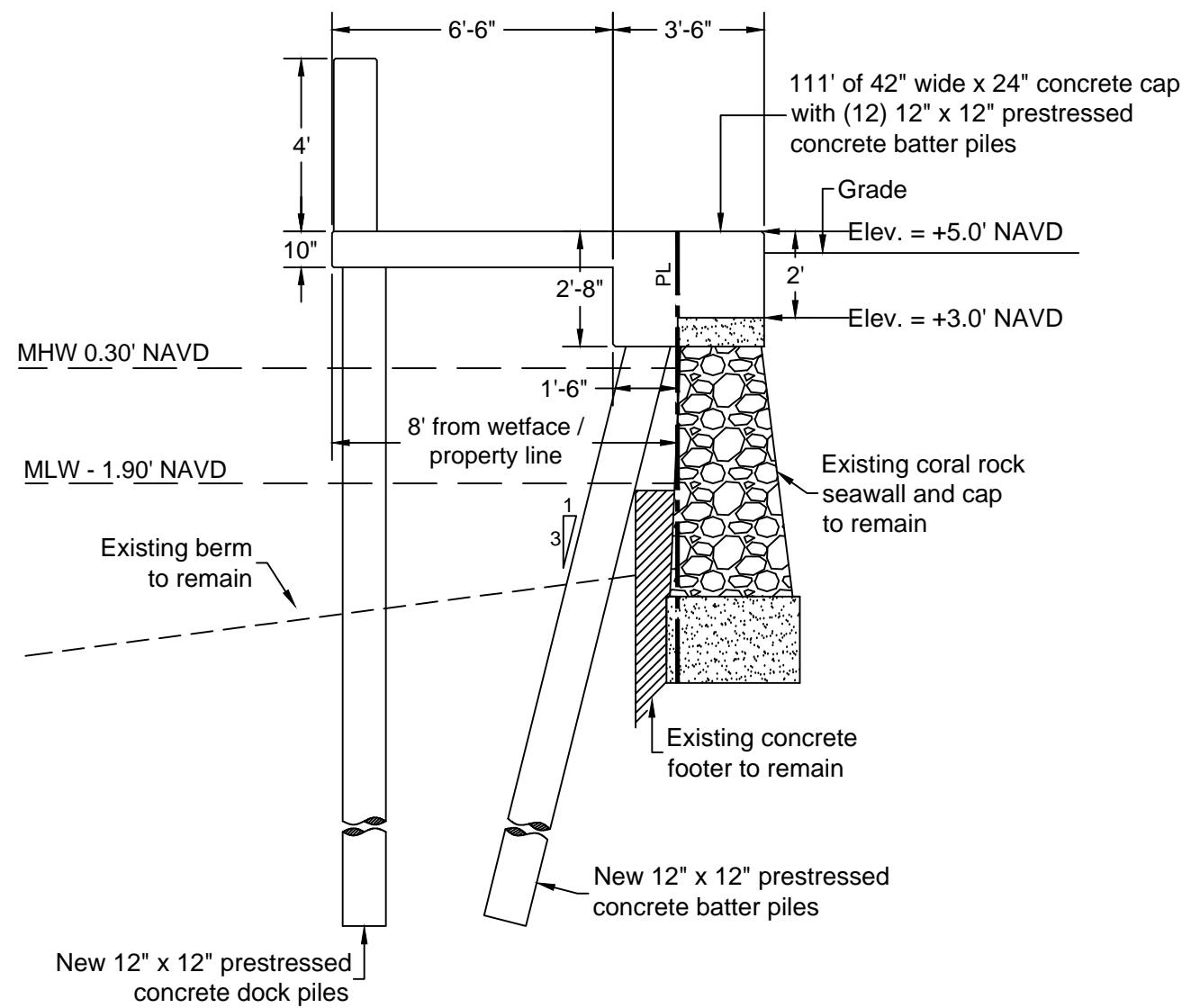


Overall Plan View
Scale: 3/16" = 1'-0"

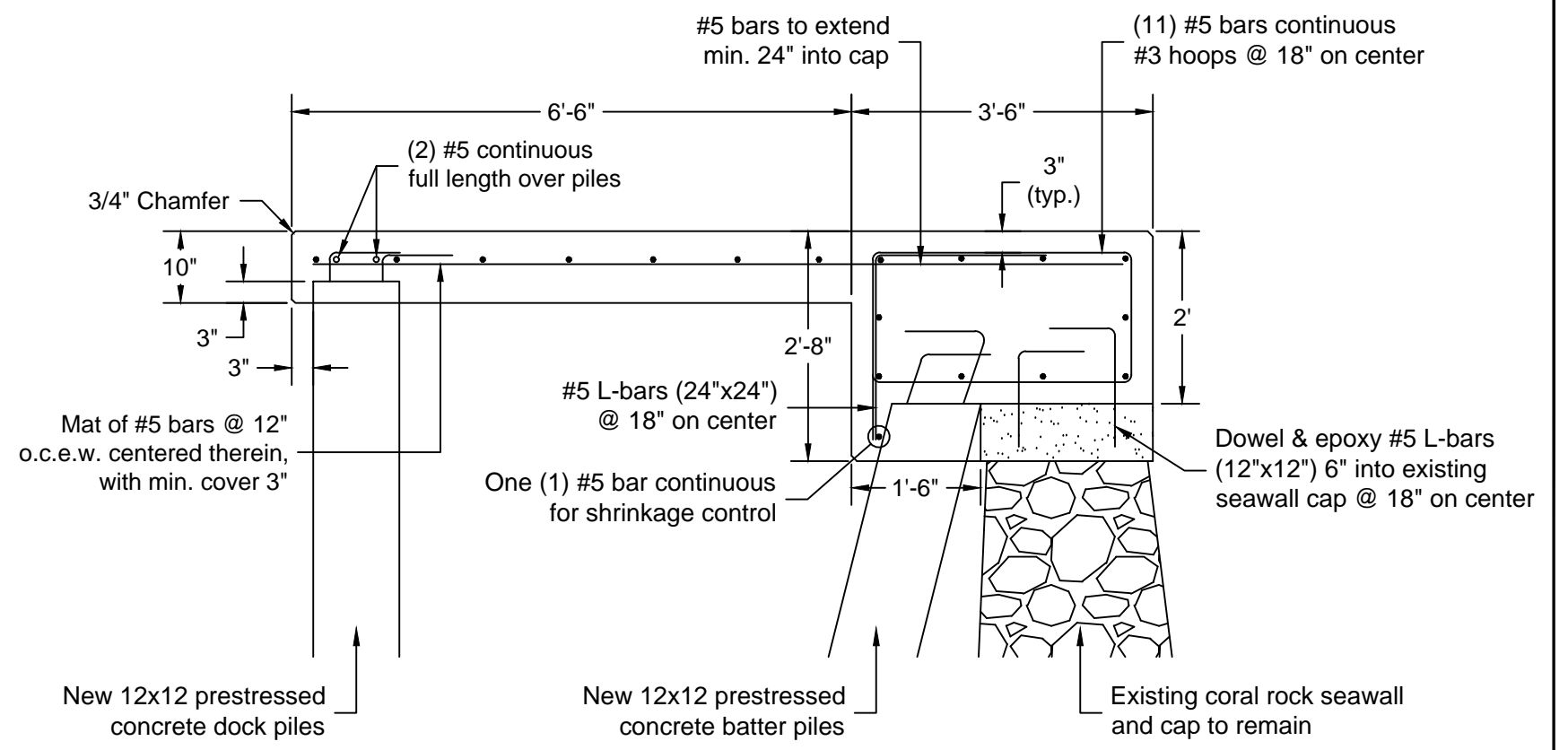
PREPARED FOR:
SOUTHEAST MARINE CONST. INC
 1121 NW 51 Court
 Ft. Lauderdale, FI 33309
 (954) 630-2300

Project:
 Proposed Dock / Seawall Repair
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 Fort Lauderdale, Florida 33305

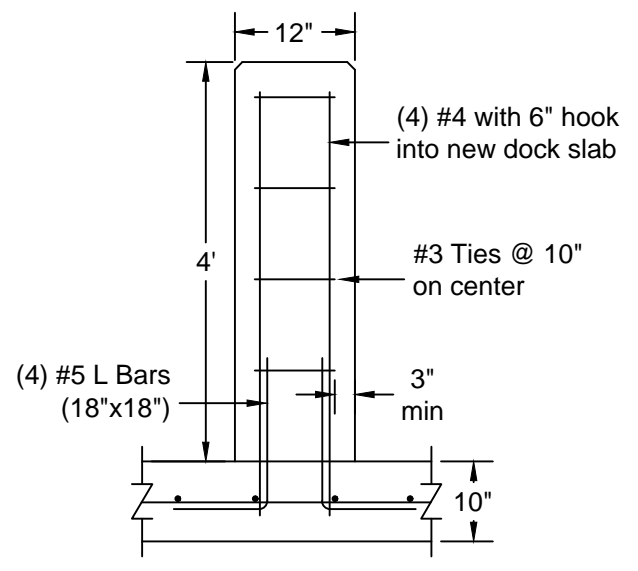
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 WWW.MwEngineering.net



Dock Section "B"
Scale 1/4" = 1'-0"



Dock Steel Detail "B"
Scale: 1/2" = 1'-0"

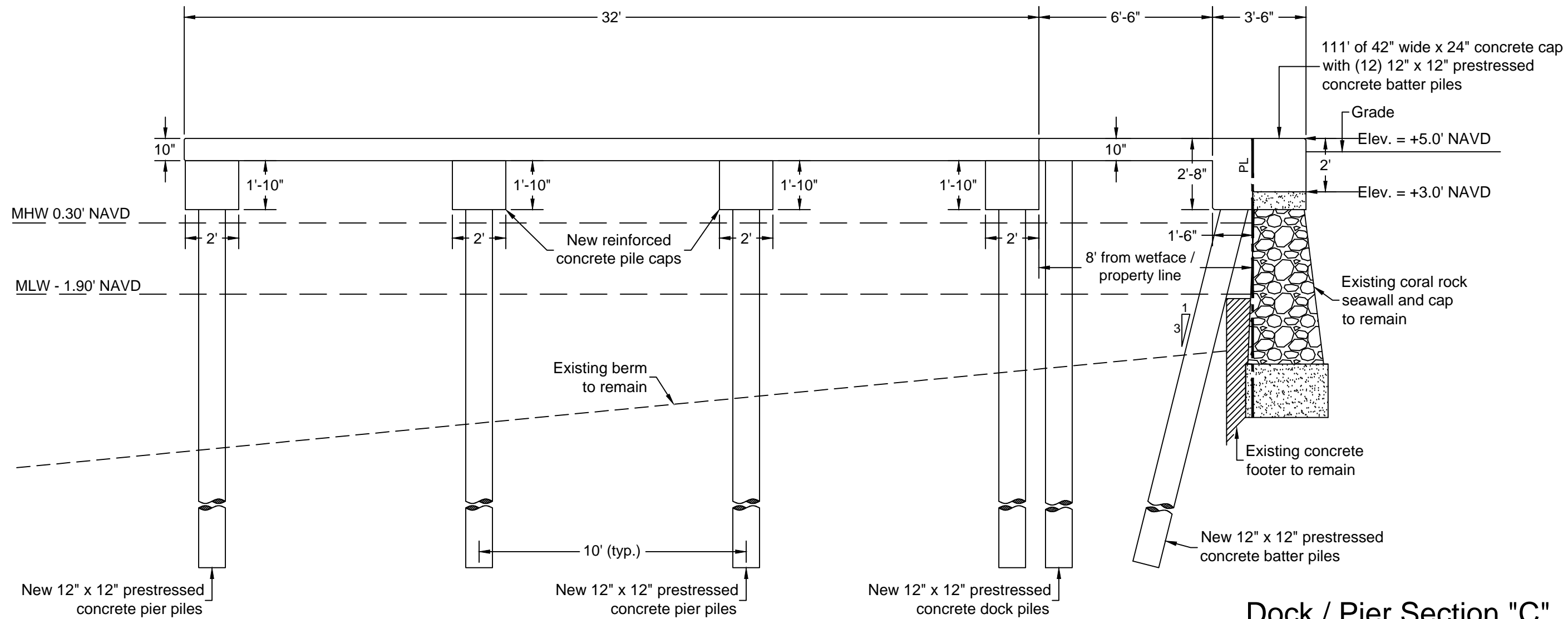


Column Detail
Scale: 1/4" = 1'-0"

PREPARED FOR:
SOUTHEAST MARINE CONST. INC
1121 NW 51 Court
Ft. Lauderdale, FL 33309
(954) 630-2300

Project:
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Dock / Pier Section "C"
Scale 1/4" = 1'-0"

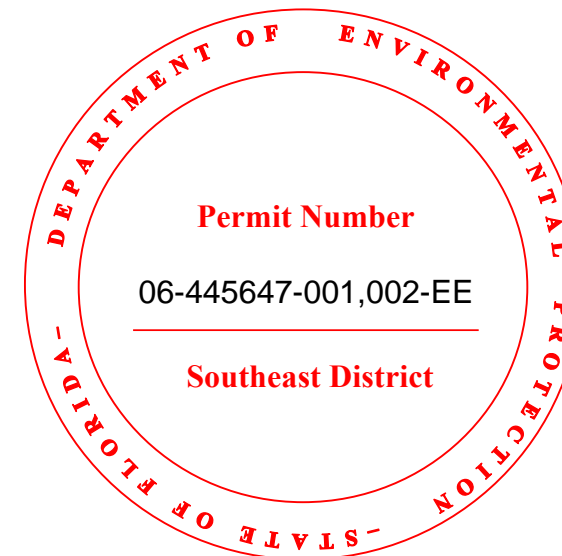
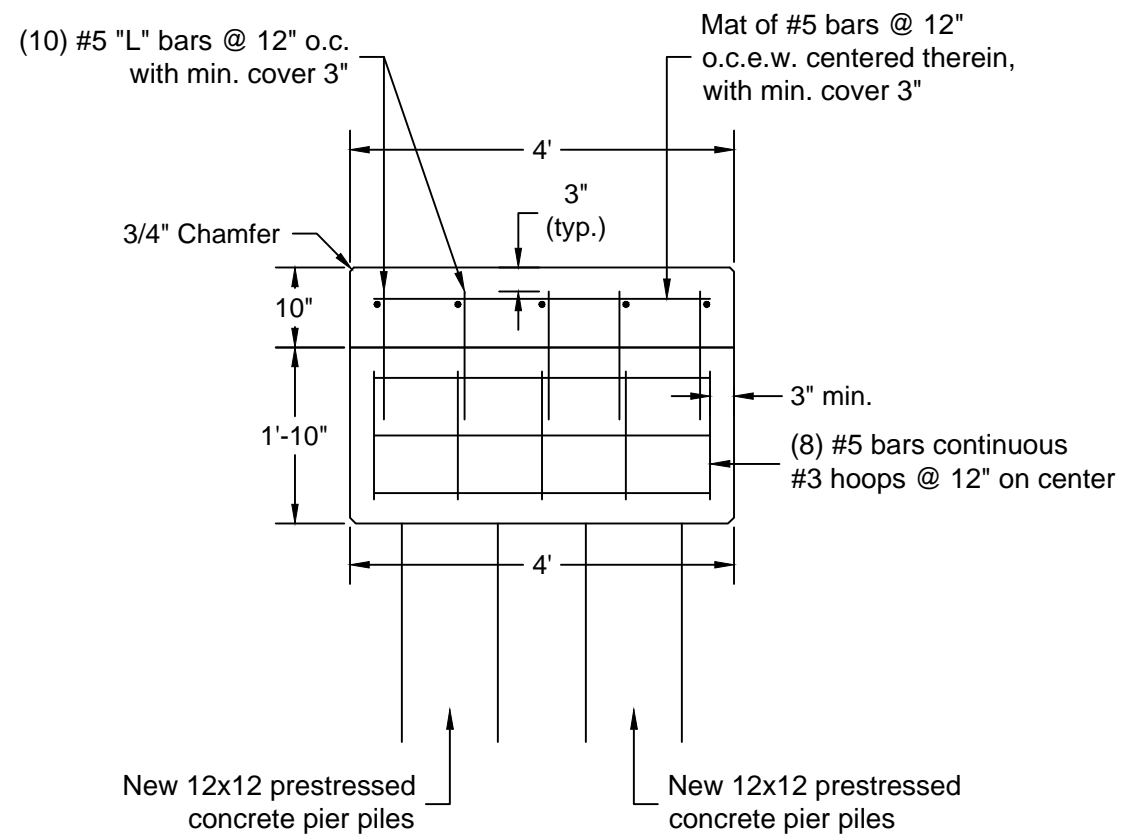
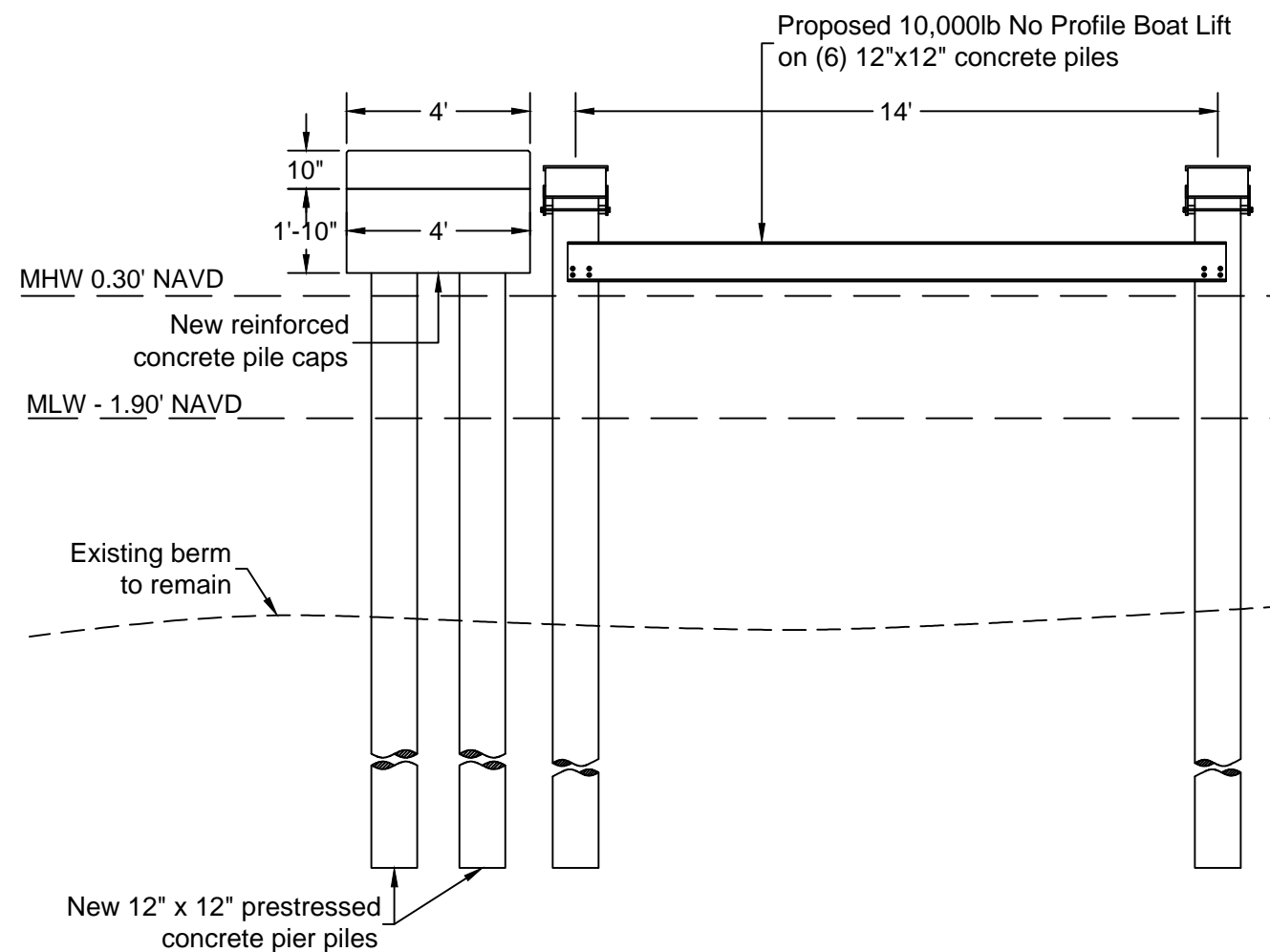
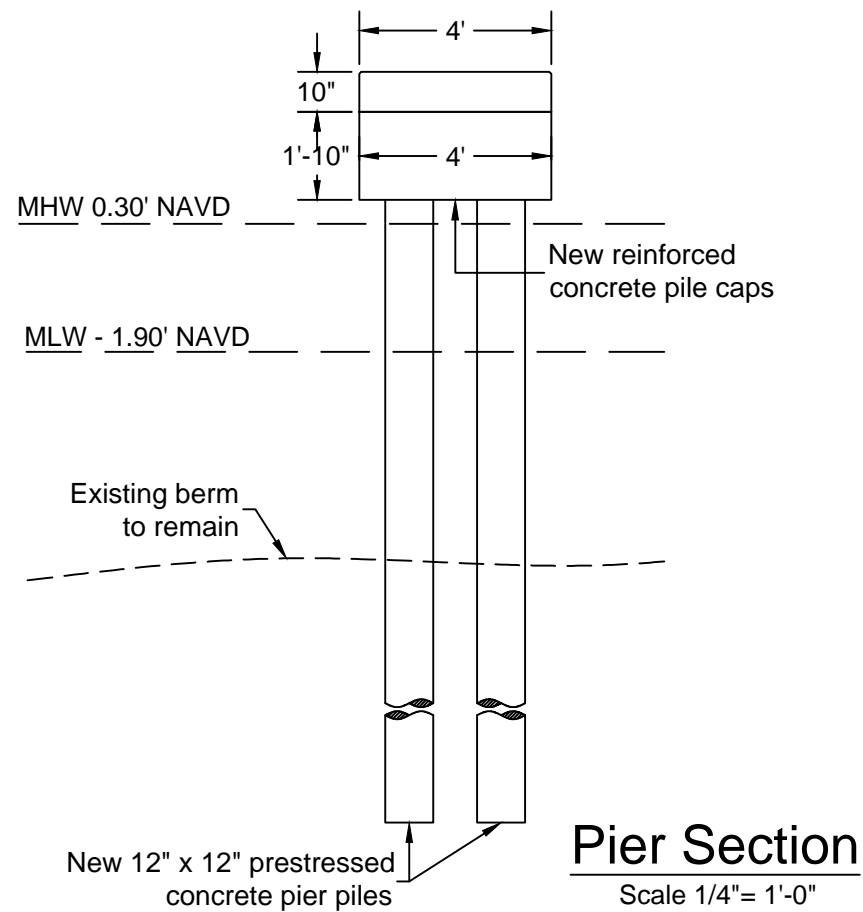


Sheet 7 of 10

PREPARED FOR:
SOUTHEAST MARINE CONST. INC
1121 NW 51 Court
Ft. Lauderdale, FL 33309
(954) 630-2300

Project:
Proposed Dock / Seawall Repair
Christopher Place
1947 NE 21 Street
Fort Lauderdale, Florida 33305

MARK E. WEBER, P.E.
LICENSE #53895 | CA 30702
MW ENGINEERING, INC
902 NE 1 Street Suite #2
Pompano Beach, Florida 33060
Ofc: 754-333-0877
WWW.MwEngineering.net

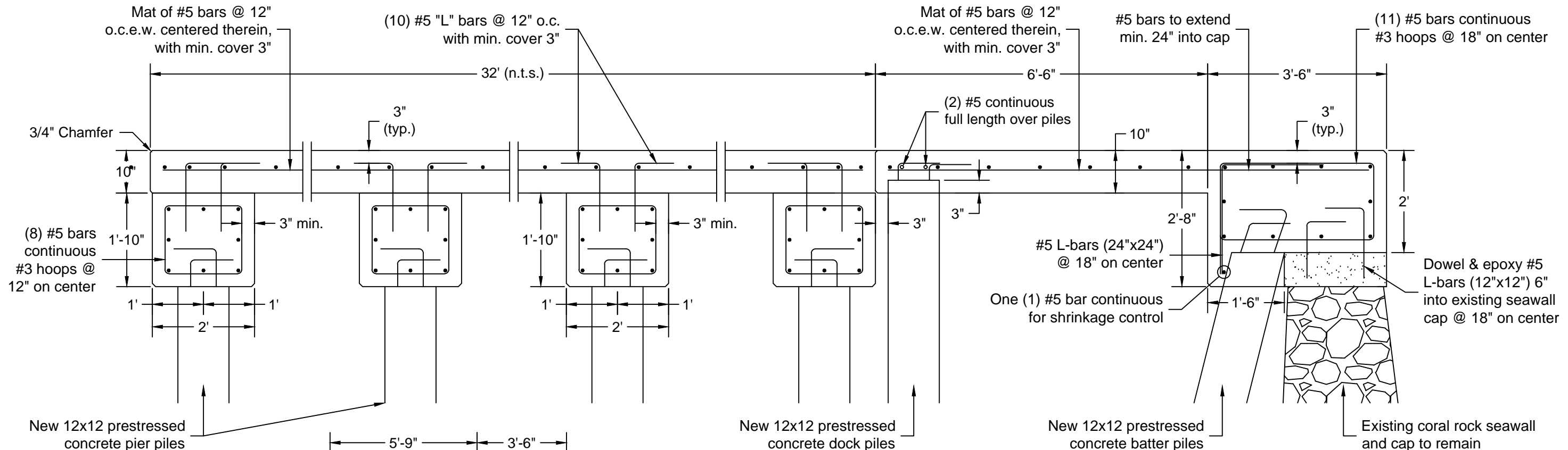


Sheet 8 of 10

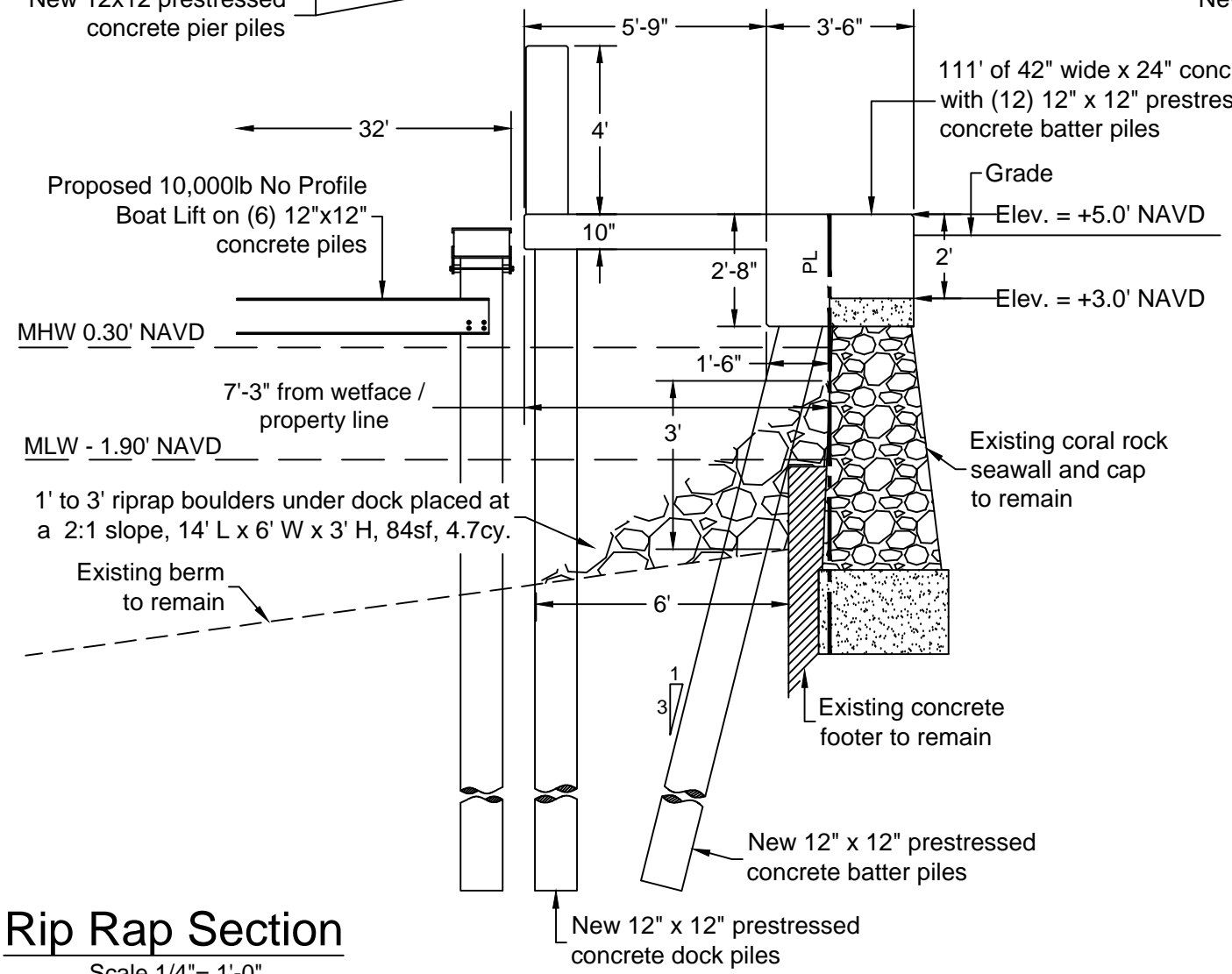
PREPARED FOR:
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Dock Steel Detail "C"
Scale: 1/2" = 1'-0"



Rip Rap Section
Scale 1/4" = 1'-0"



Sheet 9 of 10

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GENERAL NOTES:

1. Construction to follow the Florida Building Code 8th Edition (2023) and amendments as applicable and all Local, State and Federal Laws.
2. Licensed contractor shall verify the existing conditions prior to the commencement of the work. Any conflicts or omissions between existing conditions or the various elements of the working drawing shall be brought to the attention of the Engineer prior to the commencement of the work. The Licensed Contractor and all subcontractors are responsible for all lines, elevations, and measurements in connection with their work.
3. Do not scale drawings for dimensions.
4. Any deviation and/or substitution from the information provided herein shall be submitted to the Engineer for approval prior to commencement of work.
5. All unanticipated or unforeseen demolition and/or new construction conditions which require deviation from the plans and notes herein shall be reported to the Engineer prior to commencement of work.
6. All new work and/or materials shall conform to all requirements of each administrative body having jurisdiction in each appertaining circumstance.
7. All new materials and/or patchwork shall be provided to match existing materials and/or adjoining work where practical except as specifically noted herein.
8. Licensed Contractor to shall use all possible care to protect all existing materials, surfaces, and furnishings from damage during all phases of construction.
9. Licensed Contractor to verify location of existing utilities prior to commencing work.
10. The Licensed contractor to install and remove all shoring and bracing as required for the proper execution of the work.
11. Licensed Contractor to obtain all permits as necessary from all Local, State, and Federal agencies.
12. Turbidity barriers to be marked with site contractor's company name using permanent markings no smaller than 3 inches in height on the top of the barrier.

PILE DRIVING:

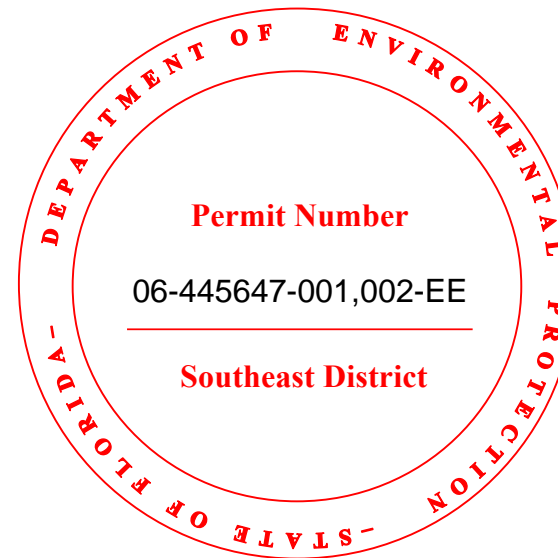
1. Piles shall be driven using an approved cushion block consisting of material so arranged so as to provide the transmission of hammer energy.
2. Piles shall be driven to a minimum allowable bearing capacity of 10 tons for wood, 25 tons for concrete, and 5 tons for pin piles, a minimum of 8' into berm or refusal.
3. Piles shall be driven with a drop hammer or gravity hammer provided the hammer shall weight no less than 3,000 pounds, and the fall of the hammer shall not exceed 6'.
4. Piles shall be driven with a variation of not more than $\frac{1}{4}$ inch per foot from the vertical, or from the batter line indicated, with a maximum variation of the head of the pile from the position shown on the plans of not more than three inches.
5. Where piling must penetrate strata offering high resistance to driving, the structural engineer of record or special inspector may require that the piles be set in pre-drilled or punched holes. The piles shall reach their final penetration by driving.

CONCRETE NOTES:

1. Concrete shall conform to ACI 318-14 and shall be regular weight, sulfate resistant, with a design strength of 5000 psi at 28 days with a maximum water-cementitious materials ratio, by weight aggregate concrete of 0.40.
2. Owner shall employ and pay for testing services from an independent testing laboratory for concrete sampling and testing in accordance with ASTM.
3. Licensed contractor is responsible for the adequacy of forms and shoring and for safe practice in their use and removal.
4. Concrete cover shall be 3" unless otherwise noted on the approved drawings.
5. Reinforcing steel shall be in conformance with the latest version of ASTM A615 Grade 60 specifications. All reinforcement shall be placed in accordance with ACI 315 and ACI Manual of Standard Practice.
6. Splices in reinforcing bars shall be not be less than 48 bar diameters and reinforcing shall be continuous around all corners and changes in direction. Continuity shall be provided at corners or changes in direction by bending the longitudinal steel around the corner 48 bar diameters.
7. Defective, cracked or loose concrete areas must be cut out, the rebar must be cleaned, coated with zinc and repaired with at least 3" of epoxy-concrete mix or gunnite concrete with sulfate-resistant cement.

PILE NOTES:

1. Concrete piles shall attain 6000 psi compressive strength in 28 days.
2. Concrete piles shall be reinforced with four - $\frac{7}{16}$ "Ø lo-lax strands, 270 kips, and 5 ga. spiral ties.
3. Concrete piles shall be 12"x12" square, minimum length of 20'.
4. Concrete piles shall be cut to leave strands exposed a min. of 18" and tied to dock or cap steel or drill and epoxy (2) #5 8"x12" hook bars 6" into pile.



Sheet 10 of 10

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Resilient Environment Department

ENVIRONMENTAL PERMITTING DIVISION

1 North University Drive, Mailbox 201, Plantation, Florida 33324 • 954-519-1483 • FAX 954-519-1412

March 26, 2024

Christopher Place
1947 NE 21st Street
Fort Lauderdale, FL 33305
E-mail: bc0205@aol.com

To Whom It May Concern:

This is to notify you of the Resilient Environment Department's action concerning your application received February 22, 2024, for authorization to construct a 6.5' by 50' marginal dock, 32' by 4' finger pier, and no profile boatlift, and seawall repair adjacent to your property at 1947 NE 21st Street, Fort Lauderdale, Florida. The application has been reviewed for an Environmental Resource License.

Broward County - Environmental Resource License (ERL) Review – Granted

The Department has reviewed the project for compliance with Aquatic and Wetland Resource Protection Ordinance Sec. 27-331 through 27-341 of the Broward County Code. Based on the information submitted, Environmental Resource License No. **DF24-1051** is hereby issued. The above-named licensee is hereby authorized to perform the work per the approved drawings(s), plans, documents and specifications as submitted by the licensee, and made a part hereof. The above referenced approvals will remain in effect subject to the attached Broward County General Conditions, Broward County Specific Conditions, and stamped exhibits.

The issuance of this license is a **final agency determination**. A person with a substantial interest may file a petition to request review of, or to intervene in a review of, a final administrative determination, subject to the provisions of Section 27-14, Broward County Code of Ordinances (excerpt attached).

Sincerely,

Linda Sunderland

Linda Sunderland, PWS
Environmental Program Supervisor

March 26, 2024

Date

ENC:

1. Environmental Resource License
2. Sec. 27-14 Administrative Review Procedures (4 pages)
3. One copy of stamped drawings (11 pages)

cc:

1. Kathy Cartier, Unlimited Permit Services, Inc. (via e-mail)
2. USACOE-PBG (via e-mail)

ENVIRONMENTAL RESOURCE LICENSE

LICENSEE: Christopher Place

ADDRESS:

1947 NE 21st Street

Fort Lauderdale, Florida 33305

LICENSE NO: DF24-1051

PROJECT:

Single Family Residence –

Dock Construction & Seawall Repair

This license is issued under the provision of Chapter 27 of the Broward County Code of Ordinances also cited as Broward County Natural Resource Protection Code hereinafter called the Code. The above-named applicant, hereinafter called licensee, is hereby authorized to perform the work or operate the facility shown on the approved drawing(s), plans, documents, and specifications as submitted by applicant, and made a part hereof and specifically described as follows:

Description of Work: This project involves: (1) removal of existing irregularly shaped marginal dock, floating dock, and boatlift; (2) installation of 111-linear feet of new 42" wide seawall cap and batter piles; (3) associated construction of a new 50' long by 5'-9" wide marginal dock; (4) associated construction of a new 32' long by 4' wide finger pier; and (5) installation of a 32' by 14' no profile boat lift. Total width of the proposed marginal dock over water will be 8' as measured from the waterward face of the seawall panel to the waterward edge of the proposed 12-inch dock pilings, and the total area of all over water structures shall not exceed 1,055 square feet. Boulder riprap will be placed at a 2:1 slope against the seawall under the proposed dock adjacent to the proposed pier and no profile boat lift. This license does not authorize dredging, nor does it authorize impacts to seagrasses or any other natural resources.

Location of Work: This project is located at 1947 NE 21st Street, in the City of Fort Lauderdale. Folio Number 494235280190.

Construction shall be in accordance with submitted ERL Application Form received on 02/22/2024, and all additional information submitted; plans stamped by the Department on 03/21/2024 (attached); and with all General and Specific Conditions of this license.

License No. DF24-1051
LICENSEE: Christopher Place

GENERAL CONDITIONS:

1. The terms, conditions, requirements, limitations and restrictions set forth herein are accepted by the licensee and enforceable by Environmental Protection and Growth Management Department (EPGMD) pursuant to Chapter 27 of the Broward County Code of Ordinances. EPGMD will review this license periodically and may revoke the license, initiate administrative and/or judicial action for any violation of the conditions by the licensee, its agents, employees, servants or representatives or principals.
2. This license is valid only for the specific uses set forth in the license application, and any deviation from the approved uses may constitute grounds for revocation and enforcement action by EPGMD.
3. In the event the licensee is temporarily unable to comply with any of the conditions of the license, the licensee shall notify EPGMD within twelve (12) hours. Within five (5) working days of the event, the licensee shall submit a written report to EPGMD that describes the incident, its cause, the measures being taken to correct the problem and prevent its reoccurrence, the owner's intention toward repair, replacement, and reconstruction of destroyed facilities, and a schedule of action leading toward operation within the license conditions.
4. The issuance of this license does not convey any vested rights or exclusive privileges, nor does it authorize any injury to public or private property or any invasion of personal rights, or any violations of federal, state or local laws or regulations.
5. This license must be available for inspection on the licensee's premises during the entire life of the license.
6. By accepting this license, the licensee understands and agrees that all records, notes, monitoring data and other information relating to the construction or operation of this permitted source, that are submitted to EPGMD, may be used by EPGMD as evidence in any enforcement proceeding arising under Chapter 27 of the Broward County Code of Ordinances, except where such use is prohibited by § 403.111, F.S.
7. The licensee agrees to comply with Chapter 27 of the Broward County Code of Ordinances, as amended.
8. Any new owner of a licensed facility shall apply by letter for a transfer of license within thirty (30) days after sale or legal transfer. The transferor shall remain liable for performance in accordance with the license until the transferee applies for, and is granted the transfer of license. The transferee shall also be liable for performance in accordance with the license.
9. The licensee, by acceptance of this license, specifically agrees to allow access to the licensed source at reasonable times by EPGMD personnel for the purposes of inspection and testing to determine compliance with this license and Chapter 27 of the Broward County Code of Ordinances.
10. This license does not constitute a waiver or approval of any other license that may be required for other aspects of the total project.
11. If the licensee wishes to renew a license or extend its term, the licensee shall make application sixty (60) days prior to its expiration. Expired licenses are not renewable.
12. In addition to the general conditions set forth above, each license issued by EPGMD shall contain specific conditions determined by site conditions and requirements pursuant to the regulations as determined by the director of EPGMD. The licensee agrees that specific conditions are enforceable by EPGMD for any violation thereof.
13. Enforcement of the terms and provisions of this license shall be at the reasonable discretion of EPGMD, and any forbearance on behalf of EPGMD to exercise its rights hereunder in the event of any breach by the licensee, shall not be deemed or construed to be a waiver of EPGMD's rights hereunder.

License No. DF24-1051
LICENSEE: Christopher Place

SPECIFIC CONDITIONS:

A. STANDARD CONDITIONS

1. **Notify the Department in writing a minimum of 48 hours prior to project commencement and a maximum of 48 hours after project completion.** Commencement notification should include such information as the intended start date, estimated duration of construction, and the name and contact information of the firm contracted to do the work. Failure to comply with this condition may result in enforcement action.
2. Any project causing environmental problem(s) shall be reported immediately to the Department's Environmental Response Line at 954-519-1499.
3. All project generated solid waste and/or spoil material must be disposed of in a suitable approved manner in accordance with current regulations at an upland location (not including surface waters and wetlands).
4. All watercraft associated with the construction and use of the permitted structure shall only operate within waters of sufficient depth so as to preclude bottom scouring or prop dredging. **Specifically, there shall be a minimum 12-inch clearance between the deepest draft of the vessel (with the motor in the down position) and the top of any submerged resources or canal bottom at mean low water.**
5. Turbidity screens, silt fences, or equivalent shall be properly employed and maintained as necessary to effectively contain suspended sediments and/or runoff during construction activities. **Dredging, filling, excavation, seawall removal, seawall construction, and other projects which result in similar degrees of disturbance to wet sediments shall in all cases employ turbidity control measures designed to effectively enclose the entire work area.**
6. Turbidity levels shall be monitored and recorded if a visible turbidity plume is observed leaving the site during construction activities. If monitoring reveals that turbidity levels exceed 29 NTU's above natural background 50 feet downstream of the point of discharge, project activities shall immediately cease, and work shall not resume until turbidity levels drop to within these limits [62-302.530(69) FAC].

B. CONSTRUCTION CONDITIONS

1. The new dock shall have a maximum over-water width of 8.0 feet, the new pier and no profile boat lift shall have a maximum over-water width of 40', for a total over-water area of 1,055.5 square feet, as measured from the wet face of the existing seawall panel to the waterward edge of the proposed decking and shall otherwise be constructed as shown on the attached drawings. An over-water structure with a width of 8 feet or greater may require riprap per Broward County's Riprap Requirement for Over-Water Structures and Seawalls.
2. No dredging is authorized by this license.
3. If the approved license drawings and/or license attachments/plans conflict with the specific conditions, then the specific conditions shall prevail.
4. Demolition and construction related debris must be disposed of at an approved upland location and may not be left in the waterway.
5. This license does not eliminate the necessity to obtain any required federal, state, local or special district authorizations prior to the start of any activity approved by this license.

C. TURBIDITY CONDITIONS

1. All watercraft associated with the proposed work and/or use of the permitted structure shall only operate within waters of sufficient depth to preclude bottom scouring or prop dredging.

License No. DF24-1051
LICENSEE: Christopher Place

2. The contractor shall be responsible to have functional turbidity monitoring equipment on site during all construction activities and shall be responsible for training construction personnel in its calibration, operation, and related license requirements.
3. If a visible turbidity plume is observed leaving the site at any time, the licensee shall:
 - (a) Immediately cease all work contributing to the water quality violation. Operations may not resume until the Department gives authorization to do so.
 - (b) Notify the Department's call in number immediately at (954) 519-1499, referencing the license number and project name.
 - (c) Stabilize all exposed material contributing to the water quality violation. Identify and remedy the work procedures that were responsible for the violation (i.e. dredging too rapidly, excessive tidal flow, etc.), and install more turbidity containment devices and/or repair any non-functioning turbidity containment devices.
4. Turbidity screens, booms, curtains, or equivalent shall be affixed, anchored, or weighted to the existing seawall (not attached to the barge), shall span from water's surface to the substrate and shall be maintained as necessary during construction activities to minimize migration of turbidity into the adjacent waterway.
5. Connected turbidity curtain segments shall be overlapped and tied at the top and bottom to prevent turbidity from escaping through gaps between segments.
6. Turbidity curtains shall be deployed to effectively encapsulate the work area without impeding navigation in public waterways.

D. RIPRAP CONDITIONS

1. Approximately 18 linear feet of riprap shall be placed along the seawall starting at one foot below mean high water and continuing at a 2:1 (horizontal:vertical) slope ratio. Riprap should not extend past the waterward edge of the structure and should be placed so that full tidal flushing is achieved.
2. Riprap shall consist of unconsolidated lime-rock boulders (~12"-24") or rocks and shall be free of sediment, debris, and any toxic or otherwise deleterious substance. The riprap installment should allow the movement of water throughout the rocks providing habitat. Installation must be verified by staff as part of the as-built approval process discussed above.
3. Evidence that the riprap was installed in accordance with the licensed design criteria (2 horizontal: 1 vertical slope ratio to one foot below mean high water) must be provided to and approved by the Department prior to the installation of decking materials (excluding stringers). Evidence may be provided by submitting as-built drawings, certified by a Professional Engineer registered in the State of Florida Evidence, demonstrating that the riprap is in compliance with the licensed design; or through scheduling a riprap inspection with Department Staff to visually verify compliance. Failure to receive Department approval for the riprap may result in requiring installation of additional riprap post-construction and/or enforcement action. **Please be aware that any dock that extends more than 8' from the wet face of the seawall requires riprap installed at a 2 horizontal: 1 vertical slope ratio to one foot below mean high water.** The rip rap material shall be installed within two weeks of completion of construction of the seawall/bulkhead.

E. STANDARD SEA TURTLE AND SMALLTOOTH SAWFISH CONSTRUCTION CONDITIONS

1. The permittee shall instruct all personnel associated with the project of the potential presence of these species and the need to avoid collisions with sea turtles and smalltooth sawfish. All construction personnel are responsible for observing water-related activities for the presence of these species.
2. The permittee shall advise all construction personnel that there are civil and criminal penalties for harming, harassing, or killing sea turtles or smalltooth sawfish, which are protected under the Endangered Species Act of 1973.

License No. DF24-1051

LICENSEE: Christopher Place

3. Siltation barriers shall be made of material in which a sea turtle or smalltooth sawfish cannot become entangled, be properly secured, and be regularly monitored to avoid protected species entrapment. Barriers may not block sea turtle or smalltooth sawfish entry to or exit from designated critical habitat without prior agreement from the National Marine Fisheries Service's Protected Resources Division, St. Petersburg, Florida.
4. All vessels associated with the construction project shall operate at "no wake/idle" speeds at all times while in the construction area and while in water depths where the draft of the vessel provides less than a four-foot clearance from the bottom. All vessels will preferentially follow deep-water routes (e.g., marked channels) whenever possible.
5. If a sea turtle or smalltooth sawfish is seen within 100 yards of the active daily construction/dredging operation or vessel movement, all appropriate precautions shall be implemented to ensure its protection. These precautions shall include cessation of operation of any moving equipment closer than 50 feet of a sea turtle or smalltooth sawfish. Operation of any mechanical construction equipment shall cease immediately if a sea turtle or smalltooth sawfish is seen within a 50-ft radius of the equipment. Activities may not resume until the protected species has departed the project area of its own volition.
6. Any collision with and/or injury to a sea turtle or smalltooth sawfish shall be reported immediately to the National Marine Fisheries Service's Protected Resources Division (727-824- 5312) and the local authorized sea turtle stranding/rescue organization.
7. Any special construction conditions, required of your specific project, outside these general conditions, if applicable, will be addressed in the primary consultation.

F. STANDARD MANATEE CONDITIONS FOR IN-WATER WORK

1. All personnel associated with the project shall be instructed about the presence of manatees and manatee speed zones, and the need to avoid collisions with and injury to manatees. The licensee shall advise all construction personnel that there are civil and criminal penalties for harming, harassing, or killing manatees which are protected under the Marine Mammal Protection Act, the Endangered Species Act, and the Florida Manatee Sanctuary Act.
2. All vessels associated with the construction project shall operate at "Idle Speed/No Wake" at all times while in the immediate area and while in water where the draft of the vessel provides less than a four-foot clearance from the bottom. All vessels will follow routes of deep water whenever possible.
3. Siltation or turbidity barriers shall be made of material in which manatees cannot become entangled, shall be properly secured, and shall be regularly monitored to avoid manatee entanglement or entrapment. Barriers must not impede manatee movement.
4. All on-site project personnel are responsible for observing water-related activities for the presence of manatee(s). All in-water operations, including vessels, must be shut down if a manatee(s) comes within 50 feet of the operation. Activities will not resume until the manatee(s) has moved beyond the 50-foot radius of the project operation, or until 30 minutes elapses if the manatee(s) has not reappeared within 50 feet of the operation. Animals must not be herded away or harassed into leaving.
5. Any collision with or injury to a manatee shall be reported immediately to the Florida Fish and Wildlife Conservation Commission (FWC) Hotline at 1-888-404-3922. Collision and/or injury should also be reported to the U.S. Fish and Wildlife Service in Jacksonville (1-904-731-3336) for north Florida or Vero Beach (1-772-562-3909) for south Florida, and to FWC at ImperiledSpecies@myFWC.com.
6. Temporary signs concerning manatees shall be posted prior to and during all in-water project activities. All signs are to be removed by the licensee upon completion of the project. Temporary signs that have already been approved for this use by the FWC must be used. One sign which reads *Caution: Boaters* must be posted. A second sign measuring at least 8 ½" by 11" explaining the requirements for "Idle Speed/No Wake" and the shut-down of in-water operations must be posted in a location prominently visible to all personnel

License No. DF24-1051
LICENSEE: Christopher Place

engaged in water-related activities. These signs can be viewed at MyFWC.com/manatee. Questions concerning these signs can be sent to the email address listed above.

G. A COPY OF THIS LICENSE SHALL BE KEPT ON SITE DURING ALL PHASES OF LICENSED CONSTRUCTION.

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Recommended for approval by:

Kristen Scheffer
License Processor

Issued this 26th day of March 2024

Expiration Date: March 26th, 2026

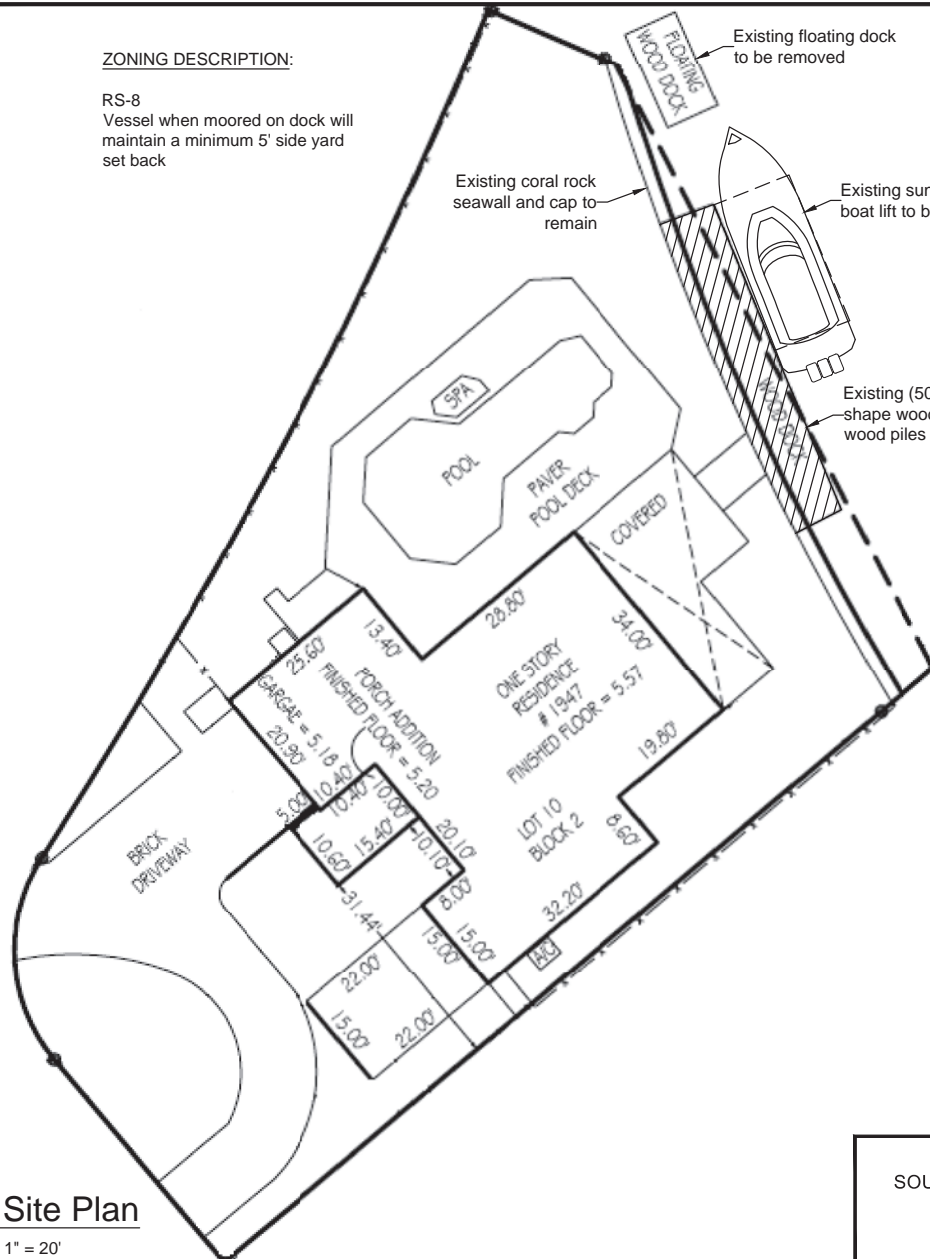
BROWARD COUNTY RESILIENT ENVIRONMENT DEPARTMENT

Linda Sunderland

**LINDA SUNDERLAND, PWS
ENVIRONMENTAL PROGRAM SUPERVISOR
ENVIRONMENTAL PERMITTING DIVISION**

ZONING DESCRIPTION:

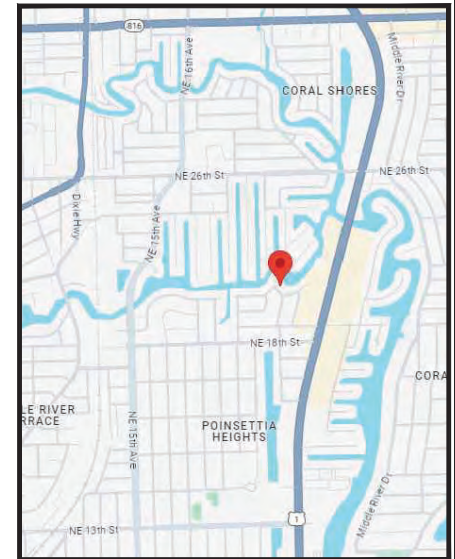
RS-8
Vessel when moored on dock will maintain a minimum 5' side yard set back



See attached survey supplied by owner for exact property information.

No tree will be removed or replanted as part of this permit

Site Address	1947 NE 21 STREET, FORT LAUDERDALE FL 33305	ID #	4942 35 28 0190
Property Owner	PLACE CHRISTOPHER	Millage	0312
Mailing Address	1947 NE 21 ST FORT LAUDERDALE FL 33305	Use	01-01
Abbr Legal Description	NORTH RIDGE 30-32 B LOT 10 BLK 2		



Location Map

Digitally signed by Mark E Weber
Date: 2024.03.20 17:39:14 -04'00'

Existing Site Plan

Scale: 1" = 20'

Sheet 1 of 10

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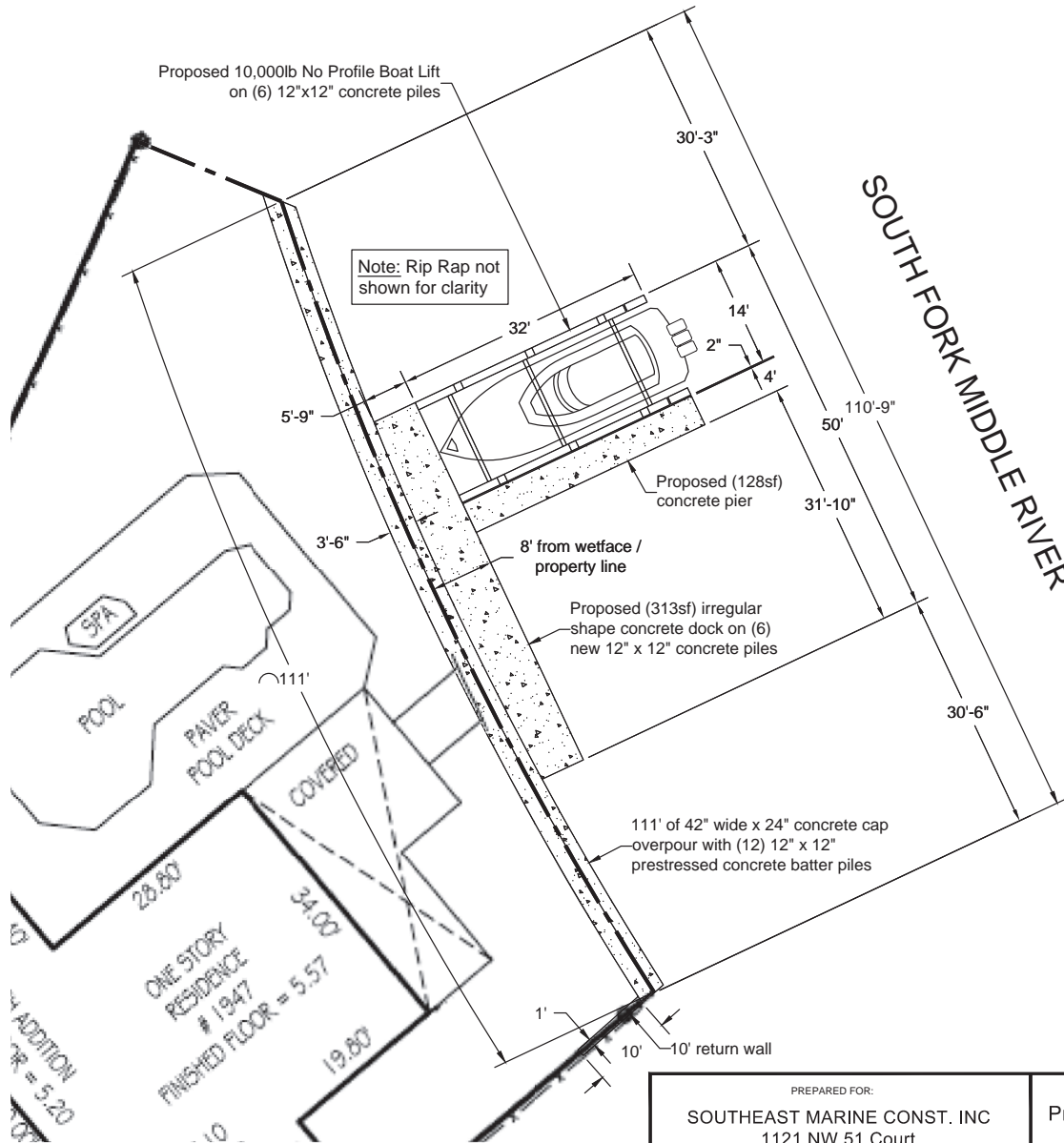
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Broward County
Resilient Environment Department
Environmental Resource License



ZONING DESCRIPTION:

RS-8
Vessel when moored on dock will maintain a minimum 5' side yard set back



- Scope of Work:**
- Existing wood dock and wood piles removed
 - Existing boat lift removed
 - Existing floating dock removed
 - Construct 111' of 42" x 24" concrete cap overpour with (12) concrete batter piles
 - Install (313sf) irregular shape concrete dock on (6) concrete piles
 - Proposed (128sf) concrete pier
 - Install 10,000lb No Profile Boat Lift on 12" x 12" concrete piles
- (6)

Proposed Site Plan

Scale: 1" = 15'

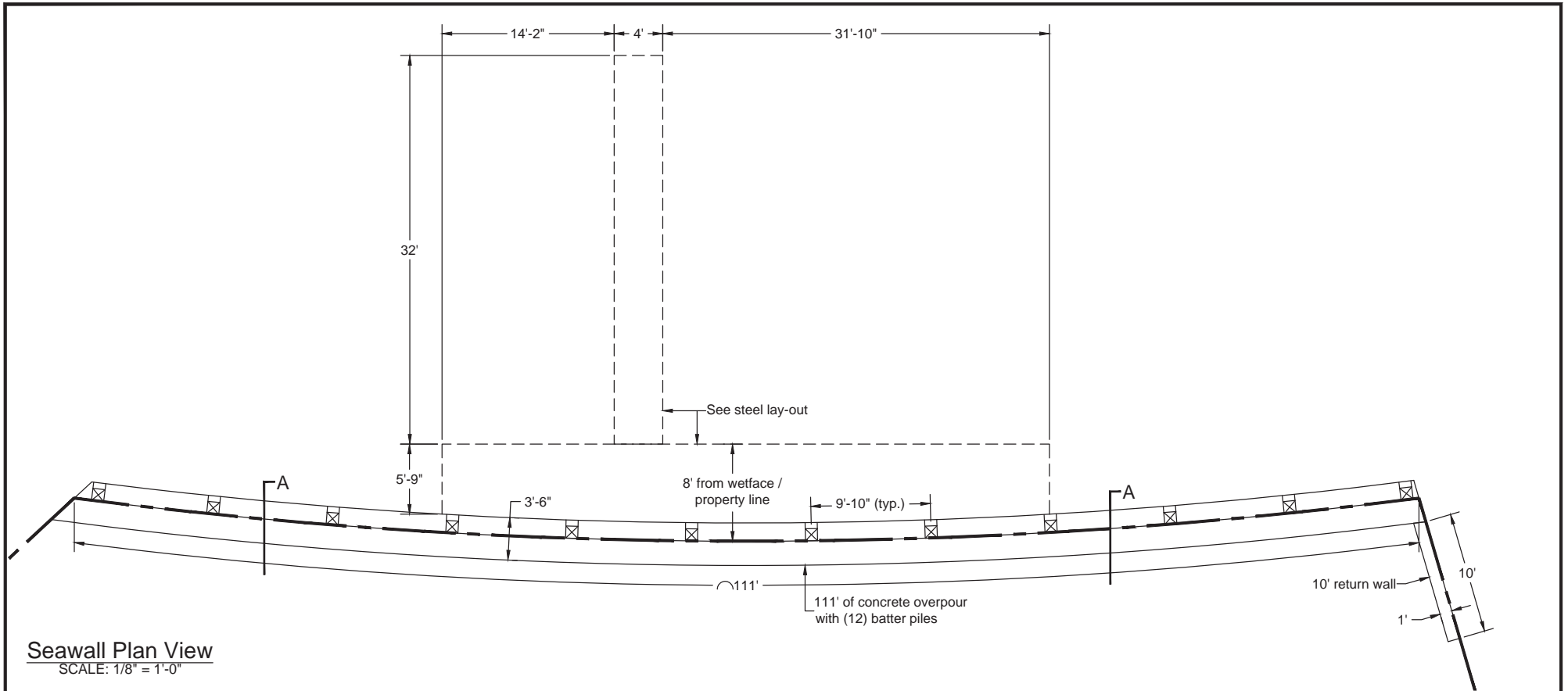
Sheet 2 of 10

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Broward County
 Resilient Environment Department
 Environmental Resource License



Seawall Plan View
SCALE: 1/8" = 1'-0"

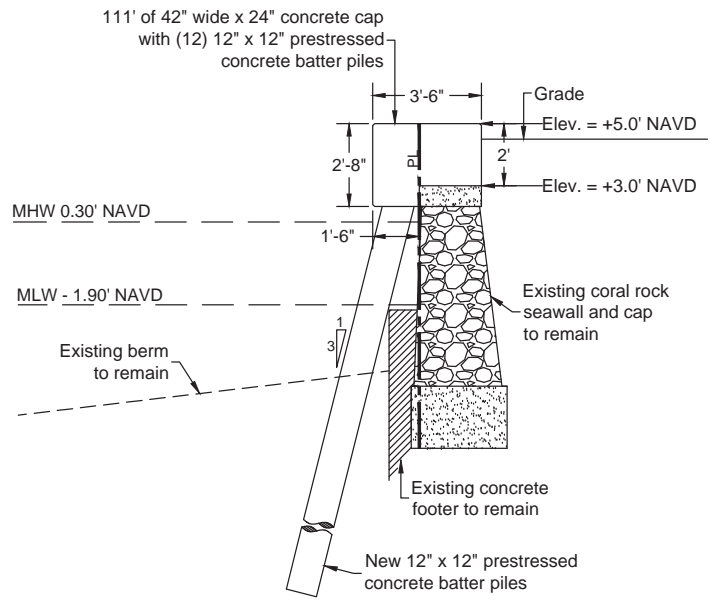
Sheet 3 of 10

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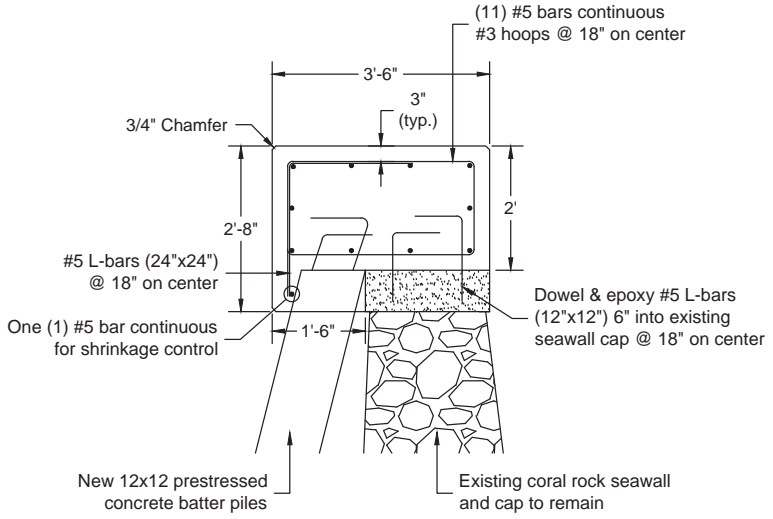
Project:
Proposed Dock / Seawall Repair
 Christopher Place
 1947 NE 21 Street
 Fort Lauderdale, Florida 33305

MARK E. WEBER, P.E.
 LICENSE #53895 | CA 30702
 MW ENGINEERING, INC
 902 NE 1 Street Suite #2
 Pompano Beach, Florida 33060
 Ofc: 754-333-0877
 WWW.MWEngineering.net

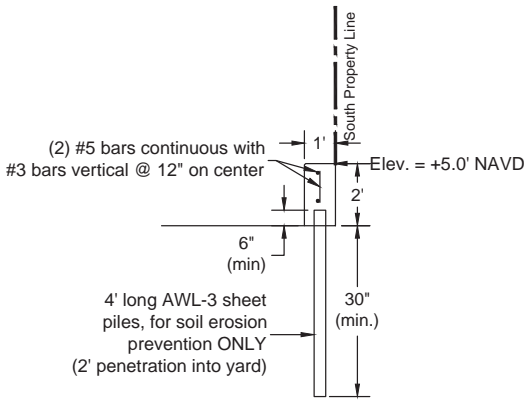
Broward County
 Resilient Environment Department
 Environmental Resource License



Seawall Section "A"
Scale 1/4" = 1'-0"



Cap Steel Detail "A"
Scale: 1/2" = 1'-0"



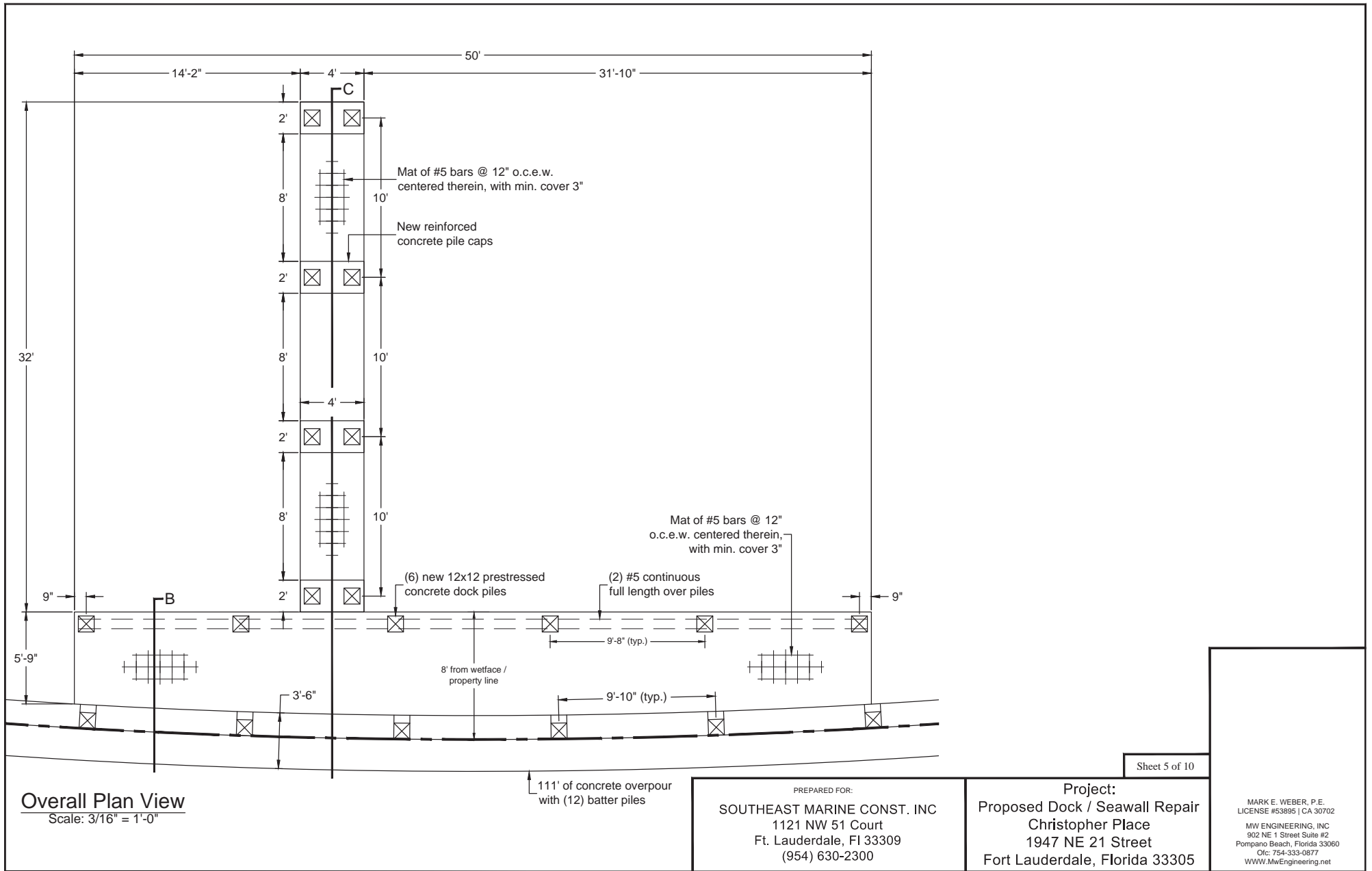
Return Wall Detail
Scale 1/4" = 1'-0"

PREPARED FOR:
SOUTHEAST MARINE CONST. INC
 1121 NW 51 Court
 Ft. Lauderdale, FL 33309
 (954) 630-2300

Project:
Proposed Dock / Seawall Repair
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Overall Plan View
Scale: 3/16" = 1'-0"

Sheet 5 of 10

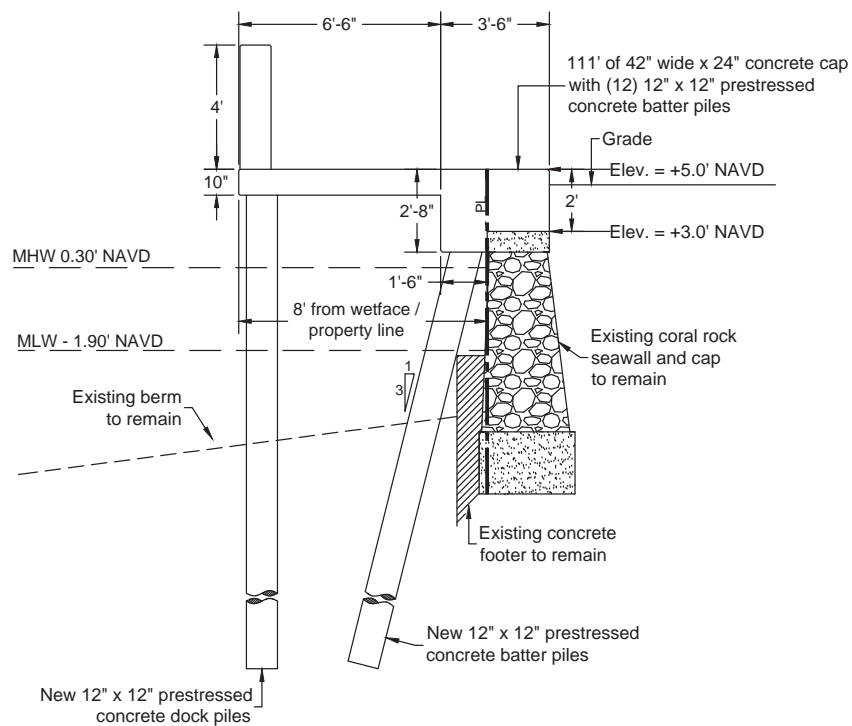
111' of concrete overpour
with (12) batter piles

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 Ft. Lauderdale, FL 33309
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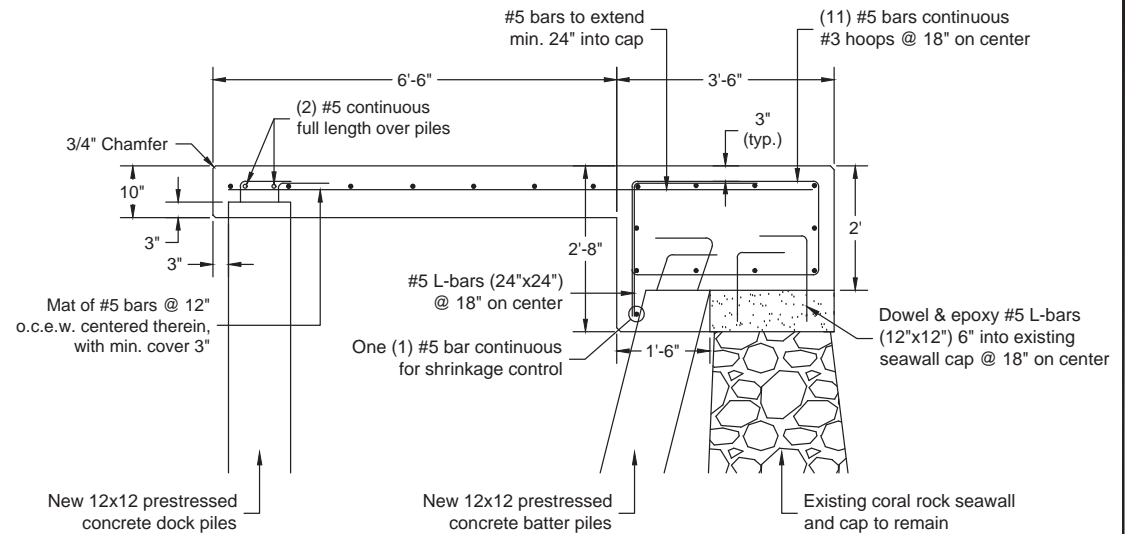
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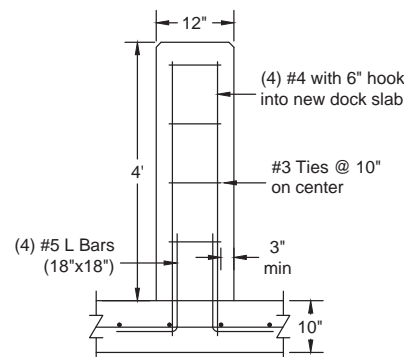
Dock Section "B"

Scale 1/4" = 1'-0"



Dock Steel Detail "B"

Scale: 1/2" = 1'-0"



Column Detail

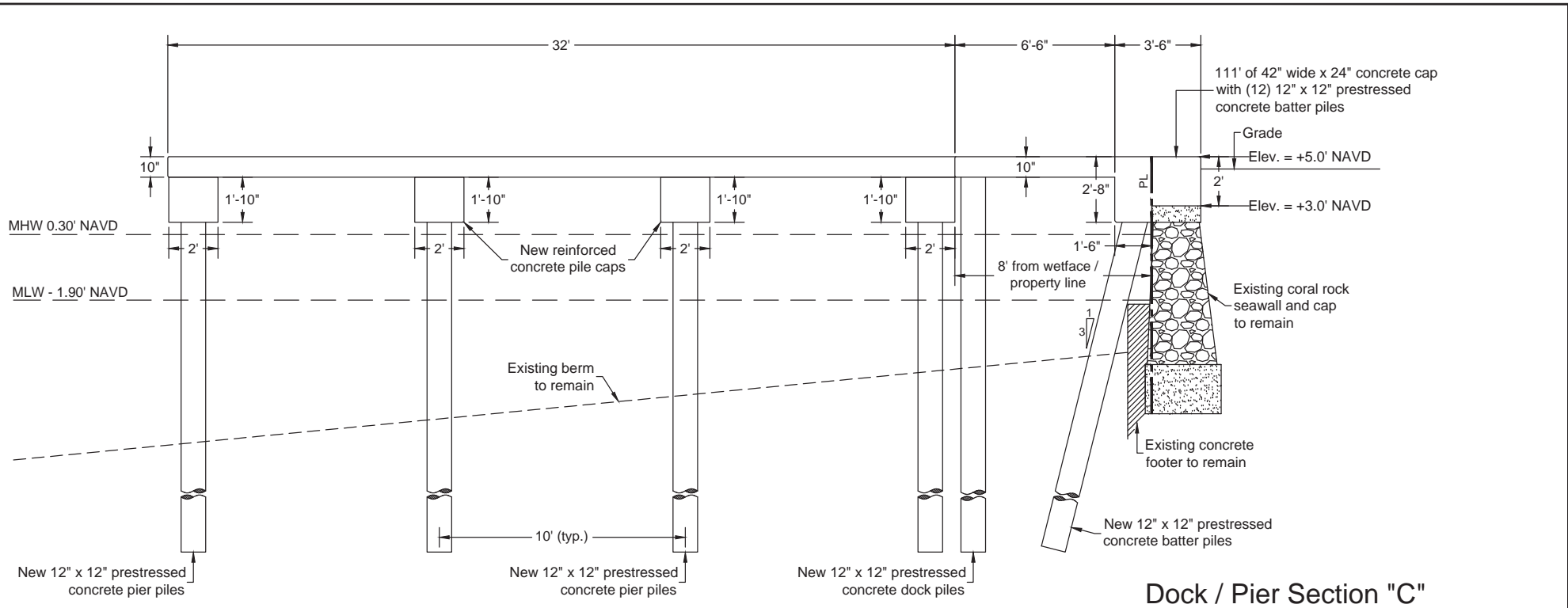
Scale: 1/4" = 1'-0"

Sheet 6 of 10

PREPARED FOR:
SOUTHEAST MARINE CONST. INC
 1121 NW 51 Court
 Ft. Lauderdale, FL 33309
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Dock / Pier Section "C"

Scale 1/4" = 1'-0"

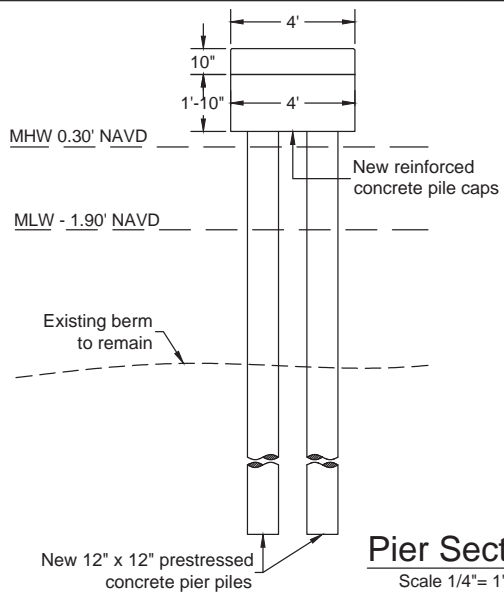
Sheet 7 of 10

PREPARED FOR:
SOUTHEAST MARINE CONST. INC
 1121 NW 51 Court
 Ft. Lauderdale, FL 33309
 (954) 630-2300

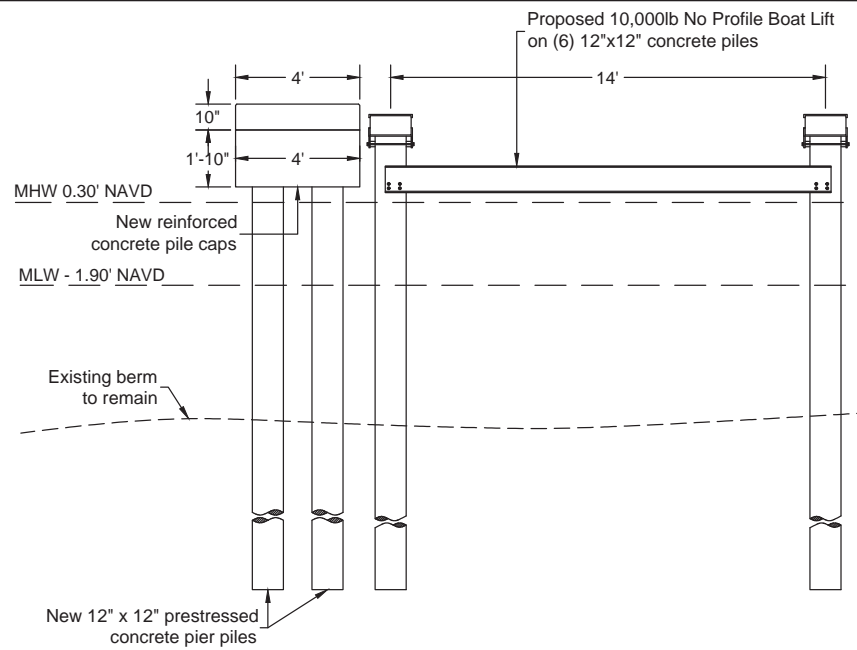
Project:
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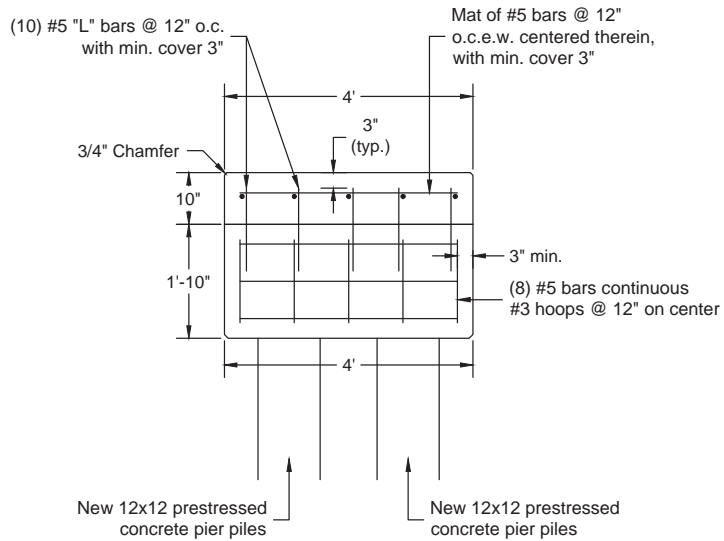
Broward County
 Resilient Environment Department
 Environmental Resource License



Pier Section
Scale 1/4" = 1'-0"



No Profile Boat Lift Section
Scale 1/4" = 1'-0"



Pier Steel Detail
Scale: 1/2" = 1'-0"

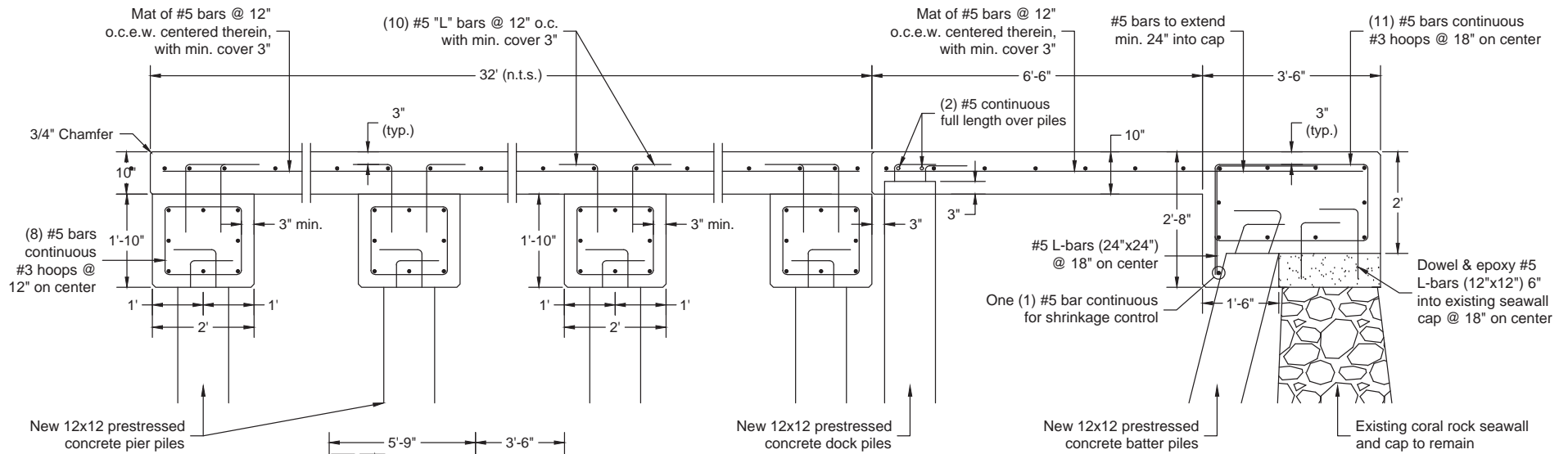
Sheet 8 of 10

PREPARED FOR:
SOUTHEAST MARINE CONST. INC
 1121 NW 51 Court
 Ft. Lauderdale, FL 33309
 (954) 630-2300

Project:
Proposed Dock / Seawall Repair
 Christopher Place
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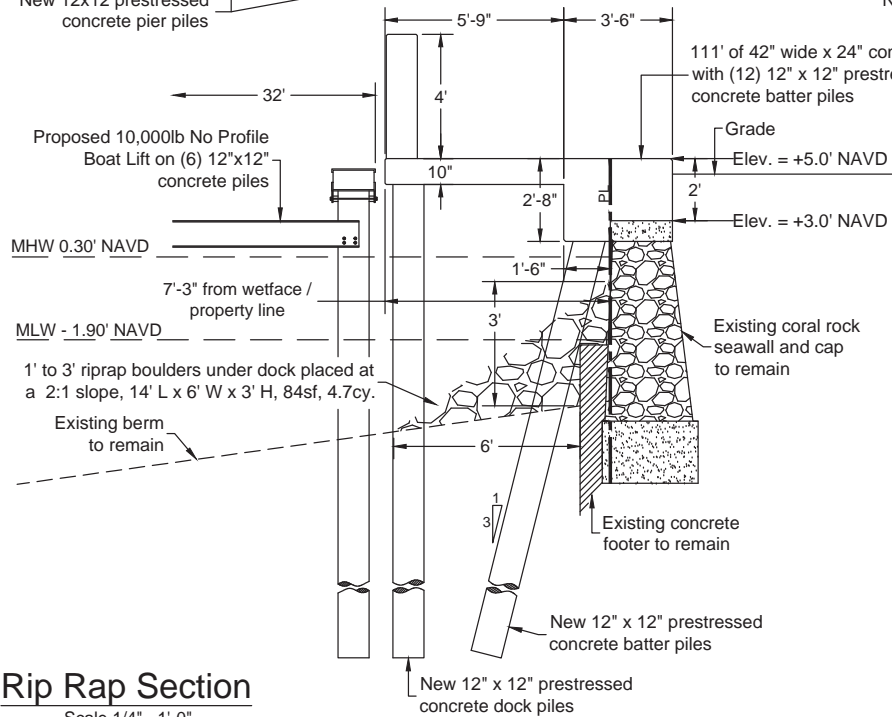
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 902 NE 1 Street Suite #2
 Pompano Beach, Florida 33060
 Ofc: 754-333-0877
 WWW.MWEngineering.net

Broward County
 Resilient Environment Department
 Environmental Resource License



Dock Steel Detail "C"

Scale: 1/2" = 1'-0"



Rip Rap Section

Scale 1/4" = 1'-0"

Sheet 9 of 10

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 Pompano Beach, Florida 33060
 Ofc: 754-333-0877
 WWW.MwEngineering.net

GENERAL NOTES:

1. Construction to follow the Florida Building Code 8th Edition (2023) and amendments as applicable and all Local, State and Federal Laws.
2. Licensed contractor shall verify the existing conditions prior to the commencement of the work. Any conflicts or omissions between existing conditions or the various elements of the working drawing shall be brought to the attention of the Engineer prior to the commencement of the work. The Licensed Contractor and all subcontractors are responsible for all lines, elevations, and measurements in connection with their work.
3. Do not scale drawings for dimensions.
4. Any deviation and/or substitution from the information provided herein shall be submitted to the Engineer for approval prior to commencement of work.
5. All unanticipated or unforeseen demolition and/or new construction conditions which require deviation from the plans and notes herein shall be reported to the Engineer prior to commencement of work.
6. All new work and/or materials shall conform to all requirements of each administrative body having jurisdiction in each appertaining circumstance.
7. All new materials and/or patchwork shall be provided to match existing materials and/or adjoining work where practical except as specifically noted herein.
8. Licensed Contractor shall use all possible care to protect all existing materials, surfaces, and furnishings from damage during all phases of construction.
9. Licensed Contractor to verify location of existing utilities prior to commencing work.
10. The Licensed contractor to install and remove all shoring and bracing as required for the proper execution of the work.
11. Licensed Contractor to obtain all permits as necessary from all Local, State, and Federal agencies.
12. Turbidity barriers to be marked with site contractor's company name using permanent markings no smaller than 3 inches in height on the top of the barrier.

PILE DRIVING:

1. Piles shall be driven using an approved cushion block consisting of material so arranged so as to provide the transmission of hammer energy.
2. Piles shall be driven to a minimum allowable bearing capacity of 10 tons for wood, 25 tons for concrete, and 5 tons for pin piles, a minimum of 8' into berm or refusal.
3. Piles shall be driven with a drop hammer or gravity hammer provided the hammer shall weight no less than 3,000 pounds, and the fall of the hammer shall not exceed 6'.
4. Piles shall be driven with a variation of not more than $\frac{1}{4}$ inch per foot from the vertical, or from the batter line indicated, with a maximum variation of the head of the pile from the position shown on the plans of not more than three inches.
5. Where piling must penetrate strata offering high resistance to driving, the structural engineer of record or special inspector may require that the piles be set in pre-drilled or punched holes. The piles shall reach their final penetration by driving.

CONCRETE NOTES:

1. Concrete shall conform to ACI 318-14 and shall be regular weight, sulfate resistant, with a design strength of 5000 psi at 28 days with a maximum water-cementitious materials ratio, by weight aggregate concrete of 0.40.
2. Owner shall employ and pay for testing services from an independent testing laboratory for concrete sampling and testing in accordance with ASTM.
3. Licensed contractor is responsible for the adequacy of forms and shoring and for safe practice in their use and removal.
4. Concrete cover shall be 3" unless otherwise noted on the approved drawings.
5. Reinforcing steel shall be in conformance with the latest version of ASTM A615 Grade 60 specifications. All reinforcement shall be placed in accordance with ACI 315 and ACI Manual of Standard Practice.
6. Splices in reinforcing bars shall be not be less than 48 bar diameters and reinforcing shall be continuous around all corners and changes in direction. Continuity shall be provided at corners or changes in direction by bending the longitudinal steel around the corner 48 bar diameters.
7. Defective, cracked or loose concrete areas must be cut out, the rebar must be cleaned, coated with zinc and repaired with at least 3" of epoxy-concrete mix or gunnite concrete with sulfate-resistant cement.

PILE NOTES:

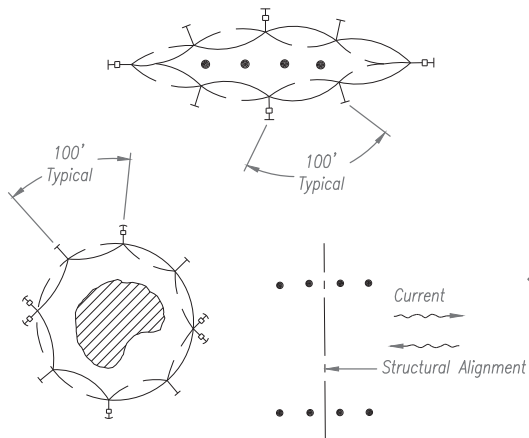
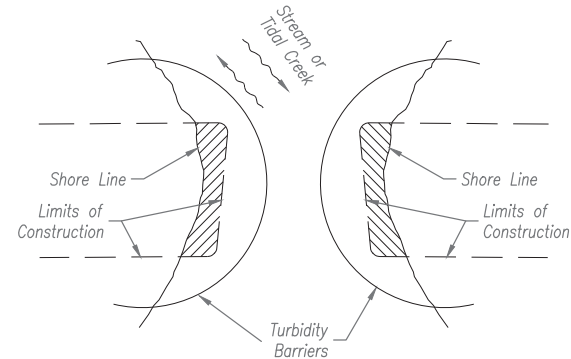
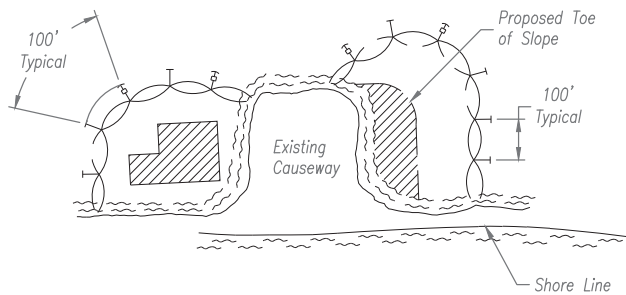
1. Concrete piles shall attain 6000 psi compressive strength in 28 days.
2. Concrete piles shall be reinforced with four - $\frac{7}{16}$ " \emptyset lo-lax strands, 270 kips, and 5 ga. spiral ties.
3. Concrete piles shall be 12"x12" square, minimum length of 20'.
4. Concrete piles shall be cut to leave strands exposed a min. of 18" and tied to dock or cap steel or drill and epoxy (2) #5 8"x12" hook bars 6" into pile.

Sheet 10 of 10

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LEGEND

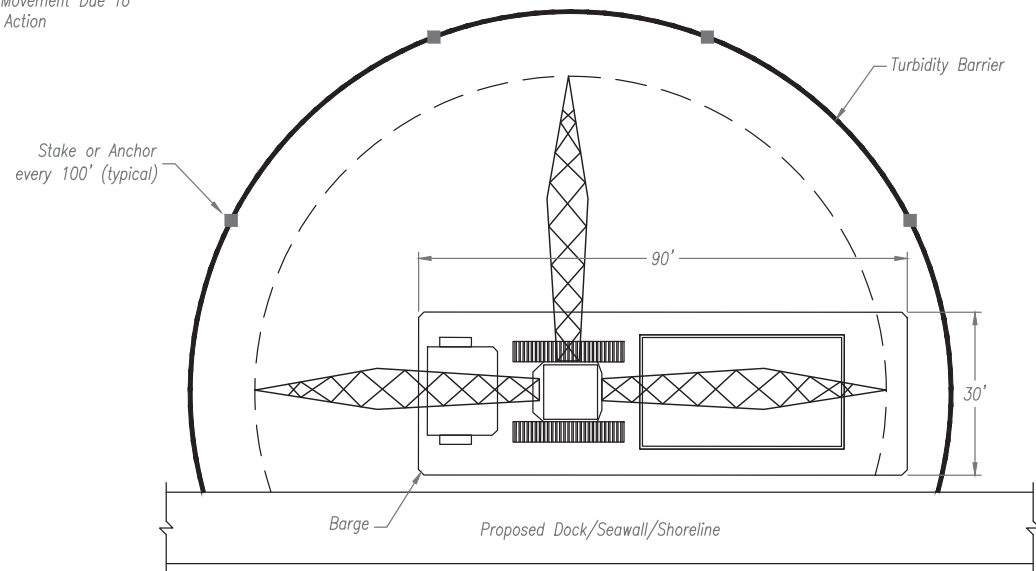
- Pile Locations
- Dredge or Fill Area
- Mooring Buoy with Anchor
- Anchor
- Barrier Movement Due To Current Action

NOTE:

Turbidity barriers for flowing streams and tidal creeks may be either floating, or staked types or any combinations of types that will suit site conditions and meet erosion control and water quality requirements. The barrier type(s) will be at the Contractors option unless otherwise specified in the plans, however payment will be under the pay item(s) established in the plans for Floating Turbidity Barrier and/or Staked Turbidity Barrier. Posts in staked turbidity barriers to be installed in vertical position unless otherwise directed by the Engineer of Record.

NOTES:

1. Turbidity barriers are to be used in all permanent bodies of water regardless of water depth.
2. Number and spacing of anchors dependent on current velocities.
3. Deployment of barrier around pile locations may vary to accommodate construction operations.
4. Navigation may require segmenting barrier during construction operations.
5. For additional information see Section 104 of the Standard Specifications.



TURBIDITY BARRIER APPLICATIONS

Sec. 27-14. Administrative review of EPGMD determinations.

- (a) A person with a substantial interest may file a petition to request review of or to intervene in a review of a final administrative determination made pursuant to this chapter concerning:
- (1) The requirement that a facility or activity obtain a license or environmental review approval.
 - (2) Interpretations of license or environmental review approval conditions.
 - (3) Interpretations of variance conditions.
 - (4) The decision to suspend or revoke a license or environmental review approval.
 - (5) The requirement of certain license conditions.
 - (6) The issuance of a license or environmental review approval.
 - (7) The denial of a license or environmental review approval.
 - (8) The scope of a license or environmental review approval, geographic or otherwise.
 - (9) The scope of a variance, geographic or otherwise.
 - (10) The issuance of a stop work order.
 - (11) Similar final administrative determinations.

This administrative review procedure shall be the only means of review available for the above final administrative determinations by either the petitioner or the intervenor (the parties).

- (b) person may not obtain review by this procedure of:
- (1) The issuance or adjudication of or other matters involving a notice of violation or a citation.
 - (2) Internal policy decisions
- (c) A person desiring a review of a staff determination made pursuant to this Chapter shall first bring the determination to the attention of the appropriate section supervisor to attempt to resolve the matter. If a resolution cannot be reached, then the decision shall be reviewed by successive supervisory levels until the issue is resolved or reaches the level of the director or his or her designee for the final determination.
- (d) A person desiring administrative review of a final determination made by the director or the designee shall file a petition with the director for review by the hearing examiner. The petition shall be filed within ten (10) days from the rendition of the action taken or of the decision made by the director. An entity whose license or approval is being challenged shall be a party to the action.
- (e) The review shall not be heard until the provisions of subsection (f) are met. Upon motion to the hearing examiner, an insufficient petition shall be dismissed with or without leave to refile. If a petition is determined to be insufficient by the hearing examiner and the petitioner has been given leave to refile by the hearing examiner, unless otherwise ordered by the hearing examiner, the petitioner must refile within ten (10) days of the rendition of the order of dismissal or the petition will be dismissed with prejudice.

- (f) A sufficient petition for review or petition for intervention in the review shall, at a minimum, contain the following information:
- (1) The nature of the determination sought to be reviewed.
 - (2) A short, plain statement of the facts which form the subject matter upon which the determination was made as asserted by all parties of record at the time that the petition is filed; a statement of the material facts in dispute, if any. If any party is unable to state the matters in sufficient detail at the time initial petition is filed, the petition may be limited to a statement of the issues involved; and thereafter, upon timely written motion, a more definite and detailed statement shall be furnished not less than seven (7) days prior to the date set for the hearing.
 - (3) The specific determination for which the review is sought.
 - (4) The specific legal grounds upon which the parties seek review of the determination.
 - (5) A short statement of the petitioner's or the intervenor's substantial interest in the matter to be reviewed.
 - (6) The specific section of this chapter on which the decision is based, if known, and the specific section that the parties allege should control the decision, if known.
 - (7) A copy of the director's or the designee's written final determination.
 - (8) A statement of the relief requested stating precisely the action that the petitioner wants EPGMD to take with respect to the final determination.
- (g) All pleadings or other documents filed in the proceeding must be signed by a party, the party's attorney, or the party's qualified representative. The signature of a party, the party's attorney or a party's qualified representative constitutes a certificate that he or she has read the pleading or other document and that to the best of his or her knowledge, information, and belief formed after reasonable inquiry, it is not brought for any improper purposes, such as to harass or to cause unnecessary delay or for frivolous purpose or needless increase in the cost of litigation. If a pleading or other document is signed in violation of these requirements, the hearing examiner, upon motion or his or her own initiative, shall dismiss the matter.
- (h) A petitioner or intervenor may request an emergency hearing to stay all activities or work conducted pursuant to the challenged license or approval. Such petitioner or intervenor has the burden of proof to show by a preponderance of the evidence that the continued activities would cause substantial pollution or degradation to the environment. An emergency hearing shall be scheduled by EPGMD and be held within five (5) days of said request or as soon thereafter as possible subject to the availability of the hearing examiner. The petitioner or intervenor shall comply with the notice provisions of section 27-14(j)(2)a. and c. and section 27-14(j)(3) and (4) of this chapter.
- (i) The petition for review will not stay environmental protection activities required for the remediation or mitigation of a site or facility, the protection of the environment or the health, safety and welfare of the citizens of Broward County, or the prevention of further environmental degradation. The person responsible for these activities must take all necessary steps to prevent environmental degradation and must conduct the remediation or mitigation activities required by this chapter. The director may allow these activities to be delayed until after the hearing examiner's decision by certifying to

the hearing examiner that, by reason of facts stated in the certificate, a delay in the initiation or completion of these activities would not cause substantial environmental degradation or peril to life or property. The delay for conducting these activities may be subject to appropriate terms to ensure protection of the environment. The person responsible for these activities shall be responsible for any environmental damage or any violation of this chapter caused by the delay.

(j) Notice and Scheduling Requirements:

(1) The hearing on the review shall be scheduled within a reasonable time. It shall be the responsibility of the petitioner to request through EPGMD that the hearing date be scheduled. It shall also be the responsibility of the petitioner to give notice in accordance with this section at least ten (10) days prior to the hearing.

(2) The petitioner shall give notice of the hearing by:

- a. Giving personal notice to all proper parties; and
- b. Publishing notice on two (2) days in a newspaper of general circulation in the county; and
- c. Posting notice at a location determined by the Broward County Administrator's Office.

(3) The petitioner shall bear the cost of giving notice.

(4) The notice shall contain, at a minimum:

- a. A description and location of the facility or the activity to be conducted by the petitioner; and
- b. The time and place of the hearing.

(k) The petitioner shall bear the cost of accurately and completely preserving all testimony and providing full or partial transcripts to all parties.

(l) The hearing shall be a quasi-judicial hearing.

(1) The applicant/petitioner requesting the administrative review, any intervenor/petitioner and EPGMD shall have an opportunity to respond to and to present witnesses, other evidence and argument on all issues involved, to conduct cross-examination and submit rebuttal evidence, to submit proposed findings of facts and orders, and to be represented by counsel. Members of the general public who are not intervenors as set forth in Section 27-14 of this chapter are not parties to the proceeding.

(2) When appropriate, the general public may be given an opportunity to present oral or written communications. If the hearing examiner proposes to consider such material, then all parties shall be given an opportunity to cross-examine, challenge or rebut it.

(m) Denial, protest of, revocation, or suspension of a license, environmental review approval, or any other approval:

(1) In regard to denial or protest of approval of a license and any other review of an administrative decision, notwithstanding (2) below, the petitioner shall have the burden of showing, by a preponderance of the evidence, that the determination of the director was an arbitrary and/or capricious abuse of discretion, not supported by competent, substantial evidence or not in conformance with the

essential requirements of this chapter. The hearing examiner shall not substitute his or her judgment for that of EPGMD on an issue of discretion even though the hearing examiner may have reached a different conclusion based on the same facts.

- (2) In an action to revoke or suspend a valid license or approval, the burden shall be upon EPGMD to prove, by a preponderance of the evidence in an administrative hearing, the grounds for revocation or suspension. The license holder or approval recipient shall be provided notice of the hearing and a copy of the petition stating the grounds for revocation or suspension as provided in section 27-63 of this chapter. The petition shall state with specificity the acts complained of in order to allow the license holder or approval recipient an opportunity to prepare a defense. The hearing shall be conducted in accordance with the provisions of Section 27-37 of this chapter.
- (n) Findings of fact shall be based exclusively on the evidence of record and on matters officially recognized.
 - (o) If the hearing examiner finds that the director or his or her designee has erroneously interpreted a provision and that a correct interpretation compels a particular action, he or she shall remand the case to the director or his or her designee for further action under a correct interpretation of the provision.
 - (p) The hearing examiner shall complete and submit to the director and all parties a final order consisting of his or her findings of fact and conclusions of law.
 - (q) A party to the hearing may obtain appellate review of the final order as provided by section 27-42 of this chapter.
 - (r) A petitioner or intervenor shall pay a filing fee at the time the application for review is filed. The amount of the filing fee shall be set by resolution of the Board.

(Ord. No. 2003-34, § 1, 9-23-03; Ord. No. 2005-08, § 2.03, 4-26-05)
Secs. 27-15--27-19. Reserved.



Resilient Environment Department
URBAN PLANNING DIVISION

1 North University Drive, Building A, Box 102 Plantation, Florida 33324 954-357-6666 FAX 954-357-6521

Broward County Environmental Review Approval Certificate

Issue Date: 03/29/2024

ER Review #: 000449818

Title of Drawings: DF24-1051

Project#: -

Plan Last Revision Date: 26-MAR-24

Bldg Dept Jurisdiction: Fort Lauderdale

Legal Description: Plat Name: North Ridge

Lot: 10

Block: 2

Address: 1947 NE 21 ST, Fort Lauderdale, Fl. 33305

Construction Type: Other

This approval is issued in accordance with Sec. 27.66 of the Broward County Natural Resource Protection Code. This approval is specific for the plans and description described on this approval, any changes in footprint, Lot #, or bedrooms or use will require a new approval.

APPROVED

NO DEWATERING PERMITTED - CONTAMINATION In accordance with Section 27-353 of the Broward County Natural Resource Protection Code, dewatering operations shall not be conducted without approval from the Broward County Environmental Permitting Division.

ATTENTION the building department is not required to electronically update building permit and co for this project.

COMMENTS The removal of existing irregularly shaped marginal dock, floating dock, and boatlift; installation of 111-linear feet of new seawall cap and batter piles; associated construction of a new marginal dock; associated construction of a new finger pier; and installation of a no profile boat lift at existing SFR Lot 10.

If a building permit is not applied for within 90 days of the Development and Environmental Review Approval, plans must be re-submitted to the Urban Planning Division for re-evaluation.

Environmental Reviewer Name: Scott Strauss



Resilient Environment Department
 URBAN PLANNING DIVISION
 1 North University Drive, Building A, Box 102 Plantation, Florida 33324 954-357-6666 FAX 954-357-6521

Broward County Transportation Concurrency Satisfaction Certificate

*** Please note that this approval does not constitute Environmental Review Approval. You will still need the Environmental Approval Certificate to submit to the Building Department.**

Issue Date: 03/29/2024

DR Review #: 0092671

Application Number: 000449818

Title of Drawings: DF24-1051

Project#: -

Plan Last Revision Date: 26-MAR-24

Bldg Dept Jurisdiction: Fort Lauderdale

Legal Description: Plat Name: North Ridge
 Plat Number: Book: 30 Page: 32 Lot: 10 Block: 2

Address: 1947 NE 21 ST, Fort Lauderdale, Fl. 33305

Construction Type: Other

This approval is issued in accordance with Sec. 27.66 of the Broward County Natural Resource Protection Code. This approval is specific for the plans and description described on this approval. Any changes in footprint, Lot #, or bedrooms or use will require a new approval.

Development Review

BUILDING OFFICIAL:

The removal of existing irregularly shaped marginal dock, floating dock, and boatlift; installation of 111-linear feet of new seawall cap and batter piles; associated construction of a new marginal dock; associated construction of a new finger pier; and installation of a no profile boat lift at existing SFR Lot 10.
 Receipt#: 0092671

TRANSPORTATION CONCURRENCY SATISFACTION: Certificate is hereby issued

*Any revision to these plans requires a new development review by the division.

This application was routed in accordance with the Broward County Land Development Code, Chapter 5, Article IX, Section 5-181.

If a building permit is not applied for within 90 days of the Development and Environmental Review Approval, plans must be re-submitted to the Urban Planning Division for re-evaluation.

Development Reviewer Name: Scott Strauss

April 17, 2024

Property Owner of Proposed Project:

Christopher Place
1947 NE 21 Street
Ft. Lauderdale FL 33305

Subject: Marine Structure requiring Waiver of distance limitations

Neighbor Letter of Consent

To whom it may concern:

Christopher Place has applied to the City of Ft. Lauderdale Building and Zoning Department for a marine project with the scope of work to include a seawall repair, new marginal dock, finger pier and a boatlift that extends waterward at the greatest distance of 39'-11" from his property line.

ULDR Section 47-19.3 C limits the maximum distance of mooring structures to 25 feet or 25% of the width of the waterway, whichever is less. The proposed finger pier and boatlift will be constructed along the waterway of the South Fork of the Middle River where the width is more than 200 feet. The proposed structures will not impede navigation. Additionally, the proposed pier and boatlift location are necessary for safe mooring of his vessel, especially during severe weather.

I, Curtis FELTNER (Name) am the legal owner of the property located at 1953 NE 21st Street Ft. Lau. (Address). I am aware of the proposed project and scope of work at the subject property, and I have no objection to granting my consent for the aforementioned project to proceed in support of a waiver being granted by the City Commission.

Neighbor Signature: _____



Print Name: _____

Curtis FELTNER

Date: _____

Apr 30 2024

April 17, 2024

Property Owner of Proposed Project:

Christopher Place
1947 NE 21 Street
Ft. Lauderdale FL 33305

Subject: Marine Structure requiring Waiver of distance limitations

Neighbor Letter of Consent

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ULDR Section 47-19.3 C limits the maximum distance of mooring structures to 25 feet or 25% of the width of the waterway, whichever is less. The proposed finger pier and boatlift will be constructed along the waterway of the South Fork of the Middle River where the width is more than 200 feet. The proposed structures will not impede navigation. Additionally, the proposed pier and boatlift location are necessary for safe mooring of his vessel, especially during severe weather.

I, MARTIN SMITH (Name) am the legal owner of the property located at 2021 NE 19TH AVE, FT LAUDERDALE, 33305 (Address). I am aware of the proposed project and scope of work at the subject property, and I have no objection to granting my consent for the aforementioned project to proceed in support of a waiver being granted by the City Commission.

Neighbor Signature: 

Print Name: MARTIN SMITH Date: 4/29/24

April 17, 2024

Property Owner of Proposed Project:

Christopher Place
1947 NE 21 Street
Ft. Lauderdale FL 33305

Subject: Marine Structure requiring Waiver of distance limitations

Neighbor Letter of Consent

To whom it may concern:

Christopher Place has applied to the City of Ft. Lauderdale Building and Zoning Department for a marine project with the scope of work to include a seawall repair, new marginal dock, finger pier and a boatlift that extends waterward at the greatest distance of 39'-11" from his property line.

ULDR Section 47-19.3 C limits the maximum distance of mooring structures to 25 feet or 25% of the width of the waterway, whichever is less. The proposed finger pier and boatlift will be constructed along the waterway of the South Fork of the Middle River where the width is more than 200 feet. The proposed structures will not impede navigation. Additionally, the proposed pier and boatlift location are necessary for safe mooring of his vessel, especially during severe weather.

I, CHERYL BOGA (Name) am the legal owner of the property located at 2101 NE 21ST ST, 33305 (Address). I am aware of the proposed project and scope of work at the subject property, and I have no objection to granting my consent for the aforementioned project to proceed in support of a waiver being granted by the City Commission.

Neighbor Signature: _____

Print Name: CHERYL BOGA

Date: 4/24/24

April 17, 2024

Property Owner of Proposed Project:

Christopher Place
1947 NE 21 Street
Ft. Lauderdale FL 33305

Subject: Marine Structure requiring Waiver of distance limitations

Neighbor Letter of Consent

To whom it may concern:

Christopher Place has applied to the City of Ft. Lauderdale Building and Zoning Department for a marine project with the scope of work to include a seawall repair, new marginal dock, finger pier and a boatlift that extends waterward at the greatest distance of 39'-11" from his property line.

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I, David A. Blasco (Name) am the legal owner of the property located at 1907 NE 21st St. Fort Lauderdale (Address). I am aware of the proposed project and scope of work at the subject property, and I have no objection to granting my consent for the aforementioned project to proceed in support of a waiver being granted by the City Commission.

Neighbor Signature: David A. Blasco

Print Name: David A. Blasco Date: 4-28-2024

April 17, 2024

Property Owner of Proposed Project:

Christopher Place
1947 NE 21 Street
Ft. Lauderdale FL 33305

Subject: Marine Structure requiring Waiver of distance limitations

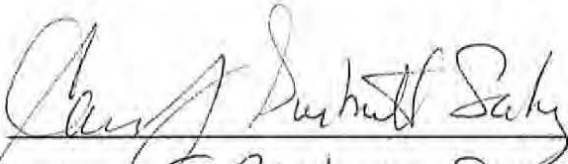
Neighbor Letter of Consent

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I, Carolyn J. Garbutt Sarge (Name) am the legal owner of the property located at 2005 NE 21st St Ft. Lauderdale FL 33305 (Address). I am aware of the proposed project and scope of work at the subject property, and I have no objection to granting my consent for the aforementioned project to proceed in support of a waiver being granted by the City Commission.

Neighbor Signature: 

Print Name: Carolyn J. Garbutt Sarge

Date: 4/25/2024

April 17, 2024

Property Owner of Proposed Project:

Christopher Place
1947 NE 21 Street
Ft. Lauderdale FL 33305

Subject: Marine Structure requiring Waiver of distance limitations

Neighbor Letter of Consent

To whom it may concern:

Christopher Place has applied to the City of Ft. Lauderdale Building and Zoning Department for a marine project with the scope of work to include a seawall repair, new marginal dock, finger pier and a boatlift that extends waterward at the greatest distance of 39'-11" from his property line.

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I, Kyle Greene (Name) am the legal owner of the property located at 2009 NE 21 St Ft Lauderdale (Address). I am aware of the proposed project and scope of work at the subject property, and I have no objection to granting my consent for the aforementioned project to proceed in support of a waiver being granted by the City Commission.

Neighbor Signature: 

Print Name: Kyle Greene Date: 4/28/24

April 17, 2024

Property Owner of Proposed Project:

Christopher Place
1947 NE 21 Street
Ft. Lauderdale FL 33305

Subject: Marine Structure requiring Waiver of distance limitations

Neighbor Letter of Consent

To whom it may concern:

Christopher Place has applied to the City of Ft. Lauderdale Building and Zoning Department for a marine project with the scope of work to include a seawall repair, new marginal dock, finger pier and a boatlift that extends waterward at the greatest distance of 39'-11" from his property line.

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I, Richard Chesser (Name) am the legal owner of the property located at 2000 NE 21st St FTL 33305 (Address). I am aware of the proposed project and scope of work at the subject property, and I have no objection to granting my consent for the aforementioned project to proceed in support of a waiver being granted by the City Commission.

Neighbor Signature: Richard Chesser
Print Name: RICHARD CHESSE Date: 4/28/24

April 17, 2024

Property Owner of Proposed Project:

Christopher Place
1947 NE 21 Street
Ft. Lauderdale FL 33305

Subject: Marine Structure requiring Waiver of distance limitations


Neighbor Letter of Consent

To whom it may concern:

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I, John C Daniele (Name) am the legal owner of the property located at 1901 NE 21st Street Fort Lauderdale FL (Address). I am aware of the proposed project and scope of work at the subject property, and I have no objection to granting my consent for the aforementioned project to proceed in support of a waiver being granted by the City Commission.

Neighbor Signature: 
Print Name: John C Daniele Date: 4-23-24

April 17, 2024

Property Owner of Proposed Project:

Christopher Place
1947 NE 21 Street
Ft. Lauderdale FL 33305

Subject: Marine Structure requiring Waiver of distance limitations


Neighbor Letter of Consent

To whom it may concern:

Christopher Place has applied to the City of Ft. Lauderdale Building and Zoning Department for a marine project with the scope of work to include a seawall repair, new marginal dock, finger pier and a boatlift that extends waterward at the greatest distance of 39'-11" from his property line.

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I, Steven Bryant (Name) am the legal owner of the property located at 2024 NB 19 Ave (Address). I am aware of the proposed project and scope of work at the subject property, and I have no objection to granting my consent for the aforementioned project to proceed in support of a waiver being granted by the City Commission.

Neighbor Signature: 

Print Name: Steven Bryant

Date: 4-20-24

April 17, 2024

Property Owner of Proposed Project:

Christopher Place
1947 NE 21 Street
Ft. Lauderdale FL 33305

Subject: Marine Structure requiring Waiver of distance limitations

Neighbor Letter of Consent

To whom it may concern:

Christopher Place has applied to the City of Ft. Lauderdale Building and Zoning Department for a marine project with the scope of work to include a seawall repair, new marginal dock, finger pier and a boatlift that extends waterward at the greatest distance of 39'-11" from his property line.

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I, Carol Pundai (Name) am the legal owner of the property located at 2107 NE 21 Street - Ft. Lauderdale (Address). I am aware of the proposed project and scope of work at the subject property, and I have no objection to granting my consent for the aforementioned project to proceed in support of a waiver being granted by the City Commission.

Neighbor Signature: Carol Pundai

Print Name: Carol Pundai

Date: 4-20-24

April 17, 2024

Property Owner of Proposed Project:

Christopher Place
1947 NE 21 Street
Ft. Lauderdale FL 33305

Subject: Marine Structure requiring Waiver of distance limitations

Neighbor Letter of Consent

To whom it may concern:

Christopher Place has applied to the City of Ft. Lauderdale Building and Zoning Department for a marine project with the scope of work to include a seawall repair, new marginal dock, finger pier and a boatlift that extends waterward at the greatest distance of 39'-11" from his property line.

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I, George Koski (Name) am the legal owner of the property located at 2017 NE 21 St, Ft Laud (Address). I am aware of the proposed project and scope of work at the subject property, and I have no objection to granting my consent for the aforementioned project to proceed in support of a waiver being granted by the City Commission.

Neighbor Signature: _____

Print Name: _____

Date: _____

George Koski
George Koski 4/20/24

April 17, 2024

Property Owner of Proposed Project:

Christopher Place
1947 NE 21 Street
Ft. Lauderdale FL 33305

Subject: Marine Structure requiring Waiver of distance limitations


Neighbor Letter of Consent

To whom it may concern:

Christopher Place has applied to the City of Ft. Lauderdale Building and Zoning Department for a marine project with the scope of work to include a seawall repair, new marginal dock, finger pier and a boatlift that extends waterward at the greatest distance of 39'-11" from his property line.

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I, Jean Michel Trousse (Name) am the legal owner of the property located at 1907 NE 21st St FTL 33305 (Address). I am aware of the proposed project and scope of work at the subject property, and I have no objection to granting my consent for the aforementioned project to proceed in support of a waiver being granted by the City Commission.

Neighbor Signature: 

Print Name: Jean Michel Trousse

Date: 4/17/24

April 17, 2024

Property Owner of Proposed Project:

Christopher Place
1947 NE 21 Street
Ft. Lauderdale FL 33305

Subject: Marine Structure requiring Waiver of distance limitations

Neighbor Letter of Consent

To whom it may concern:

Christopher Place has applied to the City of Ft. Lauderdale Building and Zoning Department for a marine project with the scope of work to include a seawall repair, new marginal dock, finger pier and a boatlift that extends waterward at the greatest distance of 39'-11" from his property line.

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I, Wayne Spiehler (Name) am the legal owner of the property located at 1943 NE 21st St., Ft. Lauderdale, FL 33305 (Address). I am aware of the proposed project and scope of work at the subject property, and I have no objection to granting my consent for the aforementioned project to proceed in support of a waiver being granted by the City Commission.

Neighbor Signature: Wayne Spiehler
Print Name: Wayne Spiehler Date: 4/28/2024

April 17, 2024

Property Owner of Proposed Project:

Christopher Place
1947 NE 21 Street
Ft. Lauderdale FL 33305

Subject: Marine Structure requiring Waiver of distance limitations


Neighbor Letter of Consent

To whom it may concern:

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I, WAGNER DUSO (Name) am the legal owner of the property located at 1947 NE 21 Street (Address). I am aware of the proposed project and scope of work at the subject property, and I have no objection to granting my consent for the aforementioned project to proceed in support of a waiver being granted by the City Commission.

Neighbor Signature: 

Print Name: WAGNER DUSO

Date: 04/28/24

April 17, 2024

Property Owner of Proposed Project:

Christopher Place
1947 NE 21 Street
Ft. Lauderdale FL 33305

Subject: Marine Structure requiring Waiver of distance limitations

Neighbor Letter of Consent

To whom it may concern:

Christopher Place has applied to the City of Ft. Lauderdale Building and Zoning Department for a marine project with the scope of work to include a seawall repair, new marginal dock, finger pier and a boatlift that extends waterward at the greatest distance of 39'-11" from his property line.

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I, GARY SAMBOL (Name) am the legal owner of the property located at 2025 NE 20th Ave Ft Lauderdale FL (Address). I am aware of the proposed project and scope of work at the subject property, and I have no objection to granting my consent for the aforementioned project to proceed in support of a waiver being granted by the City Commission.

Neighbor Signature: _____

Print Name: _____

Date: _____

GARY K SAMBOL
GARY K SAMBOL

4/17/2024

April 17, 2024

Property Owner of Proposed Project:

Christopher Place
1947 NE 21 Street
Ft. Lauderdale FL 33305

Subject: Marine Structure requiring Waiver of distance limitations

Neighbor Letter of Consent

To whom it may concern:

Christopher Place has applied to the City of Ft. Lauderdale Building and Zoning Department for a marine project with the scope of work to include a seawall repair, new marginal dock, finger pier and a boatlift that extends waterward at the greatest distance of 39'-11" from his property line.

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I, Richard Chatham (Name) am the legal owner of the property located at 1818 NE 70 ST Ft. Lauderdale (Address). I am aware of the proposed project and scope of work at the subject property, and I have no objection to granting my consent for the aforementioned project to proceed in support of a waiver being granted by the City Commission.

Neighbor Signature: _____

Print Name: _____

Date: _____

Richard Chatham 4/20/2024

April 17, 2024

Property Owner of Proposed Project:

Christopher Place
1947 NE 21 Street
Ft. Lauderdale FL 33305

Subject: Marine Structure requiring Waiver of distance limitations

Neighbor Letter of Consent

To whom it may concern:

Christopher Place has applied to the City of Ft. Lauderdale Building and Zoning Department for a marine project with the scope of work to include a seawall repair, new marginal dock, finger pier and a boatlift that extends waterward at the greatest distance of 39'-11" from his property line.

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I, Todd Korman (Name) am the legal owner of the property located at 2830 NE 21st Avenue Ft. Lauderdale, FL 33305 (Address). I am aware of the proposed project and scope of work at the subject property, and I have no objection to granting my consent for the aforementioned project to proceed in support of a waiver being granted by the City Commission.

Neighbor Signature: 

Print Name: Todd Korman Date: 4/20/24

April 17, 2024

Property Owner of Proposed Project:

Christopher Place
1947 NE 21 Street
Ft. Lauderdale FL 33305

Subject: Marine Structure requiring Waiver of distance limitations

Neighbor Letter of Consent

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I, Jean-Pierre Holland (Name) am the legal owner of the property located at 1947 NE 21st St Ft. Lauderdale FL 33305 (Address). I am aware of the proposed project and scope of work at the subject property, and I have no objection to granting my consent for the aforementioned project to proceed in support of a waiver being granted by the City Commission.

Neighbor Signature: _____

Print Name: _____

Date: _____

Jean-Pierre Holland
4/20/24

April 17, 2024

Property Owner of Proposed Project:

Christopher Place
1947 NE 21 Street
Ft. Lauderdale FL 33305

Subject: Marine Structure requiring Waiver of distance limitations

Neighbor Letter of Consent

To whom it may concern:

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I, Jacqueline Blake (Name) am the legal owner of the property located at 2019 NE 20 Avenue Ft. Lauderdale FL 33305 (Address). I am aware of the proposed project and scope of work at the subject property, and I have no objection to granting my consent for the aforementioned project to proceed in support of a waiver being granted by the City Commission.

Neighbor Signature: _____

Print Name: _____

Date: 04/17/2024

April 17, 2024

Property Owner of Proposed Project:

Christopher Place
1947 NE 21 Street
Ft. Lauderdale FL 33305

Subject: Marine Structure requiring Waiver of distance limitations


Neighbor Letter of Consent

To whom it may concern:

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I, Shea Smith (Name) am the legal owner of the property located at 1900 NE 21st St FtL 33305 (Address). I am aware of the proposed project and scope of work at the subject property, and I have no objection to granting my consent for the aforementioned project to proceed in support of a waiver being granted by the City Commission.

Neighbor Signature: 

Print Name: Shea Smith Date: 4/27/24

April 17, 2024

Property Owner of Proposed Project:

Christopher Place
1947 NE 21 Street
Ft. Lauderdale FL 33305

Subject: Marine Structure requiring Waiver of distance limitations


Neighbor Letter of Consent

To whom it may concern:

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I, Judy McAlpin (Name) am the legal owner of the property located at 2001 NE 21st St Ft Lauderdale 33305 (Address). I am aware of the proposed project and scope of work at the subject property, and I have no objection to granting my consent for the aforementioned project to proceed in support of a waiver being granted by the City Commission.

Neighbor Signature: 
Print Name: Judy McAlpin Date: 4/28/2024

ITEM VI

MEMORANDUM MF NO. 24-07

DATE: May 9, 2024

TO: Marine Advisory Board Members

FROM: Andrew Cuba, Marine Facilities & Parks Manager

RE: June 6th, 2024 MAB Meeting – Application for Dock Permit – JFB Assets Management Limited Partnership, Jean-Francois Boisvert / 601 Cordova Road

Attached for your review is an application from JFB Assets Management Limited Partnership, Jean-Francois Boisvert / 601 Cordova Road.

APPLICATION AND BACKGROUND INFORMATION

The applicant is seeking approval for the usage of an existing 40'+/- long x 8'+/- wide marginal dock and access steps extending a maximum distance of 8'+/- from the property line on public property abutting the waterway adjacent to 601 Cordova Road. City Code Section 8-144 authorizes the construction and use of docks on public property, and allows for the permit to be issued provided the permit holder agrees to maintain the improvements and seawall.

PROPERTY LOCATION AND ZONING

The property is located within the Rio Vista Isles RS-8 Residential Low Density Zoning District. The dock area is directly adjacent to the Rio Cordova Canal with direct access to the Intracoastal Waterway.

ENGINEERING REVIEW REQUIREMENT

As a requirement of City Code Section 8-144, approval of the application is contingent upon all improvements to the property being maintained in accord with City Engineering standards and in full compliance with building and zoning regulations including construction permits required for any future electrical and water feeds to the property.

The granting of this Permit is subject to all of the provisions of City Code Section 8-144 as well as the following terms and conditions, violation of any of which shall be grounds for revocation of the Permit:

1. The permit to use the docks shall expire upon the: (i) abandonment of the use of the dock; or (ii) recordation of the deed of conveyance transferring title to the upland parcel; or (iii) termination, expiration or revocation of the dock permit by the City Commission, whichever (i),(ii), or (iii) shall first occur.
2. Upon expiration of the permit to use the dock, the permit holder shall be obligated to remove the dock and all appurtenances thereto no later than three (3) months after the termination, revocation or expiration of the permit to use the dock.
3. Signage such as "private dock" may be placed on the dock within the dock area, but not upon or within the public swale area.

Marine Advisory Board

June 6, 2024

Page 2

4. Only vessels owned by the permit holder and registered with the City as part of the dock permit application may be moored at the permitted dock.
5. During the term of the dock permit, the permit holder shall be required to repair, replace, reconstruct or maintain the dock or adjacent seawall or both to meet the requirements of City Code 8-144 (7) and ULDR section 47-19.3 (f.) (4.). The public swale area shall be landscaped in accordance with the established landscape plan for the area in question adopted by the Department of Sustainable Development.
6. All improvements such as docks, seawalls and the like which are placed upon the public dock area or within the dock permit parcel or within the dock area and public swale area by a private person shall be constructed with appropriate permits from all applicable agencies. Maintenance and repairs shall be performed according to City Engineering standards and all applicable regulatory codes.
7. The public swale area shall be kept open at all times as means of reasonable ingress and egress to the public, but the permit holder shall have the right to exclude the public from the dock area.
8. Vessels berthed within the Dock Area must not encroach into the northerly or southerly extension of the 5' set-back required for the RS-8 zoning district for Applicant's (Permit Holder's) Property.
9. All installed docks must be either (i) floating docks that can adapt to sea level rise over their useful life span; or (ii) fixed docks installed at a minimum height consistent with the requirements of section 47-19.3(f); or (iii) fixed docks the height of which are even with the City's seawall, whichever (ii) or (iii) is the greater.
10. Except as to a tender, there shall be no rafting of vessels from the moored vessel.
11. The permit shall guarantee from the permit holder to the city to indemnify and hold the city harmless for any damage or injury to any person using such facilities.
12. Per 8-144 (6), penetration of the City's seawall to support the dock or attach improvements is prohibited, barring specified considerations.
13. The Applicant has the responsibility to execute and deliver a Declaration of Covenants Running With the Land Respecting A City Issued Dock Permit to the City Attorney's Office no later than ten (10) days prior to the Commission meeting date.
14. The violation of any provisions of Code Section 8-144 or violations of any of the terms or conditions relative to the granting or renewal of a dock permit shall be unlawful and may constitute cause for revocation of the permit.

AC

Attachment

cc: Enrique Sanchez, Deputy Director of Parks and Recreation
Jonathan Luscomb, Marine Facilities Supervisor

COVER PAGE

APPLICANT -
JFB ASSETS MANAGEMENT, LIMITED PARTNERSHIP
JEAN-FRANÇOIS BOISVERT

SITE ADDRESS -
601 CORDOVA ROAD
FORT LAUDERDALE, FL 33316

APPLICATION FOR DOCK PERMIT

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**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):

NAME: JFB ASSETS MANAGEMENT LIMITED PARTNERSHIP, JEAN-FRANÇOIS BOISVERT

TELEPHONE NO: 514-293-1250 (cellular) EMAIL: jfboisvert@gesteco.ca (business)

2. APPLICANT'S ADDRESS (if different than the site address):
231 St. Charles Sud, Granby, QC, Canada
Local 345 J2G 9M6

3. TYPE OF AGREEMENT AND DESCRIPTION OF REQUEST: Dock Permit

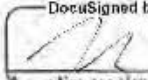
4. SITE ADDRESS: 601 CORDOVA ROAD

ZONING: RS-8

LEGAL DESCRIPTION AND FOLIO NUMBER: 504211-18-3542

RIO VISTA ISLES UNIT 3 7-47B PORTION LOTS 22,23,33 & 34 BLK 30 & RIVER SHORES 15-61 B POR TRACT 3 & 4, DESC AS COMM AT SW COR LOT 21, NE 58.52, NW 114.53, NE 124.21 TO POB, CONT NE 102.90, SE 85, SW 102.27, NW 85 TO POB

5. EXHIBITS (In addition to proof of ownership, list all exhibits provided in support of the applications).

DocuSigned by:

Applicant's Signature

2024-05-15
Date

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
Formal Action taken on _____

Commission Action
Formal Action taken on _____

Recommendation: _____
Action _____

SUMMARY DESCRIPTION/NARRATIVE

601 Cordova Road
Fort Lauderdale, Florida 33316

Marine Advisory Board,

We purchased the property at 601 Cordova Road with an existing new dock, 40' long X 8' wide, built in 2023-2024 meeting all the applicable guidelines. As the new owner of this property (we closed on 05/10/2024) I request a dock permit to dock my boat at the subject dock. Vessel registration #FL0977TF, registration and Warranty of Title are attached.

Respectfully,

DocuSigned by:
FF9F74477104456

2024-05-15

Jean-François Boisvert
JFB Assets Management Limited Partnership

Broward County Commission

Deed Doc Stamps: \$29953.00

Prepared by:

David R. Roy, P.A.
4209 N Federal Highway
Pompano Beach, FL 33064
954-784-2961
File No. 22-DR-175

Return to:

Marilyn Cancio Johnson, P.A.
150 SE 2nd Avenue, Suite 1408
Miami, FL 33131
786-802-2332
File No. 2022.3245

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 10th day of May, 2024 between 1550 Ponce De Leon Drive LLC, a Florida limited liability company whose post office address is 2734 E Oakland Park Blvd., Suite 201, Fort Lauderdale, FL 33306, grantor, and JFB Assets Management, a Canadian partnership whose post office address is 66 Rue Court, #314, J2G 4Y5, grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

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

See Exhibit "A" attached hereto and made a part hereof as if fully set forth herein.

Parcel Identification Number: 504211-18-3542

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2023**.

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

Signed, sealed and delivered in our presence:

1550 Ponce De Leon Drive LLC, a Florida limited liability company

By: GOM Ventures LLC, a Florida limited liability company, as Authorized Member

By: [Signature]
Glenn Wright, Authorized Member

[Signature]
Witness Name: Alexis Camejo
Witness Address: 1550 PONCE DE LEON DRIVE
POMPANO BEACH, FL 33064

[Signature]
Witness Name: AMANDA CAMEJO
Witness Address: 1550 PONCE DE LEON DRIVE
POMPANO BEACH, FL 33064

State of Florida
County of Broward

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 4 day of May, 2024 by Glenn Wright, Authorized Member of GOM Ventures LLC, a Florida limited liability company, as Authorized Member of 1550 Ponce De Leon Drive LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or has produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public
Printed Name: Alexis Camejo
My Commission Expires: _____

EXHIBIT "A"
Legal Description

A parcel being a portion of Lots 22, 23, 33 and 34, of Block 30, UNIT 3, RIO VISTA ISLES, according to the map or plat thereof as recorded in Plat Book 7, Page 47, Public Records of Broward County, Florida, and a portion of Tracts 3 and 4, RIVER SHORES, according to the map or plat thereof as recorded in Plat Book 15, Page 61, Public Records of Broward County, Florida, being more particularly described as follows:

Commence at the Southwest corner of said Lot 21 thence North 05° 08' 59" East along the West line of Lots 21 and 22 for a distance of 58.52 feet; thence continue along the West line of said Lot 22, North 28° 20' 12" West for a distance of 114.53 feet to the Northwest corner of said Tract 4; thence North 84° 36' 08" East along the North line of Tracts 3 and 4 for a distance of 124.21 feet to the Point of Beginning; thence North 84° 36' 08" East along the North line of Tract 3 for a distance of 102.90 feet; thence South 04° 58' 16" East along the East line of Lots 33 and 34 for a distance of 85.00 feet; thence South 84° 36' 08" West a distance of 102.27 feet; thence North 05° 23' 22" West a distance of 85.00 feet to the Point of Beginning.

a/k/a: 601 Cordova Road, Fort Lauderdale, FL 33316

PIN: 504211-18-3542



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Foreign Limited Partnership

JFB ASSETS MANAGEMENT, LIMITED PARTNERSHIP

Filing Information

Document Number B23000000287
FEI/EIN Number NONE
Date Filed 09/15/2023
State OC
Status ACTIVE

Principal Address

66 RUE COURT, #314
GRANBY, QC J2G 4Y5 CANADA, FL

Mailing Address

66 RUE COURT, #314
GRANBY, QC J2G 4Y5 CANADA, FL

Registered Agent Name & Address

NRAI SERVICES, INC.
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

General Partner Detail

Name & Address

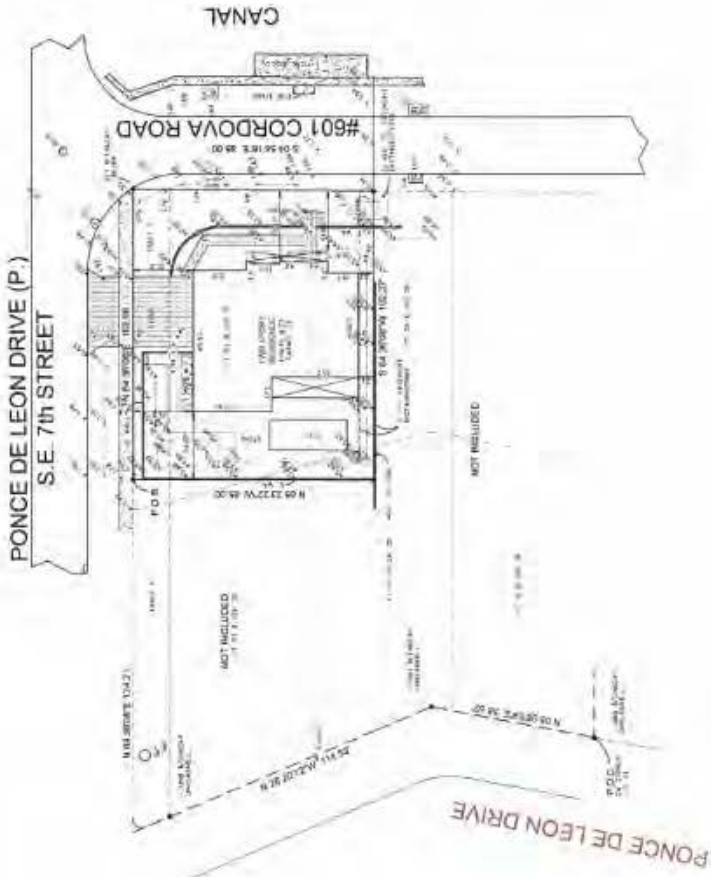
9495-8766 QUEBEC INC.
66 RUE COURT, #314
GRANBY, QC J2G 4Y5 CANADA

Annual Reports

No Annual Reports Filed

Document Images

[09/15/2023 -- Foreign LP](#) [View image in PDF format](#)



A. PROJECT BEING A PORTION OF LOTS 22, 23, 24 AND 24 OF BLOCK 20 OF THE PLAN OF AND VISTA 2015 AS 3. BARRINGTON, FL, A CITY WITH AN ORDINANCE IN EFFECT SINCE 1990 AND A ZONING ORDINANCE ACCESSORY TO THE PLAN THEREBY RECORDED IN PLAT BOOK 13 PAGE 41 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA BEING ASSESSMENT PARCELS 01 21 10 00000 AND 01 21 10 00000.

B. AND 27, 28 AND 29 OF BLOCK 20 OF THE PLAN OF AND VISTA 2015 AS 3. BARRINGTON, FL, A CITY WITH AN ORDINANCE IN EFFECT SINCE 1990 AND A ZONING ORDINANCE ACCESSORY TO THE PLAN THEREBY RECORDED IN PLAT BOOK 13 PAGE 41 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA BEING ASSESSMENT PARCELS 01 21 10 00000 AND 01 21 10 00000.

C. THE PROJECT BEING A PORTION OF LOTS 22, 23, 24 AND 24 OF BLOCK 20 OF THE PLAN OF AND VISTA 2015 AS 3. BARRINGTON, FL, A CITY WITH AN ORDINANCE IN EFFECT SINCE 1990 AND A ZONING ORDINANCE ACCESSORY TO THE PLAN THEREBY RECORDED IN PLAT BOOK 13 PAGE 41 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA BEING ASSESSMENT PARCELS 01 21 10 00000 AND 01 21 10 00000.

D. THE PROJECT BEING A PORTION OF LOTS 22, 23, 24 AND 24 OF BLOCK 20 OF THE PLAN OF AND VISTA 2015 AS 3. BARRINGTON, FL, A CITY WITH AN ORDINANCE IN EFFECT SINCE 1990 AND A ZONING ORDINANCE ACCESSORY TO THE PLAN THEREBY RECORDED IN PLAT BOOK 13 PAGE 41 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA BEING ASSESSMENT PARCELS 01 21 10 00000 AND 01 21 10 00000.

CONTRACT NO. 2024-04-05

- 1. EXISTING UTILITIES SHOWN AS PER RECORDS.
- 2. EXISTING UTILITIES NOT SHOWN AS PER RECORDS.
- 3. EXISTING UTILITIES NOT SHOWN AS PER RECORDS.
- 4. EXISTING UTILITIES NOT SHOWN AS PER RECORDS.

AutoForce
Auto Surveying
 11000 NE 15th Ave, Suite 100
 Miami, FL 33180
 Phone: 305-555-1100
 Fax: 305-555-1101

AutoForce
Auto Surveying
 11000 NE 15th Ave, Suite 100
 Miami, FL 33180
 Phone: 305-555-1100
 Fax: 305-555-1101

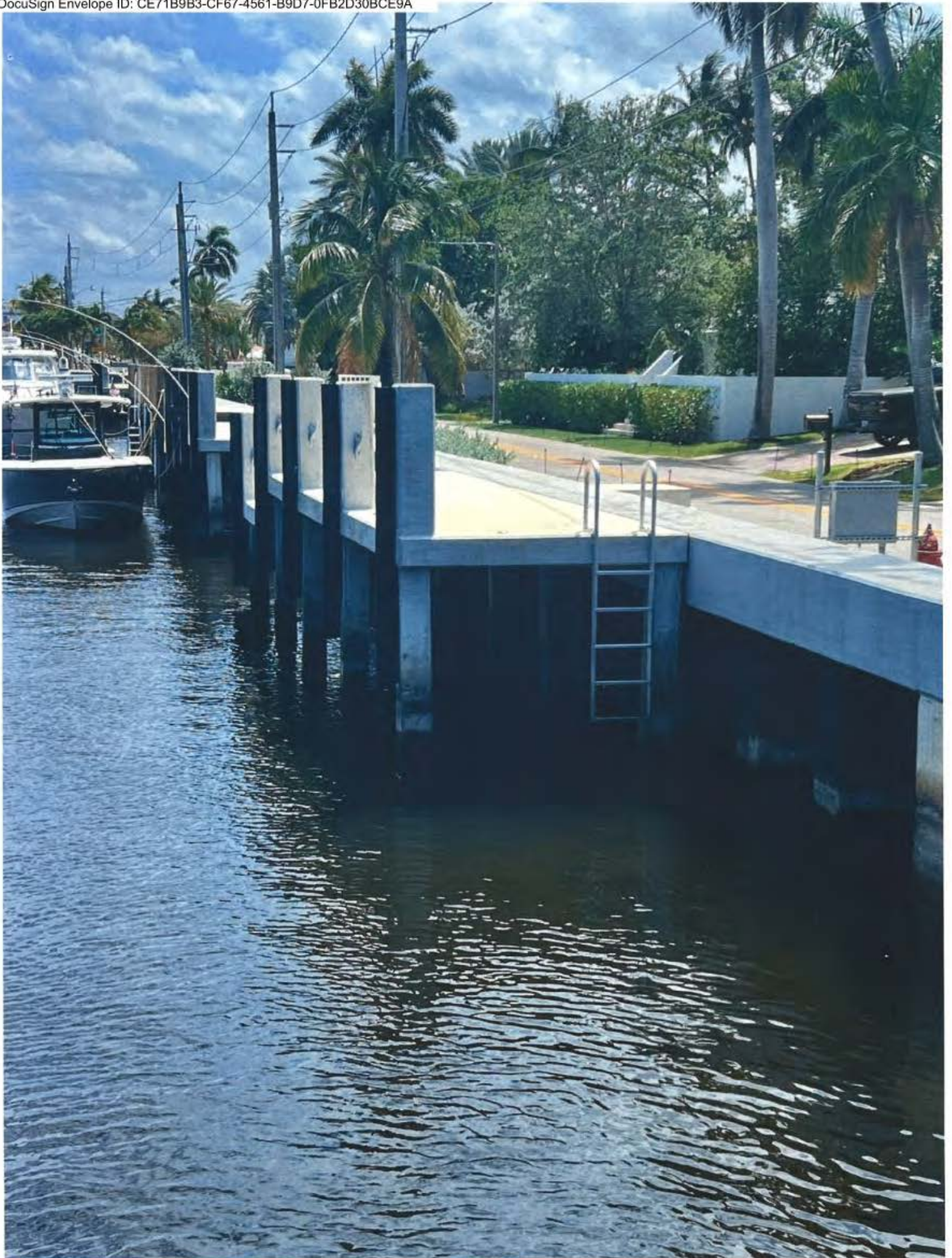
PROJECT NO: 2024-04-05
 DATE: 10-20-16-04-WY



2024-04-05
 10-20-16-04-WY







Andrew Cuba, Marine Facilities Manager
Fort Lauderdale Marine Advisory Board
Fort Lauderdale, FL 33031

RE: Vessel Information for 601 Cordova Road

Monte Carlo Yachts MC 4
Hull Identification Number: BEYDX010G515
Length: 39'5"
Year/MK: 2014/BEY

Respectfully,

DocuSigned by:


2024-05-15

EE8F74477104456...
Jean-François Boisvert

JFB Assets Management Limited Partnership

MTRFS020K



Mail To:
GESTECO INC
2915 OGLETOWN RD # 4100
NEWARK, DE 19713-1927

FLORIDA VESSEL REGISTRATION

CO/AGY 10 / 7 T# 1837092745
B# 2152338

FL/DO # **FL0977TF** DECAL **02286926** Expires **Midnight Mon 6/30/2025**

YR/MK	2014/BEY	BODY	VS	TITLE	146293291	Reg. Tax	Class Code	100
HIN	BEYDX010G415			FUEL	DIESEL	Init. Reg.	Tax Months	
HULL	FBGLSS	PROPUL	INBRD	LENGTH	39'5"	County Fee	Back Tax Mos	
USE	PLSRE	TYPE	CABIN			Mail Fee	Credit Class	
DL/FEID	-					Sales Tax	Credit Months	
Date Issued	7/19/2023	ENG DRIVE				Voluntary Fees		
		ST OPER				Grand Total	0.00	

GESTECO INC
2915 OGLETOWN RD # 4100
NEWARK, DE 19713-1927

IMPORTANT INFORMATION

1. Your registration must be updated to your new address within 30 days of moving.
2. Registration renewals are the responsibility of the registrant and shall occur during the 30-day period prior to the expiration date shown on this registration. Renewal notices are provided as a courtesy and are not required for renewal purposes.

← YACHT ACHAT - PENDI...

Livestory.com Document id: 2720-c0c010-29483

WARRANTY OF TITLE

WHEREAS Carlos Mirko Lebl (SELLER) contracted to transfer to Gesteco Inc. (BUYER), the following vessel: 2015 Monte Carlo Yachts MC 4 with Hull Identification Number BEYDX010G415 and its tenders and inventory as set forth in the Purchase and Sale Agreement dated Jan 17, 2022 (collectively, the Vessel).

WHEREAS, the BUYER demands the SELLER to make certain representations and warranties regarding the vessel's title and lien free status:

NOW THEREFORE, in consideration of the promises, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, SELLER represents and warrants to BUYER, the following:

1. The Vessel is currently and validly documented with the United States bearing the Official / Documentation Number 1262429 or Titled and Registered within the State of n/a with Registration Number n/a. The Vessel is not registered in any other registry or system in the world.
2. The Vessel owned by SELLER is free and clear of all liens, taxes, duties, encumbrances, and claims of any kind, nature and description whatsoever except the following, which is/are to be satisfied at closing:
3. The personal property contained in and on the Vessel, and which is part of the sale, is also free and clear of any liens, encumbrances, claims, and demands whatsoever.
4. At the time of closing, any individual or entity still owed for any outstanding services, docking fees and associated costs, supplies, labor, or materials rendered to, or for the benefit of, the Vessel, unless directly ordered by BUYER, shall be paid in full by SELLER prior to closing.
5. The Vessel is not currently under contract for charter or otherwise obligated to any third parties, including, but not limited to, claims for future use or charter of the Vessel, unless entered into by BUYER.
6. There are no personal injury claims now outstanding, or possible of assertion, against the Vessel.
7. No judgment or decree has been entered in any court of any state, country, territory, province or the United States against SELLER which remains unsatisfied and there are no violations of any laws, rules, or regulations pertaining to the Vessel.
8. SELLER further states that he is familiar with the nature of his oath and with the penalties as provided for falsely swearing to statements made in an instrument of this nature. SELLER further certifies that he has read the facts of the Warranty of Title and understands and swears to its content.
9. Seller further acknowledges that Buyer is relying on this Warranty of Title in completing the transaction; accordingly, Seller and his heirs, successors, and assigns, shall indemnify and hold harmless Buyer against and from any loss or expense Buyer might suffer, including, but not limited to, court costs and legal fees, arising by reason of breach of the above representations and warranties.

X Carlos Mirko Lebl X
By: Carlos Mirko Lebl By:

STATE OF Florida
COUNTY OF Palm Beach

The foregoing was acknowledged before me, by means of physical presence or online notarization, this 18th day of February, 2022 by Carlos Mirko Lebl.
They are personally known to me, or produced Driver's License as identification.

Notary Seal:  Notary Signature: Michael Lee
My Commission Expires 03/11/2022

Electronic Notary Public
Notarized online using audio-video communication



Buyer's Agent **6 sur 7**

Denison Yachting
2401 PGA Blvd Ste 104
Palm Beach Gardens FL 33410
561.253.2457 (P)
561.658.0719 (F)

Buyer/Seller Information
Buyer(s): Gesteco Inc.
Address: 2915 Ogleton Road #4100 Newark DE 19713 United States
Seller(s): Carlos Mirko Lebl

State of Florida Department of State

I certify the attached is a true and correct copy of the Articles of Incorporation of GESTECO INC., a Florida corporation, filed electronically on February 01, 2022, as shown by the records of this office.

I further certify that this is an electronically transmitted certificate authorized by section 15.16, Florida Statutes, and authenticated by the code noted below.

The document number of this corporation is P22000009901.

Authentication Code: 220211180453-900380906779#1

Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this the
Eleventh day of February, 2022



Laurel M. Lee
Laurel M. Lee
Secretary of State

**Electronic Articles of Incorporation
For**

P22000009901
FILED
February 01, 2022
Sec. Of State
jafason

GESTECO INC.

The undersigned incorporator, for the purpose of forming a Florida profit corporation, hereby adopts the following Articles of Incorporation:

Article I

The name of the corporation is:

GESTECO INC.

Article II

The principal place of business address:

2915 OGLETOWN RD
4100
NEWARK, DE. 19713

The mailing address of the corporation is:

2915 OGLETOWN RD
4100
NEWARK, DE. 19713

Article III

The purpose for which this corporation is organized is:

ANY AND ALL LAWFUL BUSINESS.

Article IV

The number of shares the corporation is authorized to issue is:

1500

Article V

The name and Florida street address of the registered agent is:

NRAI SERVICES, INC.
1200 SOUTH PINE ISLAND RD
PLANTATION, FL. 33324

I certify that I am familiar with and accept the responsibilities of registered agent.

Registered Agent Signature: LINDA STAUFFER, ASS. SECRETARY

P22000009901
FILED
February 01, 2022
Sec. Of State
jafason

Article VI

The name and address of the incorporator is:

CHRISTELLE RICARD
2915 OGLETOWN RD
4100
NEWARK, DE 19713

Electronic Signature of Incorporator: CHRISTELLE RICARD

I am the incorporator submitting these Articles of Incorporation and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of this corporation and every year thereafter to maintain "active" status.

Article VII

The initial officer(s) and/or director(s) of the corporation is/are:

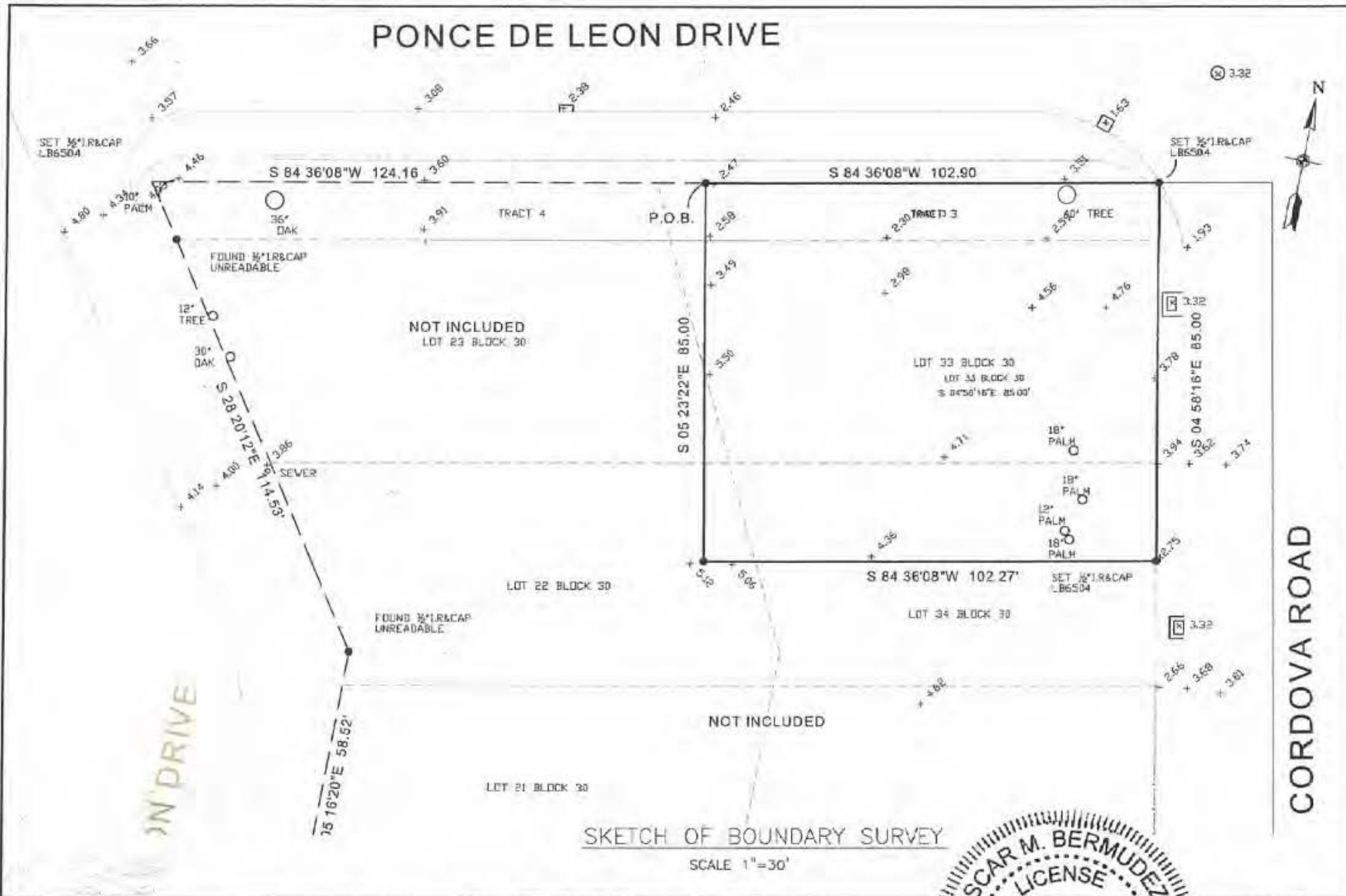
[

Title: P
JEAN-FRANCOIS BOISVERT
2915 OGLETOWN RD, #4100
NEWARK, DE. 19713

*

←

Title: S
CHRISTELLE RICARD
2915 OGLETOWN RD, #4100
NEWARK, DE. 19713



<p>LINDA RIFFLE DRAFTING & DESIGN 772-834-1906 LindaDraft1@att.net</p>	<p>1550 PONCE DE LEON DRIVE LLC 601 CORDOVA ROAD FORT LAUDERDALE FL. 33316</p> <p>NEW CONCRETE DOCK</p>	<p>B&B Consulting Engineers 2237 Woods Edge Circle Orlando Florida 32817 (772)-708-7785 (772)-708-7787</p>	<p>OSCAR M. BERMUDEZ, P.E. License No. 55141 Date: 05/18/22</p> <p>STATE OF FLORIDA PROFESSIONAL ENGINEER</p>	<p>Date: 04/04/2022 Revision: A 05/18/2022 S-2</p>
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LOCATION MAP

Site Address CORDOVA ROAD, FORT LAUDERDALE FL 33316
 Property Owner 1550 PONCE DE LEON DRIVE LLC
 Mailing Address 1975 E SUNRISE BLVD #607 FORT LAUDERDALE FL 33301

ID # 5042 11 18 3542

Abbreviated Legal Description RIO VISTA ISLES UNIT 3 7-47B PORTION LOTS 22,23,33 & 34 BLK 30 & RIVER SHORES 15-61 B POR TRACT 3 & 4, DESC AS COMM AT SW COR LOT 21, NE 58.52, NW 114.53, NE 124.21 TO POB, CONT NE 102.90, SE 85, SW 102.27, NW 85 TO POB

GENERAL NOTES

ALL DIMENSIONS ON PLANS ARE SUBJECT TO VERIFICATION IN THE FIELD. IT IS THE INTENT OF THESE PLANS TO BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. ANY DISCREPANCIES BETWEEN THESE PLANS AND APPLICABLE CODES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH WORK.

IT IS THE INTENT OF THESE PLANS AND THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH LOCAL, STATE AND FEDERAL ENVIRONMENTAL AND BUILDING PERMIT ISSUED FOR THIS PROJECT, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO FAMILIARIZE AND GOVERN HIMSELF BY ALL PROVISIONS OF THESE PERMITS.

THE WORK SPECIFIED HEREIN HAS BEEN DESIGNED & ALL WORK SHALL BE IN ACCORDANCE WITH STRUCTURAL PROVISIONS OF THE 7TH EDITION 2020 FLORIDA BUILDING CODE.

CONCRETE

1. ALL CONCRETE (EXCEPT PRECAST PILES) SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 5,000 PSL AT THE END 0=28 DAYS. FOUR (4) CONCRETE CYLINDERS SHALL BE TAKEN FOR EACH 50 CUBIC YARD OR FRACTION THEREOF AND SHALL BE TESTED AT 3.7 & 28 DAYS. SLUMP SHALL NOT EXCEED 4" (±1") MAX W/C RATIO+0.40.
2. ALL REINFORCEMENT SHALL BE 60,000 PSI MINIMUM YIELD NEW BILLET STEEL IN ACCORDANCE WITH ASTM A615 GRADE 60. ALL BAR LAPS SHALL BE A MINIMUM OF 36 BAR DIAMETERS, PLACING OF REINFORCEMENT SHALL CONFORM TO THE LATEST ACI CODE AND MANUAL OF STANDARD PRACTICE.
3. ALL CONCRETE SHALL BE PLACED WITHIN 90 MINUTES FROM BATCH TIME, AND VIBRATED AS REQUIRED BY THE ACI MANUAL OF CONCRETE PRACTICE. TEMPERATURE OF CONCRETE AT TIME OF PLACEMENT SHALL BE BETWEEN 75° AND 100°F.
4. ALL CONCRETE DECK SURFACES SHALL HAVE A LIGHT BROOM FINISH.
5. ALL EXPOSED CONCRETE EDGES SHALL BE CHAMFERED 3/4" OR AS SHOWN ON THE PLANS.

HARDWARE

1. ALL MISCELLANEOUS STEEL COMPONENTS, BOLTS AND HARDWARE SHALL BE TYPE 316 STAINLESS STEEL UNLESS OTHERWISE SPECIFIED ON PLANS.

PRECAST CONCRETE PILING

1. PRECAST CONCRETE DOCK PILES SHALL BE 12"x12" PILES W/5000 PSI MIN. CONCRETE 4-7/16" DIAMETER 270 KSI ASTM A416 LOW-LAX STRANDS W/24" MIN. CONCRETE COVE TO TIES DRIVEN TO A MINIMUM BEARING CAPACITY OF 25 TONS WITH 12" MINIMUM PENETRATION INTO FIRM MATERIAL BELOW SILT LAYER
2. PILES SHALL BE CUT OFF AT ELEVATIONS SHOWN ON THE PLANS @ SECTION

MISCELLANEOUS

1. FASTENERS EMBEDDED INTO CONCRETE STRUCTURES SHALL BE ANCHORED WITH TWO-PART EPOXY ADHESIVE (RAWL-CHEM-FAST CARRIDGE SYSTEM OR EQUAL). ANCHOR HOLES SHALL BE DRILLED TO 1/8" GREATER THAN THE SPECIFIED FASTENER SIZE. HOLES SHALL BE DRILLED TO A MINIMUM DEPTH SHOWN ON THE PLANS & SHALL BE THOUGHLY CLEANED OUT AND DRY PRIOR TO INJECTION OF EPOXY.

LOADS

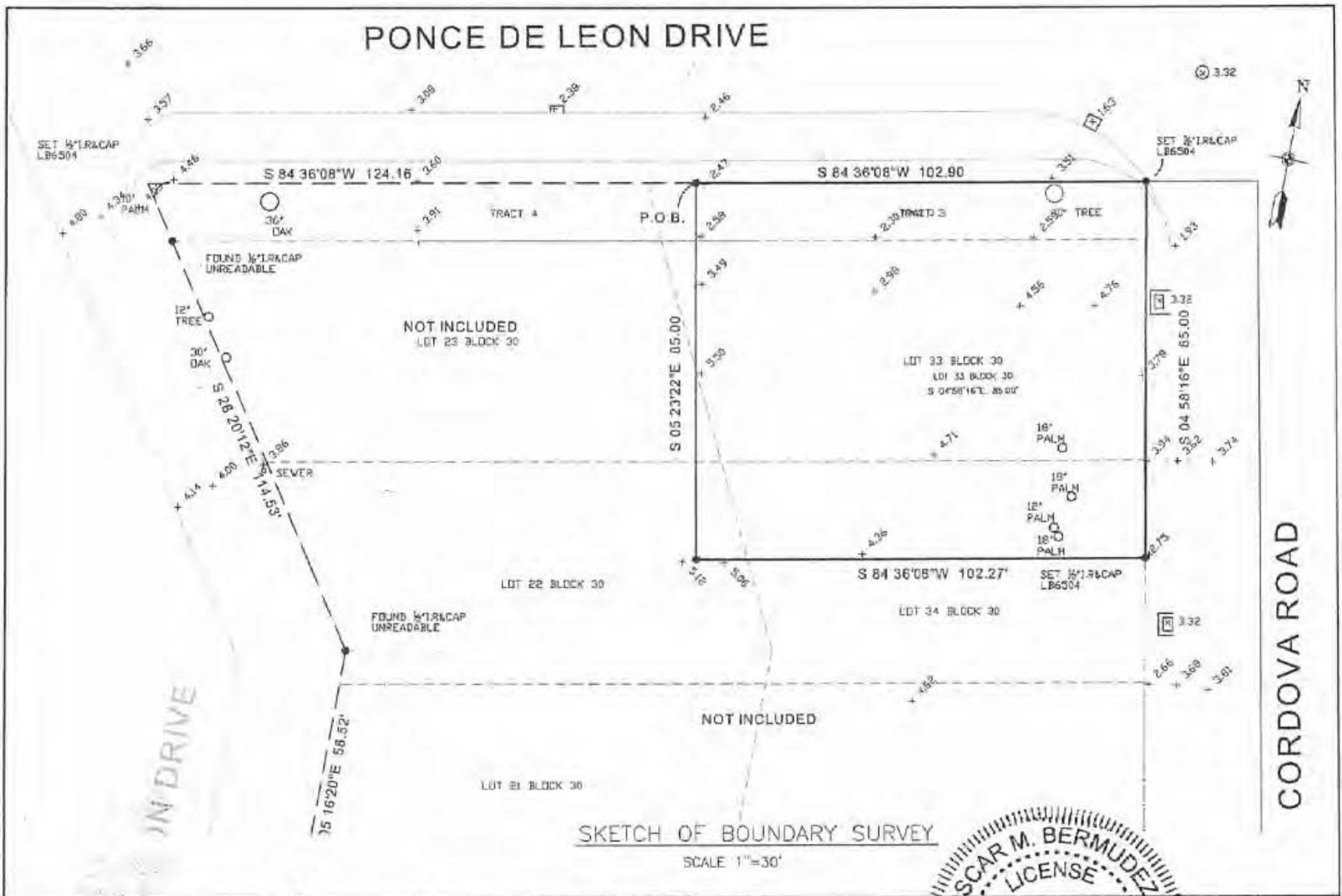
LL= 40 PSF DL = 10 PSF

TURBIDITY BARRIER

APPROVED TURBIDITY BARRIERS SHALL REMAIN IN PLACE THROUGHOUT PHASES OF IN WATER CONSTRUCTION.

<p>LINDA RIFFLE DRAFTING & DESIGN 772-834-1906 LindaDraft1@att.net</p>	<p>JOB NAME: 1550 PONCE DE LEON DRIVE LLC 601 CORDOVA ROAD FORT LAUDERDALE FL. 33316</p>	<p>B&B Consulting Engineers 2237 Woods Edge Circle Orlando Florida 32817 (772)-708-7785 (772)-708-7787</p>	<p>OSCAR M. BERMUDEZ, P.E., P.E. Reg. No. 0001 No. 55141 Date: 04/04/2022 Revision A 05/18/2022 Drawn by: S-1</p>
	<p>TITLE: NEW CONCRETE DOCK</p>		

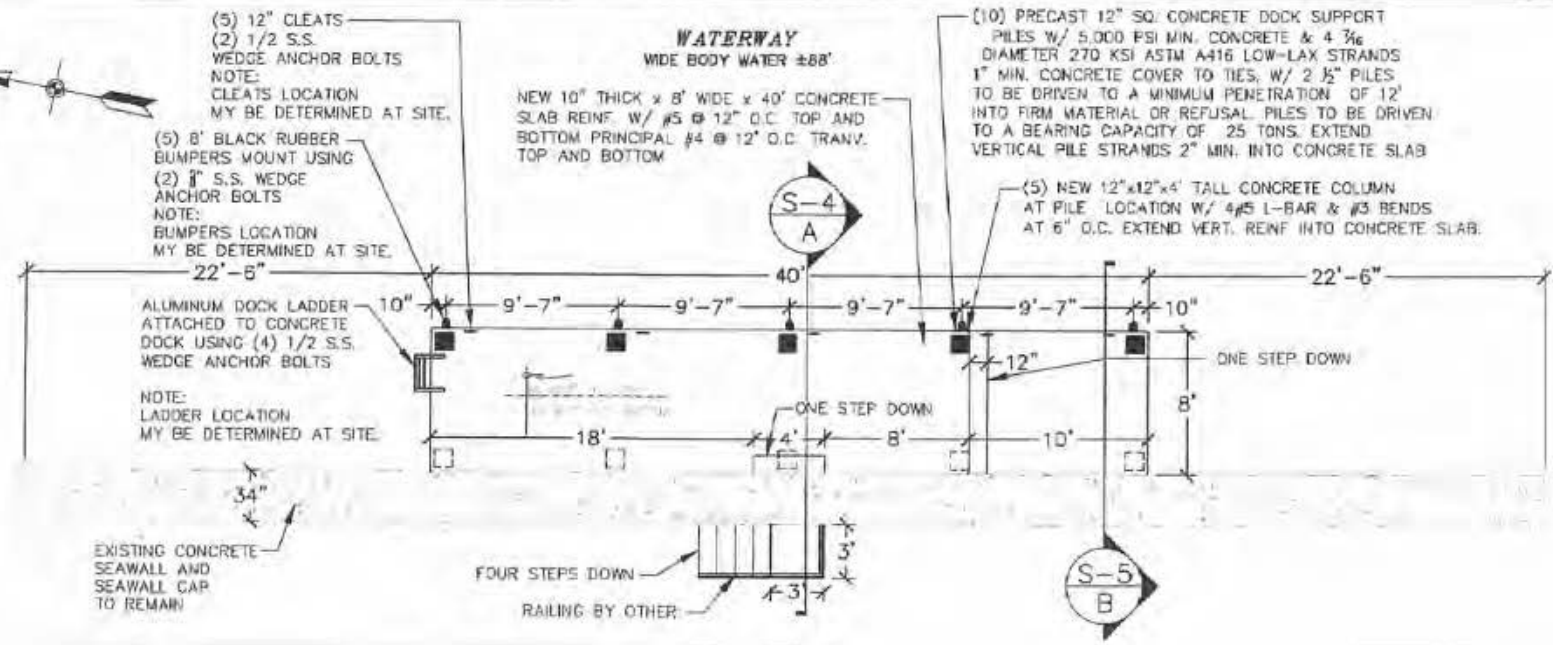




SKETCH OF BOUNDARY SURVEY
SCALE 1"=30'

LINDA RIFFLE DRAFTING & DESIGN 772-834-1906 LindaDraftU@att.net	JOB NAME 1550 PONCE DE LEON DRIVE LLC 601 CORDOVA ROAD FORT LAUDERDALE FL. 33316	B&B Consulting Engineers 2237 Woods Edge Circle Orlando Florida 32817 (772)-708-7785 (772)-708-7287	OSCAR M. BERMUDEZ, P.E. Reg. Number No. 55141 Date: 04/04/2022
	TITLE NEW CONCRETE DOCK	Date: 05/18/2022	Date: 5/18/22





CORDOVA ROAD
C/L

DESIGN WINDLOAD INFORMATION
 CODE: 7 EDITION 2020 FBCR
 ASCE 7-16
 Wind Speed: 175 MPH, 3 Second Gust
 Exposure "D"
 Importance Factor: 1.0
 Internal Pressure Coeff.: 0.00
 Height: 6ft. Mean

S 04°58'16"E. 85.00'

TRACK 3

LOT 33 BLOCK 30

PROPOSED CONCRETE DOCK PLAN VIEW

SCALE 1"=10'

LINDA RIFFLE
 DRAFTING & DESIGN
 772-834-1906
 LindaDraft1@att.net

1550 PONCE DE LEON DRIVE LLC
 601 CORDOVA ROAD
 FORT LAUDERDALE FL. 33316
 NEW CONCRETE DOCK

B&B Consulting Engineers
 2237 Woods Edge Circle
 Orlando Florida 32837
 (772)-708-7785 (772)-708-7787

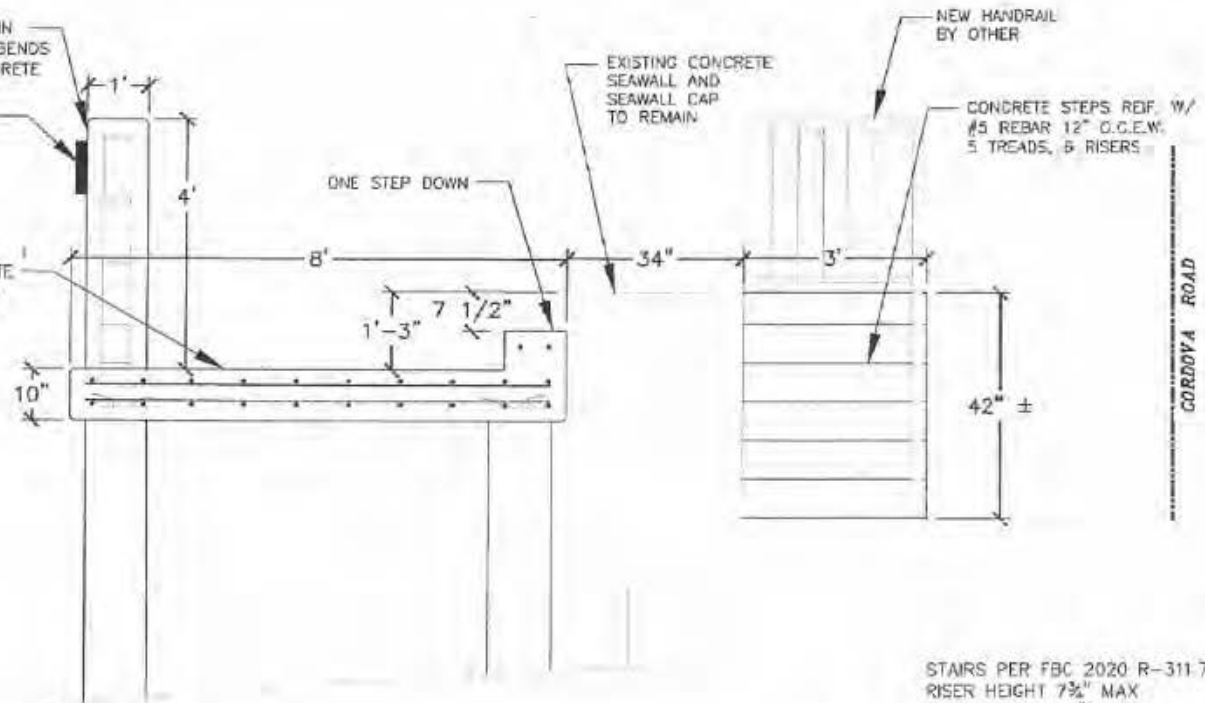


OSCAR M. BERMUDEZ, P.E. Date: 04/04/2022
 Reg. Florida No. 55141
 05/18/2022
 S-3

(5) NEW 12"x12"x4' TALL CONCRETE COLUMN AT PILE LOCATION W/ 4#5 L-BAR & #3 BENDS AT 6" O.C. EXTEND VERT. REINF INTO CONCRETE SLAB.

NIGHTTIME REFLECTORS ON ALL OUTSIDE DOCK SUPPORT PILES.

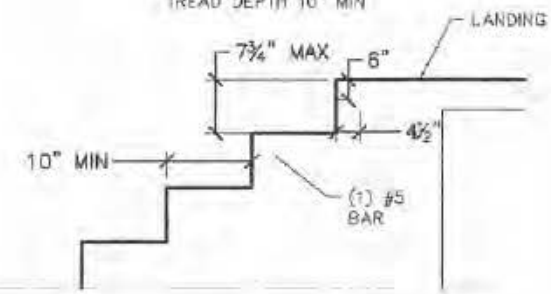
NEW 10" THICK x 8' WIDE x 40' CONCRETE SLAB REINF. W/ #5 @ 12" O.C. TOP AND BOTTOM PRINCIPAL #4 @ 12" O.C. TRANS. TOP AND BOTTOM



SECTION VIEW A
N.T.S.

(10) PRECAST 12" SQ. CONCRETE DOCK SUPPORT PILES W/ 5,000 PSI MIN. CONCRETE & 4 7/8" DIAMETER 270 KSI ASTM A416 LOW-LAX STRANDS 1" MIN. CONCRETE COVER TO TIES, W/ 2 1/2" PILES TO BE DRIVEN TO A MINIMUM PENETRATION OF 12" INTO FIRM MATERIAL OR REFUSAL. PILES TO BE DRIVEN TO A BEARING CAPACITY OF 25 TONS, EXTEND VERTICAL PILE STRANDS 2" MIN. INTO CONCRETE SLAB

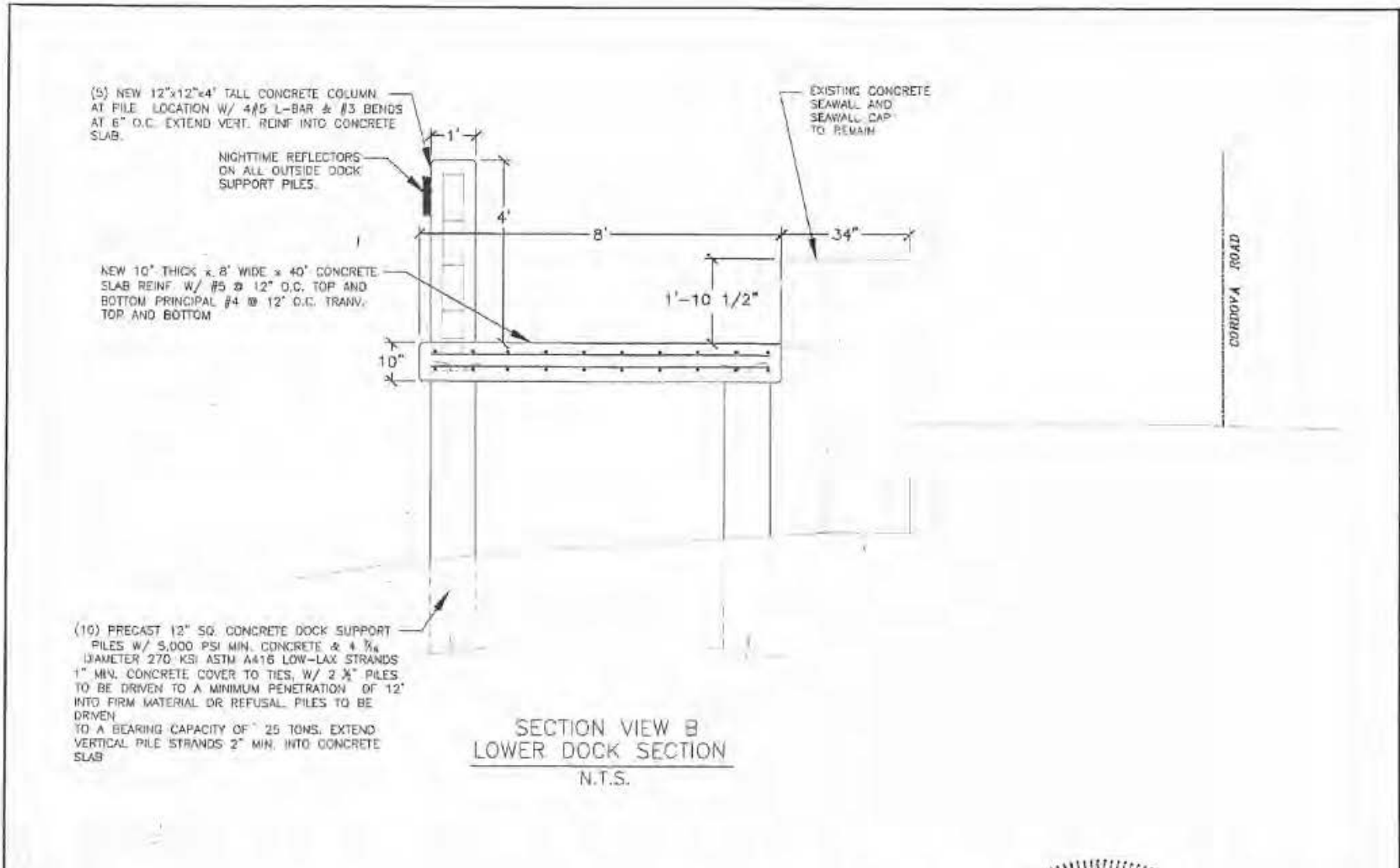
STAIRS PER FBC 2020 R-311.7
RISER HEIGHT 7 3/4" MAX
TREAD DEPTH 10" MIN



CONCRETE STEP DETAIL
N.T.S.

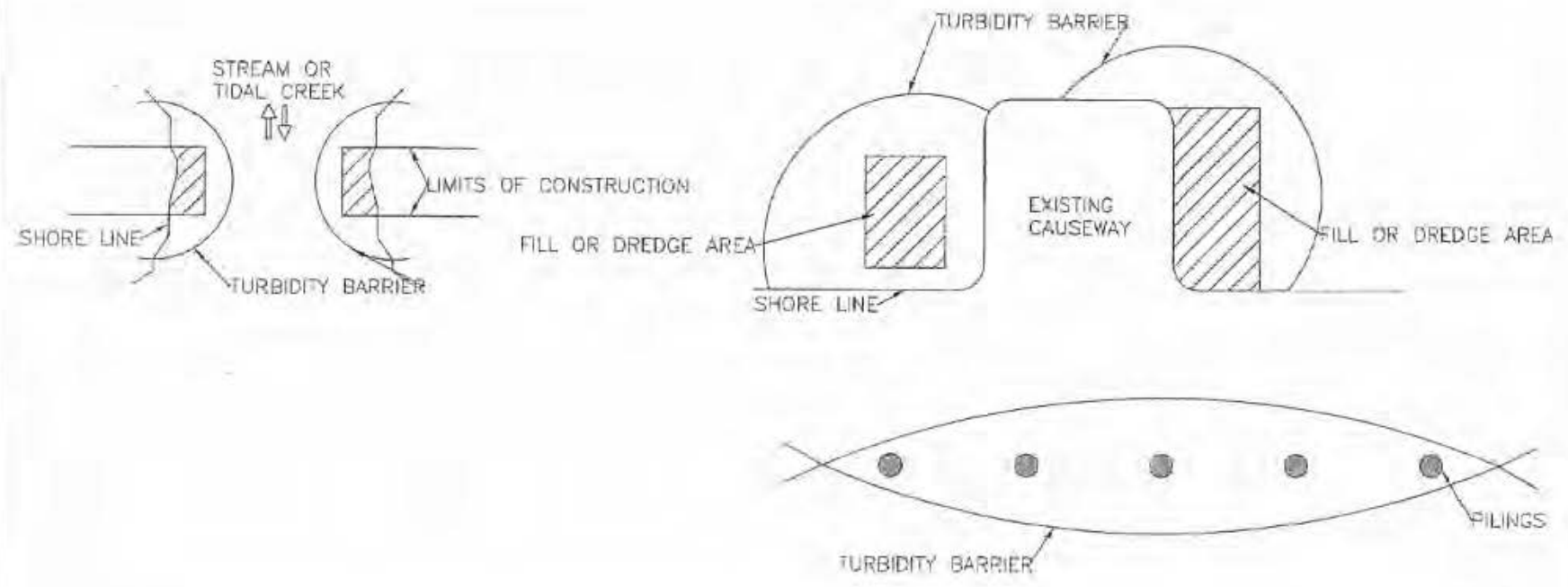
THE WORK SPECIFIED HEREIN HAS BEEN DESIGNED & ALL WORK SHALL BE IN ACCORDANCE WITH STRUCTURAL PROVISIONS OF THE FLORIDA BUILDING CODE, BEST MANAGEMENT PRACTICES: FLOATING TURBIDITY CURTAIN EXTENDING WITHIN 1' OF BOTTOM TO BE INSTALLED DURING PILING.

LINDA RIFFLE DRAFTING & DESIGN 772-834-1906 LindaDraft1@att.net	1550 PONCE DE LEON DRIVE LLC 601 CORDOVA ROAD FORT LAUDERDALE FL. 33316	B&B Consulting Engineers 2237 Woods Edge Circle Orlando Florida 32817 (772)-708-7785 (772)-708-7787	OSCAR M. BERMUDEZ, P.E., P. Reg. No. 65143 5/18/22	Date: 04/04/2022 Revision: A 05/18/2022 Sheet: S-4
	NEW CONCRETE DOCK		STATE OF FLORIDA PROFESSIONAL ENGINEER	



THE WORK SPECIFIED HEREIN HAS BEEN DESIGNED & ALL WORK SHALL BE IN ACCORDANCE WITH STRUCTURAL PROVISIONS OF THE 2017 EDITION OF THE FLORIDA BUILDING CODE. BEST MANAGEMENT PRACTICES: FLOATING TURBIDITY CURTAIN EXTENDING WITHIN 1' OF BOTTOM TO BE INSTALLED DURING PILING.

<p>LINDA RIFFLE DRAFTING & DESIGN 772-834-1906 LindaDraft1@att.net</p>	<p>1550 PONCE DE LEON DRIVE LLC 601 CORDOVA ROAD FORT LAUDERDALE FL. 33316</p>	<p>B&B Consulting Engineers 2237 Woods Edge Circle Orlando Florida 32817 (772)-708-7785 (772)-708-7787</p>	<p>OSCAR M. BERMUDEZ, P.E. P.L. Reg. No. 55143141 Date: 04/04/2022</p>	<p>04/04/2022 A 05/18/2022 S-5</p>
	<p>NEW CONCRETE DOCK</p>		<p>NO: 55143141 18/22</p>	<p>FLORIDA PROFESSIONAL ENGINEER</p>



NOTES:

1. TURBIDITY BARRIERS ARE TO BE USED IN ALL PERMANENT BODIES OF WATER REGARDLESS OF WATER DEPTH
2. NUMBER AND SPACING DEPENDANT ON CURRENT VELOCITIES.
3. DEPLOYMENT OF BARRIER AROUND PILE LOCATION MAY VARY TO ACCOMMODATE CONSTRUCTION OPERATIONS.
4. NAVIGATION MAY REQUIRE SEGMENTING BARRIER DURING CONSTRUCTION OPERATIONS.
5. FOR ADDITIONAL INFORMATION SEE SECTION 104 OF THE STANDARD SPECIFICATIONS.
6. TURBIDITY BARRIERS FOR FLOWING STREAMS AND TIDAL CREEKS MAY BE EITHER FLOATING OR STAKED TYPES.
7. BARRIER TYPE WILL BE AT THE CONTRACTOR'S DECISION U.N.O.
8. POSTS IN STAKED TURBIDITY BARRIERS TO BE INSTALLED IN VERTICAL POSITION UNLESS OTHERWISE DIRECTED BY ENGINEER.
9. N.P.D.E.S. INSPECTION TO BE CALLED FOR BY ENGINEER TO VERIFY TURBIDITY BARRIER.

LINDA RIFFLE DRAFTING & DESIGN 772-834-1906 LindaDraft1@att.net	JOB NAME: 1550 PONCE DE LEON DRIVE LLC 601 CORDOVA ROAD FORT LAUDERDALE FL. 33316	B&B Consulting Engineers 2237 Woods Edge Circle Orlando Florida 32812 (772)-708-7785 (772)-708-7387	OSCAR M. BERMUDEZ LICENSE NO. 5514 STATE OF FLORIDA PROFESSIONAL ENGINEER	Date: 04/04/2022 SHEET: A 05/18/2022 DRAWN BY: S-6
	TITLE: NEW CONCRETE DOCK	OSCAR M. BERMUDEZ, P.E. Reg. Florida No. 5514	Date: 5/13/22	S-6

LEGEND



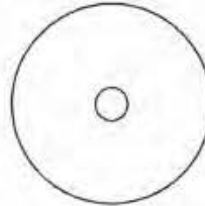
ST. AUGUSTINE SOD,
TIGHT SEAMS, FULL COVERAGE



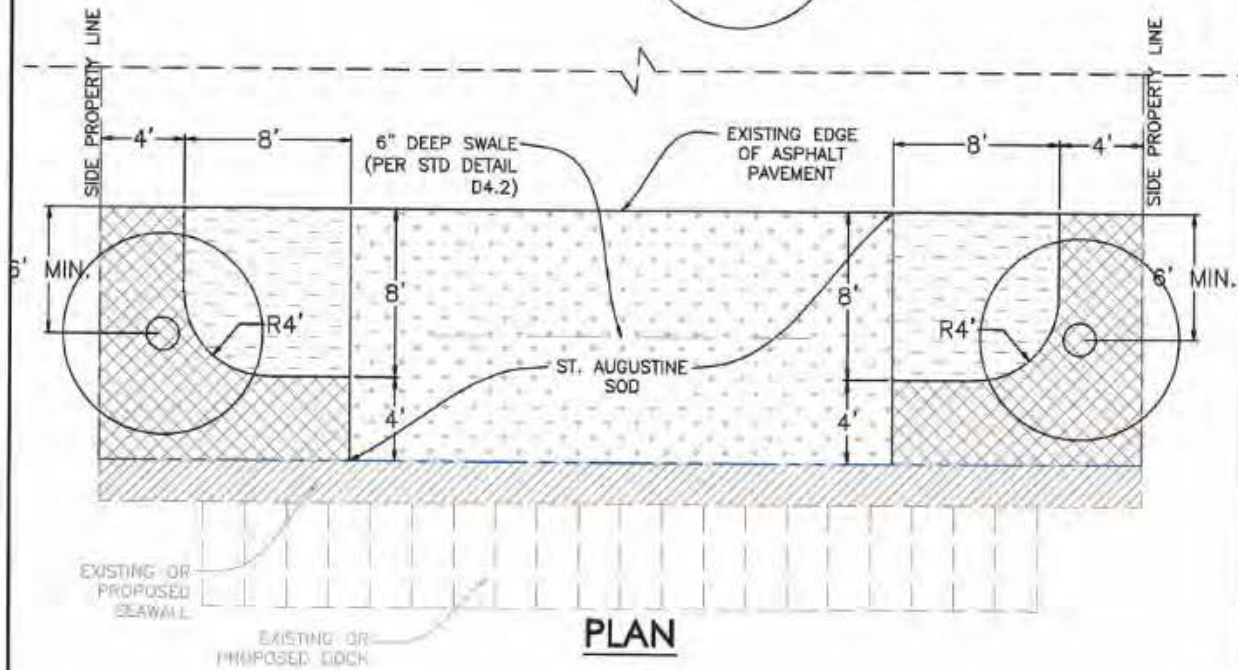
MUHLY GRASS:
18" - 24" TALL
18" - 24" ON CENTER



INDIAN HAWTHORN:
12" - 18" TALL
12" - 18" ON CENTER



12' SILVER BUTTONWOOD TREE
MULTI



PLAN

GENERAL NOTES:

1. ALL IRRIGATION & PLANT MATERIAL SHALL BE INSTALLED & MAINTAINED BY APPLICANT.
2. ALL PLANT MATERIAL SHALL BE FLORIDA #1 GRADE OR BETTER.
3. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH INDUSTRY BEST MANAGEMENT PRACTICES.
4. ALL AREAS TO RECEIVE AUTOMATIC IRRIGATION FROM A PERMANENT WATER SOURCE PROVIDING 100% COVERAGE AND A RAIN SENSOR SHUT OFF.
5. ALL PLANT MATERIAL SUBSTITUTIONS SHALL BE FLORIDA-FRIENDLY LANDSCAPING (FFL) EQUIVALENT.


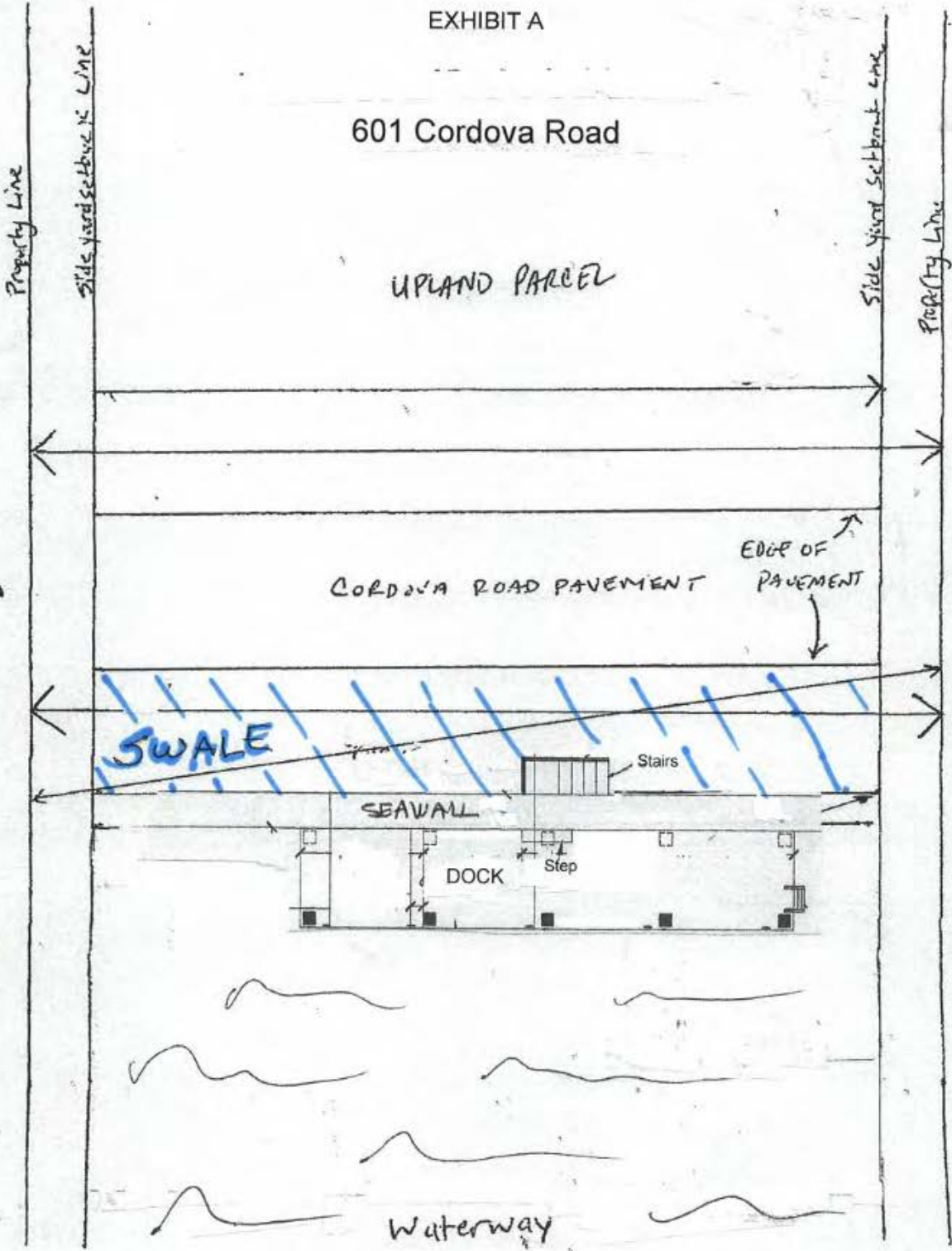
<p>ISSUED: 2/2015</p>		<p>CITY OF FORT LAUDERDALE DEPT. OF SUSTAINABLE DEVELOPMENT</p>		
<p>REVISED:</p>		<p>URBAN DESIGN & PLANNING ENGINEERING DIVISION</p>	<p>LANDSCAPING PLAN (ROW)</p>	<p>SCALE: 1"=10'</p>

EXHIBIT A

601 Cordova Road

UPLAND PARCEL





Esri, HERE, Garmin, OpenStreetMap contributors, and the GIS User Community



CITY OF FORT LAUDERDALE

601 Cordova Road



GIS
Fort Lauderdale



IMPORTANT: If you are looking to purchase this property, the tax amount shown may have no relationship to the taxes you will pay. If you are looking to purchase this property and are not using portability to transfer any capped savings, please use our [Tax Estimator](#) to determine a more likely estimate of your new amount. If you own this home and want to purchase a new home in Florida, try our [Portability Estimator](#) to see how portability and the additional homestead exemption can help you. If you own a home in Florida, and want to see how much portability will save you, try our [Portability Estimator](#).

[PREVIOUS](#)
[NEXT](#)
[VIEW MAP](#)
[PRINT](#)
[NEW SEARCH](#)
[PHOTOGRAPHS](#)
[BCPA HOME](#)

[Click here to display your 2023 TRIM Notice.](#)

Site Address	601 CORDOVA ROAD, FORT LAUDERDALE FL 33316	ID #	5042 11 18 3542
Property Owner	JFB ASSETS MANAGEMENT	Millage	0312
Mailing Address	66 RUE CT #314Q *GRANBY QC CA J2G 4Y5	Use	01
Abbreviated Legal Description	RIO VISTA ISLES UNIT 3 7-47B PORTION LOTS 22,23,33 & 34 BLK 30 & RIVER SHORES 15-61 B POR TRACT 3 & 4, DESC AS COMM AT SW COR LOT 21,NE 58.52,NW 114.53,NE 124.21 TO POB,CONT NE 102.90,SE 85,SW 102.27,NW 85 TO POB		

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\(8\)](#).

! IT'S IMPORTANT THAT YOU KNOW:
 The 2024 values currently shown are considered "working values" and are subject to change. These numbers will change frequently online as we make various adjustments until they are finalized.

Property Assessment Values
[Click here to see 2023 Exemptions and Taxable Values as reflected on the Nov. 1, 2023 tax bill.](#)

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024	\$1,309,200		\$1,309,200	\$864,070	
2023	\$785,520		\$785,520	\$785,520	\$14,781.28
2022	\$785,520		\$785,520	\$785,520	\$14,551.69

2024 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$1,309,200	\$1,309,200	\$1,309,200	\$1,309,200
Portability	0	0	0	0
Assessed/SOH	\$864,070	\$1,309,200	\$864,070	\$864,070
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$864,070	\$1,309,200	\$864,070	\$864,070

Sales History -- Search Subdivision Sales			
Date	Type	Price	Book/Page or CIN
5/9/2024	WD-Q-NC	\$4,279,000	119572781
5/9/2024	DRR-T	\$100	119572779
1/12/2022	WD*-D	\$553,800	117886395

Land Calculations		
Price	Factor	Type
\$150.00	8,728	SF
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
L								
1								

If you see a factual error on this page, please [click here to notify us](#).

ITEM VII

MEMORANDUM MF NO. 24-08

DATE: March 12, 2024
TO: Marine Advisory Board
FROM: Andrew Cuba, Marine Facilities and Parks Manager
RE: June 6, 2024 MAB - Dock Waiver of Distance Limitations
-Scott Eric Jordan & Erin Mary Myers / 700 SW 4th Place

Attached for your review is an application from Scott Eric Jordan & Erin Mary Myers / 700 SW 4th Place (700 Bryan Place).

APPLICATION AND BACKGROUND INFORMATION

The applicant is requesting a recommendation of approval for the installation of one (1) wooden dock, two (2) mooring pile clusters, one (1) floating dock, and one (1) boat lift. The platted property line is submerged, and between 9.5'+/- to 23.7'+/- waterward of the existing face of the seawall, and a waiver is required and measured from the property line. The distance this proposed structure would extend from the platted property line into the New River is shown in the survey in the application and summarized in **Table** below:

TABLE

PROPOSED STRUCTURE	STRUCTURE DISTANCE FROM WET FACE LINE	PERMITTED DISTANCE WITHOUT WAIVER	DISTANCE REQUIRING A WAIVER
Wood Dock	40.1'+/-	25'	15.1'+/-
Wood Mooring Pile Cluster	59.8'+/-	25'	34.8'+/-
Wood Mooring Pile Cluster	57.4'+/-	25'	32.4'+/-
Floating Dock	26.5'+/-	25'	1.5'+/-
Boat Lift	33.3'+/-	25'	8.3'+/-

ULDR Section 47-19.3 C. limits the maximum distance of mooring structures to 25 feet or 25% of the width of the waterway, whichever is less, and mooring piles to 25 feet or 30%, whichever is less. Section 47.19.3.E authorizes the City Commission to waive this limitation based upon a finding of extraordinary circumstances. The applicant has specified that the extra distance for the structures and pilings are necessary for safe mooring of vessels, especially during high wind and

severe weather. In addition, the property line is submerged, and varies between 9.5'+/- to 23.7'+/- from the wet face of the existing seawall.

PROPERTY LOCATION AND ZONING

The property is located within the RS-8 Residential Single Family / Low Medium Density Zoning District. It is situated on the New River where the waterway width from wet face to wet face ranges between 225'+/- and 230'+/-, as indicated within the Summary Description provided in **Exhibit 1**.

RECOMMENDATIONS

Should the Marine Advisory Board consider approval of the application, the Resolution under consideration by the City Commission should include at least the following as prescribed in the ULDR and City Code of Ordinances:

1. The applicant is required to comply with all applicable building and zoning regulations as well as any other Federal and State laws and permitting requirements including the Broward County Environmental Protection and Growth Management Department, the Florida Department of Environmental Protection and the U.S. Army Corps of Engineers.
2. As a general condition of approval and in order to review for final consistency with construction of facilities in accord with this application and City building permits the applicant is required to provide City Staff with copies of "As Built" drawings from a certified and licensed contractor.

AC

Attachment

cc: Enrique Sanchez, Deputy Director, Parks and Recreation
Jon Luscomb, Marine Facilities Supervisor

**700 SW 4th PLACE
APPLICATION FOR DISTANCE WAIVER**

**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):

NAME; Scott Eric Jordan and Erin Mary Myers, husband and wife

TELEPHONE NO: 727-709-3671 / 540-234-5838 EMAIL: drmyers09@gmail.com
(home) (business)

2. APPLICANT'S ADDRESS (if different than the site address):

3. TYPE OF AGREEMENT AND DESCRIPTION OF REQUEST:

The applicant requests a waiver for the proposed replacement of two (2) wood mooring piling clusters, the replacement and modification of the existing dock, and installation of a floating dock beyond 25 feet from the property line.

4. SITE ADDRESS:

700 SW 4th Pl, Fort Lauderdale, FL 33312

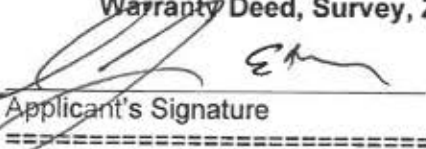
ZONING:

RS-8

LEGAL DESCRIPTION AND FOLIO NUMBER:

RIO ALTA RESUB BLK 34 FT LAUDERDALE 7-19 B LOT 9 & E 35.25 OF LOT 8 BLK 34
Folio No. 504210390060

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


Applicant's Signature

5/15/24
Date

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

Formal Action taken on _____

Commission Action

Formal Action taken on _____

Recommendation _____
Action _____

Table of Contents

SUMMARY DESCRIPTION	4
WARRANTY DEED	7
ZONING AERIAL	10
SITE PHOTOGRAPHS	12
PROJECT PLANS	14
DISTANCE EXHIBIT	20
EXISTING WAIVERS IN THE VICINITY	24

EXHIBIT II SUMMARY DESCRIPTION

Summary Description **700 SW 4th Place** **TCG Project No. 24-0025**

The project site is located along the New River at 700 SW 4th Place, in Section 10, Township 50, Range 42, in the City of Fort Lauderdale, Broward County, Florida.

The property is located along the New River, which is a tidal water. The nearest direct connection to the Atlantic Ocean is approximately 3 miles to the southeast at the Port Everglades Inlet. As the project site is located along the New River, the incoming tidal waters (flood) at the site move to the southwest and the outgoing waters (ebb) move to the northeast.

The project site consists of an existing ±100 ln. ft. concrete seawall, ±510 sq. ft. wooden dock, boat lift, and two (2) wood mooring pile clusters. The proposed project consists of the installation of a new 100 ln. ft. seawall with a 3.0' wide concrete cap, eleven (11) concrete 12-inch king piles and eleven (11) concrete 12-inch batter piles; the replacement and modification of the wood dock with a maximum width of 23.8' and maximum length of 43.9' (655 sq. ft. total); the replacement of the existing boat lift; the installation of a 5' x 10' floating dock (50 sq. ft.); and the replacement of the two (2) existing wood 12-inch mooring pile clusters to accommodate a total of two (2) slips. The slips will be consistent with the mooring piles and docks adjacent to the property along the New River. The city of Fort Lauderdale has cited the property owner for the existing seawall and dock being dilapidated and in need of replacement. Due to the platted property line being 9.5'-23.7' from the existing wetface of the seawall, a waiver is required to repair the structures. The proposed dock is in general conformance with the existing structures and landward of the adjacent point on the east side of the property and inside the adjacent city docks and slips. As measured from the property line, the proposed dock, boat lift, floating dock, and mooring pile clusters will encroach more than 25' from the property line into the New River. As these distances are over the allowable 25' distance into the waterway from the property line, these structures will require a distance waiver.

The proposed structures are being applied for concurrently with the Broward County Resilient Environmental Department, the Florida Department of Environmental Protection, and the US Army Corps of Engineers.

The following four (4) matters provide justification for this waiver request:

1. All structures and piles will not exceed 30% of the width of the waterway.

2. Due to the extraordinary width of the waterway at this location from wetface to wetface ($\pm 225'$ - $\pm 230'$), the proposed project will not impede navigation within the New River.
3. The proposed structures are necessary for safe mooring of vessels, especially during high wind events and severe weather.
4. The proposed structures are also necessary to protect the vessels from high wave energy from excessive boat wakes along the New River.
5. The existing wood dock and seawall are dilapidated and in need of immediate replacement.

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

STRUCTURE	PROPOSED STRUCTURES	STRUCTURE DISTANCE FROM PROPERTY LINE	PERMITTED DISTANCE WITHOUT WAIVER	DISTANCE REQUIRING A WAIVER
A	Wood Dock	40.1'	25'	15.1'
B	Wood Mooring Pile Cluster	59.8'	25'	34.8'
C	Wood Mooring Pile Cluster	57.4'	25'	32.4'
D	Floating Dock	26.5'	25'	1.5'
E	Boat Lift	33.3'	25'	8.3'

**EXHIBIT III
WARRANTY DEED**

Prepared by:

Liza M. Siegle
Attorney at Law
Joseph M. Balocco Jr., P.A.
4332 East Tradewinds Avenue
Lauderdale By The Sea, FL 33308
954-530-4731
File Number: Schmitz 20-137

Return to:

Stachel Law Planning, PLLC
2933 W. Cypress Creek Road
Suite 201
Fort Lauderdale, FL 33309

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this ____ day of May, 2020 between Brian D. Schmitz and Susan Koch Schmitz, husband and wife whose post office address is 6117 Pasadena Point Blvd, Gulfport, FL 33707, grantor, and Scott Eric Jordan and Erin Mary Myers, husband and wife whose post office address is 700 SW 4th Place, Fort Lauderdale, FL 33312, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

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

Lot 9 and the East 35.25 feet of Lot 8, Rio Alta Resubdivision of Block 34 Fort Lauderdale, according to the Plat thereof, as recorded in Plat Book 7, Page 19, of the Public Records of Broward County, Florida.

Parcel Identification Number: 5042-10-39-0060

SUBJECT TO land use designation, zoning restrictions, prohibitions and other requirements imposed by governmental authority, none of which are hereby reimposed; restrictions, easements and matters appearing on the Plat or otherwise common to the subdivision, none of which are hereby reimposed; and taxes for the year 2020 and subsequent years.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2019.

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

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: Liza M Siegle

[Signature]
Witness Name: Nicole Mauro

[Signature]
Witness Name: Liza M Siegle

[Signature]
Witness Name: Nicole Mauro

[Signature] (Seal)
Brian D. Schmitz

[Signature] (Seal)
Susan Koch Schmitz

State of Florida
County of Broward

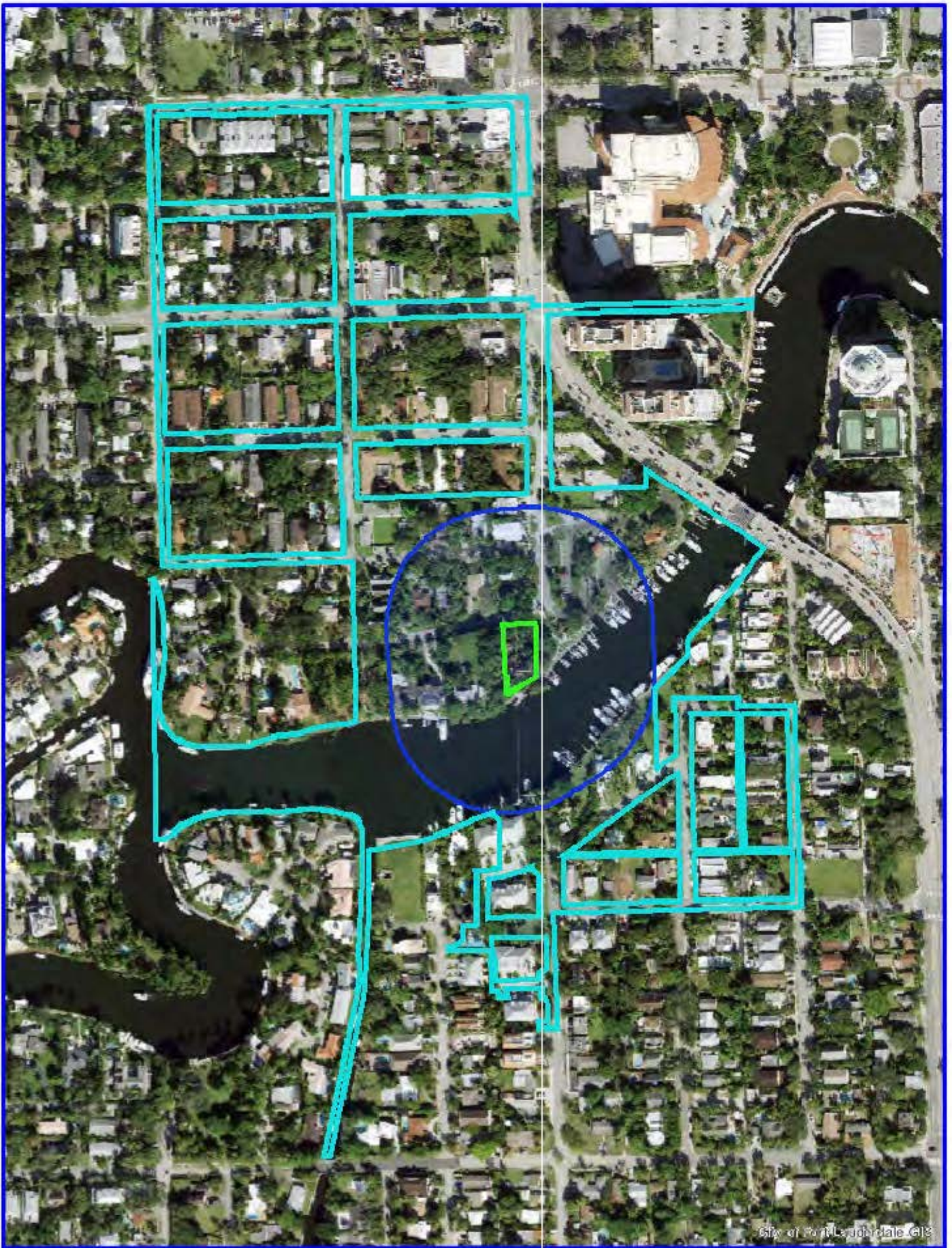
The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 20 day of May, 2020 by Brian D. Schmitz and Susan Koch Schmitz, who are personally known or have produced a driver's license as identification.

[Notary Seal]

[Signature]
Notary Public
Printed Name: Mary E Siegle
My Commission Expires: 9/7/2022



**EXHIBIT IV
ZONING AERIAL**



City of Fort Lauderdale GIS



CITY OF FORT LAUDERDALE

700 SW 4th Place



0 190 380 Feet

GIS
Fort Lauderdale

EXHIBIT V SITE PHOTOGRAPHS



1. Southern portion of the subject site, facing north along the New River.



2. Southern portion of the subject site, facing west along the New River.

EXHIBIT VI PROJECT PLANS

700 SW 4TH PLACE CITY OF FORT LAUDERDALE PLAN SET



PROJECT LOCATION

LOCATION MAP (N.T.S.)

DRAWING INDEX

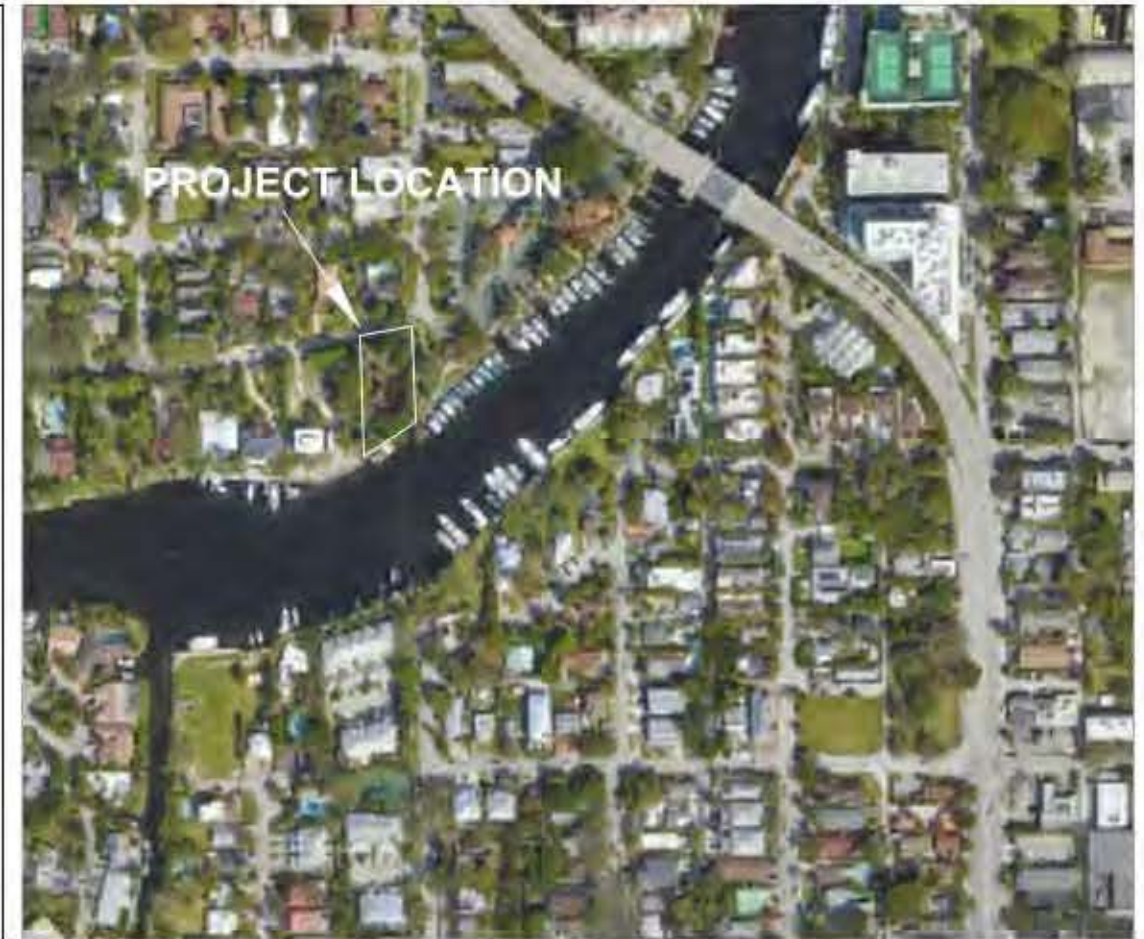
SHEET 1: COVER

SHEET 2: EXISTING
CONDITIONS

SHEET 3: PROPOSED
CONDITIONS

SHEET 4: SECTION

SHEET 5: DETAILS



PROJECT LOCATION

VICINITY AERIAL (N.T.S.)

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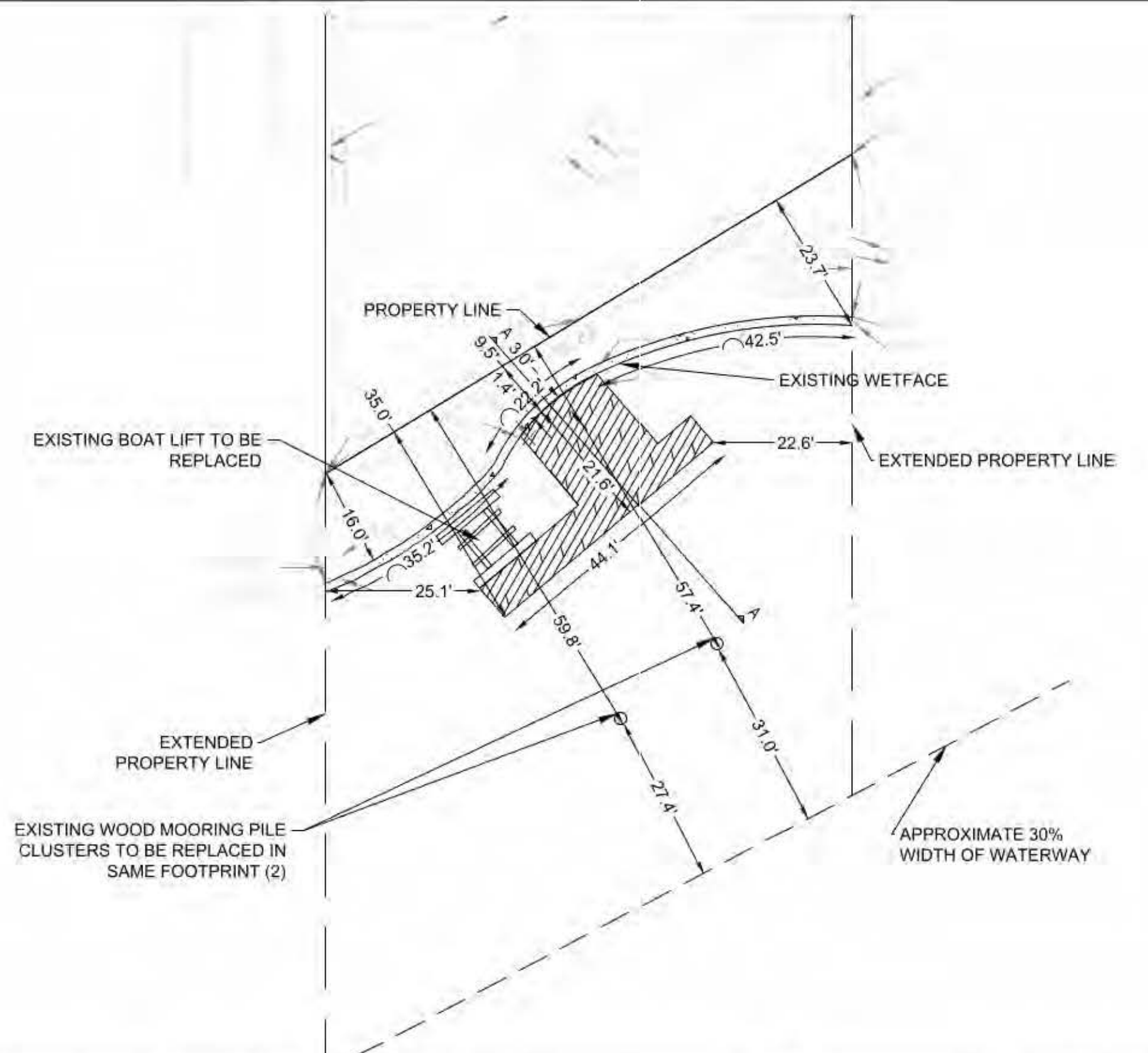
THE Chappell GROUP INC.
714 East McNab Road
Pompano Beach, Florida 33060
tel. 954.782.1908
fax. 954.782.1108
www.thechappellgroup.com

- Environmental Consultants
- Marina & Wetland Permitting
- Mitigation Design & Monitoring
- T&E Species Surveys
- Tree Surveys/Appraisals




700 SW 4TH PLACE
PREPARED FOR:
MR. SCOTT JORDAN & DR. ERIN MYERS

COVER

Date: 5/21/2024	Sheet : 1	of : 5
Proj No.: 24-0025		



LEGEND

-  SUBJECT SITE (±0.30 AC)
-  EXISTING CORAL ROCK WALL SEAWALL TO REMAIN (±100 LN. FT.)
-  EXISTING WOOD DOCK TO BE REPLACED (±510 ft²)

M.H.W. = 0.32' NAVD M.L.W. = (-)1.83' NAVD

NOTE: SURVEY INFORMATION PROVIDED BY GT SURVEYOR SERVICES, INC. ELEVATIONS SHOWN AS NAVD 88.

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THE Chappell GROUP INC.

714 East McNab Road
Pompano Beach, Florida 33060
tel. 954.782.1908
fax 954.782.1100

www.thechappellgroup.com

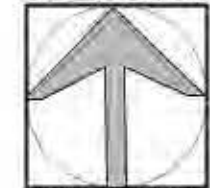
- Environmental Consultants
- Marina & Wetland Permitting
- Mitigation Design & Monitoring
- T&E Species Surveys
- Tree Surveys/Appraisals

700 SW 4TH PLACE

PREPARED FOR:
MR. SCOTT JORDAN & DR. ERIN MYERS

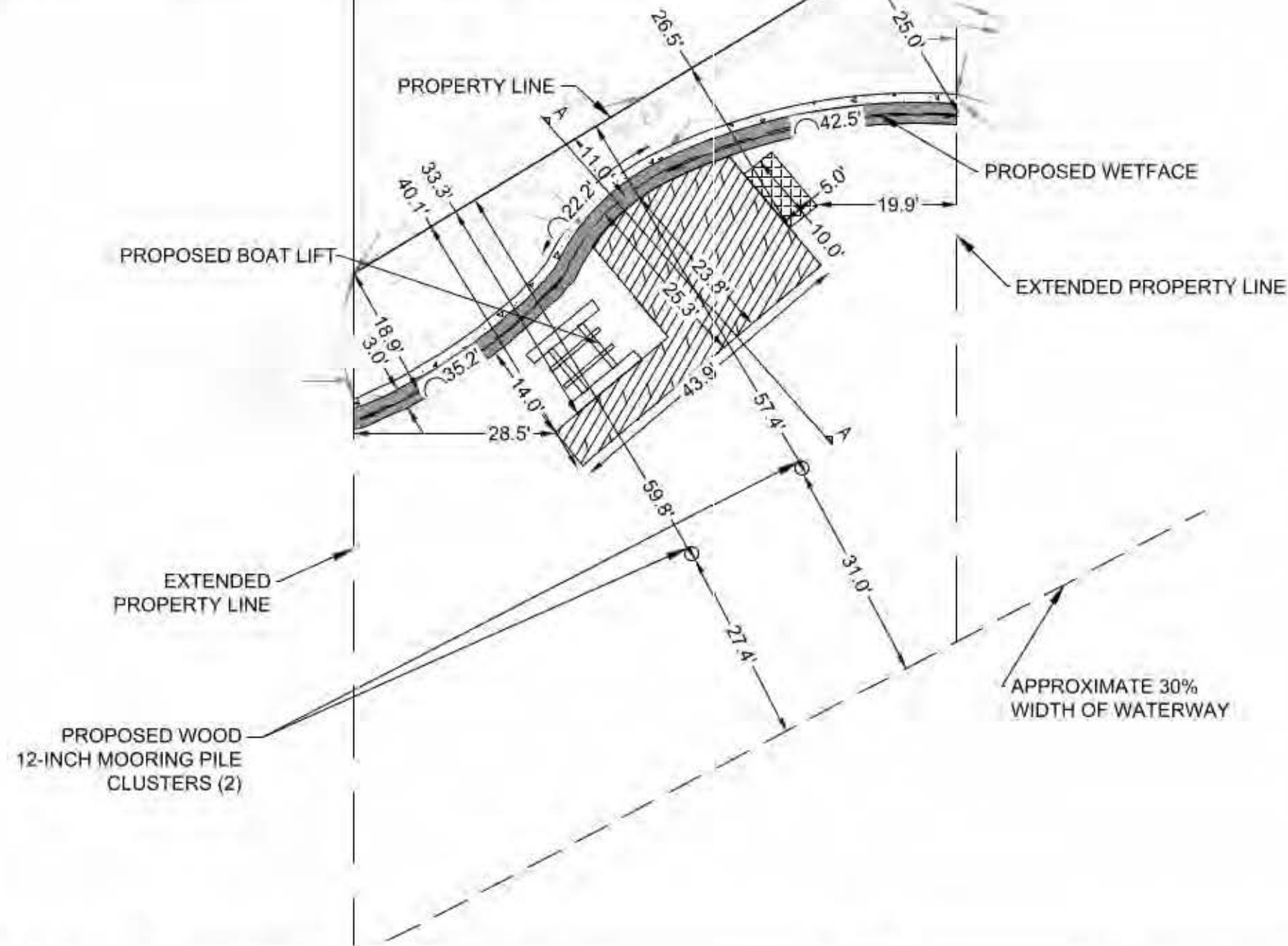
EXISTING CONDITIONS		
Date: 5/21/2024	Sheet:	of:
Proj No.: 24-0026	2	5

NORTH



SCALE
1" = 20'

CITY WAIVER REQUEST			
PROPOSED STRUCTURES	STRUCTURE DISTANCE FROM PROPERTY LINE	PERMITTED DISTANCE WITHOUT WAIVER	DISTANCE REQUIRING WAIVER
WOOD DOCK	40.1'	25.0'	15.1'
WOOD MOORING PILE CLUSTER	59.8'	25.0'	34.8'
WOOD MOORING PILE CLUSTER	57.4'	25.0'	32.4'
FLOATING DOCK	26.5'	25.0'	1.5'
BOAT LIFT	33.3'	25.0'	8.3'



LEGEND

- SUBJECT SITE (±0.30 AC)
- EXISTING CORAL ROCK WALL SEAWALL TO REMAIN (±100 LN. FT.)
- PROPOSED CONCRETE PANEL SEAWALL (±100 LN. FT.)
- PROPOSED WOOD DOCK (±655 ft²)
- PROPOSED FLOATING DOCK (±50 ft²)

M.H.W. = 0.32' NAVD M.L.W. = (-)1.83' NAVD

NOTE: SURVEY INFORMATION PROVIDED BY GT SURVEYOR SERVICES, INC. ELEVATIONS SHOWN AS NAVD 88.

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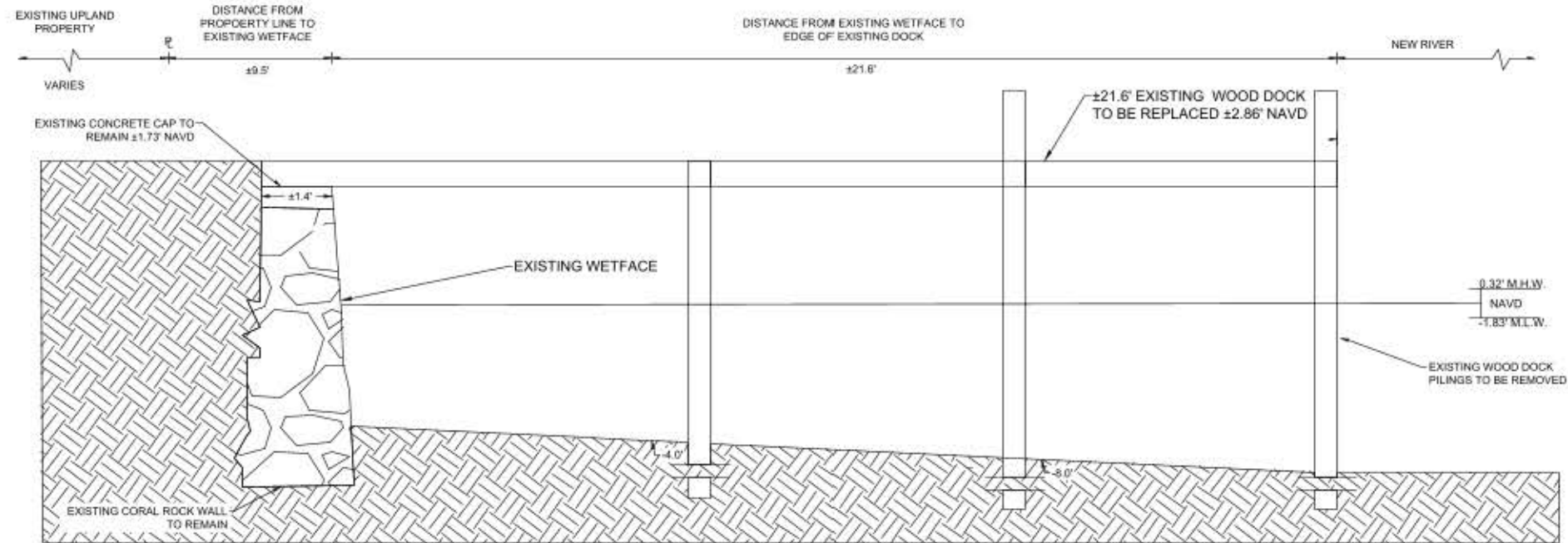
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- T&E Species Surveys
- Tree Surveys/Appraisals

700 SW 4TH PLACE
PREPARED FOR:
MR. SCOTT JORDAN & DR. ERIN MYERS

PROPOSED CONDITIONS		
Date: 5/21/2024	Sheet: 3	of: 5
Proj No.: 24-0026		

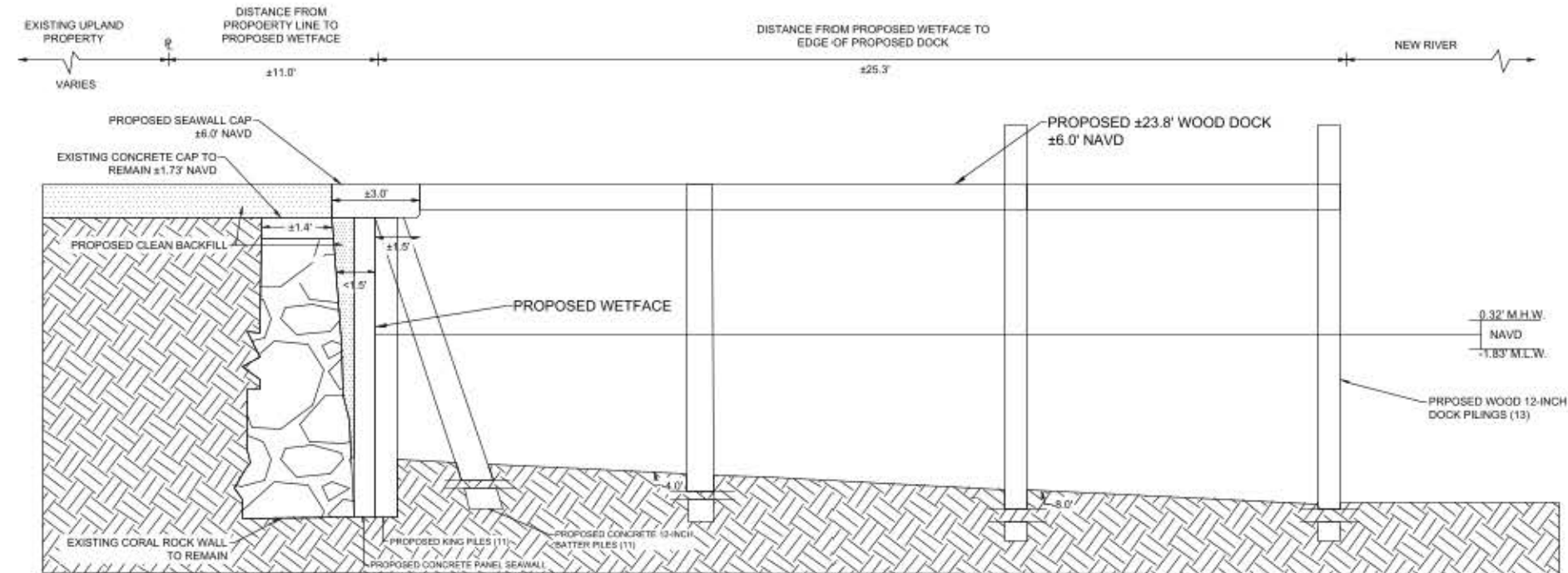
EXISTING CONDITIONS A-A (TYP.)

NTS



PROPOSED CONDITIONS A-A (TYP.)

NTS



NOTE PROPOSED WETFACE TO BE NO GREATER THAN 18" FROM EXISTING WETFACE

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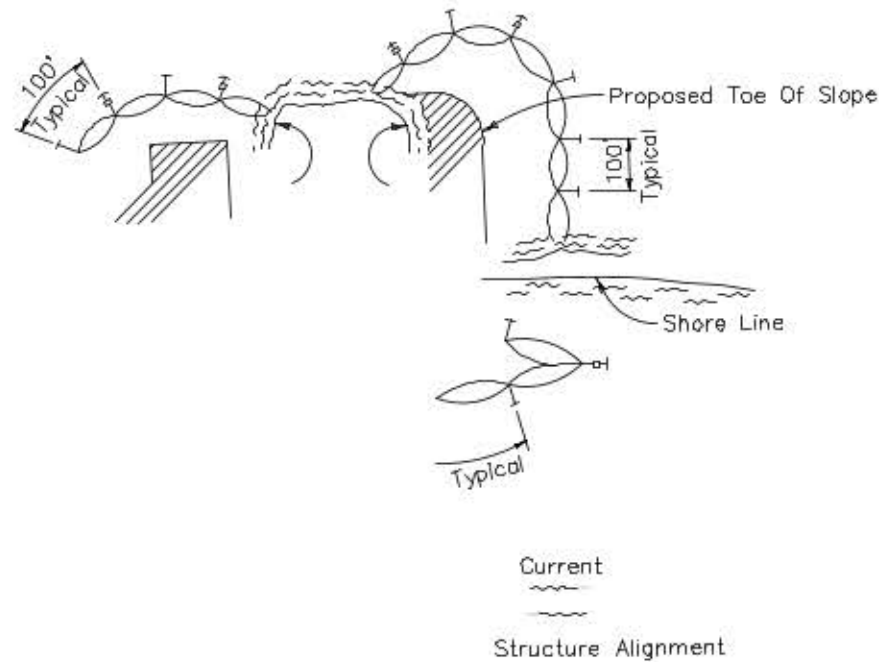
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SECTION

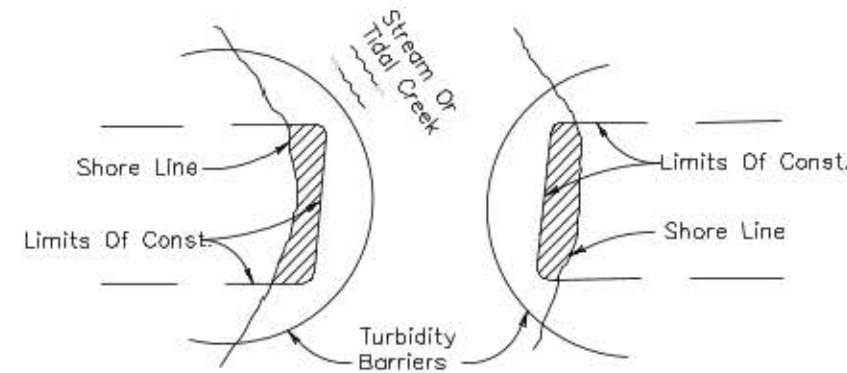
Date: 5/21/2024	Sheet : 4	of : 5
Proj No.: 24-0025		

CONSTRUCTION BARGE (TYP.)



LEGEND

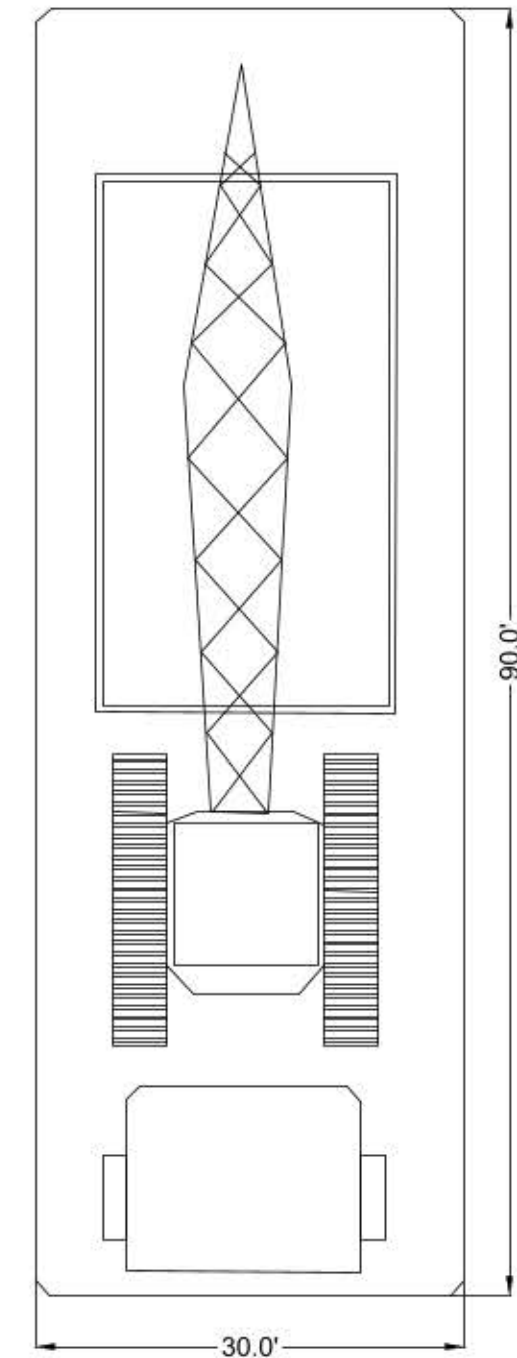
- Pile Locations
- ▨ Dredge Or Fill Area
- ⊕ Mooring Buoy w/Anchor
- ⊖ Anchor
- Barrier Movement Due To Current Action



Note:
Turbidity barriers for flowing streams and tidal creeks may be either floating, or staked types or any combinations of types that will suit site conditions and meet erosion control and water quality requirements. The barrier type(s) will be at the Contractors option unless otherwise specified in the plans, however payment will be under the pay item(s) established in the plans for Floating Turbidity Barrier and/or Staked Turbidity Barrier. Posts in staked turbidity barriers to be installed in vertical position unless otherwise directed by the Engineer.

1. Turbidity barriers are to be used in all permanent bodies of water regardless of water depth.
2. Number and spacing of anchors dependent on current velocities.
3. Deployment of barrier around pile locations may vary to accommodate construction operations.
4. Navigation may require segmenting barrier during construction operations.
5. For additional information see Section 104 of the Standard Specifications.

TURBIDITY BARRIER APPLICATIONS



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DETAILS

Date: 5/21/2024	Sheet : 5	of : 5	
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EXHIBIT VII DISTANCE EXHIBIT



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DISTANCE EXHIBIT - EXISTING

Date: 5/21/2024	Sheet : 1	of : 3
Proj No.: 24-0025		

CITY WAIVER REQUEST

PROPOSED STRUCTURES	STRUCTURE DISTANCE FROM PROPERTY LINE	PERMITTED DISTANCE WITHOUT WAIVER	DISTANCE REQUIRING WAIVER
WOOD DOCK	40.1'	25.0'	15.1'
WOOD MOORING PILE CLUSTER	59.8'	25.0'	34.8'
WOOD MOORING PILE CLUSTER	57.4'	25.0'	32.4'
FLOATING DOCK	26.5'	25.0'	1.5'
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LEGEND

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700 SW 4TH PLACE

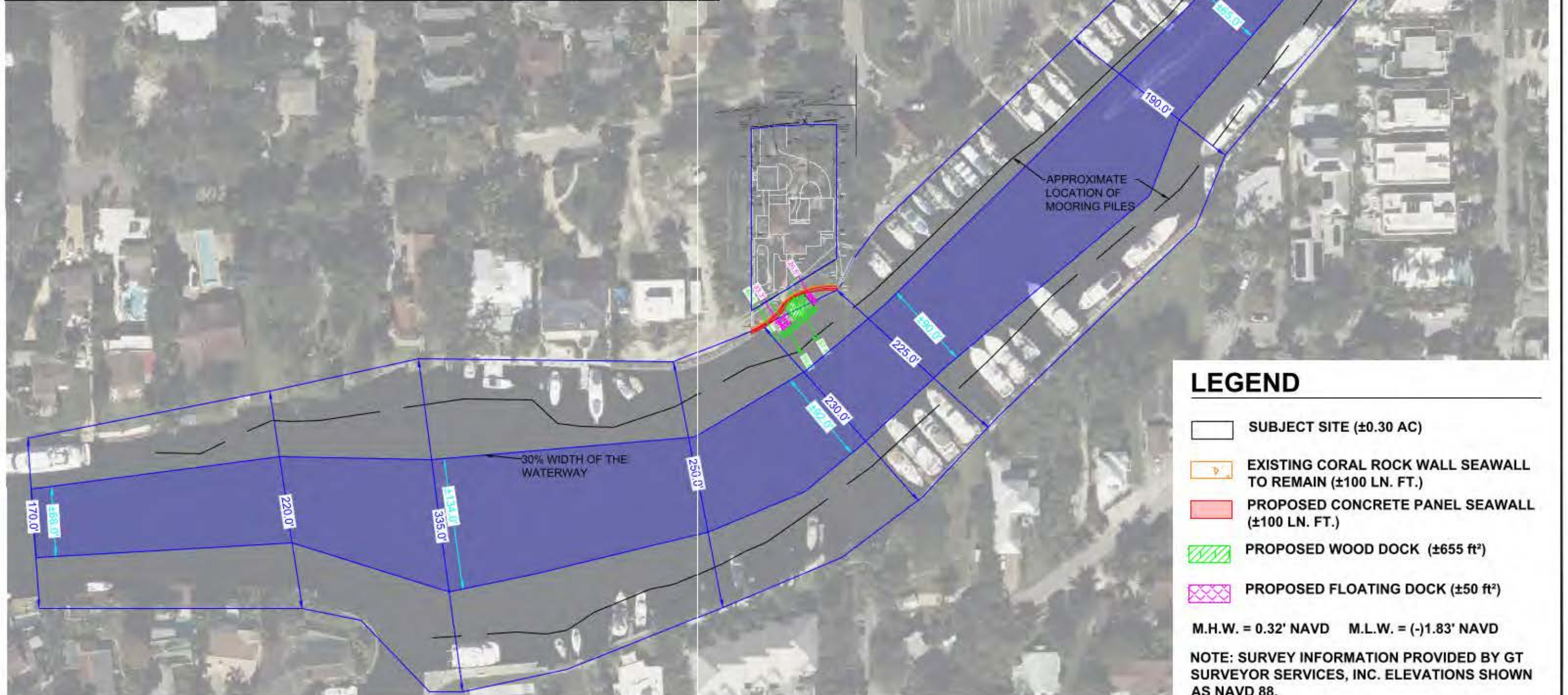
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DISTANCE EXHIBIT - PROPOSED

Date: 5/21/2024	Sheet : 2	of : 3
Proj No.: 24-0025		

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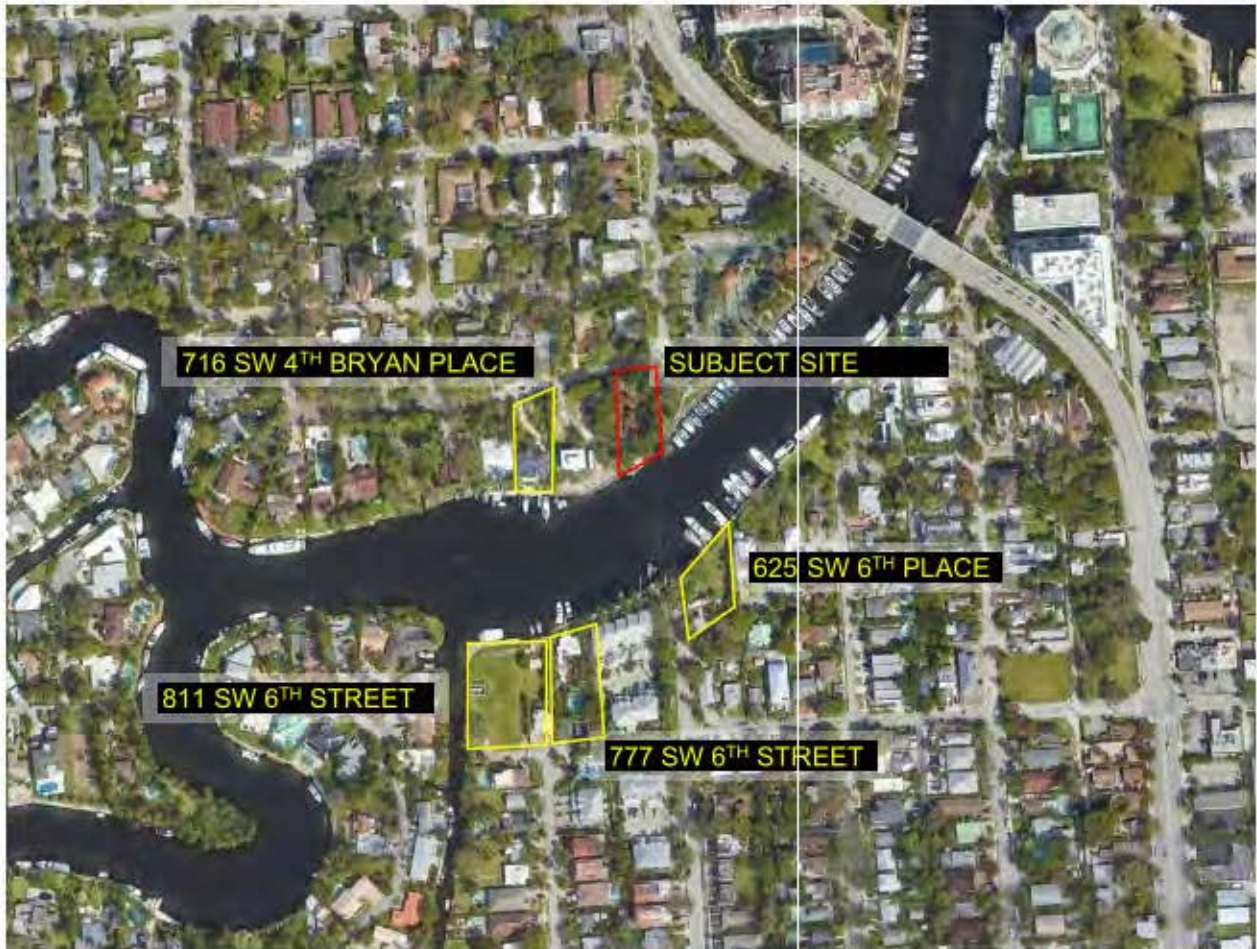
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DISTANCE EXHIBIT - PROPOSED		
Date: 5/21/2024	Sheet : 3	of : 3
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EXHIBIT VIII EXISTING WAIVERS IN THE VICINITY

EXISTING WAIVERS IN THE VICINITY



ADDRESS	MAXIMUM DISTANCE
716 Bryan Place	62'
777 SW 6 th Street	38'
811 SW 6 th Avenue	47.1'
625 SW 5 th Place	50.6'
Subject Site	59.8'