



CITY OF FORT LAUDERDALE

DRAFT
MEETING MINUTES
CITY OF FORT LAUDERDALE
MARINE ADVISORY BOARD
VIRTUAL MEETING
THURSDAY, APRIL 1, 2021 – 6:00 P.M.

		Cumulative Attendance	
		May 2020 – April 2021	
Grant Henderson, Chair	P	7	1
Ed Strobel, Vice Chair	P	8	0
Cliff Berry II	P	6	2
Deirdre Boling-Lewis	P	5	3
Robyn Chiarelli	A	4	4
Barry Flanigan	P	8	0
Richard Graves	P	5	3
James Harrison	A	7	1
Rose Ann Lovell	P	8	0
Kitty McGowan	A	6	2
Norbert McLaughlin	P	7	1
Ted Morley	P	6	2
Christopher Rotella	A	2	2
Bill Walker	P	6	2
Steve Witten	P	8	0

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 Laurie Arthur, Fort Lauderdale Police Department
Brigitte Chiappetta, Recording Secretary, Prototype, Inc.

Communications to City Commission

None.

I. Call to Order / Roll Call

Chair Henderson called the meeting to order at 6:00 p.m. and roll was called.

II. Approval of Minutes – March 4, 2021

Motion made by Mr. Morley, seconded by Mr. McLaughlin, to approve the minutes from the last meeting. In a voice vote, the **motion** passed unanimously.

III. Statement of Quorum

It was noted a quorum was present at the meeting.

IV. Waterway Crime & Boating Safety Report

Sergeant Laurie Arthur of the Fort Lauderdale Police Department's Marine Unit reported the following activity from the month of March 2021:

- 35 citations
- 101 warnings
- 7 safety inspections
- 4 accidents
- 2 burglaries
- 16 miscellaneous incidents

Sgt. Arthur advised that the upcoming Air Show is scheduled for May 8-9, 2021.

V. Dock Permit – 1029 Cordova Road / Lori Jean Marcellino & M. Austin Foreman

Steve Caswell, representing the Applicant, stated that the property owners plan to rebuild structures that existed prior to the demolition of a previous seawall. This will include a frame structure and piles. Nothing will be attached to the new seawall on either the water or the land side. A pre-cast staircase has been designed for the land side, including a stable platform that will allow the owners to cross the top of their seawall to their dock, which will extend roughly 4 ft. off the seawall.

Mr. Caswell added that he has worked closely with Mr. Cuba of Marine Facilities Staff to ensure that the request complies with current County and City requirements.

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

Mr. Walker asked if this would be one of the first dock waiver requests since the rebuilding of the seawall in the subject area. Mr. Cuba confirmed that this was the second such request. The Application is compliant with all requirements. Chair Henderson noted that the Board will need to ensure that its review of requests in the area remains consistent, as more waivers will come forward in the following months.

Mr. Witten asked if it will be left to each homeowner's discretion regarding the construction of stairs, or if uniformity will be required. Mr. Cuba stated that no stairs may be attached to the seawall. Mr. Caswell reiterated that the stairs are a stand-alone

feature and are not attached to the structure. There is also no physical attachment between the dock and the seawall.

Motion made by Mr. Walker, seconded by Mr. Morley, to approve. In a roll call vote, the **motion** passed unanimously.

VI. Dock Permit – 915 Cordova Road / M. Austin Foreman Mgr. Gillis Investments 2 LTD

Mr. Caswell, representing the Applicant, stated that this Application also seeks to rebuild previous structures that existed before the reconstruction of the seawall. This dock will extend “approximately the same distance” into the waterway as the dock described in Item V.

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

Motion made by Mr. Witten, seconded by Mr. Berry, to approve. In a roll call vote, the **motion** passed unanimously.

VII. Dock Permit – 1207 Seminole Drive / William H. & Vicki L. Schaefer

This Item was deferred.

VIII. Dock Waiver -- 141 Isle of Venice / Madison Abele, Casa Murano LLC

This Item was deferred.

IX. Old / New Business

Mr. Flanigan recalled that at their March 2021 meeting, the Board had voted in favor of a variance requested on 20th Avenue. At a subsequent City Commission meeting, however, the Commission unanimously rejected the variance. He also noted that the Commission had not been supportive of the Board’s recommendation and had characterized the Board’s approval process as “rubber-stamping” variances and other requests.

Mr. Flanigan continued that several facts had been omitted from the presentation of the variance to the Commission, including issues relating to service vehicles, fuel delivery, and detailing of boats on the property. He pointed out that this activity is permitted in the subject area, and that significant tax dollars are generated there. He emphasized the importance of the Marine Advisory Board building a better relationship with the City Commission.

Chair Henderson stated that he had provided the Board members with a video link to the Commission's comments regarding the variance request. He recalled that one of the Commission's concerns was the use of the applicant's boat as a charter vehicle in the past, although it has not been used in this manner since 2017. This led to the characterization of the boat as being used for business purposes at the requested dock.

Ms. Boling-Lewis observed that there are a number of charter fishing vessels that pick up customers at private docks, although she clarified that she could not speak to whether this was the case with the variance applicant. The activity occurred during the COVID-19 pandemic when charter vessels gave up their dock space because rents were not abated. Chair Henderson reiterated that the applicant's vessel has not been used for charter service in a number of years.

Ms. Lovell advised that most residents along 20th avenue are in favor of marina activity in the area, and pointed out that while the Commission may have denied the applicant's variance request, this does not prevent the applicant from docking his boat at his property. She estimated that a high percentage of properties in the area have waivers.

Ms. Lovell continued that the Board members take their responsibilities as an advisory body seriously, and that they should consider meeting with the individual City Commissioners to discuss concerns about the relationship between the Board and the Commission. She was also in favor of developing a more uniform Code, as it may be possible that the Commission's issues with waivers and variances are not limited to this neighborhood but may be City-wide.

Ms. Boling-Lewis agreed, pointing out that one of her concerns as a Board member is the lack of standards for granting a waiver. There are no definitions of the requirements that waiver requests must meet in order for the Board to recommend for or against them.

Chair Henderson stated that the Commission's reasons for denying the request are not consistent with the reasons the Board approved the request. The Board considers factors such as safety and the navigable waterway, while the Commission seemed to have denied the request for other reasons. Mr. Berry commented that the Board's decisions are based on what is or is not included in City Code, as well as educated input on what makes for safe passage on waterways. Mr. Witten noted that the members are a dedicated group of professionals who volunteer their time because they care about the City.

Vice Chair Strobel also recommended that the Board members reach out to their respective City Commissioners and the Mayor on an individual basis to discuss this further. Mr. Morley suggested that the Board send a communication to the City Commission, inviting one or all of the Commissioners to sit in on a Board meeting and observe the Board's discussion and review of requests before decisions are made.

Mr. Flanigan reiterated that the 25% rule to which he had referred earlier has been adopted by the County and state, but not by the City, although it has been presented to individual Commissioners at different times. He suggested placing this item on a future agenda and inviting the City Commissioners to attend and hear its discussion. Mr. Cuba clarified that an item would be placed on the June meeting agenda to review the City's Unified Land Development Regulations (ULDR) criteria as it relates to dock waivers.

Mr. Walker suggested that the Board may consider sending biannual communications to the City Commission in the future to request input on their activities. He pointed out that in addition to addressing waiver requests, the Board also considers larger issues, such as tunnel crossings, dredging, public and private marinas, and lack of slip space.

Ms. Boling-Lewis noted that there are a number of undefined terms that can leave items open to interpretation, which can contribute to a misunderstanding by the public. If the City can provide more objective standards by which the Board can grant or deny waivers, this could address many concerns.

Ms. Lovell advised that due to the Commission's current perception of the Board, a communication to them might be dismissed. She instead recommended scheduling individual meetings with the City Manager, the Mayor, and the Commissioners, and urged the other Board members to join her in taking this step. The communication to the Commission could be postponed until the Board has a more comprehensive plan on how to address their concerns, including inconsistencies between the City's Code and state or County requirements.

Mr. Cuba recalled that the Board had provided significant input on the reform of boat lift Code, which occurred six to seven years ago. They had brought an idea to the City Commission that resulted in the rewrite of that portion of Code. He noted that there is a communication to the City Commission which is specific to the City's seawalls, which will be presented at the Commission's April 6, 2021 meeting, and encouraged members to attend and represent the Board at this meeting.

Mr. Morley requested that Mr. Cuba opine on the Sunshine Law as it relates to meetings with individual Commissioners. Mr. Cuba replied that an individual Board member may meet with individual Commissioners and/or the City Manager to discuss Board-related issues; however, more than one Board member may not meet with a Commissioner at the same time.

Mr. Graves suggested that the issue may not be with the Board specifically but with the City's marinas, pointing out that this culture seems to have been overtaken by other types of development. He felt the City Commission may need to better understand the impact of marine industries on Fort Lauderdale.

Mr. Cuba advised that the Commissioners also have the option of viewing the Board's meetings at their leisure, as the meetings are recorded. He confirmed that a discussion of ULDR criteria in relation to waivers will be placed on the June meeting agenda

Tyler Chappell, private citizen, stated that the Commission should be made aware of the Board's history of discussion of waivers, permits, and consistency with regulatory agencies. This has been brought to the Commission's attention in the past and was well-received. He also noted that when waivers are brought before the Board, it is the presenting consultant's responsibility to ensure that they are consistent with regulatory requirements, consider the impacts on resources and navigation, and include outreach to individuals near the subject properties. He felt the perception of a rubber stamp could be related to the fact that the Board is reviewing information that the consultant has already vetted, which makes for simpler decisions.

Mr. Berry reported that the Broward County Marine Advisory Committee approved an Enhanced Marine Law Enforcement Grant (EMLEG) that will provide \$184,104 for Fort Lauderdale's Marine Unit, among other law enforcement entities in Broward County. The funding will allow for more enforcement and more aggressive hours on the waterway.

X. Adjournment

There being no further business to come before the Board at this time, the meeting was adjourned at 7:00 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 VI

MEMORANDUM MF NO. 21-09

DATE: April 15, 2021
TO: Marine Advisory Board
FROM: Andrew Cuba, Manager of Marine Facilities
RE: May 6, 2021 MAB - Dock Waiver of Distance Limitations
Lee J. & Patti A. Engler / 321 N. Birch Road, PH 3, Slip # 4.

Attached for your review is an application from Lee. J. & Patti A. Engler / 321 N. Birch Road, PH 3, Slip # 4 (see **Exhibit 1**).

APPLICATION AND BACKGROUND INFORMATION

The applicants are requesting approval for the installation of a +/- 46' x 18' (+/- 828 square foot) no profile boat lift extending a maximum of 51' from the property line into the Intracoastal Waterway (ICWW). The distances this proposed structure would extend from the property line into the ICWW is shown in the survey in **Exhibit 1** and summarized in Table 1 below:

TABLE 1

PROPOSED STRUCTURE	STRUCTURE DISTANCE FROM PROPERTY LINE	PERMITTED DISTANCE WITHOUT WAIVER	DISTANCE REQUIRING WAIVER
No Profile Boatlift	51'	25'	26'

Section 47-19.3 C limits the maximum distance of mooring structures, including boatlifts, to 25% of the width of the waterway, or 25%, 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 indicated that the boatlift is necessary to safely moor the resident's vessels, especially during high wind events and severe weather. Light penetration and protection of natural resources are also identified.

PROPERTY LOCATION AND ZONING

The property is located within the IOA Zoning District. It is situated on the ICWW where the width of the waterway to the closest structure is +/-562', according to the Summary Description provided in **Exhibit 1**

DOCK PLAN AND BOATING SAFETY

Records reflect that there have seven (7) waivers of docking distance limitations approved by the City Commission within close proximity since 2009. A comparison of these as shown in Table 2 including the maximum distances of all mooring structures extending into the ICWW follows:

TABLE 2

DATE	ADDRESS	MAXIMUM DISTANCE
2009	540 Lido Drive	45'6"
2009	209 Grand Birch, Slip 4	45'6"
2011	215 N. Birch Road	47.5'
2013	209 Grand Birch, Slip 3	39.3'
2014	321 N. Birch Road	75'
2015	209 Grand Birch, Slip 1	45'
2021	321 N. Birch Road, PH1, Slip 1	55'

RECOMMENDATIONS

Should the Marine Advisory consider approval of the application, the Resolution under consideration for approval 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 the City's Supervisor of Marine Facilities with copies of "As Built" drawings from a certified and licensed contractor.

AC
Attachment

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

**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: **Lee J Engler & Patti A Engler**

TELEPHONE NO: 763-370-0400 763-370-0400 EMAIL: lengler@borderfoods.com
(home) (business)

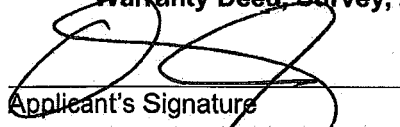
2. APPLICANT'S ADDRESS (if different than the site address): **321 N Birch Road #PH03, slip #4**

3. TYPE OF AGREEMENT AND DESCRIPTION OF REQUEST:
The applicant requests a waiver for the proposed construction of profile boat lift beyond 25 feet from the property line.

4. SITE ADDRESS: **321 N Birch Road #PH03 Fort Lauderdale, FL 33304** ZONING: **IOA**

LEGAL DESCRIPTION AND FOLIO NUMBER:
**321 AT WATER'S EDGE CONDO UNIT PH 03 PER CDO CIN# 116467062
5042 12 DD 0230**

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

4/12/21
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 _____



321 N BIRCH RD APPLICATION FOR WATERWAY WAIVER

TABLE OF CONTENTS

	PAGE
EXHIBIT 2 - SUMMARY DESCRIPTION	3
EXHIBIT 3 - WARRANTY DEED	6
EXHIBIT 4 - ORIGINAL SURVEY	9
EXHIBIT 5 - ZONING AERIAL	11
EXHIBIT 6 - SITE PHOTOGRAPHS	13
EXHIBIT 7 - PROJECT PLANS	15
EXHIBIT 8 - DISTANCE EXHIBIT	20
EXHIBIT 9 – EXISTING WAIVERS IN THE VICINITY	24
EXHIBIT 10 - LETTERS OF SUPPORT	26

EXHIBIT II SUMMARY DESCRIPTION

Summary Description
321 N Birch Rd-Engler Lift
TCG Project No. 21-0038

The project site is located along the New River at 321 N Birch Rd, in Section 12, Township 50, Range 42, in the City of Fort Lauderdale, Broward County, Florida

The property is located along the Intracoastal Waterway (ICWW), which is a tidal water. The nearest direct connection to the Atlantic Ocean is approximately 2.5 miles to the south at the Port Everglades Inlet. As the project site is located along the ICWW, the incoming tidal waters (flood) at the site move to the north and the outgoing waters (ebb) move to the south.

The project site consists of an existing 200 in. ft. concrete seawall, ± 520 ft² concrete marginal dock, a ± 120 ft² finger piers, ten (10) mooring piles, three (3) triple pile clusters, and a 50,000 lb boat lift. The existing structures extending more than 25' from the property were previously authorized under Resolutions #14-0971 and #20-37. The proposed project includes the installation of a ± 828 ft² no profile boat lift. As measured from the property line, the proposed structures encroach more than 25' from the property line into the ICWW. As these distances are over the allowable 25' distance into the waterway from the property line, the proposed boatlift will require a variance waiver.

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

The following five (5) 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 to the closest structure ($\pm 562'$), the proposed project will not impede navigation within the ICWW.
3. The proposed structure is necessary for safely mooring resident's vessels, especially during high wind events and severe weather.
4. The proposed structure is consistent with the previously authorized structures located at the property and does not exceed the triple mooring piles at 75.0'

(Resolution #14-0971) or 1,000 ft² 50,000 lift installed in slip 2, that extends 55.0' (Resolution #20-37).

5. The proposed boat lift will allow for light penetration and protection of natural resources.

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	No Profile Boat Lift	51.0'	25'	26'

EXHIBIT III WARRANTY DEED

Broward County Commission
Deed Doc Stamps: \$24625.30

pared by and return to:

Deborah L. Pope
General Manager
Title Matters, LLC
4650 Donald Ross Rd. Ste. 220
Palm Beach Gardens, FL 33418
561-835-0535
File Number: 19-0031-WE

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this 1st day of May, 2020 between 321 Birch, LLC, a Florida limited liability company whose post office address is 2385 NW Executive Center Drive, Ste. 370, Boca Raton, FL 33431, grantor, and Lee J. Engler, as Trustee of the Lee J. Engler Qualified Personal Residence Trust and Patti A. Engler, as Trustee of the Patti A. Engler Qualified Personal Residence Trust whose post office address is 2517 Mayflower Avenue, Hopkins, MN 55305, grantee:

The Grantee, as trustee, has the full power and authority to protect, conserve, sell, convey, lease, encumber, and to otherwise manage and dispose of said real property pursuant to F.S. 689.073.

(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 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:

Unit No. PII-03, of 321 AT WATER'S EDGE, a Condominium, according to The Declaration of Condominium recorded in Instrument Number 116467062, and all exhibits and amendments thereof, Public Records of Broward County, Florida

Parcel Identification Number:

SUBJECT TO Taxes and assessments for 2020 and subsequent years that are not yet due and payable. SUBJECT TO Restrictions, conditions, reservations, easements, reservations, agreements, matters, declarations, and covenants of record affecting the property.

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 claiming by, through or under grantors.

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:

321 Birch, LLC, a Florida limited liability company

DEBORAH COVE
Witness Name: DEBORAH COVE

By: Carol G. DeMare
Carol G. DeMare, Authorized Agent

Dianne Ramsarran
Witness Name: Dianne Ramsarran

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 30 day of April, 2020 by Carol G. DeMare, Authorized Agent of 321 Birch 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]

Dianne Ramsarran
Notary Public

Printed Name: Dianne Ramsarran

My Commission Expires: 10/09/23

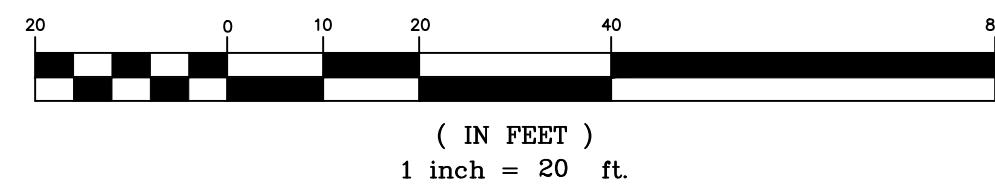


EXHIBIT IV ORIGINAL SURVEY



prepared by:
McLAUGHLIN ENGINEERING COMPANY (LB#285)
 400 N.E. 3rd AVENUE FORT LAUDERDALE, FLORIDA
 PHONE: (954) 763-7611
 FAX: (954) 763-7615

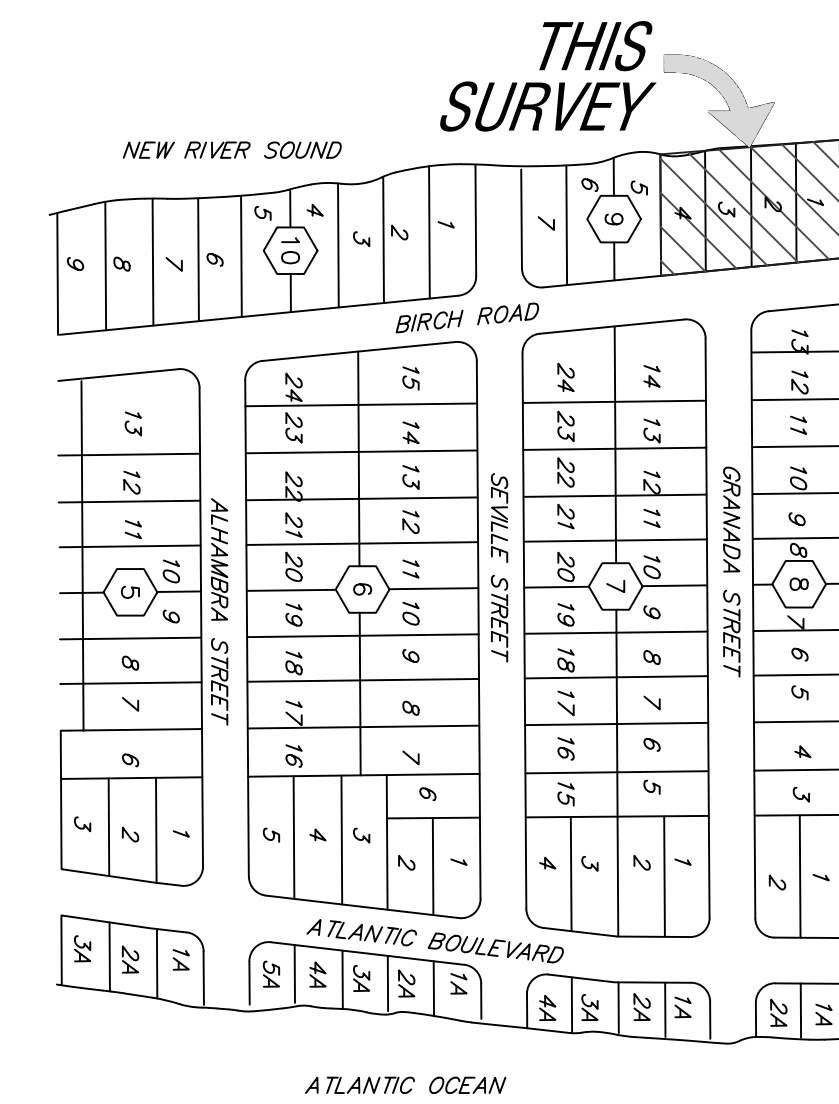
GRAPHIC SCALE



www.MECO400.com

ALTA/ACSM LAND TITLE SURVEY

LOTS 1-4, BLOCK 9, LAUDER-DEL-MAR PLAT BOOK 7 PAGE 30, B.C.R.



Location Sketch
 Not To Scale

TREE SYMBOLS

- INDICATES DIAMETER± (D.B.H.)
- PINE TREE
- PALM TREE
- BOTTLE BRUSH TREE
- FICUS TREE
- BUSH OR SHRUB
- UNKNOWN TREE
- GUMBO LIMBO

ALTA/ACSM CERTIFICATION

TO: Ticor Title Insurance Company, Fieldstone, Lester, Shear & Denberg, L.L.P. AND Premier Developers Managements, L.L.C., a Florida limited liability company and/or assigns.

This is to certify that this map or plat and the survey on which it is based as surveyed on August 1st, 2007, was made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by the American Land Title Association (ALTA), & the National Society of Professional Surveyors (NSPS) in 2005. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification.

The undersigned further certifies that in my professional opinion, as a Registered Land Surveyor in the State of Florida, the Relative Positional accuracy of this survey does not exceed that which is specified therein.

The undersigned further certifies that this survey was prepared in accordance with the minimum technical standards as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 61G17-6, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

This survey reflects any easements road reservations or rights-of-way of record affecting this property per Ticor Title Insurance Company Agent File No: W0700156, dated July 17th, 2007, at 11:59 P.M.

Notes corresponding to exceptions contained in Schedule B- Section 2, of the above referenced title commitment:

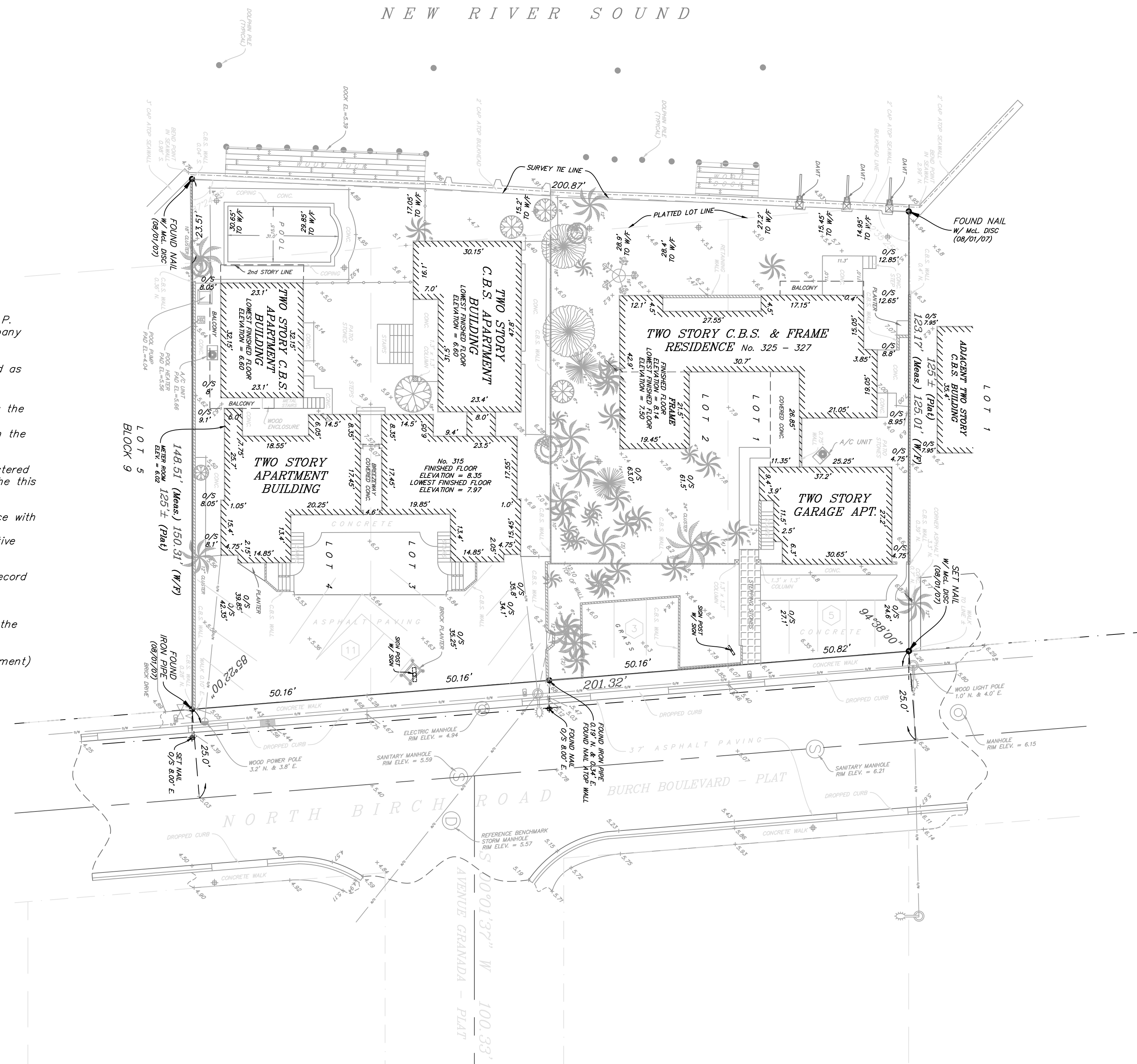
- 7) Easement per O.R. 15189, Page 658 affects this property. (Blanket Easement)

NOTES:

- 1) This survey reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Underground improvements if any not located.
- 3) This drawing is not valid unless sealed with an embossed surveyors seal.
- 4) Boundary survey information does not infer Title or Ownership.
- 5) All iron rods 5/8", unless otherwise noted.
- 6) Reference Bench Mark: Storm Manhole at Intersection of Birch Road & Granada Street. ELEVATION = 5.57
- 7) Elevations shown refer, to National Geodetic Vertical Datum (1929), and are indicated thus: Elev. = 5.57
- 8) This property lies in Flood Zone "AE", Elev=6.0 Per Flood Insurance Rate Map No. 1201100210F, Dated: August 18, 1992, Community Panel No. 125105 Index Map Dated: October 2, 1997.

OFFICE NOTES

FIELD BOOK NO. TDS w/Worksheets, Print LB# 266/15-16
 JOB ORDER NO. U-1785, U-3717
 CHECKED BY: _____
 DRAWN BY: E.W.J.
 C:\E.W.J. 2002\U3717\dwg\U3717.dwg 12/04/2007 11:11:15 AM EST



Legal Description

Lots 1, 2, 3 and 4, Block 9, LAUDER DEL MAR, according to the plat thereof, as recorded in Plat Book 7, Page 30, of the public records of Broward County, Florida.

Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida.

LEGEND

- Δ = CENTRAL ANGLE (DELTA)
- R = RADIUS
- A OR L = ARC LENGTH
- CH.BRG. = CHORD BEARING
- TAN.BRG. = TANGENT BEARING
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- W/MCL CAP. = WITH McLAUGHLIN ENGINEERING CO. CAP
- P.R.M. = PERMANENT REFERENCE MONUMENT
- CONG. = CONCRETE
- C.B.S. = CONCRETE, BLOCK AND STUCCO
- I.C.V. = IRRIGATION CONTROL VALVE
- W.M. = WATER METER
- B.F.P. = BACK FLOW PREVENTOR
- ELEV. = ELEVATION
- O/S = OFFSET
- A/C = AIR CONDITIONING
- CL = CENTERLINE OF RIGHT-OF-WAY
- F.P.L. = FLORIDA POWER AND LIGHT CO.
- S.B.T. = SOUTHERN BELL TELEPHONE
- B.C.R. = BROWARD COUNTY RECORDS
- D.C.R. = DADE COUNTY RECORDS
- P.B.R. = PALM BEACH COUNTY RECORDS
- O.R. = OFFICIAL RECORDS BOOK
- PC = PAGE
- R/W = RIGHT-OF-WAY
- C.O. = CLEAN OUT
- C.L.F. = CHAIN LINK FENCE
- P.C.D. = POLLUTION CONTROL DEVICE

CERTIFICATION

We hereby certify that this survey meets the minimum technical standards as set forth by the Florida Board of Professional Land Surveyors in Chapter 61G17-6 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Dated at Fort Lauderdale, Florida, this 12th day of January, 2006.
 Rotated Drawing orientation this 1st day of May, 2006.
 Resurveyed this 1st day of August, 2007.

McLAUGHLIN ENGINEERING COMPANY

SCOTT A. McLAUGHLIN
 Professional Surveyor & Mapper No. 5842
 State of Florida.

FILE NO.: 06-3-004(07)

EXHIBIT V ZONING AERIAL



City of Fort Lauderdale GIS



CITY OF FORT LAUDERDALE

321 N Birch Road



0 90 180 Feet

GIS
Fort Lauderdale

EXHIBIT VI SITE PHOTOGRAPHS

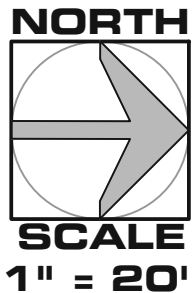


1. Central portion of the subject site, facing southeast along the ICWW.



2. Central portion of the subject site, facing northeast along the ICWW.

EXHIBIT VII PROJECT PLANS

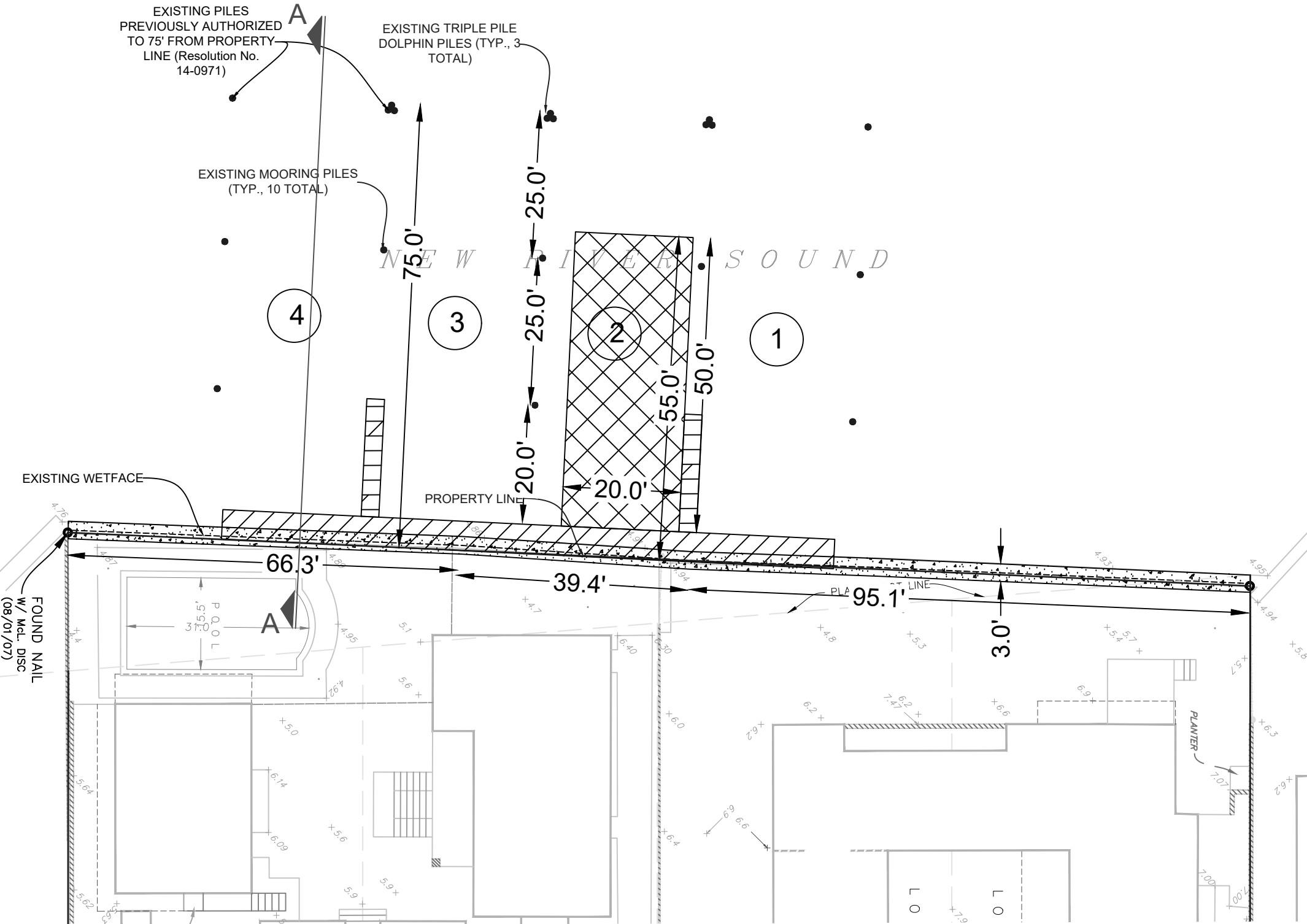


EXISTING PILES PREVIOUSLY AUTHORIZED TO 75' FROM PROPERTY LINE (Resolution No. 14-0971)

EXISTING TRIPLE PILE DOLPHIN PILES (TYP., 3 TOTAL)

EXISTING MOORING PILES (TYP., 10 TOTAL)

NEW RIVER SOUND



LEGEND

- SUBJECT SITE (0.58 AC)
- EXISTING CONCRETE SEAWALL W/ 3.0' CAP TO REMAIN (±200 LN. FT.; ±300 SQ. FT. OVERWATER)
- EXISTING CONCRETE MARGINAL DOCK TO REMAIN (±520 SQ. FT.)
- EXISTING WOOD FINGER PIERS TO REMAIN (±120 SQ. FT.)
- EXISTING 50,000 LB NO PROFILE BOATLIFT (±1,000 SQ. FT.)
- EXISTING MOORING PILES TO REMAIN (10)
- EXISTING TRIPLE MOORING PILES TO REMAIN (3)
- EXISTING BOAT SLIPS AUTHORIZED UNDER MFOL17-0002 (4)

M.H.W. = 0.25' NAVD M.L.W. = (-)2.13' NAVD

NOTE:

1. EXISTING LOCATIONS ARE APPROXIMATE AND BASED ON SURVEY BY MCLAUGHLIN ENGINEERING COMPANY FILE NO. 06-3-004(07).
2. EXISTING STRUCTURES PREVIOUSLY AUTHORIZED UNDER BCEPGMD ERL NO. DF14-1052 AND FDEP NO. 06-0323079-001.
3. EXISTING PILES WERE PREVIOUSLY AUTHORIZED UNDER RESOLUTION 14-0971.
4. EXISTING BOAT LIFT PREVIOUSLY AUTHORIZED UNDER RESOLUTION 20-37.

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321 N BIRCH RD- ENGLER LIFT

PREPARED FOR:
MR. LEE ENGLER

EXISTING CONDITIONS		
Date: 4/16/2021	Sheet : 1	of : 4
Proj No.: 21-0038		

PROPOSED STRUCTURES	STRUCTURE DISTANCE FROM PROPERTY LINE	PERMITTED DISTANCE WITHOUT WAIVER	DISTANCE REQUIRING A WAIVER
NO PROFILE BOATLIFT	51.0'	25'	26.0'



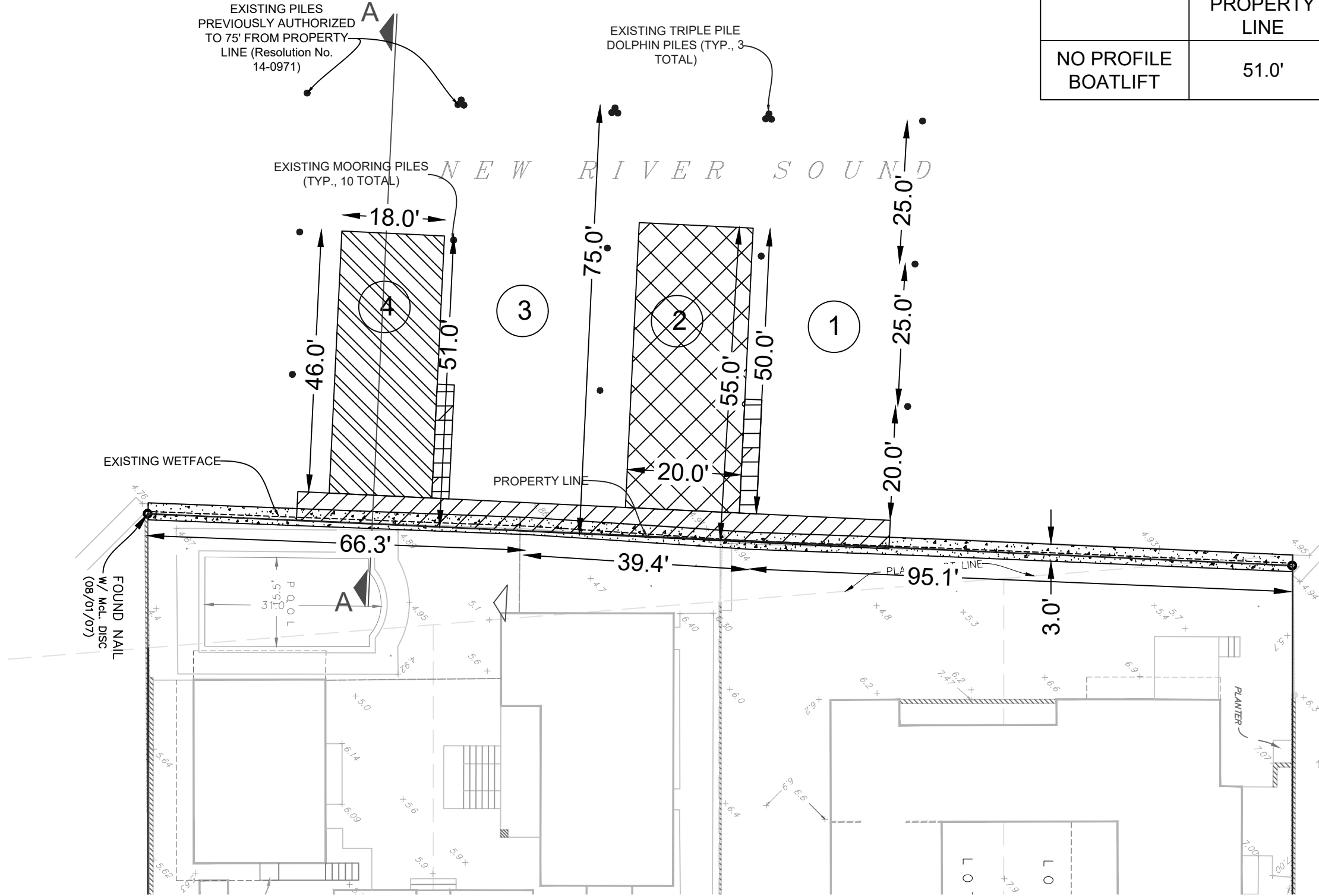
LEGEND

- SUBJECT SITE (0.58 AC)
- EXISTING CONCRETE SEAWALL W/ 3.0' CAP TO REMAIN (±200 LN. FT.; ±300 SQ. FT. OVERWATER)
- EXISTING CONCRETE MARGINAL DOCK TO REMAIN (±520 SQ. FT.)
- EXISTING WOOD FINGER PIERS TO REMAIN (±120 SQ. FT.)
- EXISTING 50,000 LB NO PROFILE BOATLIFT (±1,000 SQ. FT.)
- EXISTING MOORING PILES TO REMAIN (10)
- EXISTING TRIPLE MOORING PILES TO REMAIN (3)
- EXISTING BOAT SLIPS AUTHORIZED UNDER MFOL17-0002 (4)
- PROPOSED 40,000 LB NO PROFILE BOATLIFT (±828 SQ. FT.)

M.H.W. = 0.25' NAVD M.L.W. = (-)2.13' NAVD

NOTE:

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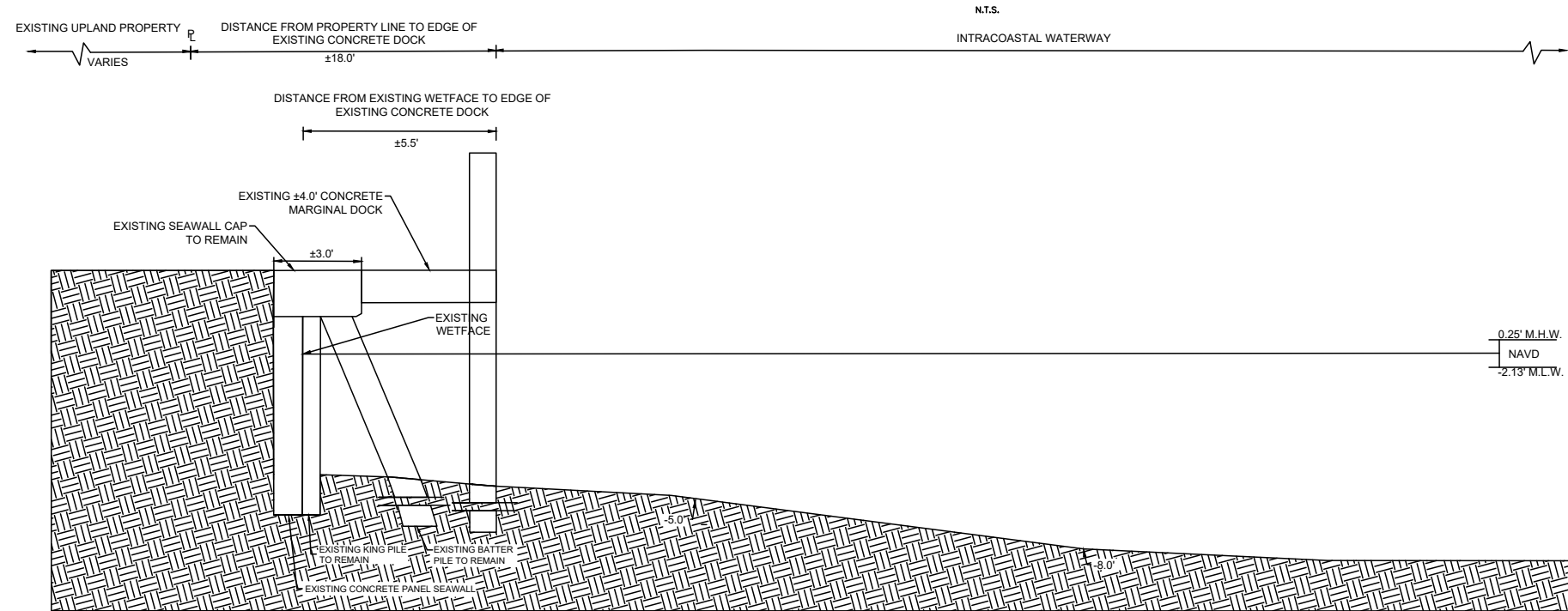
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321 N BIRCH RD-ENGLER LIFT

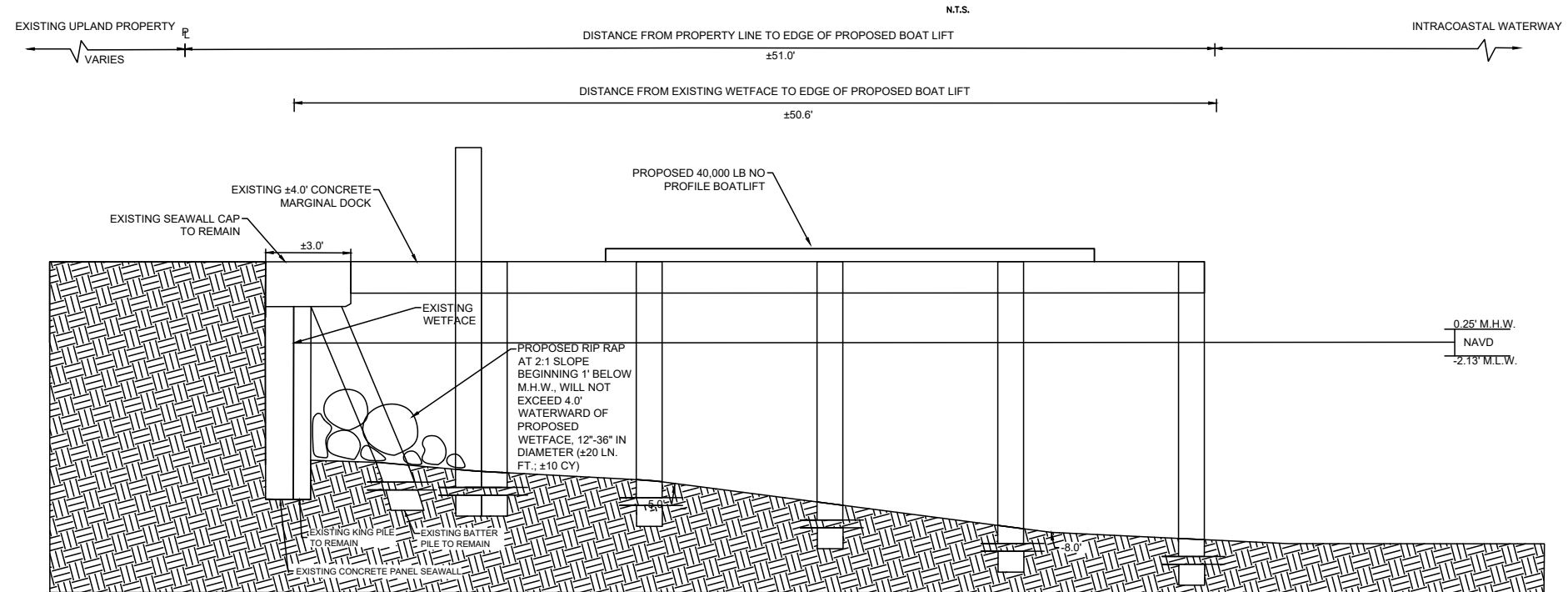
PREPARED FOR:
MR. LEE ENGLER

PROPOSED CONDITIONS		
Date: 4/16/2021	Sheet : 2	of : 4
Proj No.: 21-0038		

EXISTING CONDITIONS A-A (TYP.)



PROPOSED CONDITIONS A-A (TYP.)



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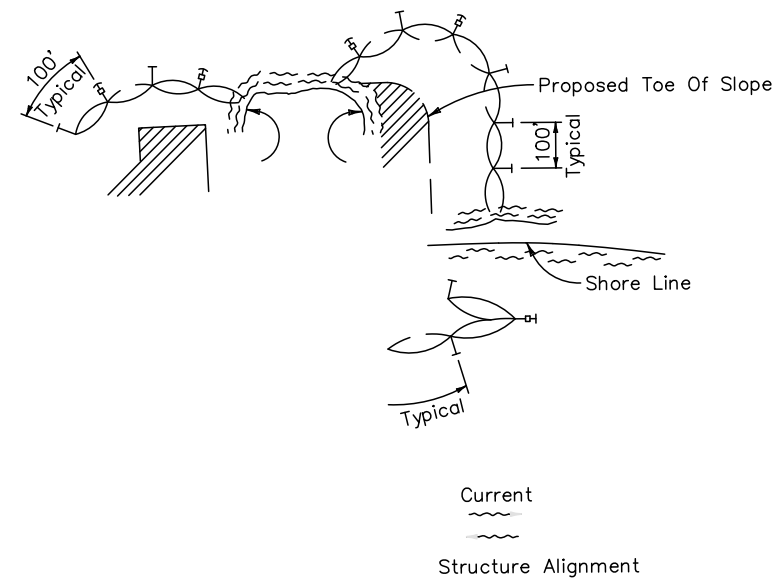
321 N BIRCH RD-ENGLER LIFT

PREPARED FOR:
MR. LEE ENGLER

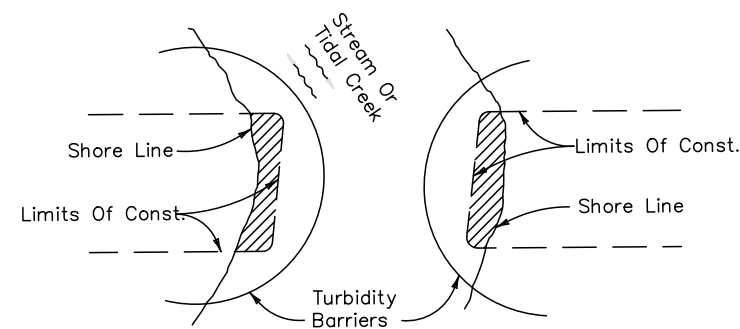
SECTIONS

Date: 4/16/2021	Sheet : 3	of : 4
Proj No.: 21-0038		

CONSTRUCTION BARGE (TYP.)



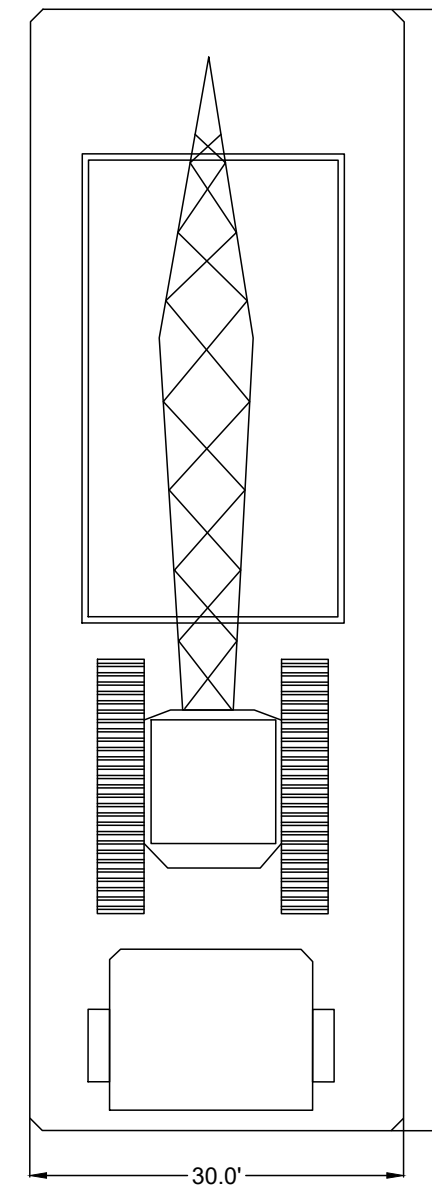
- LEGEND**
- Pile Locations
 - ▨ Dredge Or Fill Area
 - ⊕ Mooring Buoy w/Anchor
 - ⊖ Anchor
 - Barrier Movement Due To Current Action



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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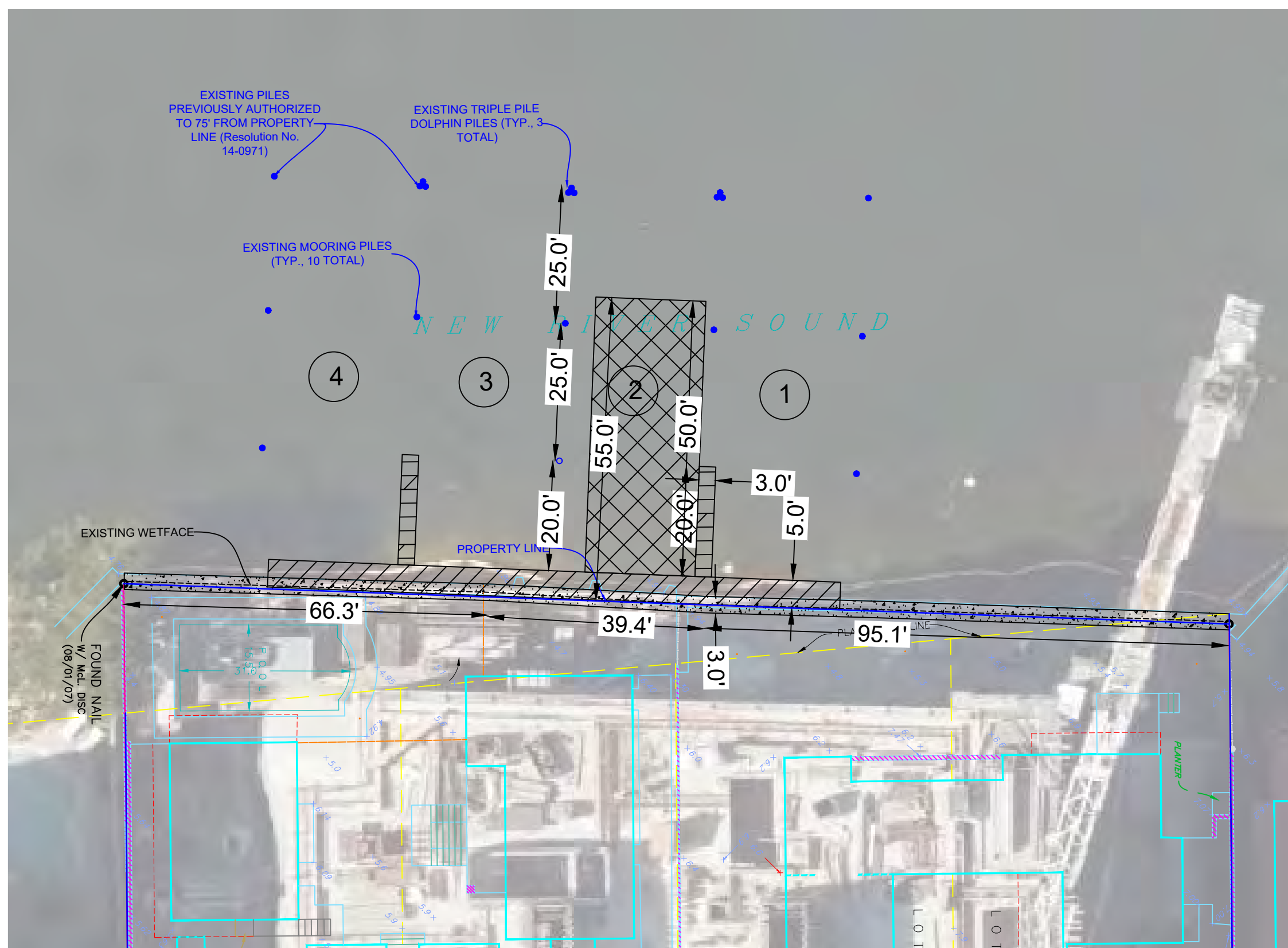
321 N BIRCH RD-ENGLER LIFT

PREPARED FOR:
MR. LEE ENGLER

DETAILS

Date: 4/16/2021	Sheet : 4	of : 4	
Proj No.: 20-0038			

EXHIBIT VIII DISTANCE EXHIBIT



LEGEND

- SUBJECT SITE (0.58 AC)
- EXISTING CONCRETE SEAWALL W/ 3.0' CAP TO REMAIN (±200 LN. FT.; ±300 SQ. FT. OVERWATER)
- EXISTING CONCRETE MARGINAL DOCK TO REMAIN (±520 SQ. FT.)
- EXISTING WOOD FINGER PIERS TO REMAIN (±120 SQ. FT.)
- EXISTING 50,000 LB NO PROFILE BOATLIFT (±1,000 SQ. FT.)
- EXISTING MOORING PILES TO REMAIN (10)
- EXISTING TRIPLE PILE DOLPHIN PILES TO REMAIN (3)
- 1 EXISTING BOAT SLIPS AUTHORIZED UNDER MFOL17-0002 (4)

M.H.W. = 0.25' NAVD M.L.W. = (-)2.13' NAVD

- NOTE:**
1. EXISTING LOCATIONS ARE APPROXIMATE AND BASED ON SURVEY BY MCLAUGHLIN ENGINEERING COMPANY FILE NO. 06-3-004(07).
 2. EXISTING STRUCTURES PREVIOUSLY AUTHORIZED UNDER BCEPGMD ERL NO. DF14-1052 AND FDEP NO. 06-0323079-001.
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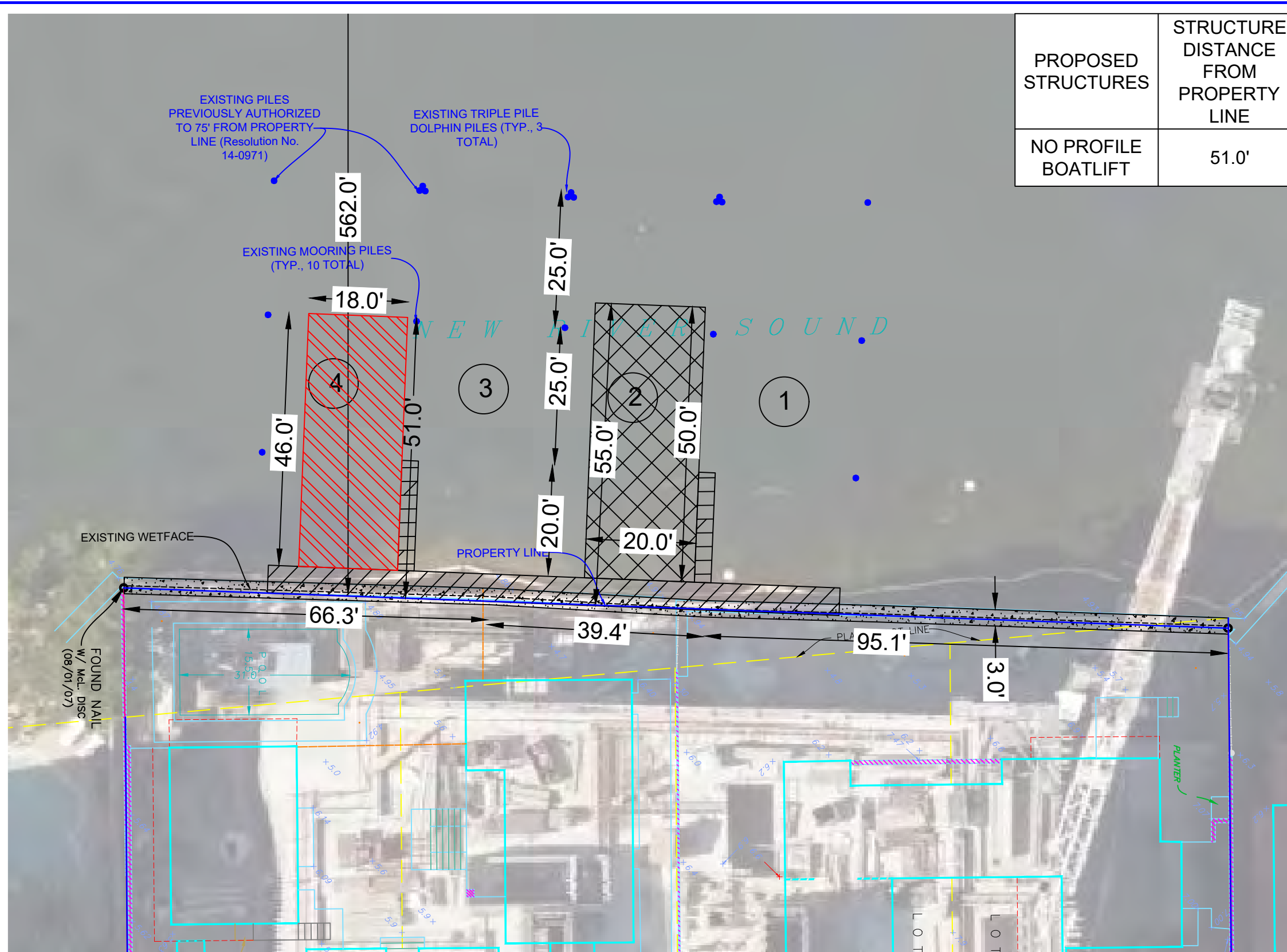
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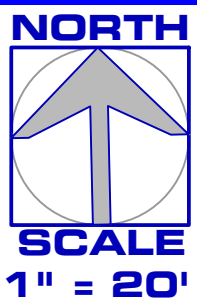
321 N BIRCH RD-ENGLER LIFT

PREPARED FOR:
MR. LEE ENGLER

DISTANCE AERIAL - EXISTING		
Date: 4/16/2021	Sheet : 1	of : 3
Proj No.: 21-0038		



PROPOSED STRUCTURES	STRUCTURE DISTANCE FROM PROPERTY LINE	PERMITTED DISTANCE WITHOUT WAIVER	DISTANCE REQUIRING A WAIVER
NO PROFILE BOATLIFT	51.0'	25'	26.0'



LEGEND

- SUBJECT SITE (0.58 AC)
- EXISTING CONCRETE SEAWALL W/ 3.0' CAP TO REMAIN (±200 LN. FT.; ±300 SQ. FT. OVERWATER)
- EXISTING CONCRETE MARGINAL DOCK TO REMAIN (±520 SQ. FT.)
- EXISTING WOOD FINGER PIERS TO REMAIN (±120 SQ. FT.)
- EXISTING 50,000 LB NO PROFILE BOATLIFT (±1,000 SQ. FT.)
- EXISTING MOORING PILES TO REMAIN (10)
- EXISTING TRIPLE PILE DOLPHIN PILES TO REMAIN (3)
- ① EXISTING BOAT SLIPS AUTHORIZED UNDER MFOL17-0002 (4)
- PROPOSED 40,000 LB NO PROFILE BOATLIFT (±828 SQ. FT.)

M.H.W. = 0.25' NAVD M.L.W. = (-)2.13' NAVD

- NOTE:**
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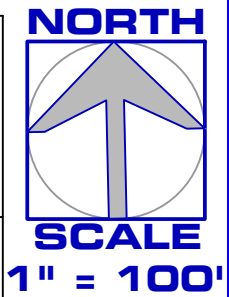
321 N BIRCH RD-ENGLER LIFT
 PREPARED FOR:
 MR. LEE ENGLER

DISTANCE AERIAL - PROPOSED

Date: 4/16/2021	Sheet : 2	of : 3
Proj No.: 21-0038		



PROPOSED STRUCTURES	STRUCTURE DISTANCE FROM PROPERTY LINE	PERMITTED DISTANCE WITHOUT WAIVER	DISTANCE REQUIRING A WAIVER
NO PROFILE BOATLIFT	51.0'	25'	26.0'



LEGEND

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 - PROPOSED 40,000 LB NO PROFILE BOATLIFT (±828 SQ. FT.)
- M.H.W. = 0.25' NAVD M.L.W. = (-)2.13' NAVD

NOTE:

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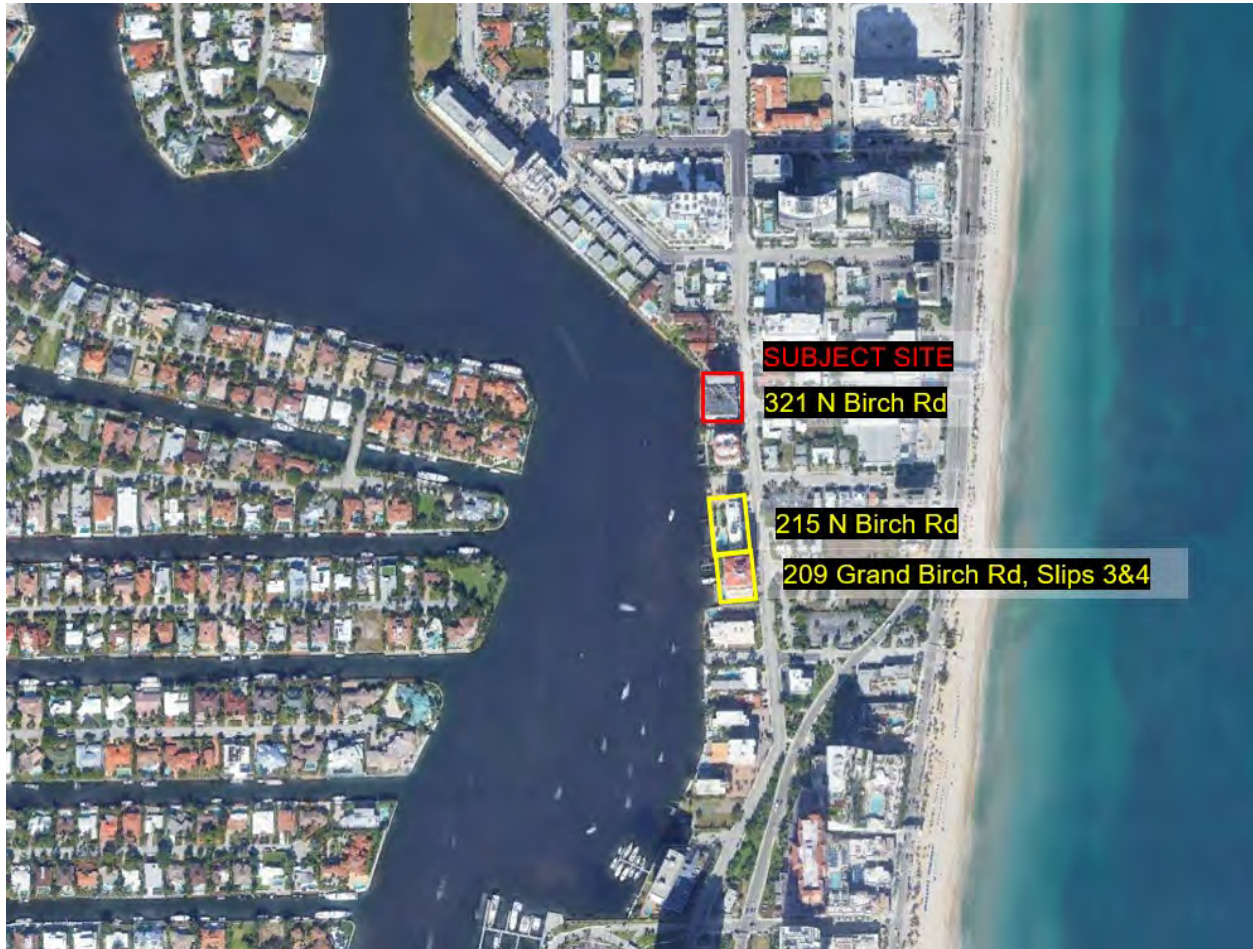
321 N BIRCH RD-ENGLER LIFT

PREPARED FOR:
MR. LEE ENGLER

DISTANCE AERIAL - PROPOSED		
Date: 4/16/2021	Sheet : 3	of : 3
Proj No.: 21-0038		

EXHIBIT IX EXISTING WAIVERS IN THE VICINTY

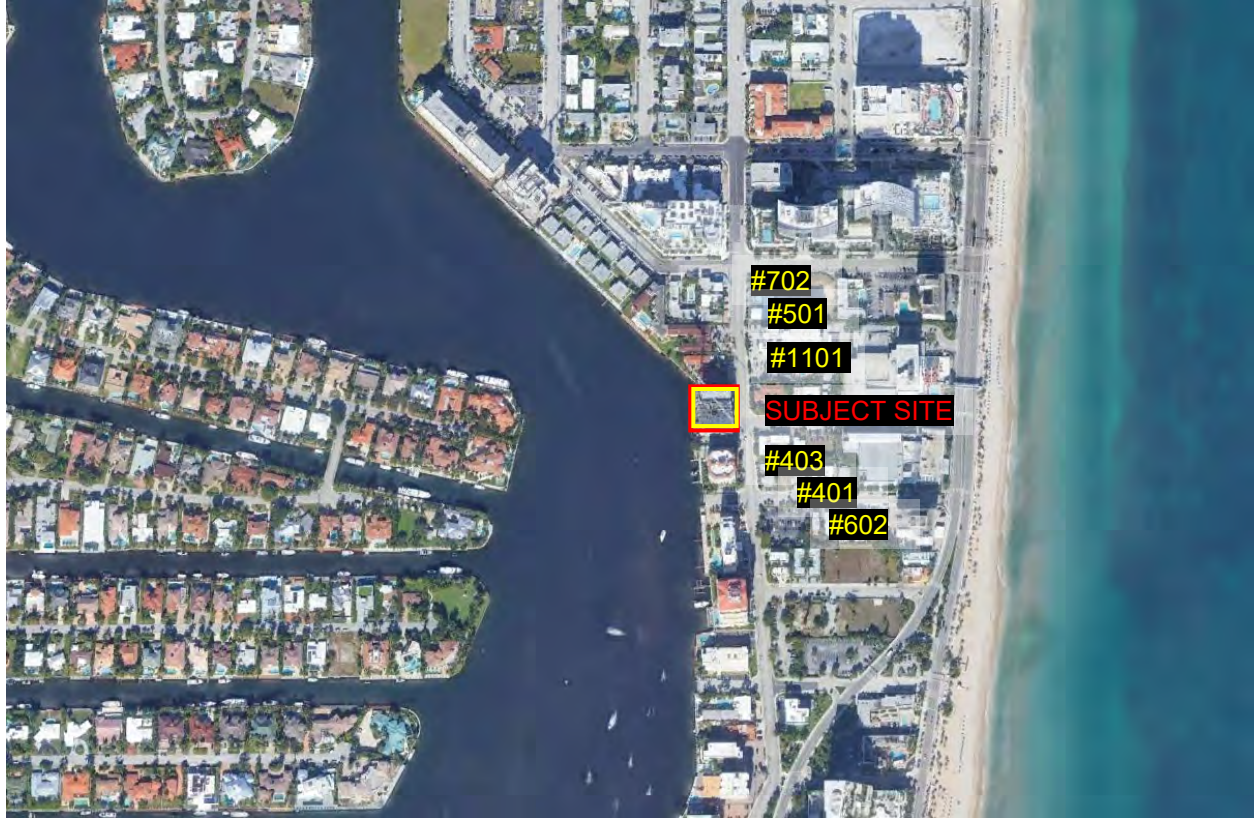
EXISTING WAIVERS IN THE VICINITY



ADDRESS	MAXIMUM DISTANCE
321 N Birch Rd	75'
321 N Birch Rd	55'
215 N Birch Rd	47.5'
209 Grand Birch, Slip 3	39.3'
209 Grand Birch, Slip 4	45.5'
Subject Site	51'

EXHIBIT X LETTERS OF SUPPORT

LETTERS OF SUPPORT



ADDRESS	OWNER
321 N Birch Road #401	Richard Caparso
321 N Birch Rd #403	Edward Cave
321 N Birch Road #602	Jeff Grubs
321 N Birch Rd #702	Harry Weckstrom
321 N Birch Rd #501	Michael DiTullio
321 N Birch Rd #1101	Bob & Mary Berard

April 12, 2021

Mr. Lee & Patti Engler
321 N Birch Road Apt 1103
Fort Lauderdale, FL 33304

RE: 321 N Birch Rd
City of Fort Lauderdale Waiver Request

Dear Mr. Engler,

I have reviewed the attached plans (Attachment A), for the proposed project to install a boat lift beyond 25 feet from the property line into the New River Sound. I understand that the proposed project will require a waiver of limitations through the City of Fort Lauderdale along with permitting through the regulatory agencies. I reside at 321 N Birch Rd, and support the project as proposed.

Sincerely,

A handwritten signature in cursive script that reads "Michael DiTullio".

Michael DiTullio
321 N Birch Road Apt 501
Fort Lauderdale, FL 33304

April 12, 2021

Mr. Lee & Patti Engler
321 N Birch Road Apt 1103
Fort Lauderdale, FL 33304

RE: 321 N Birch Rd
City of Fort Lauderdale Waiver Request

Dear Mr. Engler,

I have reviewed the attached plans (Attachment A), for the proposed project to install a boat lift beyond 25 feet from the property line into the New River Sound. I understand that the proposed project will require a waiver of limitations through the City of Fort Lauderdale along with permitting through the regulatory agencies. I reside at 321 N Birch Rd, and support the project as proposed.

Sincerely,

A handwritten signature in black ink, appearing to read 'Harri Weckstrom', with a long horizontal flourish extending to the right.

Harri Weckstrom
321 N Birch Road Apt 702
Fort Lauderdale, FL 33304

April 12, 2021

Mr. Lee & Patti Engler
321 N Birch Road Apt 1103
Fort Lauderdale, FL 33304

RE: 321 N Birch Rd
City of Fort Lauderdale Waiver Request

Dear Mr. Engler,

I have reviewed the attached plans (Attachment A), for the proposed project to install a boat lift beyond 25 feet from the property line into the New River Sound. I understand that the proposed project will require a waiver of limitations through the City of Fort Lauderdale along with permitting through the regulatory agencies. I reside at 321 N Birch Rd, and support the project as proposed.

Sincerely,

A handwritten signature in black ink, appearing to read "Bob & Mary Berard". The signature is written in a cursive, flowing style.

Bob & Mary Berard
321 N Birch Road Apt 1101
Fort Lauderdale, FL 33304

April 12, 2021

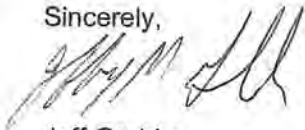
Mr. Lee & Patti Engler
321 N Birch Road Apt 1103
Fort Lauderdale, FL 33304

RE: 321 N Birch Rd
City of Fort Lauderdale Waiver Request

Dear Mr. Engler,

I have reviewed the attached plans (Attachment A), for the proposed project to install a boat lift beyond 25 feet from the property line into the New River Sound. I understand that the proposed project will require a waiver of limitations through the City of Fort Lauderdale along with permitting through the regulatory agencies. I reside at 321 N Birch Rd, and support the project as proposed.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeff Grubbs", written over a light blue horizontal line.

Jeff Grubbs
321 N Birch Road Apt 602
Fort Lauderdale, FL 33304

April 12, 2021

Mr. Lee & Patti Engler
321 N Birch Road Apt 1103
Fort Lauderdale, FL 33304

RE: 321 N Birch Rd
City of Fort Lauderdale Waiver Request

Dear Mr. Engler,

I have reviewed the attached plans (Attachment A), for the proposed project to install a boat lift beyond 25 feet from the property line into the New River Sound. I understand that the proposed project will require a waiver of limitations through the City of Fort Lauderdale along with permitting through the regulatory agencies. I reside at 321 N Birch Rd, and support the project as proposed.

Sincerely,

A handwritten signature in black ink, appearing to read "Richard Caparso". The signature is written in a cursive, flowing style.

Richard Caparso
321 N Birch Road Apt 401
Fort Lauderdale, FL 33304

April 12, 2021

Mr. Lee & Patti Engler
321 N Birch Road Apt 1103
Fort Lauderdale, FL 33304

RE: 321 N Birch Rd

City of Fort Lauderdale Waiver Request

Dear Mr. Engler,

I have reviewed the attached plans (Attachment A), for the proposed project to install a boat lift beyond 25 feet from the property line into the New River Sound. I understand that the proposed project will require a waiver of limitations through the City of Fort Lauderdale along with permitting through the regulatory agencies. I reside at 321 N Birch Rd, and support the project as proposed.

Sincerely,



Ed Cave
321 N Birch Road Apt 403
Fort Lauderdale, FL 33304

ITEM VII

MEMORANDUM MF NO. 21-10

DATE: April 26, 2021

TO: Marine Advisory Board Members

FROM: Andrew Cuba, Marine Facilities Manager

RE: May 6, 2021 MAB Meeting - Dock Waiver of Distance Limitations – Madison Abele , Casa Murano LLC / 141 Isle of Venice

Attached for your review is an application from Madison Abele, Casa Murano LLC / 141 Isle of Venice.

APPLICATION AND BACKGROUND INFORMATION

The applicant is requesting approval for installation of twenty-two (22) wood mooring piles extending a maximum of +/-49.4 into the adjacent Rio Grande Waterway. The distances this structure will extend from the property line into waterway is shown in the survey and summarized in Table 1 below:

TABLE 1

PROPOSED STRUCTURES	STRUCTURE DISTANCE FROM PROPERTY LINE	PERMITTED DISTANCE WITHOUT WAIVER	AMOUNT OF DISTANCE REQUIRING WAIVER
Mooring Pile Group A (3 piles)	+/-49.4'	25'	+/-24.4'
Mooring Pile Group B (4 piles)	+/-44.7'	25'	+/-19.7'
Mooring Pile Group C (2 piles)	+/-39.8'	25'	+/-14.8'
Mooring Pile Group D (13 piles)	+/-26.4'	25'	+/-1.4'

The City's Unified Land and Development Regulations (UDLR) Sec. 47-19.3.D limits the maximum distance of mooring piles to 25' or 30% of the width of the waterway, whichever is less, from the property line. 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 mooring piles are necessary to safely moor resident's vessels, especially during high wind events and sever weather.

PROPERTY LOCATION AND ZONING

The property is located within the RMM-25 Residential Mid Rise Multi Family / Medium High Density District. It is situated along the Rio Grande Waterway.

DOCK PLAN AND BOATING SAFETY

Marine Facilities' records reflect there has been at least six (6) Waivers of Limitation approved by the City Commission within close proximity to 141 Isle of Venice (**Table 2**).

TABLE 2

DATE	ADDRESS	MAXIMUM DISTANCE
July 1985	440 Hendricks Isle	Pilings – 39'
June 1989	13 Hendricks Isle	Pilings – 80'
July 2007	101 Hendricks Isle	Pilings – 30'
April 2013	91 Isle of Venice	Pilings – 45'
April 2019	1 Hendricks Isle	Boatlift – 43'
July 2019	95 Hendricks Isle	Pilings/Finger Pier – 35'

RECOMMENDATIONS

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. 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 the City's Supervisor of Marine Facilities with copies of "As Built" drawings from a certified and licensed contractor.

AC
Attachment

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

**141 ISLE OF VENICE DRIVE
APPLICATION FOR WATERWAY 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: **Madison Abele, Casa Murano LLC**

TELEPHONE NO: 954.448.7951 EMAIL: <mabele@gcfr.com>
(home) (business)

2. APPLICANT'S ADDRESS (if different than the site address): **1776 Polk Street, Suite 200, Hollywood FL 33020**

3. TYPE OF AGREEMENT AND DESCRIPTION OF REQUEST:
The applicant requests a waiver for the proposed installation of twenty-two (22) wood mooring piles beyond 25 feet from the property line.

4. SITE ADDRESS: **141 Isle of Venice, FL 33301** ZONING: **RMM-25**

LEGAL DESCRIPTION AND FOLIO NUMBER:
**NURMI ISLES ISLAND NO 4 24-43 B LOTS 22 & 23
Folio No. 504201120260**

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

3/10/21

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

	PAGE
EXHIBIT 2 - SUMMARY DESCRIPTION	3
EXHIBIT 3 - WARRANTY DEED	6
EXHIBIT 4 - ORIGINAL SURVEY	20
EXHIBIT 5 - ZONING AERIAL	22
EXHIBIT 6 - SITE PHOTOGRAPHS	24
EXHIBIT 7 - PROJECT PLANS	26
EXHIBIT 8 - DISTANCE EXHIBIT	31
EXHIBIT 9 - EXISTING WAIVERS IN THE VICINITY	35

EXHIBIT II SUMMARY DESCRIPTION

Summary Description
141 Isle of Venice Drive
TCG Project No. 20-0004

The project site is located along the Middle River at 141 Isle of Venice Drive, in Section 01, Township 50, Range 42, in the City of Fort Lauderdale, Broward County, Florida

The property is located along the Rio Grande Waterway, which is a tidal water. The nearest direct connection to the Atlantic Ocean is approximately 2.5 miles to the south at the Port Everglades Inlet. As the project site is located along the Rio Grande Waterway, the incoming tidal waters (flood) at the site move to the north and the outgoing waters (ebb) move to the south.

The project site consists of an existing ± 120 in. ft. concrete panel seawall, five (5) wood finger piers and nine (9) wood mooring piles. The proposed project includes the removal of the existing finger piers and mooring piles, the installation of a ± 300 sq. ft. concrete marginal dock, the installation of 120 in. ft. of new concrete panel seawall with batter piles, four (4) 20'x4' finger piers (320 ft²) and the installation of twenty-two (22) wood mooring piles. As measured from the property line, the mooring piles encroach more than 25' from the wetface and property line into the Middle River. As these distances are over the allowable 25' distance into the waterway from the property line, the proposed mooring piles will require a variance waiver.

The proposed structures have been approved by Broward County Environmental Protection & Growth Management Department (DF20-1314), Florida Department of Environmental Protection (06-0396734-001), and US Army Corps of Engineers (SAJ-2020-04341).

The following five (5) 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 ($\pm 164'$), the proposed project will not impede navigation within the Rio Grande Waterway.
3. The proposed piles are necessary for safely mooring resident's vessels, especially during high wind events and severe weather

4. The proposed project is consistent with existing waivers in the area that have been issued up to 80'.
5. The proposed project is a reconfiguration of an existing marina, with similar size finger piers and pile locations.

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
Mooring Pile	Mooring Pile Group A (3 piles)	±49.4'	25'	±24.4'
Mooring Pile	Mooring Pile Group B (4 piles)	±44.7'	25'	±19.7'
Mooring Pile	Mooring Pile Group C (2 piles)	±39.8'	25'	±14.8'
Mooring Pile	Mooring Pile Group D (13 piles)	±26.4'	25'	±1.4'

**EXHIBIT III
WARRANTY DEED**

①

This instrument prepared by, or under the supervision of (and after recording, return to):

Gary A. Saul, Esq.
Greenberg Traurig, P.A.
333 S.E. 2nd Avenue
Miami, Florida 33131

(Reserved for Clerk of Court)

PLAN OF TERMINATION OF SHARI-LEA, A CONDOMINIUM

Pursuant to Section 718.117, Florida Statutes, the following is the Plan of Termination of **Shari-Lea, a Condominium** (the "**Plan**"), dated as of December 17, 2020 (the "**Plan Date**").

1. **The Condominium.** Shari-Lea, a Condominium (the "**Condominium**") was created by the Declaration of Condominium of Shari-Lea, a Condominium, which Declaration was recorded June 25, 1980, in Official Records Book 8980, Page 301, of the public records of Broward County, Florida (as amended to date, the "**Declaration**"). Any initial capitalized terms used, but not defined herein, shall have the meanings set forth in the Declaration, or in the absence thereof, in the Florida Condominium Act (Chapter 718, Florida Statutes, as it exists on the date hereof).

2. **Plan of Termination.** Upon the recordation of this Plan in the public records of Broward County, Florida, the Condominium shall automatically be deemed terminated, pursuant to and as permitted under the Declaration, and to the extent applicable, Section 718.117, Florida Statutes (the "**Termination Statute**"). The date upon which this Plan is recorded shall be referred to as the "**Effective Date**".

Upon the Effective Date, title to the Property vests in the Trustee, pursuant to Section 718.117(13), and the unit owners' rights and title as tenants in common in undivided interests in the Property (as hereinafter defined) vests in the Trustee. The unit owners thereafter become the beneficiaries of the proceeds realized from the Plan, if any, as further described herein. Except as otherwise indicated below, liens that encumber a unit shall be transferred to the proceeds of sale of the Property and the proceeds of sale or other distribution of association property, common surplus, or other association assets attributable to such unit in their same priority. It is anticipated that, pursuant to the Plan, lienors may receive less than the amounts necessary to fully satisfy their mortgage liens encumbering condominium units. Pursuant to this Plan, a first mortgage encumbering a unit shall be paid to the extent necessary to satisfy the lien, but the payment may not exceed the unit's share of the proceeds of termination, if any, under the Plan.

The Trustee may deal with the Property or any interest therein as it sees fit, without requiring the consent of any unit owners, beneficiaries or lienors, inasmuch as the Plan confers on the Trustee the authority to protect, conserve, manage, sell, or dispose of the Property. The powers of the Trustee include, without limitation, the right to mortgage, pledge or otherwise encumber any and all property transferred or entrusted to the Trustee, including, without limitation, the Property and all other association property, common surplus, or other association assets, without requiring the consent of any unit owners/ beneficiaries or lienors.

(Reserved for Clerk of Court)

The Plan does not terminate the Association. Following the Plan Date, notwithstanding any provision to the contrary in the Declaration or the articles of incorporation of the Association, the Board of Directors of the Association shall:

- (a) Employ directors, agents, attorneys, and other professionals to liquidate or conclude its affairs.'
- (b) Conduct the affairs of the Association as necessary for the liquidation or termination.
- (c) Carry out contracts and collect, pay, and settle debts and claims for and against the Association.
- (d) Defend suits brought against the Association.
- (e) Sue in the name of the Association for all sums due or owed to the Association or to recover any of its property.
- (f) Prior to the Effective Date, perform any act necessary to maintain, repair, or demolish unsafe or uninhabitable improvements or other Property in compliance with applicable codes.
- (g) Prior to the Effective Date, sell at public or private sale or exchange, convey, or otherwise dispose of assets of the Association for an amount deemed to be in the best interests of the Association, and execute bills of sale and deeds of conveyance in the name of the Association.
- (h) Prior to the Effective Date, collect and receive rents, profits, accounts receivable, income, maintenance fees, special assessments, or insurance proceeds for the Association.
- (i) Contract and do anything in the name of the Association which is proper or convenient to terminate the affairs of the Association.

3. **The Property**. For purposes of this Plan, the "Property" shall mean and refer to the aggregate of the following:

- (a) all property which was submitted to the condominium form of ownership pursuant to the Declaration, including, without limitation, any and all units and/or common elements contained therein;
- (b) any and all real property, if any, owned by Shari-Lea Condominium Association, Inc., a Florida not-for-profit corporation (the "Association");
- (c) any and all improvements included within the Condominium and located on the real property referenced in subparagraphs 3(a) or 3(b) above (collectively, the "Realty"), including buildings, structures and other facilities;
- (d) all fixtures, equipment, machinery, vehicles, furnishings and items of personal property located on and used in the operation of the Realty and owned by the Association;
- (e) all applicable licenses, permits, warranties, authorizations and approvals pertaining to ownership and/or operation of the Realty in the Association's possession, if any;

(Reserved for Clerk of Court)

- (f) the common surplus of the Association, if any;
- (g) any and all intangible rights of the Association affecting the Realty;
- (h) all contract rights of the Association pertaining to the ownership and operation of the Realty which are assignable and would affect the Property after the Effective Date, if any; and
- (i) all monies held in accounts maintained by the Association.

4. **Plan Provisions.**

- (a) **Termination Trustee.** Section 718.117(10)(a), Florida Statutes, requires that this Plan name a termination trustee. The termination trustee (the "Trustee") under this Plan is CASA MURANO, LLC, a Florida limited liability company, having an address of 1776 Polk Street, #200, Hollywood, FL 33020. The powers of the Trustee shall include, without limitation, (i) all of the powers given the Board of Directors of the Association pursuant to the Declaration, and the Bylaws of the Association, and 718.117(6), Florida Statutes, (ii) all the powers of a termination trustee set forth in the Termination Statute, (iii) the power and the authority to protect, conserve, manage, sell or dispose of the Property, pursuant to Section 718.117(14), Florida Statutes, including the right to contract for and dispose of the Property, (iv) the power and the authority to mortgage, pledge or otherwise encumber any and all property transferred or entrusted to the Trustee, including, without limitation, the Property and all other association property, common surplus, or other association assets, without requiring the consent of any unit owners/beneficiaries or lienors, and (v) all of the powers necessary to effectuate this Plan. The Trustee shall have the sole discretion to operate, maintain, repair, alter, sell, mortgage, pledge, convey and/or dispose of the Property, without requiring the consent of any other party, including, any unit owner, the Association or any lienor.

Inasmuch as the Trustee is not the Association, the Trustee's powers shall be coextensive with those of the Association, and the Association shall, simultaneously with the recordation of this Plan, transfer any association property to the Trustee. If the Association is dissolved, the Trustee shall also have such other powers necessary to conclude the affairs of the Association.

- (b) **Reports.** The Trustee, by execution hereof, agrees to prepare and transmit copies of all reports required by Section 718.117(8), Florida Statutes. All reports shall be sent to unit owners and lienors at the mailing addresses, if any, provided to the Association by the unit owners or lienors prior to the Plan Date, or any updated addresses provided in writing to the Trustee subsequent to the Plan Date.
- (c) **Date After Which Plan May be Void.** As required by Section 718.117(10)(b), Florida Statutes, the date after which this Plan of Termination is void if it has not been recorded in the Public Records of Broward County, Florida is December 31, 2021.
- (d) **Interests in Certain Property.** As provided for in Section 718.117(10)(c), Florida Statutes, upon the Effective Date, the percentage interests of the former unit owners in the association property, common surplus, and other assets of the Association, shall be the same as the percentage interests of the respective former unit owners in the common elements of the Condominium, as set forth in Section 6 of the Declaration.

(Reserved for Clerk of Court)

- (e) Interests in Proceeds of Sale of the Property. upon the Effective Date, the percentage interests of the respective unit owners in any proceeds from the sale of the Property, shall be the same as the percentage interests of the respective former unit owners in the common elements of the Condominium, as set forth in Section 6 of the Declaration (the "Interest in Proceeds").
- (f) Insurance and Condemnation Proceeds. As provided for in Section 718.117(10)(e), Florida Statutes, as of the date of this Plan, the Association is not in possession of any insurance proceeds or condemnation proceeds. If any such proceeds are received prior to the Effective Date, they will be distributed to the Purchasing Owner, or if not, distributed in accordance with the respective percentage interests of the unit owners in the common elements, as set forth in Section 6 of the Declaration.
- (g) Withdraw or Modification of Plan. At any time before the sale of the Property, the Plan may be withdrawn or modified by the affirmative vote or written agreement of at least 80% of voting interests in the Condominium.

5. **Sale to CASA MURANO, LLC**

- (a) Sale to Purchasing Owner. CASA MURANO, LLC, a Florida limited liability company ("Purchasing Owner"), is the record owner of one hundred percent (100%) of the voting interests of the Condominium as of the Plan Date. Upon recordation of this Plan, Trustee shall immediately thereafter convey, transfer, assign and deliver to Purchasing Owner good, marketable and insurable title to the Property. In doing so, Trustee further agrees to provide to Purchasing Owner such other documents and agreements as may be reasonably requested by any title insurer intending to provide title insurance to Purchasing Owner with respect to Purchasing Owner's acquisition of the Property from Trustee.
- (b) Disclosure. In accordance with the provision of Section 718.117(3)(c)5, Florida Statutes (2019), Purchasing Owner makes the additional disclosures set forth on Exhibit "A" attached hereto.

6. **Distributions**

- (a) Purpose. Following the Effective Date, the Property shall be held by the Trustee, as trustee for unit owners and holders of liens on the units, in their order of priority, until conveyed to Purchasing Owner, as provided above.
- (b) Notice. Trustee shall provide such notices and reports as required by the Termination Statute.
- (c) Distribution Priority. The proceeds from any sale of Property or association property and any remaining Property or association property, common surplus, and other assets shall be distributed in the following priority:
 - (i) To pay the reasonable termination Trustee's fees and costs and accounting fees and costs.
 - (ii) To lienholders of liens of the Association which have been consented to under s. 718.121(1), if any.

(Reserved for Clerk of Court)

- (iii) To creditors of the Association, as their interests appear.
- (iv) To Purchasing Owner.
- (d) Additional Distributions. Other than as provided herein, the Trustee shall have full discretion in making distributions, subject to, and in accordance with the provisions of this Plan and the Termination Statute.

7. Lease. As of the Effective Date, there are: (a) no owners in occupancy of Units other than the Purchasing Owner, (b) no Unit owners whose Units were granted a homestead exemption by the property appraiser, (c) no Unit owners or former Unit owners who have any existing rights to be compensated for the fair market value of their Units by Purchasing Owner, and (d) no Unit owners other than Purchasing Owner's representatives are on the Board of Directors or have a right to serve on the Board of Directors.

IN WITNESS WHEREOF, Pursuant to Section 718.117, Florida Statutes, Purchasing Owner, representing one hundred percent (100%) of the total voting interests of the Condominium, hereby approves the foregoing Plan by executing the attached approval, consent and joinder in the manner of execution of a deed. Furthermore, the Trustee executes and joins in this Plan and agrees to be bound by its terms.

[Approvals, consents and joinders are attached.]

APPROVAL, CONSENT AND JOINDER OF UNIT OWNER

CASA MURANO, LLC, the owner of all Units in Shari-Lea, a Condominium, hereby approves, consents to, and joins in, the foregoing Plan of Termination of the Declaration of Condominium of Shari-Lea, a Condominium.

Witnesses:

CASA MURANO, LLC, a Florida limited liability company

[Signature]
Printed Name: R. Madison Abele

[Signature]
Printed Name: Charles R. Abele, Jr.
Title: Manager

[Signature]
Printed Name: Stephanie Sodre

[Signature]
Printed Name: Peter Jago
Title: Manager

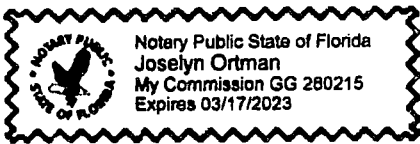
Dated: December 17, 2020

STATE OF Florida)
COUNTY OF Broward) ss.:

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 17th day of December, 2020, by Charles Abele, as Manager of CASA MURANO, LLC, a Florida limited liability company, on behalf of said entity(ies). He/she is personally known to me or produced _____ as identification.

Notary: [Signature]
Print Name: Joselyn Ortman
Notary Public, State of Florida
My commission expires: GG 280215

NOTARY SEAL



STATE OF FLORIDA)

) ss.:

COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 17th day of December, 2020 by PETER JAGO of CASA MURANO, LLC, a Florida limited liability company , on behalf of said entity. He is personally known to me or has produced _____ as identification.

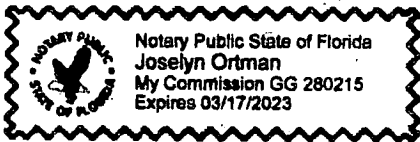
[Notary Seal]

Notary: _____

Print Name: Joselyn Ortman

Notary Public, State of Florida

My Commission Expires: 6/28/2025



JOINDER OF TERMINATION TRUSTEE

CASA MURANO, LLC, hereby approves, joins in, consents to, approves and agrees to be bound by the forgoing Plan of Termination of the Declaration of Condominium of Shari-Lea, a Condominium, as Termination Trustee.

Witnesses:

[Signature]
Printed Name: Jamie Pajes
[Signature]
Printed Name: V. Madison Abele

CASA MURANO, LLC, a Florida limited liability company

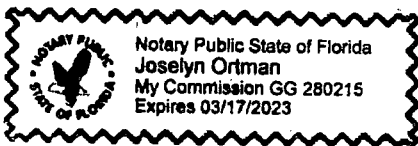
[Signature]
By: _____
Name: Charles R. Abele Jr.
Title: Manager
Dated: 12/17/2020, 2020

STATE OF Florida)
COUNTY OF Broward)

ss.:

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 17 day of December 2020, by Charles Abele, as Manager of CASA MURANO, LLC, a Florida limited liability company, on behalf of said entity(ies). He/she is personally known to me or produced _____ as identification.

NOTARY SEAL



Notary: [Signature]
Print Name: Joselyn Ortman
Notary Public, State of Florida
My commission expires: 3/17/2023

(Reserved for Clerk of Court)

Exhibit "A"

Additional Disclosures of Purchasing Owner

DISCLOSURES OF CASA MURANO, LLC

STATE OF FLORIDA)
) ss:
COUNTY OF BROWARD)

THE UNDERSIGNED, in furtherance of the Plan of Termination of Shari-Lea, a Condominium, hereby discloses the following:

1. CASA MURANO, LLC, a Florida limited liability company ("CASA MURANO") is the owner of all of the Units listed on Exhibit "A" attached hereto (the "Units") in Shari-Lea, a Condominium (the "Condominium").

2. Inasmuch as the Units are owned by an entity, the undersigned certifies that the following are the natural persons who, directly or indirectly, manage or control CASA MURANO and the natural person or persons who, directly or indirectly, own or control 10 percent or more of CASA MURANO:

Name of Persons who, directly or indirectly, manage or control CASA MURANO:

Peter Jago

Charles R. Abele, Jr.

Rachel Madison Abele

Donovan Jago

Name of Persons who, directly or indirectly, own or control 10 percent or more of CASA MURANO:

Peter Jago

Charles R Abele, Jr.

3. As to each of the Units, set forth on Exhibit "B" attached hereto is a listing of the date each unit was acquired by CASA MURANO, and the total amount of compensation paid to each prior unit owner by CASA MURANO.

4. Charles Abele, Jr., Rhonda L. Randall, and Peter Jago, all of whom are members of the Board of Directors of Shari-Lea Condominium Association, Inc., are employees of entities affiliated with members of CASA MURANO.

5. As the holder of 100% of the voting interests in the Condominium, the undersigned confirms that: (i) the Plan of Termination for the Condominium has been approved by in excess of 80% of the voting interests and that the Plan has not been rejected by owners holding 5% or more of the voting interests of the Condominium; (ii) the Plan of Termination for the Condominium otherwise substantially complies with the requirements of the Florida Condominium Act, and (iii) that the termination of the Condominium furthers the policies of the State by unifying title to best preserve the value of the underlying real property.

MADE AS OF the 17 day of December, 2020.

CASA MURANO, LLC, a Florida limited liability company



By: [Signature]
Name: Charles R. Abele, Jr
Title: Manager -Representative

Sworn to and subscribed before me, by means of physical presence or online notarization, this 17 day of December 2020, by Charles Abele, as manager of CASA MURANO, LLC, a Florida limited liability company, on behalf of said entity(ies). He/she is personally known to me or produced _____ as identification.

Name: [Signature]
Notary Public, State of Florida
Commission No. 311712023
676280215

My Commission Expires: 3/17/23

Exhibit "A"

Units 1, 2, 3, 4, 5, 6, 7, 8 and 9 in Shari-Lea, a Condominium created by the Declaration of Condominium of Shari-Lea, a Condominium, which Declaration was recorded June 25, 1980, in Official Records Book 8980, Page 301 and all amendments thereto, of the public records of Broward County, Florida.

Exhibit "B"

\$2,900,000.00

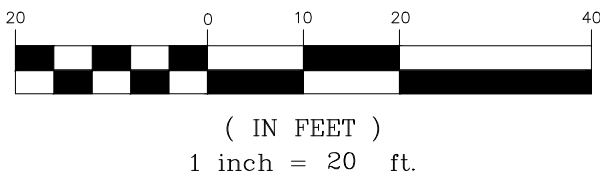
EXHIBIT IV ORIGINAL SURVEY

prepared by:
McLAUGHLIN ENGINEERING COMPANY (LB#285)

1700 N.W. 64th STREET, SUITE 400
 FORT LAUDERDALE, FLORIDA 33309
 PHONE: (954) 763-7611
 FAX: (954) 763-7615



GRAPHIC SCALE



TITLE NOTES:

There are no other Easements, Road Reservations or Rights-of-Ways of record affecting this property per American Land Title Association Commitment File No. 19078117, dated November 20, 2019 at 3:28PM.

9) Matters per Declaration of Condominium per O.R. Book 8980, Page 301 of the Public Records of Broward County, Florida and Amendment per Instrument # 114471297 of the Public Records of Broward County, Florida affects this property and Easements are Blanket Easements.

10) Matters per O.R. Book 105, Page 616 of the Public Records of Broward County, Florida affects this property.

11) Easement per O.R. Book 1262, Page 233 of the Public Records of Broward County, Florida affects this property and as shown.

12) Matters per Plat Book 24, Page 43 of the Public Records of Broward County, Florida affects this property and as shown.

13) Agreement per O.R. Book 9629, Page 276 of the Public Records of Broward County, Florida is not a survey matter.

14) Ordinance No. 2002-61 per O.R. Book 34145, Page 1891 of the Public Records of Broward County, Florida does not affect this property.

TREE SYMBOLS

- INDICATES DIAMETER± (D.B.H.)
- GUMBO LIMBO
- CLUSTER OF PALM TREES
- PALM TREE
- SILVER BUTTONWOOD TREE
- UNKNOWN TREE

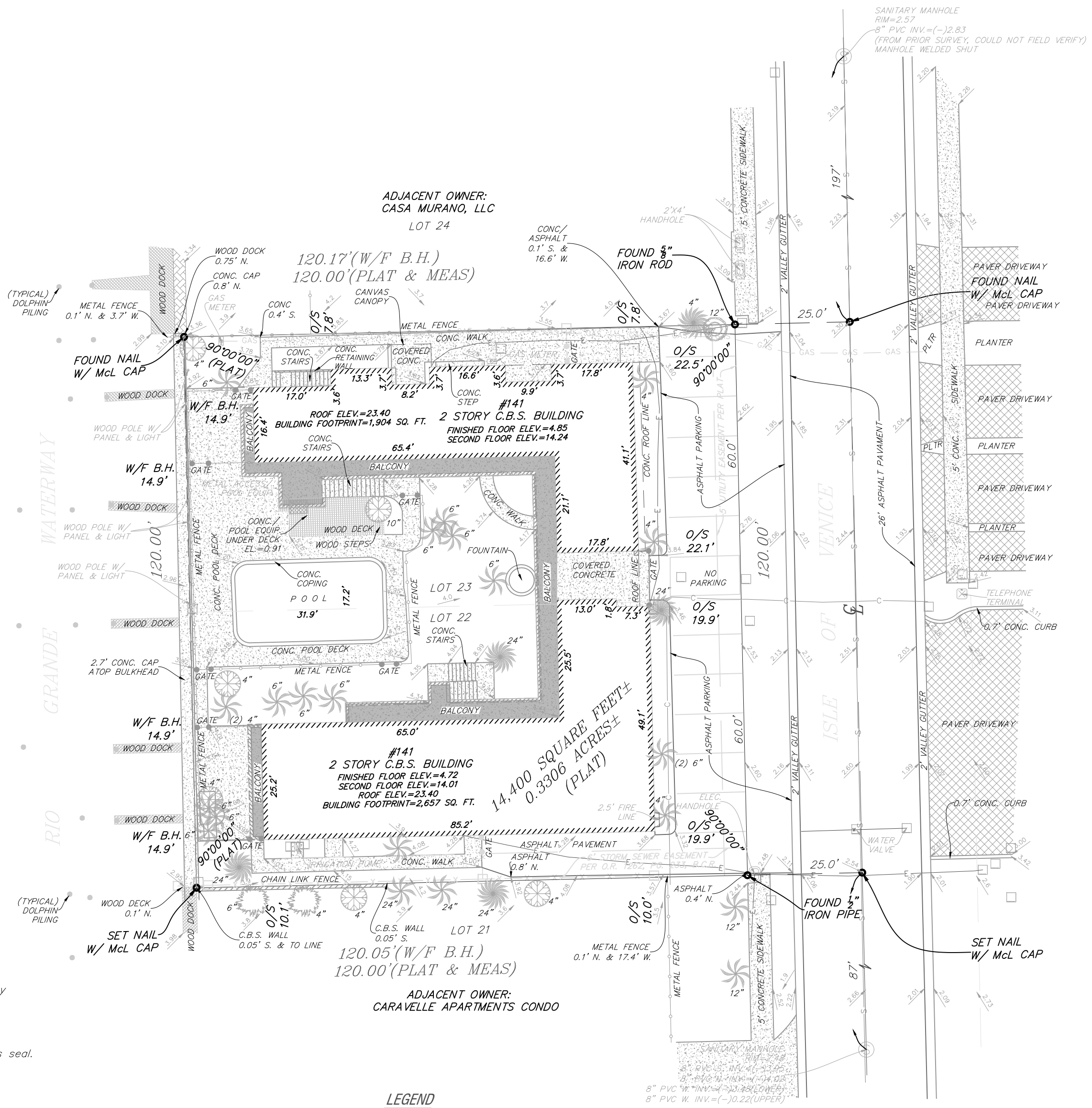
NOTES:

- 1) This survey reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Underground improvements if any not located.
- 3) This drawing is not valid unless sealed with an embossed surveyors seal.
- 4) Boundary survey information does not infer Title or Ownership.
- 5) All iron rods 5/8", unless otherwise noted.
- 6) Reference Bench Mark: City of Fort Lauderdale Benchmark #SE 354, Elevation= 5.689(NAVD88).
- 7) Elevations shown refer to North American Vertical Datum (1988), and are indicated thus: $\text{Elev.} = 2.05$
- 8) This property lies in Flood Zone "AE", Elev.=5.0 Per Flood Insurance Rate Map No. 12011C0388 H Dated: August 18, 2014. Community Panel No. 125105.
- 9) Elevations per North American Vertical Datum (1988) derived from National Geodetic Vertical Datum (1929) data and converted using U.S. Army Corps of Engineers software (Corpscon 6.0.1) obtained from <http://www.tech.army.mil/>

ALTA/NSPS LAND TITLE SURVEY

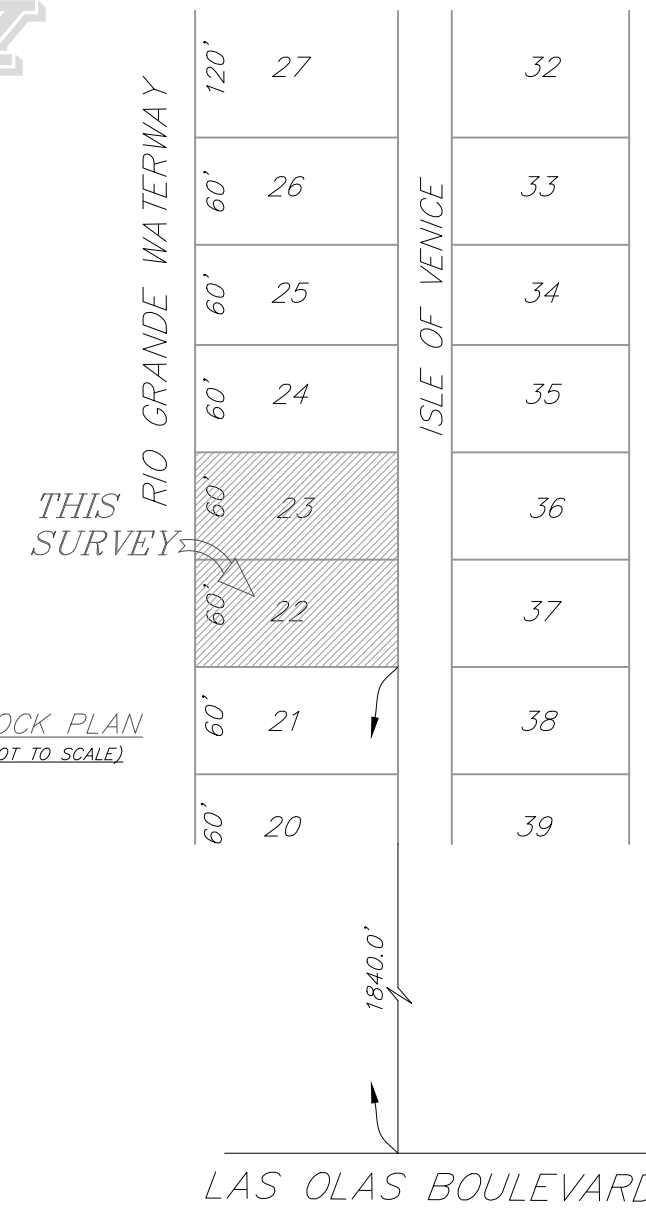
LOTS 22 & 23

ISLAND NO. 4, NURMI ISLANDS, PLAT BOOK 24, PAGE 43, B.C.R.



LEGEND

- | | |
|---|--------------------------------------|
| Δ = CENTRAL ANGLE (DELTA) | ELEV. = ELEVATION |
| R = RADIUS | O/S = OFFSET |
| A OR L = ARC LENGTH | A/C = AIR CONDITIONING |
| CH.BRG. = CHORD BEARING | C = CENTERLINE OF RIGHT-OF-WAY |
| TAN.BRG. = TANGENT BEARING | F.P.L. = FLORIDA POWER AND LIGHT CO. |
| P.O.C. = POINT OF COMMENCEMENT | S.B.T. = SOUTHERN BELL TELEPHONE |
| P.O.B. = POINT OF BEGINNING | B.C.R. = BROWARD COUNTY RECORDS |
| W/McL CAP = WITH McLAUGHLIN ENGINEERING CO. CAP | D.C.R. = DADE COUNTY RECORDS |
| P.R.M. = PERMANENT REFERENCE MONUMENT | P.B.R. = PALM BEACH COUNTY RECORDS |
| CONC. = CONCRETE | O.R. = OFFICIAL RECORDS BOOK |
| C.B.S. = CONCRETE, BLOCK AND STUCCO | PS. = PAGE |
| I.C.V. = IRRIGATION CONTROL VALVE | R/W = RIGHT-OF-WAY |
| W.M. = WATER METER | C.O. = CLEAN OUT |
| B.F.P. = BACK FLOW PREVENTOR | C.L.F. = CHAIN LINK FENCE |



LEGAL DESCRIPTION:

Lots 22 & 23, ISLAND NO. 4, NURMI ISLANDS, according to the plat thereof, as recorded in Plat Book 24, Page 43, of the public records of Broward County, Florida.

Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 14,400 square feet or 0.3306 acres, more or less.

ALTA/NSPS CERTIFICATION

TO: American Land Title Association; Casa Murano, LLC, a Florida limited liability company.
 This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 7(a), 7(b), 7(c), 8, 9, 11(as to visible utilities only), 13, 16(none observed), 17(none observed) of Table A thereof.
 The fieldwork was completed on January 10, 2020.

CERTIFICATION

We hereby certify that this survey meets the "Standards of Practice" as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.05 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

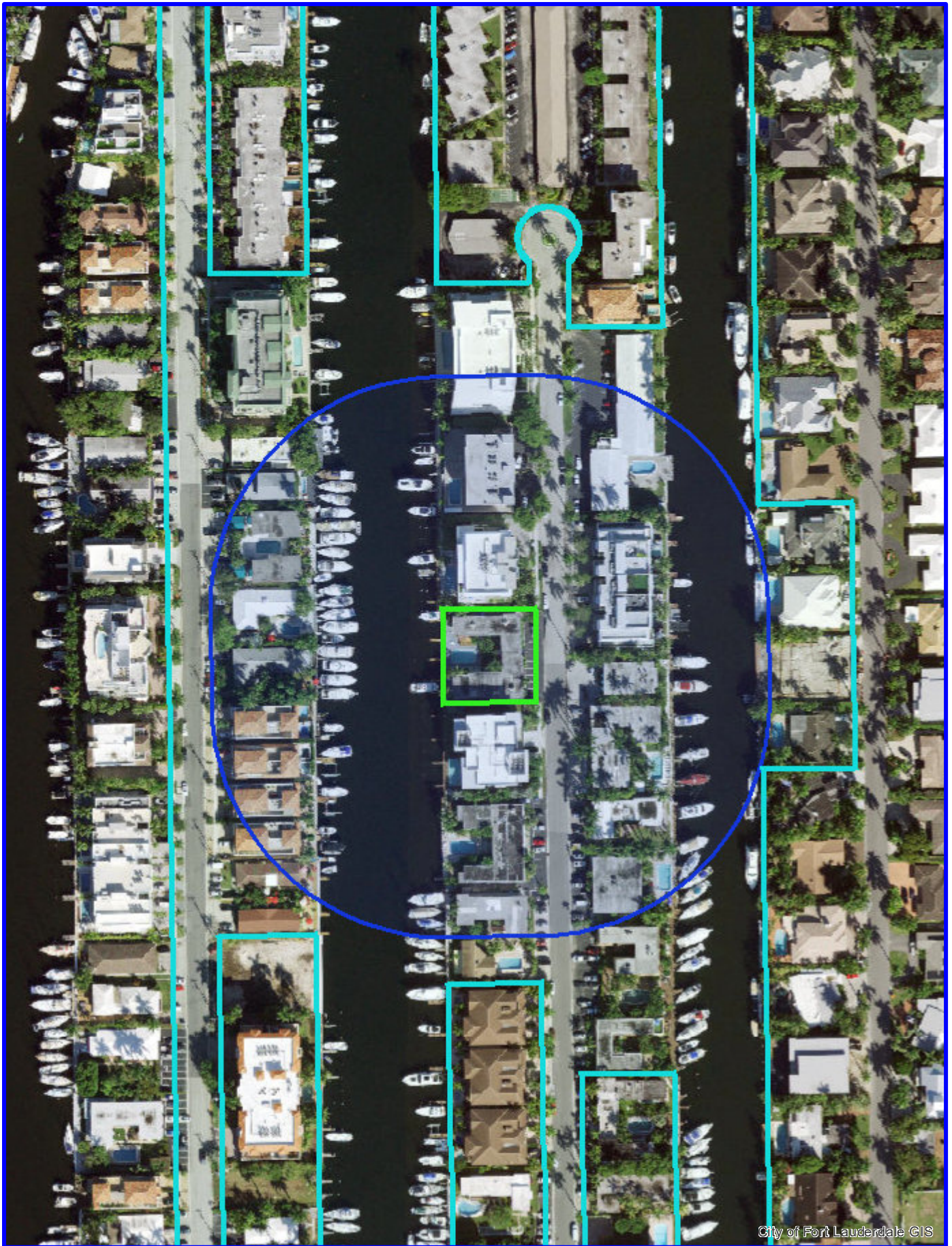
Dated at Fort Lauderdale, Florida, this 10th day of January, 2020.

McLAUGHLIN ENGINEERING COMPANY

JERALD A. McLAUGHLIN
 Registered Land Surveyor No. 5269
 State of Florida.

"NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL"

**EXHIBIT V
ZONING AERIAL**



City of Fort Lauderdale GIS



CITY OF FORT LAUDERDALE

141 Isle Of Venice



0 90 180 Feet

GIS

Fort Lauderdale

EXHIBIT VI SITE PHOTOGRAPHS

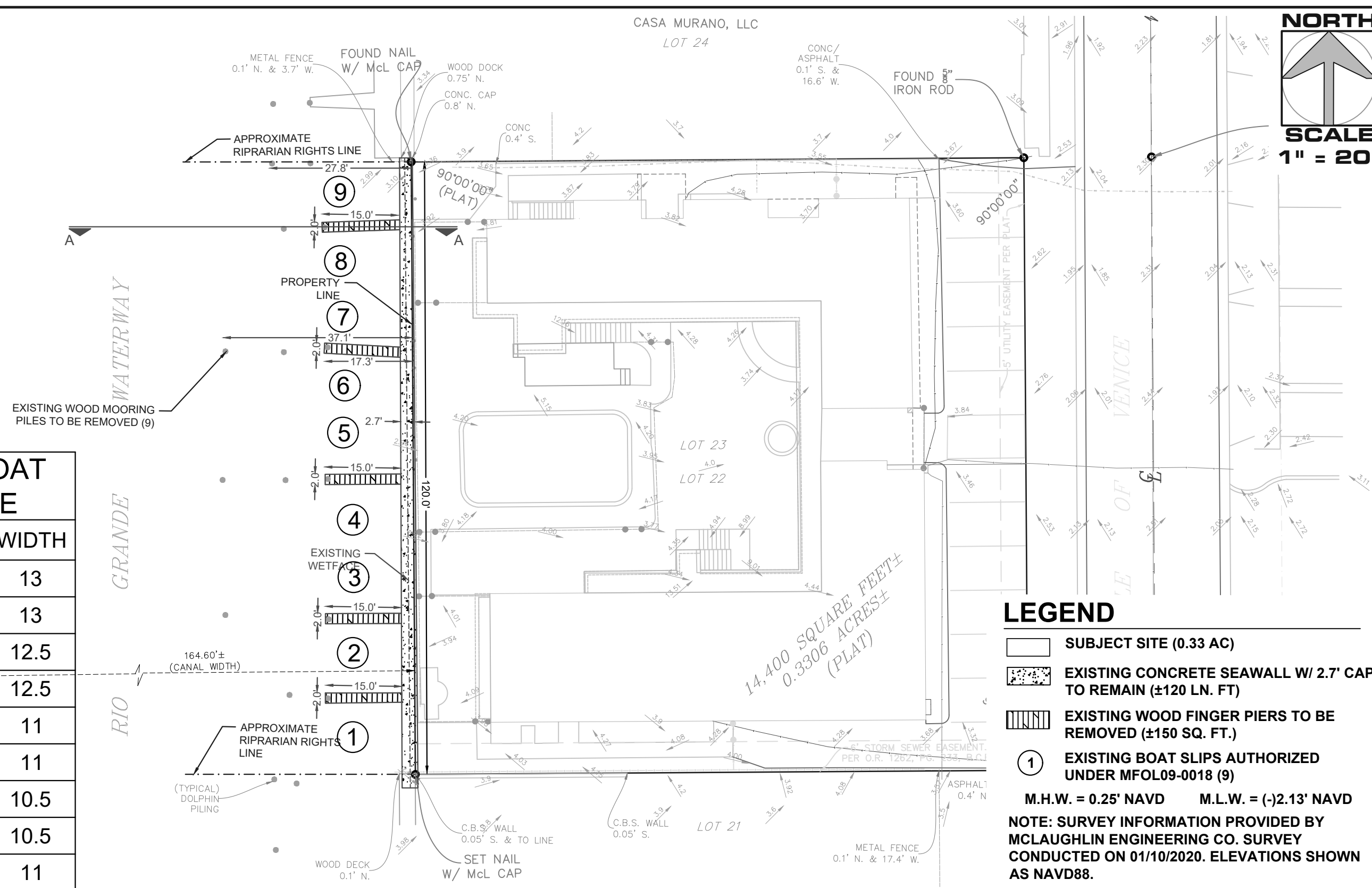
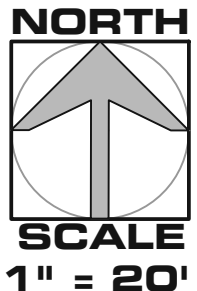


1. Southern portion of the subject site, facing north along the Rio Grande Waterway.



2. Northern portion of the subject site, facing south along the Rio Grande Waterway.

EXHIBIT VII PROJECT PLANS



EXISTING BOAT SLIP TABLE		
SLIP #	LENGTH	WIDTH
1	25	13
2	25	13
3	25	12.5
4	25	12.5
5	25	11
6	25	11
7	25	10.5
8	25	10.5
9	25	11

LEGEND

- SUBJECT SITE (0.33 AC)
- EXISTING CONCRETE SEAWALL W/ 2.7' CAP TO REMAIN (±120 LN. FT)
- EXISTING WOOD FINGER PIERS TO BE REMOVED (±150 SQ. FT.)
- EXISTING BOAT SLIPS AUTHORIZED UNDER MFOL09-0018 (9)

M.H.W. = 0.25' NAVD M.L.W. = (-)2.13' NAVD

NOTE: SURVEY INFORMATION PROVIDED BY MCLAUGHLIN ENGINEERING CO. SURVEY CONDUCTED ON 01/10/2020. ELEVATIONS SHOWN AS NAVD88.

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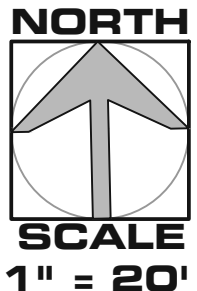
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Pompano Beach, Florida 33060
tel. 954.782.1908
fax. 954.782.1108 www.thechappellgroup.com

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

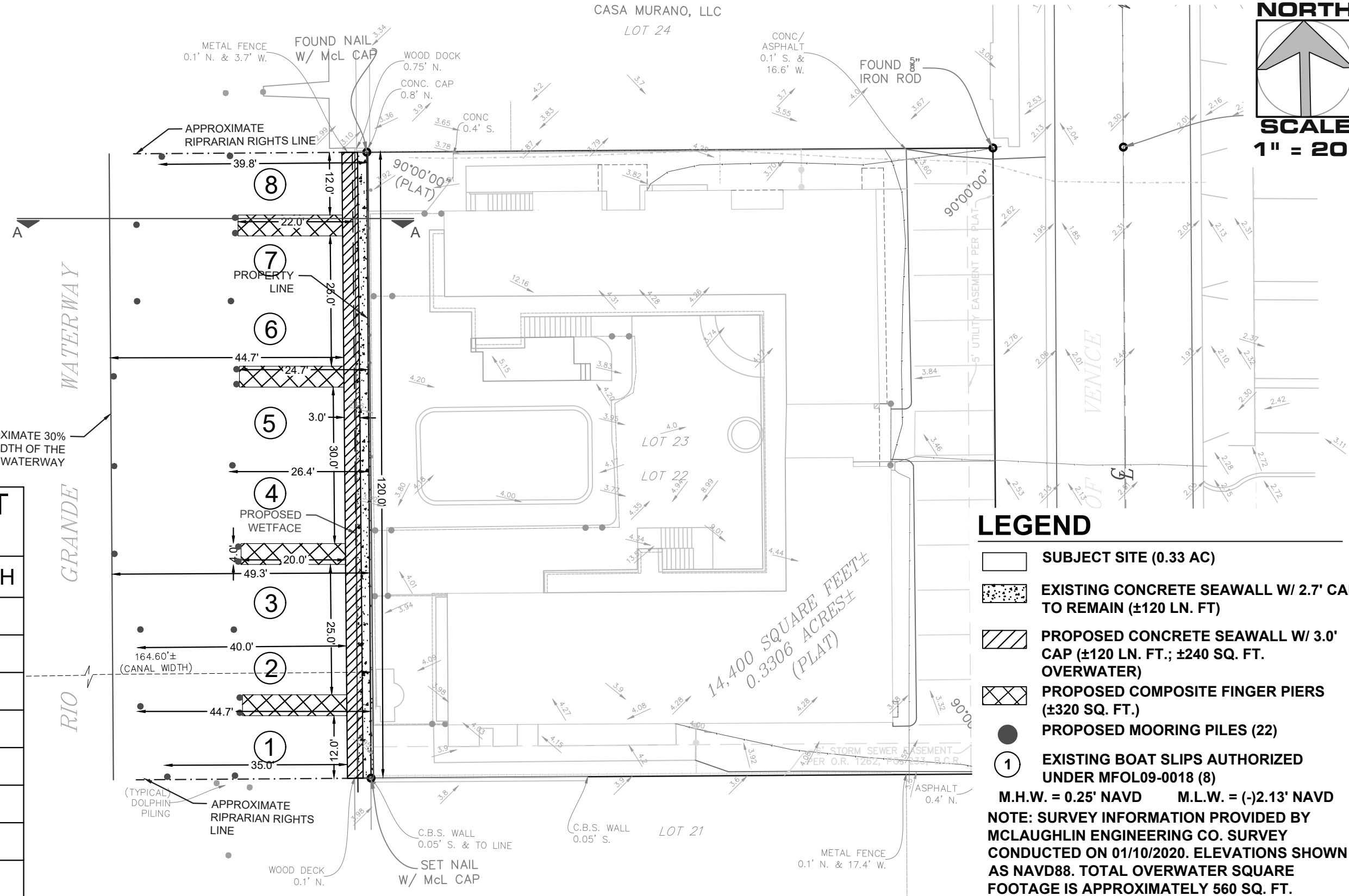
141 ISE OF VENICE DRIVE

PREPARED FOR:
ADACHE GROUP ARCHITECTS

EXISTING CONDITIONS		
Date: 3/18/2021	Sheet : 1	of : 4
Proj No.: 20-0004		



CASA MURANO, LLC
LOT 24



PROPOSED BOAT SLIP TABLE

SLIP #	LENGTH	WIDTH
1	35	11
2	40	12
3	40	12
4	44	14
5	44	14
6	40	12
7	40	12
8	35	11

LEGEND

- SUBJECT SITE (0.33 AC)
- EXISTING CONCRETE SEAWALL W/ 2.7' CAP TO REMAIN (±120 LN. FT)
- PROPOSED CONCRETE SEAWALL W/ 3.0' CAP (±120 LN. FT.; ±240 SQ. FT. OVERWATER)
- PROPOSED COMPOSITE FINGER PIERS (±320 SQ. FT.)
- PROPOSED MOORING PILES (22)
- EXISTING BOAT SLIPS AUTHORIZED UNDER MFOL09-0018 (8)

M.H.W. = 0.25' NAVD M.L.W. = (-)2.13' NAVD
NOTE: SURVEY INFORMATION PROVIDED BY MCLAUGHLIN ENGINEERING CO. SURVEY CONDUCTED ON 01/10/2020. ELEVATIONS SHOWN AS NAVD88. TOTAL OVERWATER SQUARE FOOTAGE IS APPROXIMATELY 560 SQ. FT.

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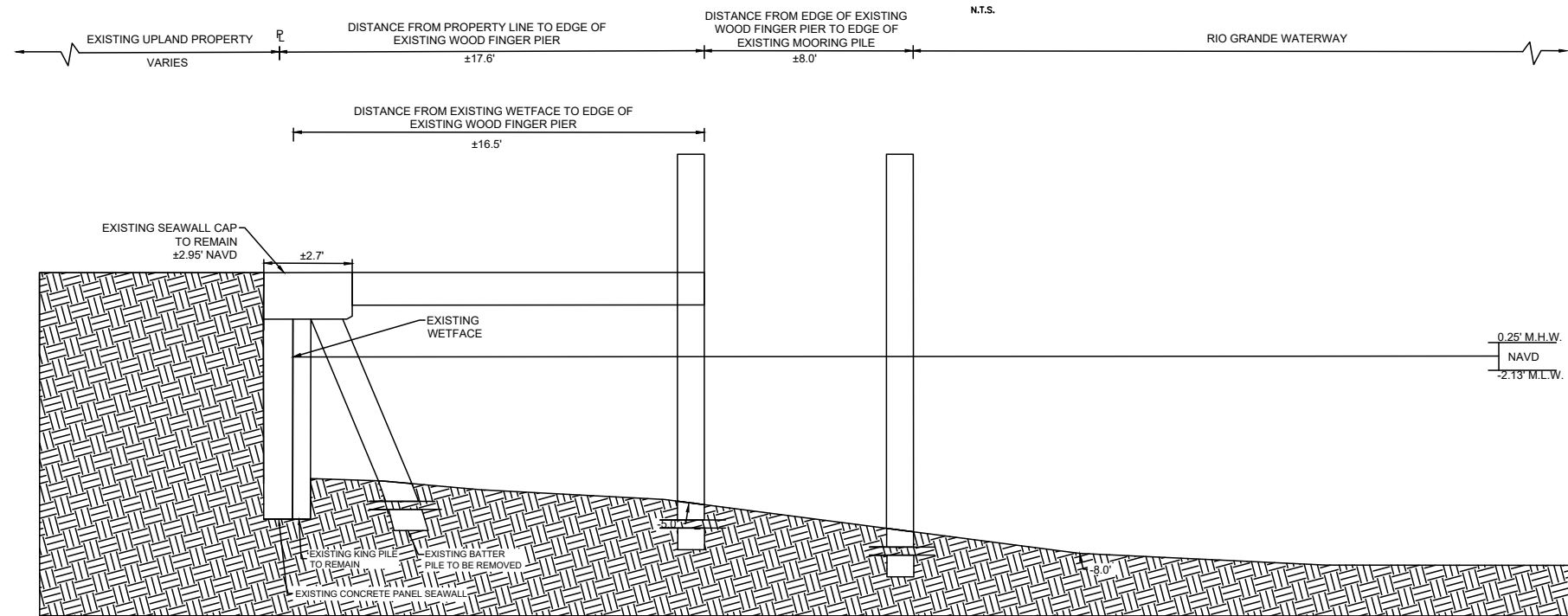
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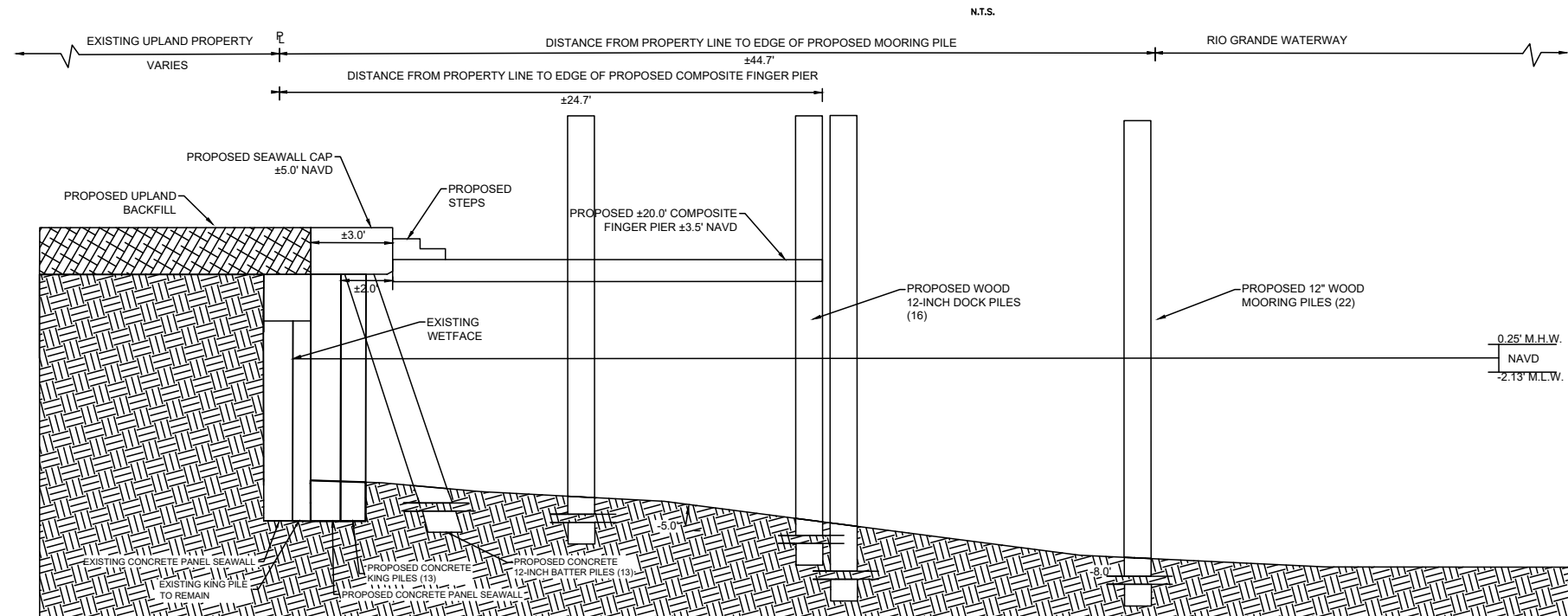
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 PREPARED FOR:
ADACHE GROUP ARCHITECTS

PROPOSED CONDITIONS		
Date: 3/18/2021	Sheet : 2	of : 4
Proj No.: 20-0004		

EXISTING CONDITIONS A-A (TYP.)



PROPOSED CONDITIONS A-A (TYP.)



NOTE PROPOSED WETFACE TO BE NO GREATER THAN 18" WATERWARD OF EXISTING WETFACE

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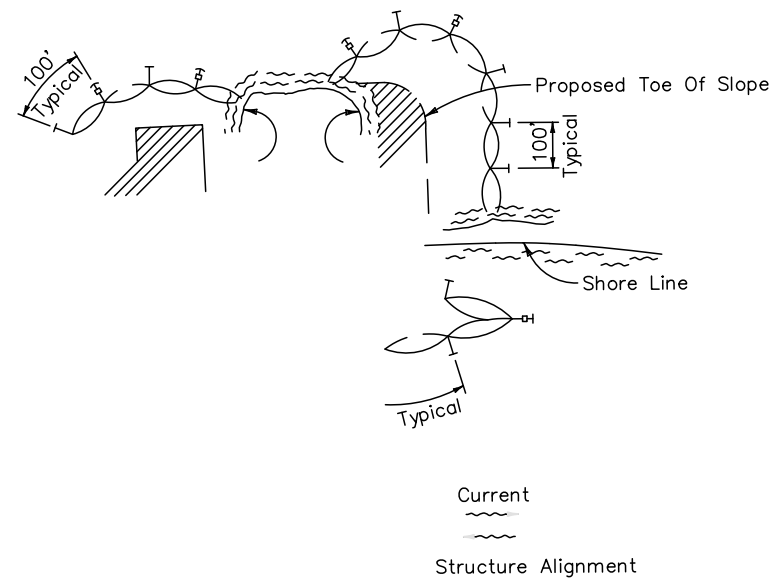
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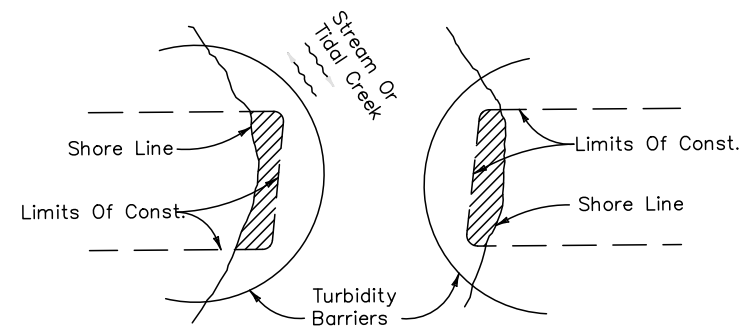
SECTIONS

Date: 3/18/2021	Sheet : 3	of : 4
Proj No.: 20-0004		

CONSTRUCTION BARGE (TYP.)



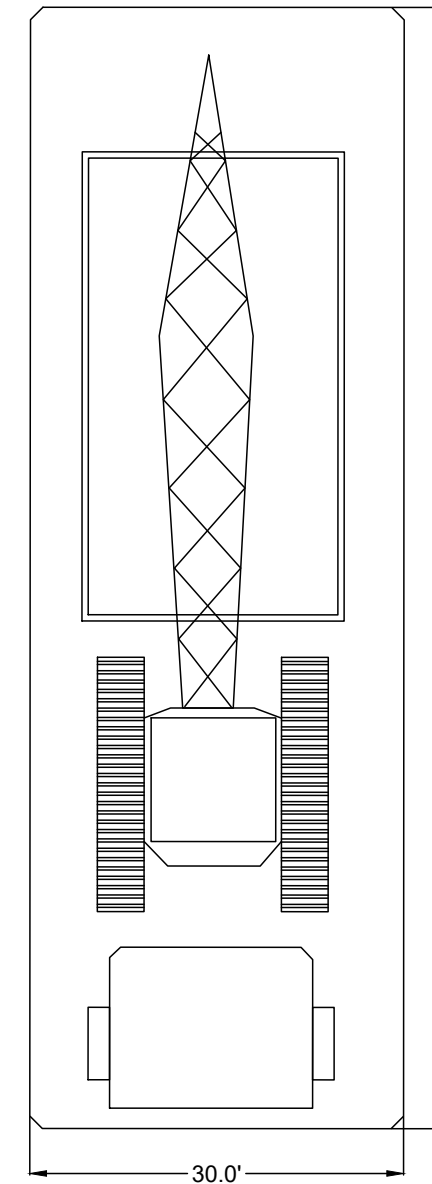
- LEGEND**
- Pile Locations
 - ▨ Dredge Or Fill Area
 - ⊕ Mooring Buoy w/Anchor
 - ⊖ Anchor
 - Barrier Movement Due To Current Action



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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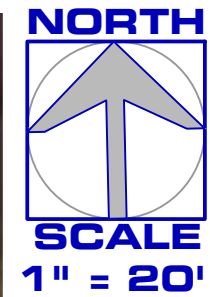
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PREPARED FOR:
ADACHE GROUP ARCHITECTS

DETAILS

Date: 3/18/2021	Sheet : 4	of : 4	
Proj No.: 20-0004			

EXHIBIT VIII DISTANCE EXHIBIT



LEGEND

- SUBJECT SITE (0.33 AC)
- EXISTING CONCRETE SEAWALL W/ 2.7' CAP TO REMAIN (±120 LN. FT)
- EXISTING WOOD FINGER PIERS TO BE REMOVED (±150 SQ. FT.)
- 1 EXISTING BOAT SLIPS AUTHORIZED UNDER MFOL09-0018 (9)

M.H.W. = 0.25' NAVD M.L.W. = (-)2.13' NAVD

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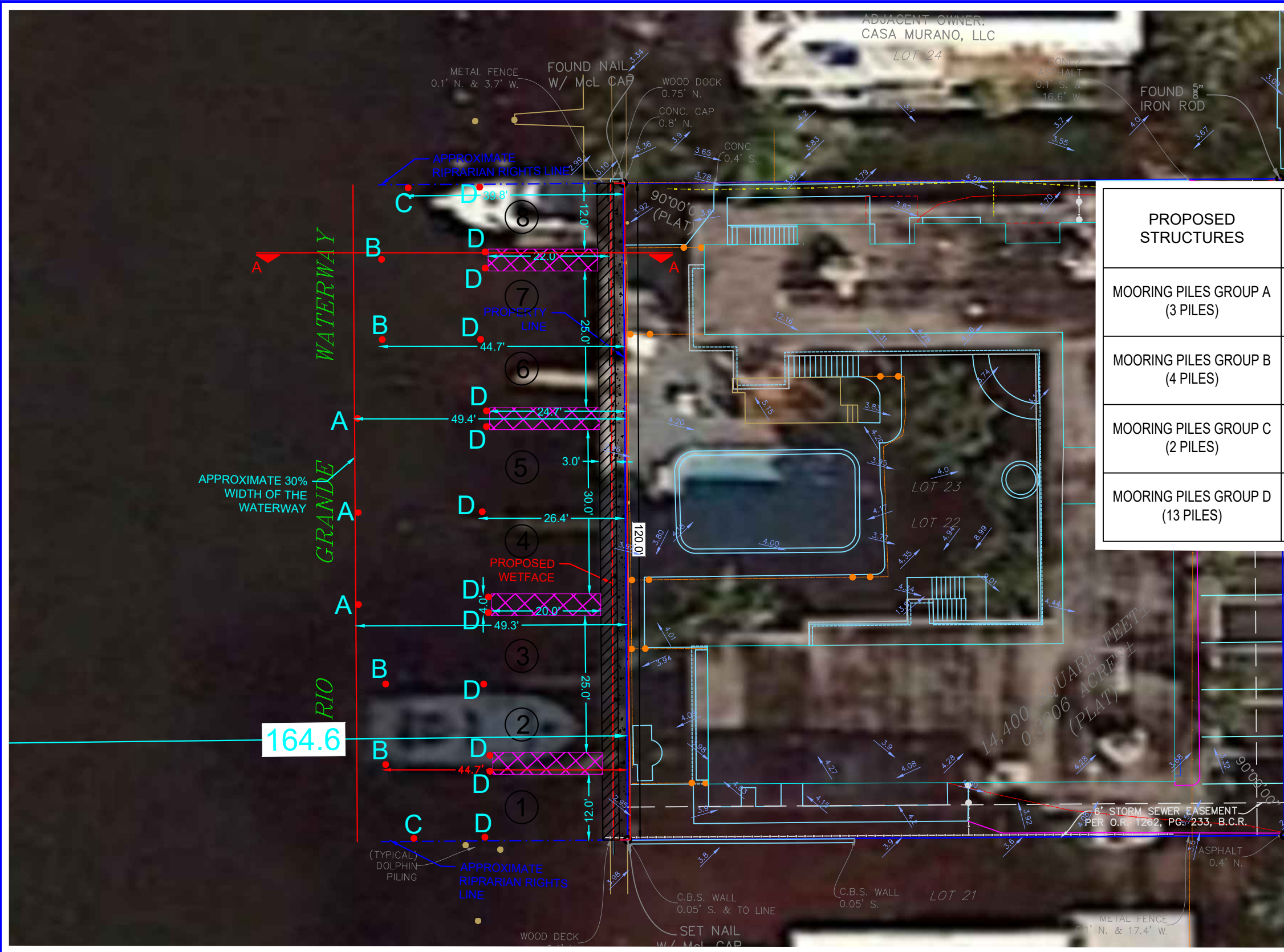
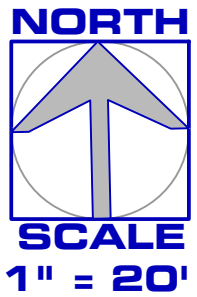
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PREPARED FOR:
CASA MURANO LLC

DISTANCE EXISTING		
Date: 3/18/2021	Sheet : <b style="font-size: 24px;">1	of : <b style="font-size: 24px;">3
Proj No.: 20-0004.001		



PROPOSED STRUCTURES	STRUCTURE DISTANCE FROM PROPERTY LINE	PERMITTED DISTANCE WITHOUT WAIVER	DISTANCE REQUIRING A WAIVER
MOORING PILES GROUP A (3 PILES)	±49.4'	25'	±24.4'
MOORING PILES GROUP B (4 PILES)	±44.7'	25'	±19.7'
MOORING PILES GROUP C (2 PILES)	±39.8'	25'	±14.8'
MOORING PILES GROUP D (13 PILES)	±26.4'	25'	±1.4'

LEGEND

- SUBJECT SITE (0.33 AC)
- EXISTING CONCRETE SEAWALL W/ 2.7' CAP TO REMAIN (±120 LN. FT)
- PROPOSED CONCRETE SEAWALL W/ 3.0' CAP (±120 LN. FT.; ±240 SQ. FT. OVERWATER)
- PROPOSED COMPOSITE FINGER PIERS (±320 SQ. FT.)
- PROPOSED MOORING PILES (22)
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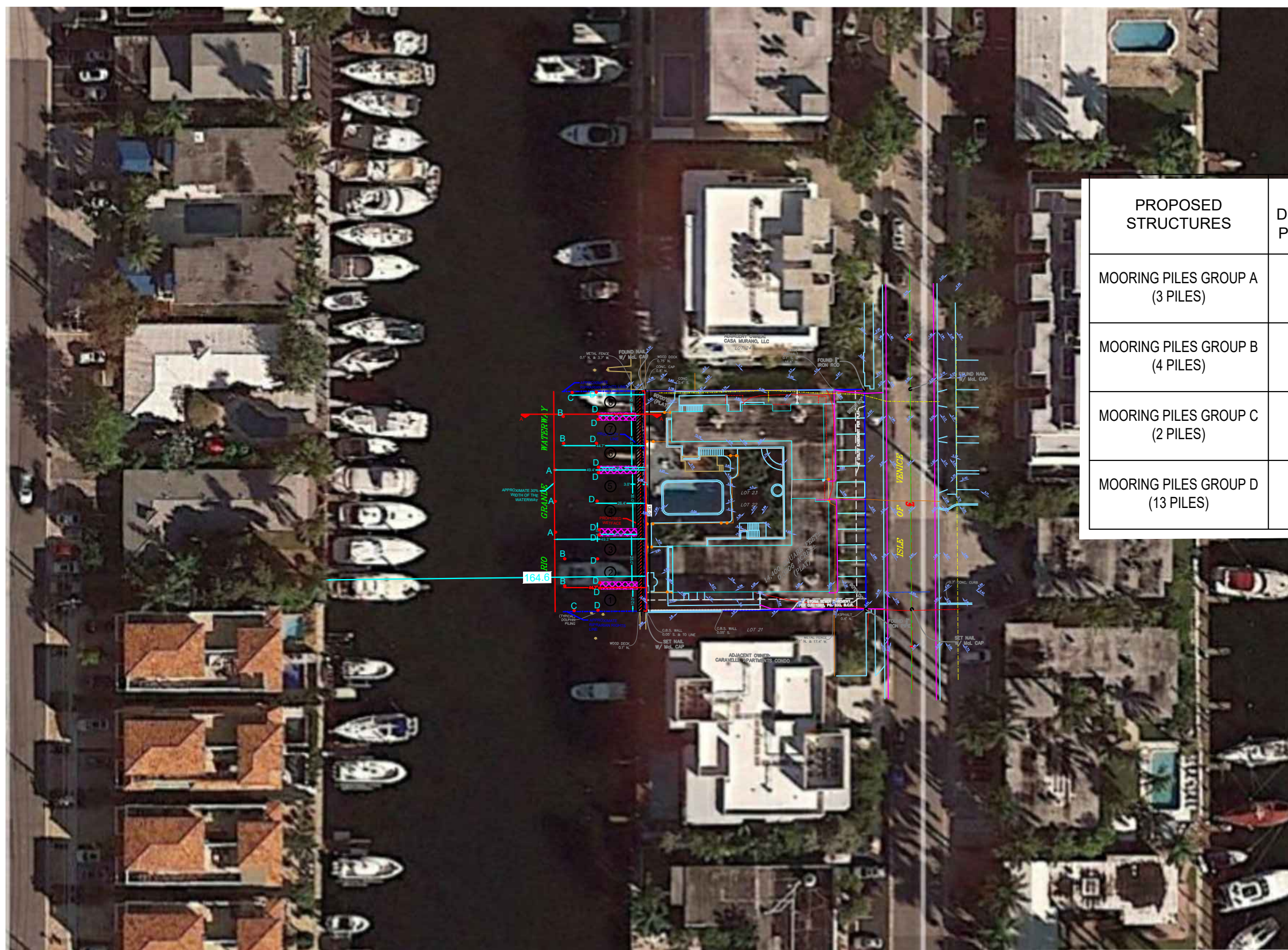
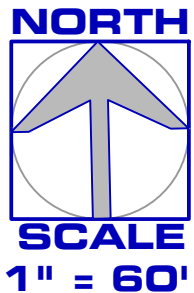
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DISTANCE EXISTING		
Date: 3/18/2021	Sheet : 2	of : 3
Proj No.: 20-0004.001		



PROPOSED STRUCTURES	STRUCTURE DISTANCE FROM PROPERTY LINE	PERMITTED DISTANCE WITHOUT WAIVER	DISTANCE REQUIRING A WAIVER
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LEGEND

- SUBJECT SITE (0.33 AC)
- EXISTING CONCRETE SEAWALL W/ 2.7' CAP TO REMAIN (±120 LN. FT)
- PROPOSED CONCRETE SEAWALL W/ 3.0' CAP (±120 LN. FT.; ±240 SQ. FT. OVERWATER)
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PREPARED FOR:
 CASA MURANO LLC

DISTANCE EXISTING		
Date: 3/18/2021	Sheet : 3	of : 3
Proj No.: 20-0004.001		

EXHIBIT IX EXISTING WAIVERS IN THE VICINTY



ADDRESS	MAXIMUM DISTANCE
440 Hendricks Isle	39.0'
101 Hendricks Isle	30.0'
95 Hendricks Isle	35.0'
13 Hendricks Isle	80.0'
1 Hendricks Isle	43.0'
91 Isle of Venice	45.0'
Subject Site	49.4'

MEMORANDUM NO. MF 21-07

DATE: March 16, 2021

TO: Marine Advisory Board

FROM: Andrew Cuba, Manager of Marine Facilities

RE: May 6, 2021 MAB Meeting – Application - Dock Waiver of Distance Limitations – William H. Jr. & Vicki L. Schaefer / 1207 Seminole Drive

Attached for your review is an application from William H. Jr. & Vicki L. Schaefer / 1207 Seminole Drive (see **Exhibit 1**).

APPLICATION AND BACKGROUND INFORMATION

The applicant is requesting approval for the installation of a 25’ long by 4’ wide wood finger pier (+/- 100 sq. ft.) and the installation of one (1) wood 12” mooring pile, extending a maximum of 53.5’ from the property line. The proposed distances for the dock and piling extending into Seminole Lake are shown in the survey in **Exhibit 1** and summarized in **Table 1** below:

TABLE 1

PROPOSED STRUCTURES	STRUCTURES DISTANCE FROM PROPERTY LINE	PERMITTED DISTANCE WITHOUT WAIVER	DISTANCE REQUIRING A WAIVER
Finger Pier	33.0’	25’	8.0’
Mooring Pile	53.5’	25’	28.5’

The City’s Unified Land and Development Regulations (UDLR), Section 47-19.3.C and D, limits the maximum distance of finger piers to 25’ or 25%, whichever is less, and mooring piles to 25’ or 30%, whichever is less, from the property line. Section 47.19.3.E authorizes the City Commission to waive this limitation based on a finding of extraordinary circumstances. The Summary Description specifies the following justifications for the waiver request:

1. Extraordinary width at project site from wet face to wet face (+/- 335’) would not impede navigation
2. The proposed structures are necessary to safely moor resident’s vessels, especially during high wind events/severe weather.
3. The angle of the applicant’s property lines do not provide adequate length along the existing dock to moor the applicant’s vessels parallel within vessel side yard setbacks.

PROPERTY LOCATION AND ZONING

The property is located within the Beach Way Heights RS-4.4 Residential Single Family Low/Medium Density Zoning District. It is situated along Seminole Lake.

TIDAL CONDITIONS

The Summary Description makes mention to the incoming tidal waters (flood) moving to the south and the outgoing waters (ebb) moving to the north.

DOCK PLAN AND BOATING SAFETY

Marine Facilities office records reflect that there have been at least twelve (12) waivers of distance limitation approved by the City Commission since 1979 with the most recent opposite 1100/1120 Seminole Drive in 2013. **Table 2** represents the maximum distances of mooring piers/pilings:

TABLE 2

DATE	ADDRESS	MAXIMUM DISTANCE
1979	1280 Seminole Drive	42'
1980	1224 Seminole Drive	40'
1984	1224 Seminole Drive	51'
1985	1240 Seminole Drive	46'
1990	2701 East Sunrise Blvd	487.4'
1990	2800 Yacht Club Blvd	120'
1994	1256 Seminole Drive	33'
1995	1272 Seminole Drive	40'
2009	1256 Seminole Drive	58'
2009	1224 Seminole Drive	50'
2011	1200 Seminole Drive	50'
2013	1100/1120 Seminole Drive	54.7'

The proposed dock structures are being applied for concurrently with the Broward County Environmental and Growth Management Department (EPGMD), Florida Department of Environmental Protection (FDEP), and US Army Corp of Engineers (USACE).

RECOMMENDATIONS

Should the Marine Advisory Board consider approval of the application, the resolution under consideration for approval by the City Commission should include at least the following:

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 the City's Supervisor of Marine Facilities with copies of "As Built" drawings from a certified and licensed contractor.

AC

Attachment

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

**1207 SEMINOLE DRIVE
APPLICATION FOR WATERWAY 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: **William H. Schaefer, Jr. & Vicki L. Schaefer**

TELEPHONE NO: 443-500-2000 _____ EMAIL: whsofc@aol.com
(home) (business)

2. APPLICANT'S ADDRESS (if different than the site address): **1207 Seminole Drive Fort Lauderdale, FL 33304**

3. TYPE OF AGREEMENT AND DESCRIPTION OF REQUEST:
The applicant requests a waiver for the proposed construction of a wood finger pier and one (1) wood mooring pile beyond 25 feet from the property line.

4. SITE ADDRESS: **1207 Seminole Drive Fort Lauderdale, FL 33304** ZONING: **R.S-4.4**

LEGAL DESCRIPTION AND FOLIO NUMBER:
**BEACH WAY HEIGHTS UNIT B 25-27 B LOT 34
Folio No. 494236080310**

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



2-25-21

Applicant's Signature _____ 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 **Commission Action**
Formal Action taken on _____ Formal Action taken on _____

Table of Contents

SUMMARY DESCRIPTION	3
WARRANTY DEED	6
ORIGINAL SURVEY	9
ZONING AERIAL	12
SITE PHOTOGRAPHS	14
PROJECT PLANS	16
DISTANCE EXHIBIT	21
EXISTING WAIVERS IN THE VICINTY	25
LETTERS OF SUPPORT	27

EXHIBIT II SUMMARY DESCRIPTION

Summary Description
1207 Seminole Drive
TCG Project No. 21-0005

The project site is located along Seminole Lake at 1207 Seminole Drive, in Section 36, Township 49, Range 42, in the City of Fort Lauderdale, Broward County, Florida

The property is located along Seminole Lake, which is a tidal water. The nearest direct connection to the Atlantic Ocean is approximately 3.5 miles to the south at the Port Everglades Inlet. As the project site is located along the Seminole Lake, the incoming tidal waters (flood) at the site move to the south and the outgoing waters (ebb) move to the north.

The project site consists of an existing ± 55 ln. ft. coral rock wall with a footer, and a ± 549 sq. ft. wood marginal dock. The proposed project includes the installation of a 25'x4' wood finger pier (± 100 sq. ft.) and the installation of one (1) wood 12-inch mooring pile. As measured from the existing wetface and property line, the proposed finger pier and mooring pile encroach more than 25' from the wetface and property line into the Seminole Lake. As these distances are over the allowable 25' distance into the waterway from the property line, the proposed finger pier and mooring pile will require a variance waiver.

The proposed structures are being applied for concurrently with the Broward County Environmental Protection & Growth Management Department, Florida Department of Environmental Protection, and 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 ($\pm 335'$), the proposed project will not impede navigation within the Seminole Lake.
3. The proposed structures are necessary for safely mooring resident's vessels, especially during high wind events and severe weather.
4. The angle of the applicant's property lines do not provide adequate length along the existing dock to moor the applicant's vessels parallel with the

existing dock while also adhering to side yard setback for mooring of vessels (Section 47-19.3 (H)).

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	Finger pier	33.0'	25'	8.0'
B	Mooring pile	53.5'	25'	28.5'

EXHIBIT III WARRANTY DEED

THIS INSTRUMENT PREPARED BY:

J. WALTER McCrory, ESQ.
J. Walter McCrory, P.A.
1900 S.E. 15th Street, Suite 6
Fort Lauderdale, FL 33316

**PROPERTY APPRAISER'S PARCEL
IDENTIFICATION NUMBER: 4942 36 08 0310**

WARRANTY DEED

THIS INDENTURE, made this 18th day of September 2019, by DENNIS E. LYLES and JACQUELYN C. LYLES, his wife, hereafter "Grantors", whose post office address is 600 N.W. Winters Creek Road, Palm City, FL 34990-8094, to WILLIAM H. SCHAEFER, JR., and VICKI L. SCHAEFER, husband and wife, hereafter "Grantees", whose post office address is 5 Johnson Mill Road, Baltimore, MD 21204:

WITNESSETH that the Grantors, for and in consideration of Ten and 00/100 (\$10.00) Dollars and other valuable considerations to Grantors in hand paid by Grantees, the receipt whereof is hereby acknowledged, has granted, bargained and sold to Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida, to wit:

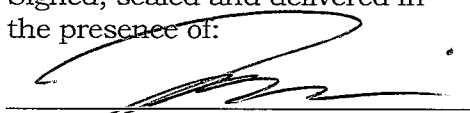
Lot 34 of BEACH WAY HEIGHTS - UNIT "B", according to the plat thereof, as recorded in Plat Book 25, Page 27, of the Public Records of Broward County, Florida.

SUBJECT TO: (1) Zoning and/or restrictions and prohibitions imposed by governmental authority; (2) restrictions, easements and other matters appearing on the plat and/or common to the subdivision; (3) taxes for the year 2019 and all subsequent years.

AND the Grantors do hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals the day and year first above written.


Signed, sealed and delivered in the presence of:

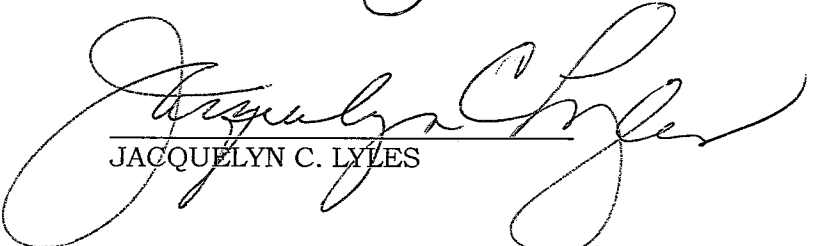

Print Name: James B. April


Print Name: Kelly Adams


Print Name: James B. April


Print Name: Kelly Adams

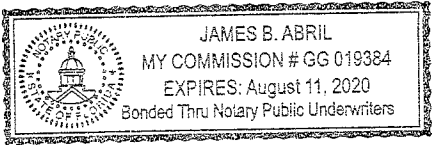

DENNIS E. LYLES



JACQUELYN C. LYLES

WARRANTY DEED

STATE OF FLORIDA)
) ss.
COUNTY OF BROWARD)

The foregoing instrument was acknowledged and subscribed before me this 18th day of September 2019, by DENNIS E. LYLES and JACQUELYN C. LYLES (X) who are personally known to me or () who have produced _____ as identification.




NOTARY PUBLIC
State of Florida James B. Abril

MY COMMISSION EXPIRES:

EXHIBIT IV ORIGINAL SURVEY

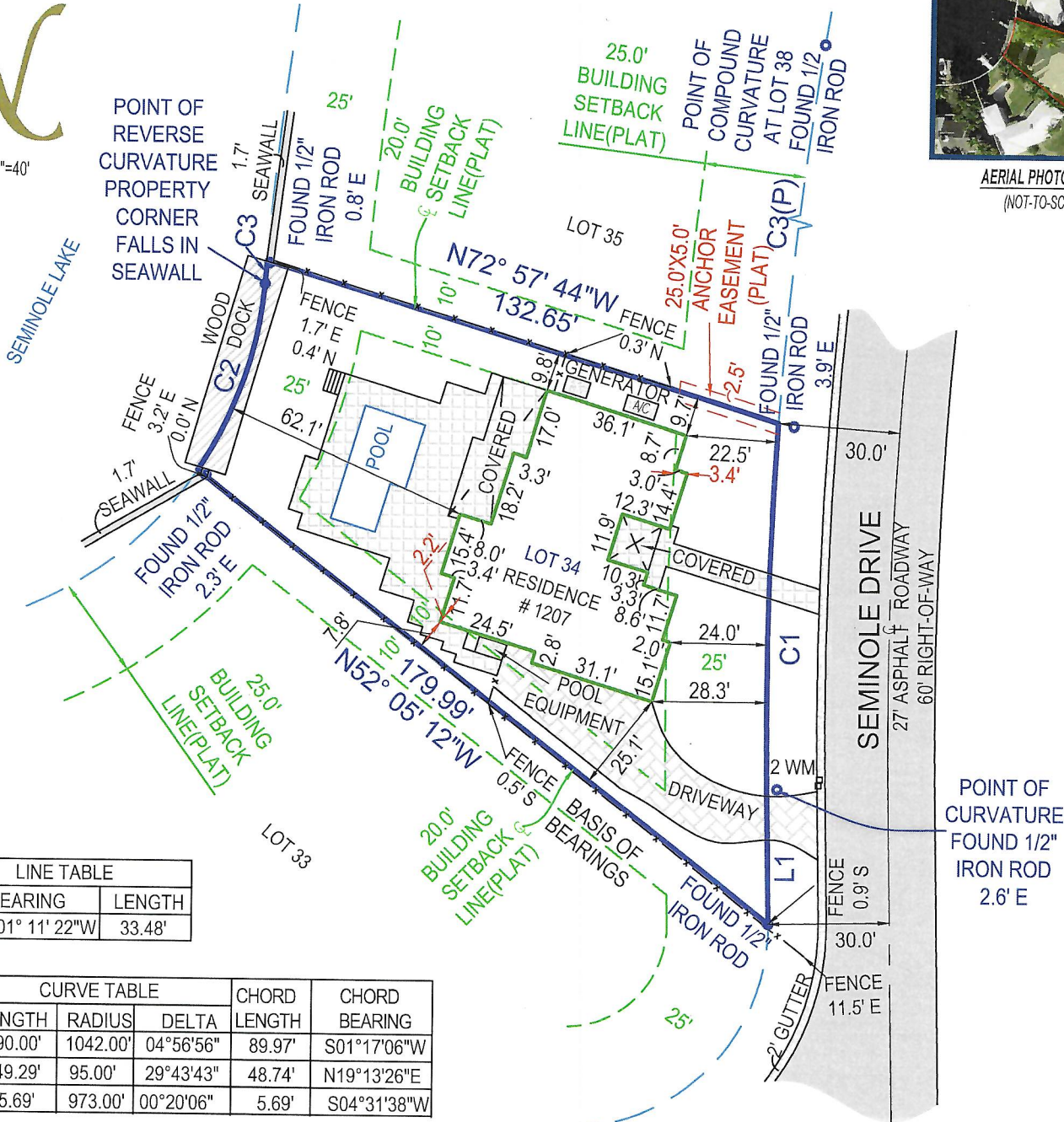
1207 SEMINOLE DRIVE, FORT LAUDERDALE, FL 33304



SCALE: 1"=40'



AERIAL PHOTOGRAPH
(NOT-TO-SCALE)



LINE TABLE		
	BEARING	LENGTH
L1	N01° 11' 22"W	33.48'

CURVE TABLE				CHORD LENGTH	CHORD BEARING
	LENGTH	RADIUS	DELTA		
C1	90.00'	1042.00'	04°56'56"	89.97'	S01°17'06"W
C2	49.29'	95.00'	29°43'43"	48.74'	N19°13'26"E
C3	5.69'	973.00'	00°20'06"	5.69'	S04°31'38"W

- ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED

SHEET 1 OF 2 (SKETCH OF SURVEY) - SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION, AND OTHER SURVEY RELATED DATA. SURVEY IS NOT COMPLETE WITHOUT ALL SHEETS

The survey map & report or the copies thereof are not valid without the digital signature and seal of a Florida licensed surveyor and mapper

Date of Field Work : 08-15-2019
 Drawn By: Oleg
 Order #: 64077
 Last Revision Date: 08-15-2019
 Boundary Survey prepared by: LB8111
 NexGen Surveying, LLC
 5601 Corporate Way, Suite #103
 West Palm Beach, FL 33407
 561-508-6272



LEGAL DESCRIPTION OF: 1207 SEMINOLE DRIVE, FORT LAUDERDALE, FL, 33304

LOT 34, OF BEACH WAY HEIGHTS - UNIT "B", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGE 27, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

CERTIFIED TO:

WILLIAM H. SCHAEFER, JR. AND VICKI L. SCHAEFER
ENTERPRISE TITLE, INC.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
WELLS FARGO BANK, N.A.

FLOOD ZONE:

12011C0388H
ZONE: AE
ELEV. 5 FT
EFF: 08/18/2014

SURVEY NOTES:

- DRIVEWAY CROSSES THE BOUNDARY LINE ON EASTERLY SIDE OF LOT AS SHOWN.
- TILE WALK CROSSES THE BOUNDARY LINE ON EASTERLY SIDE OF LOT AS SHOWN.
- FENCES LIE NEAR BOUNDARY LINES AS SHOWN, OWNERSHIP NOT DETERMINED.
- FENCES CROSS THE BOUNDARY LINES ON NORTHERLY SIDES OF LOT AS SHOWN.
- WOOD DOCK CROSSES THE BOUNDARY LINE ON WESTERLY SIDE OF LOT AS SHOWN.

LEGEND

A/C	-AIR CONDITIONER
WM	-WATER METER
AL	-ARC LENGTH
(C)	-CALCULATED
(M)	-MEASURED
P.O.B.	-POINT OF BEGINNING
P.O.C.	-POINT OF COMMENCEMENT
&	-AND
P.B.	-PLAT BOOK
PG	-PAGE
U.E.	-UTILITY EASEMENT
D.E.	-DRAINAGE EASEMENT
P.U.E.	-PUBLIC UTILITY EASEMENT
L.A.E.	-LIMITED ACCESS EASEMENT
L.M.E.	-LAKE MAINTENANCE EASEMENT
O.H.E.	-OVERHEAD EASEMENT
R	-RADIUS
(R)	-RECORD
O.R.B.	-OFFICIAL RECORDS BOOK
Sq.Ft.	-SQUARE FEET
Ac.	-ACRES
DB	-DEED BOOK
(D)	-DEED
(P)	-PLAT
EOW	-EDGE OF WATER
TOB	-TOP OF BANK
OHL	-OVERHEAD LINE
C/O	-CLEAN OUT
ELEV	-ELEVATION
FF	-FINISHED FLOOR
LS	-LICENSED SURVEYOR
LB	-LICENSED BUSINESS
PSM	-PROFESSIONAL SURVEYOR & MAPPER
— x —	-FENCE
#	-NUMBER
±	-PLUS OR MINUS
□	-ASPHALT
□	-CONCRETE
□	-PAVER/BRINCK
□	-WOOD
☼	-LIGHT POLE
⊗	-WELL
⊗	-WATER VALVE
⊕	-CENTER LINE
□	-CATCH BASIN
⊕	-FIRE HYDRANT
⊕	-UTILITY POLE
⊕	-MANHOLE
XXX	-ELEVATION

SOME ITEMS IN LEGEND MAY NOT
APPEAR ON DRAWING.

GENERAL NOTES:

- 1) THIS SURVEY IS BASED UPON RECORD INFORMATION BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
- 2) IF THIS SURVEY HAS BEEN PREPARED FOR THE PURPOSES OF A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO FUTURE CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT FIRST OBTAINING APPROVAL AND/OR UPDATES FROM NEXGEN SURVEYING, LLC. NEXGEN SURVEYING, LLC, ASSUMES NO RESPONSIBILITY FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE. 3) 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 SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES. 4) GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS. 5) UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN. 6) ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988). 7) ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE. 8) CORNERS SHOWN AS "SET" ARE 5/8" IRON RODS IDENTIFIED WITH A PLASTIC CAP MARKED LS (LICENSED SURVEYOR)



www.NexGenSurveying.com

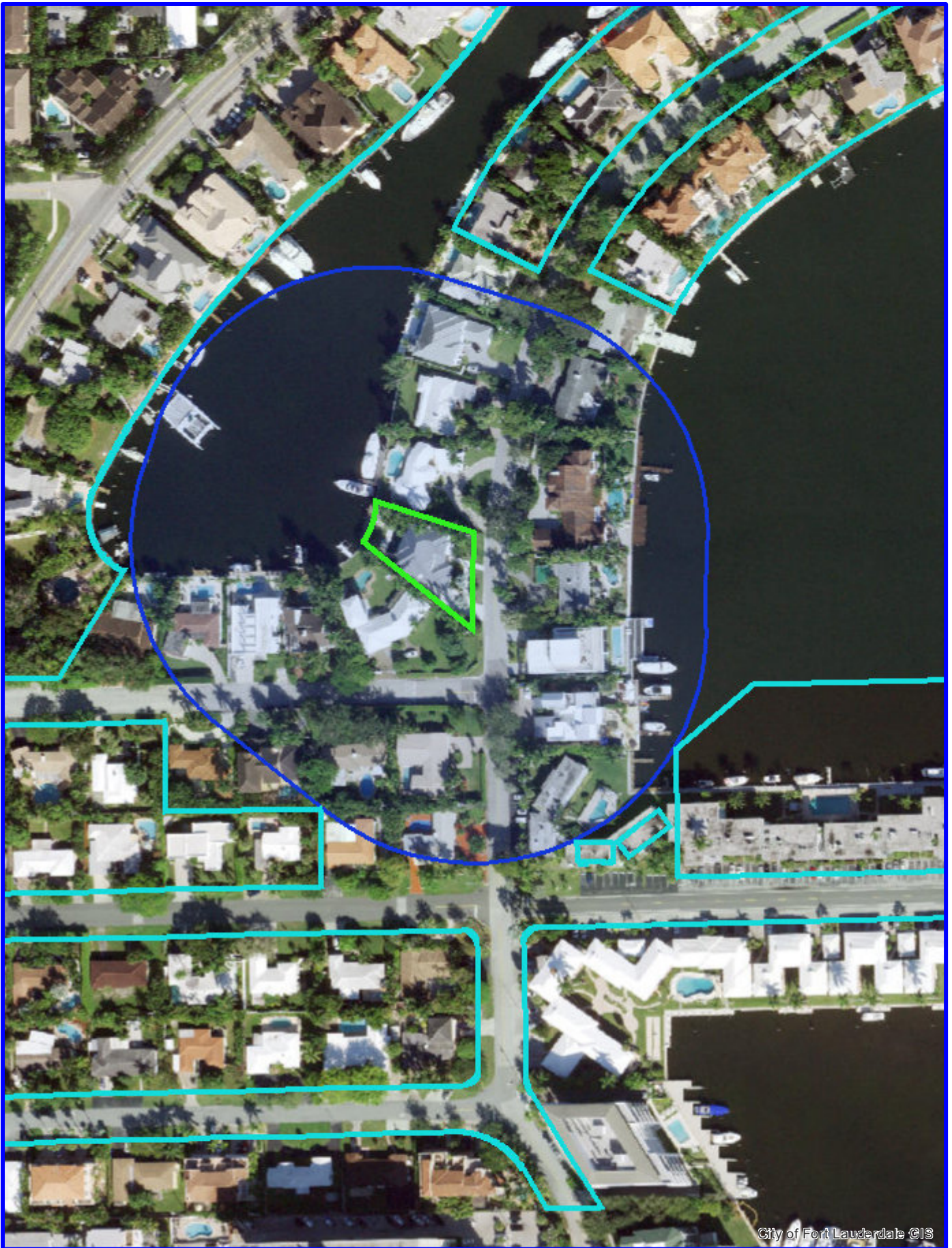
561.508.6272

Fax: 561.508.6309

LB 8111

5601 Corporate Way | Suite 103
West Palm Beach, FL 33407

**EXHIBIT V
ZONING AERIAL**



City of Fort Lauderdale GIS



CITY OF FORT LAUDERDALE

1207 Seminole Drive



0 90 180 Feet

GIS
Fort Lauderdale

EXHIBIT VI SITE PHOTOGRAPHS



1. Southern portion of the subject site, facing north along Seminole Lake.

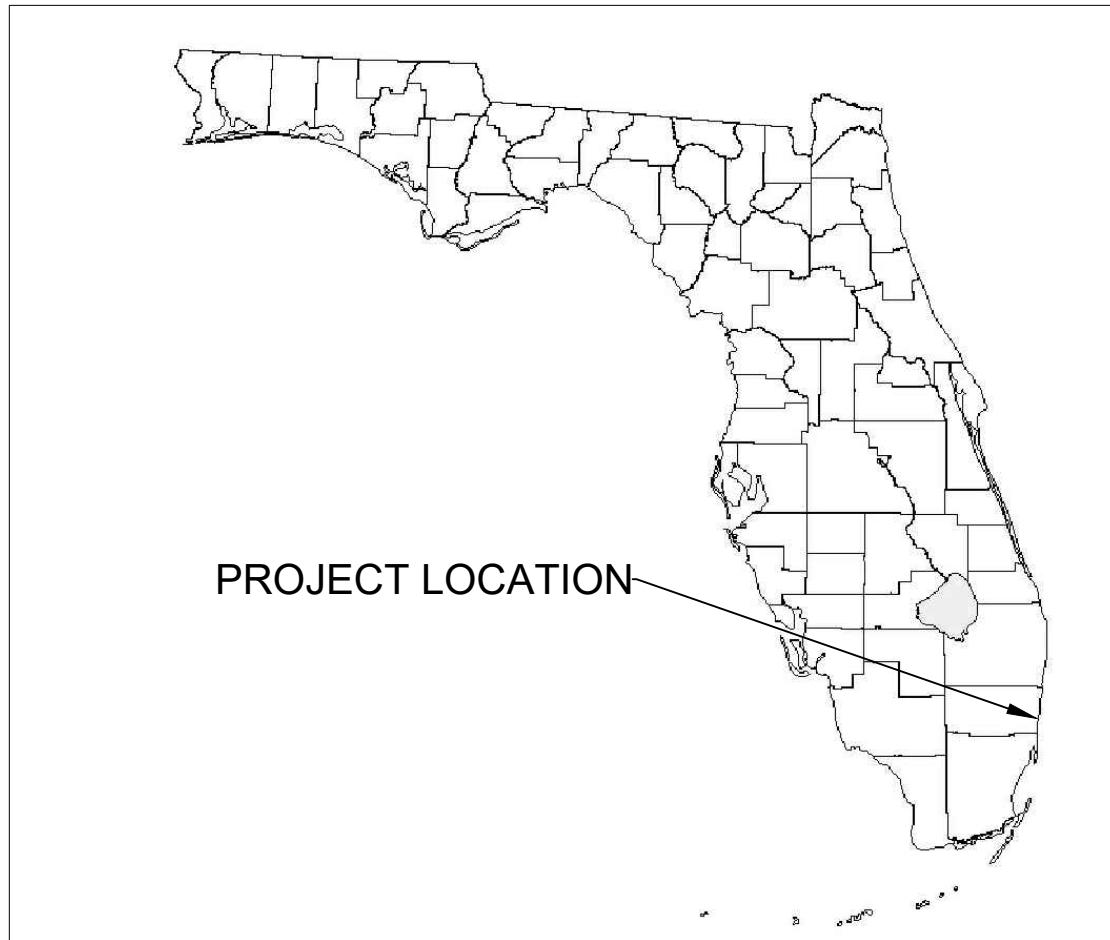


2. Northern portion of the subject site, facing south along Seminole Lake.

EXHIBIT VII PROJECT PLANS

1207 SEMINOLE DRIVE

PLAN SET



LOCATION MAP (N.T.S.)

DRAWING INDEX

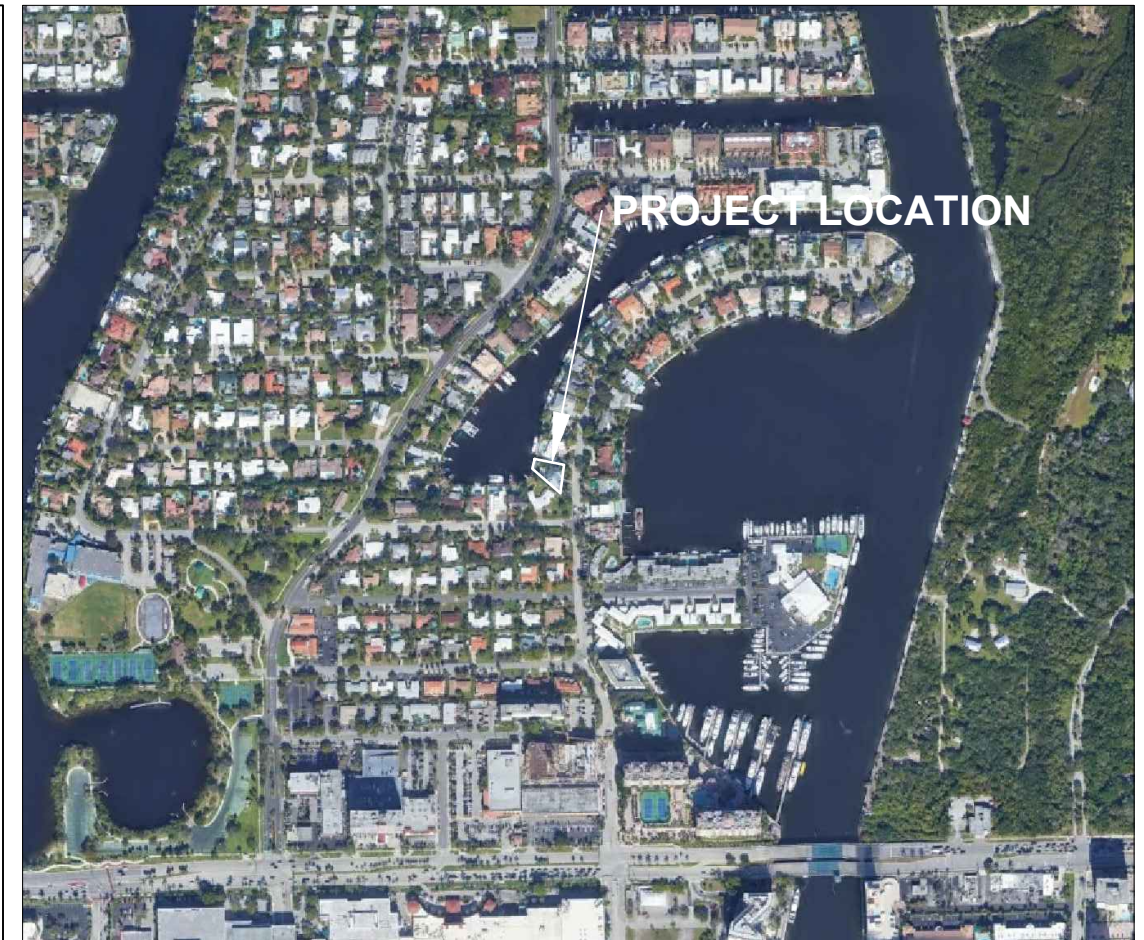
SHEET 1: COVER

**SHEET 2: EXISTING
CONDITIONS**

**SHEET 3: PROPOSED
CONDITIONS**

SHEET 4: SECTION A

SHEET 5: DETAILS



VICINITY AERIAL (N.T.S.)

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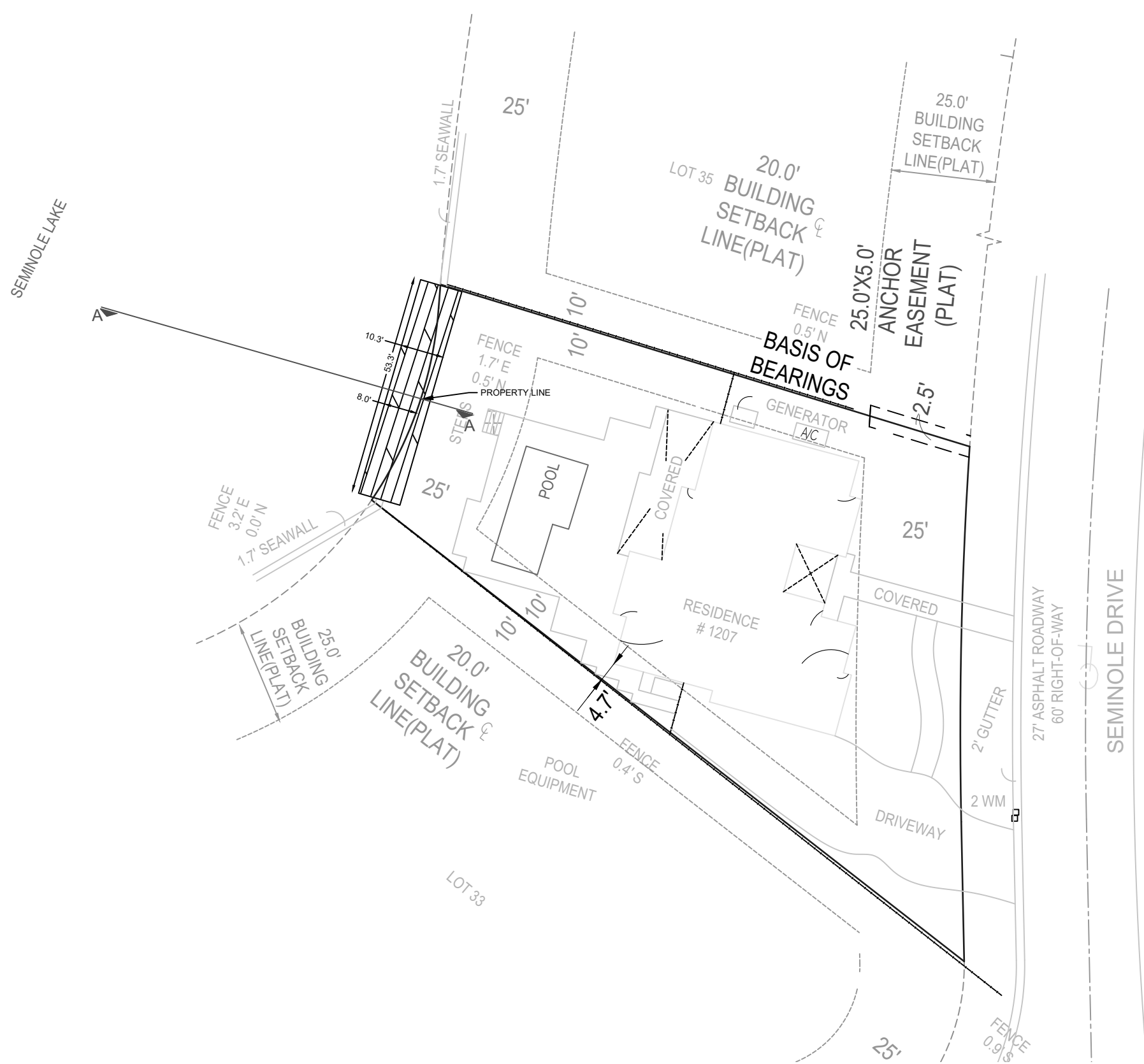
- *Environmental Consultants*
- *Marina & Wetland Permitting*
- *Mitigation Design & Monitoring*
- *T&E Species Surveys*

1207 SEMINOLE DRIVE



PREPARED FOR:
MR. WILLIAM H. SCHAEFFER, JR.

COVER

Date: 2/19/2021	Sheet :	of :
Proj No.: 21-0005	1	5



LEGEND

-  SUBJECT SITE (0.28 AC)
-  EXISTING WOOD MARGINAL DOCK TO REMAIN (±549 SQ. FT.)
- M.H.W. = 0.26' NAVD88 M.L.W. = (-)2.12' NAVD88
- NOTE: SURVEY INFORMATION PROVIDED BY NEXGEN SURVEYING, LLC.

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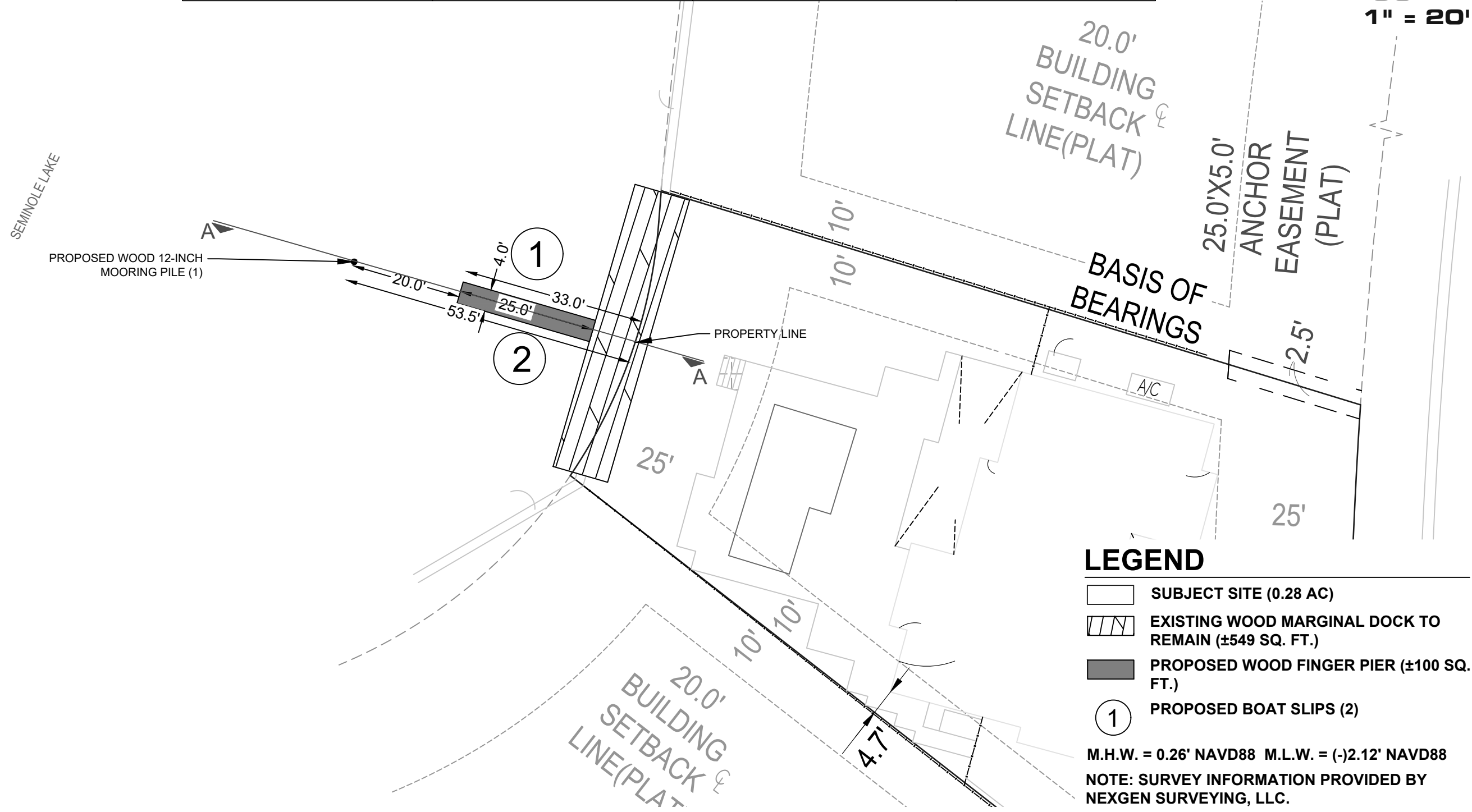
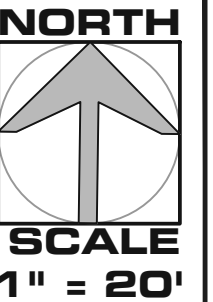
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1207 SEMINOLE DRIVE
 PREPARED FOR:
 MR. WILLIAM H. SCHAEFFER, JR.

EXISTING CONDITIONS		
Date: 2/19/2021	Sheet :	of :
Proj No.: 21-0005	2	5

PROPOSED SLIP TABLE		
SLIP #	LENGTH	WIDTH
1	60'	16'
2	30'	10'

CITY WAIVER REQUEST			
PROPOSED STRUCTURES	STRUCTURE DISTANCE FROM PROPERTY LINE	PERMITTED DISTANCE WITHOUT WAIVER	DISTANCE REQUIRING A WAIVER
FINGER PIER	33.0'	25'	8.0'
MOORING PILE (1)	53.5'	25'	28.5'



LEGEND

- SUBJECT SITE (0.28 AC)
- EXISTING WOOD MARGINAL DOCK TO REMAIN (±549 SQ. FT.)
- PROPOSED WOOD FINGER PIER (±100 SQ. FT.)
- PROPOSED BOAT SLIPS (2)

M.H.W. = 0.26' NAVD88 M.L.W. = (-)2.12' NAVD88
 NOTE: SURVEY INFORMATION PROVIDED BY NEXGEN SURVEYING, LLC.

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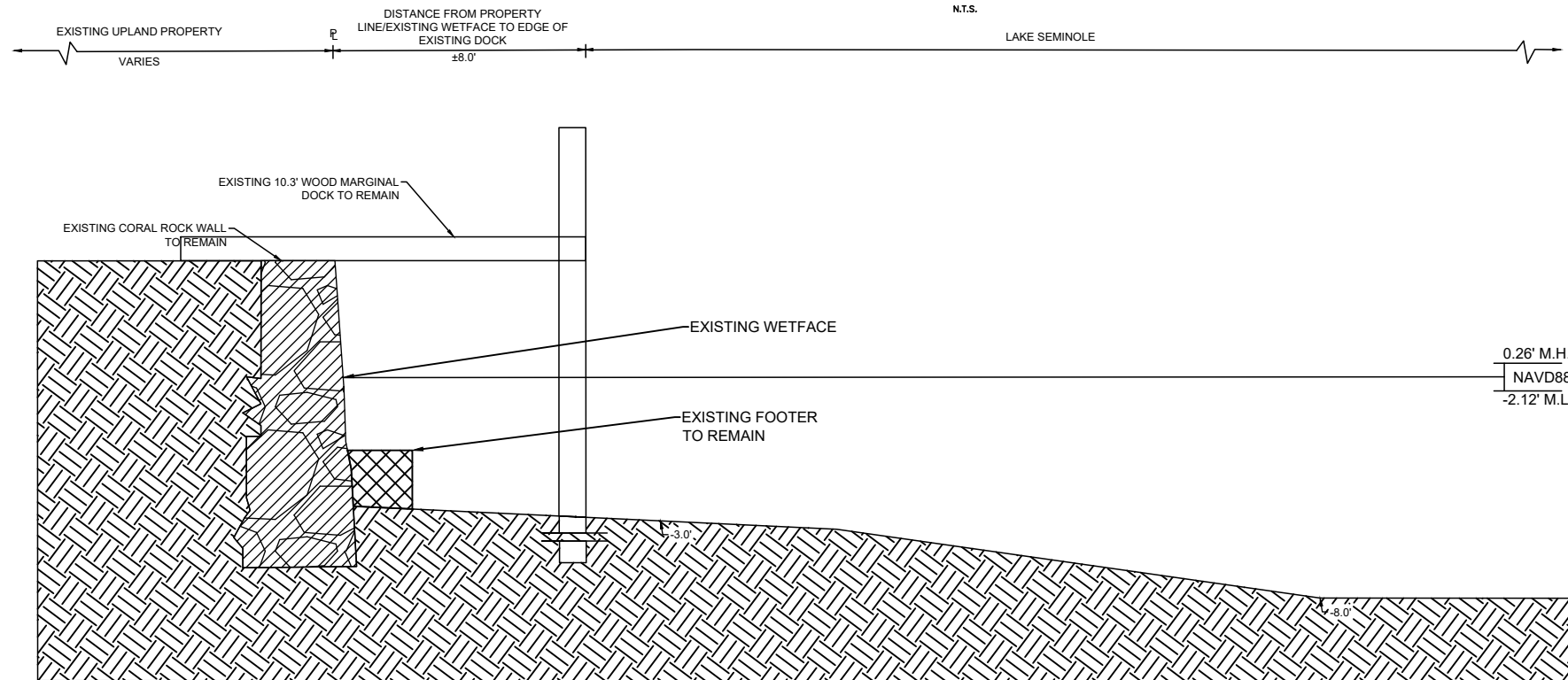
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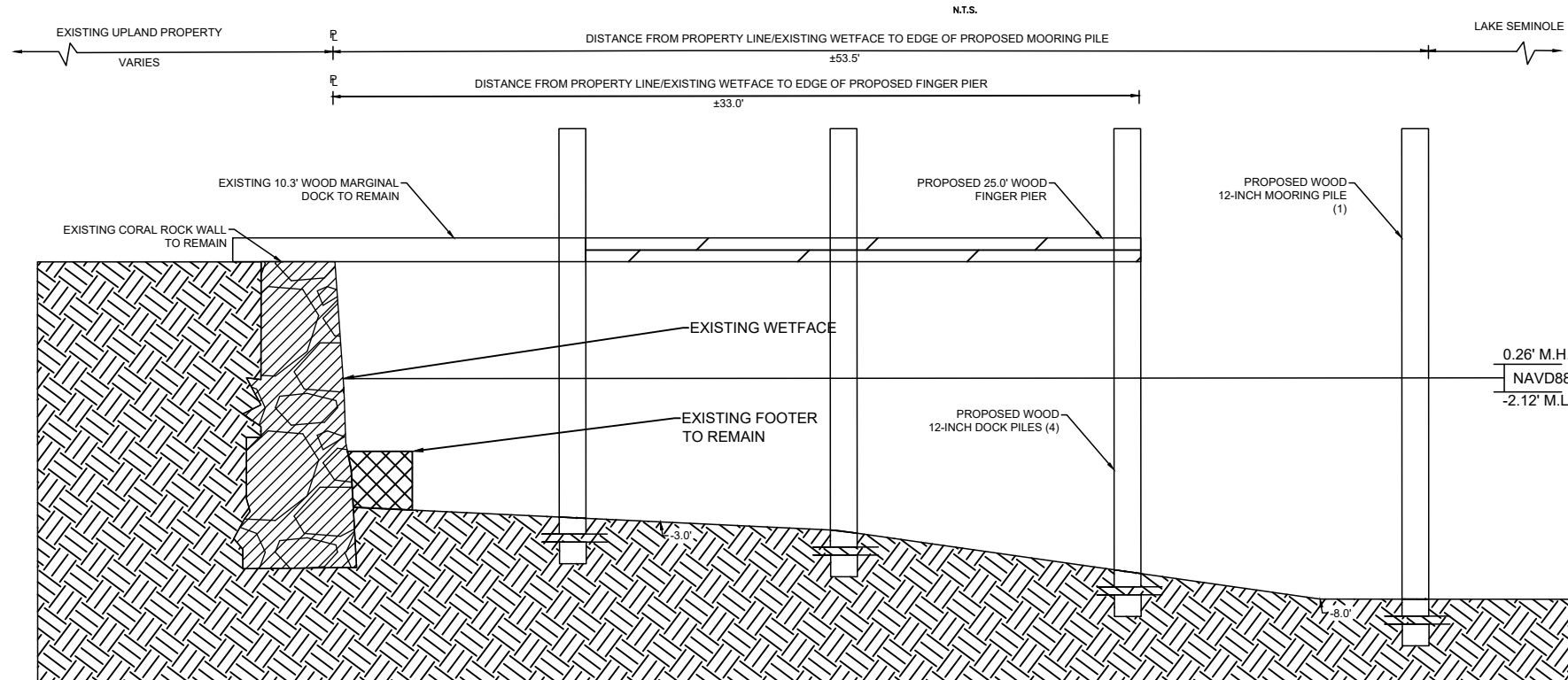
1207 SEMINOLE DRIVE
 PREPARED FOR:
 MR. WILLIAM H. SCHAEFFER, JR.

PROPOSED CONDITIONS		
Date: 2/19/2021	Sheet : 3	of : 5
Proj No.: 21-0005		

EXISTING CONDITIONS A-A (TYP.)



PROPOSED CONDITIONS A-A (TYP.)



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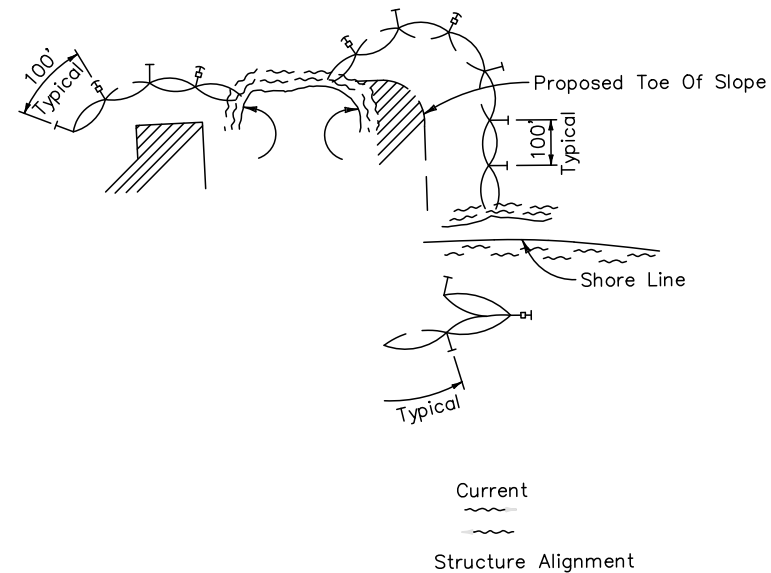
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1207 SEMINOLE DRIVE
PREPARED FOR:
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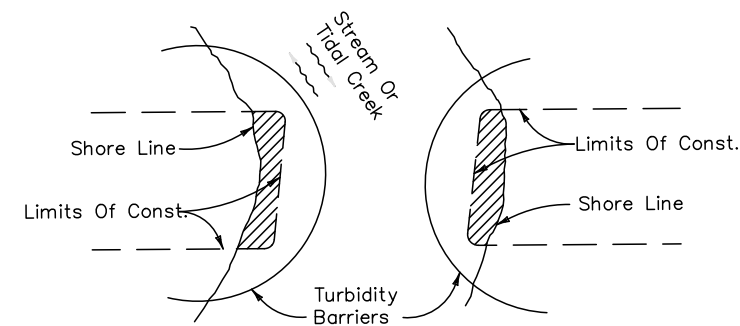
SECTION A

Date: 2/19/2021	Sheet : 4	of : 5
Proj No.: 21-0005		

CONSTRUCTION BARGE (TYP.)



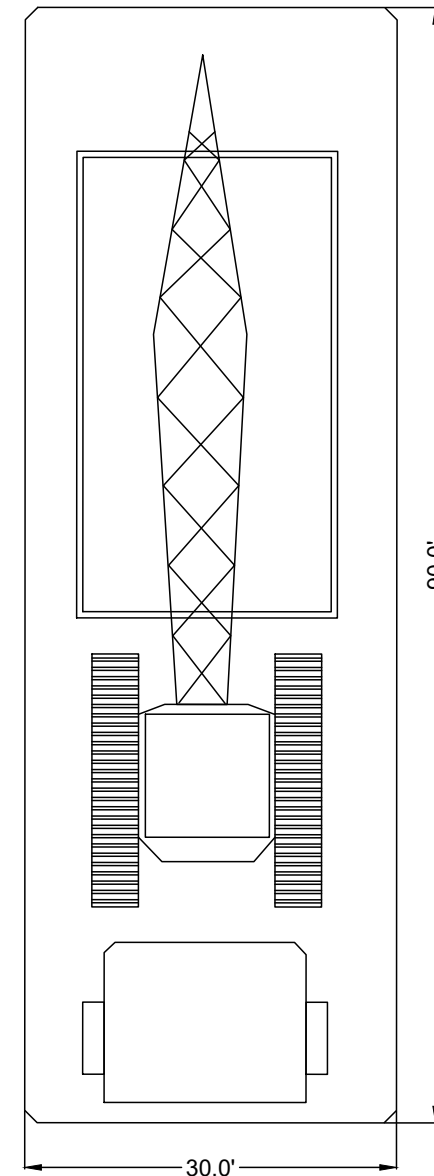
- LEGEND**
- Pile Locations
 - ▨ Dredge Or Fill Area
 - Mooring Buoy w/Anchor
 - Anchor
 - Barrier Movement Due To Current Action



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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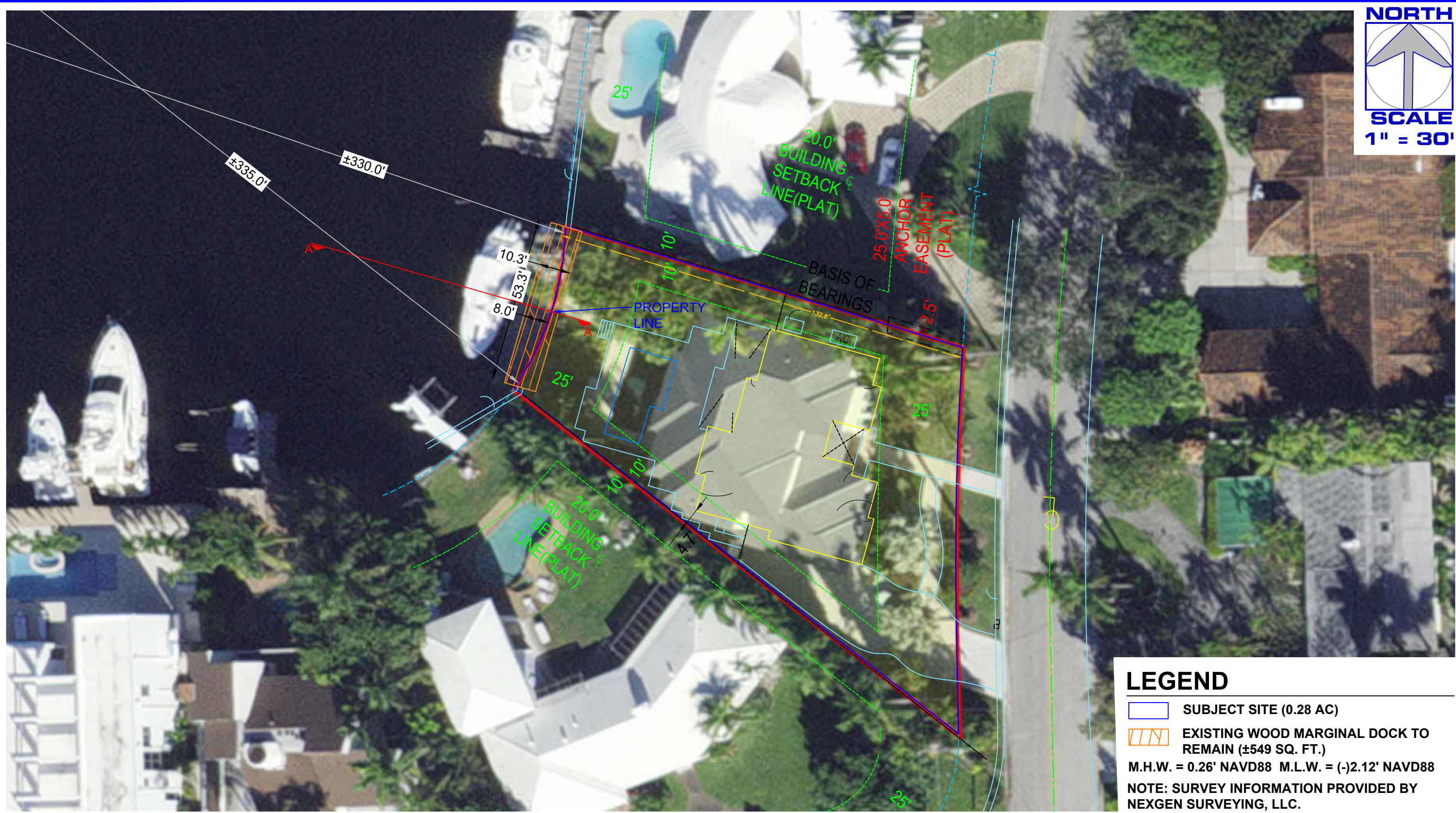
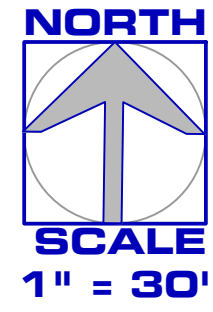
1207 SEMINOLE DRIVE

PREPARED FOR:
MR. WILLIAM H. SCHAEFFER, JR.

DETAILS

Date: 2/19/2021	Sheet : 5	of : 5	
Proj No.: 21-0005			

**EXHIBIT VIII
DISTANCE EXHIBIT**



LEGEND

- SUBJECT SITE (0.28 AC)
- EXISTING WOOD MARGINAL DOCK TO REMAIN (±549 SQ. FT.)
- M.H.W. = 0.26' NAVD88 M.L.W. = (-)2.12' NAVD88
- NOTE: SURVEY INFORMATION PROVIDED BY NEXGEN SURVEYING, LLC.

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1207 SEMINOLE DRIVE

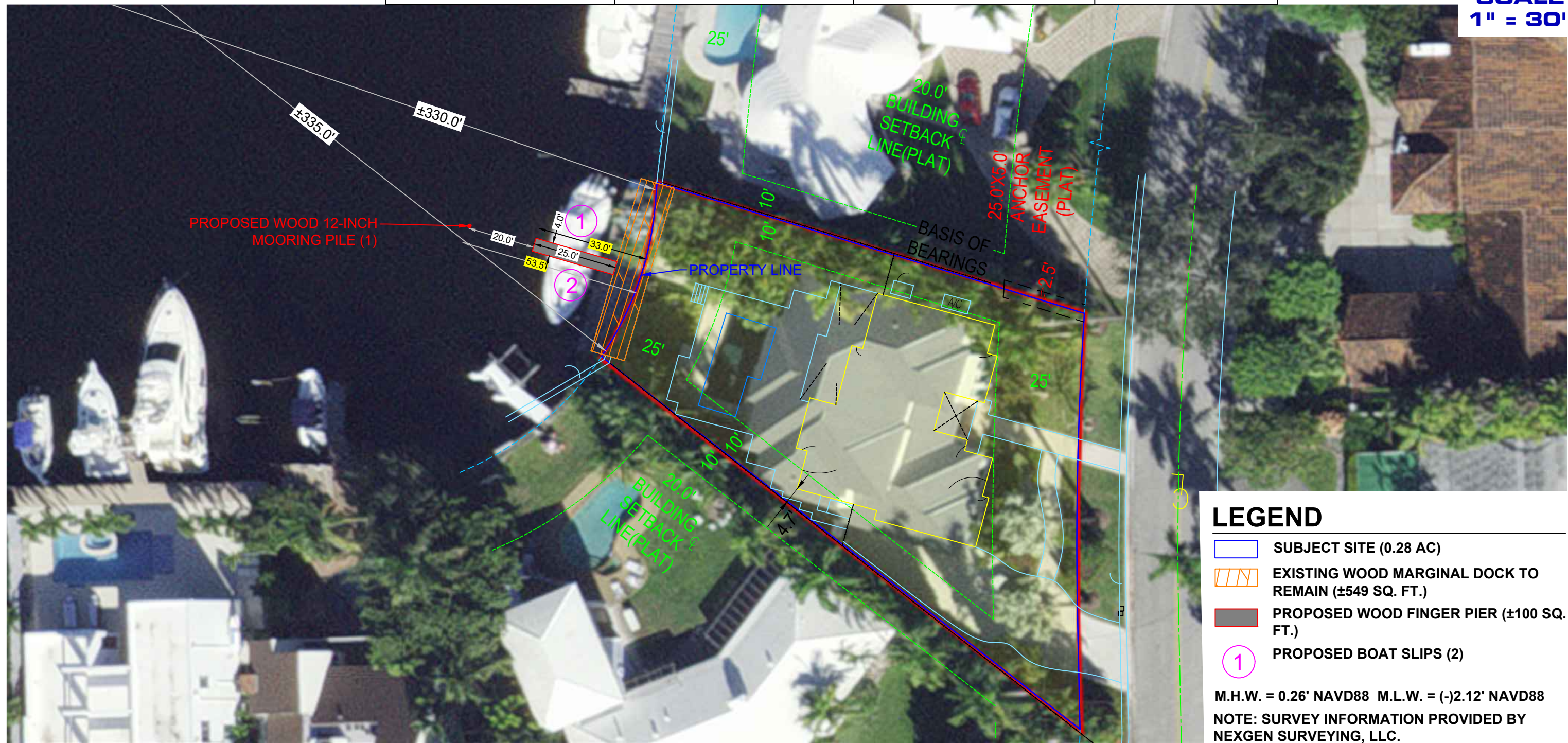
PREPARED FOR:
 MR. WILLIAM H. SCHAEFFER, JR.

DISTANCE EXHIBIT - EXISTING

Date: 3/12/2021	Sheet : 1	of : 3
Proj No.: 21-0005		

PROPOSED SLIP TABLE		
SLIP #	LENGTH	WIDTH
1	60'	16'
2	30'	10'

CITY WAIVER REQUEST			
PROPOSED STRUCTURES	STRUCTURE DISTANCE FROM PROPERTY LINE	PERMITTED DISTANCE WITHOUT WAIVER	DISTANCE REQUIRING A WAIVER
FINGER PIER	33.0'	25'	8.0'
MOORING PILE (1)	53.5'	25'	28.5'



LEGEND

- SUBJECT SITE (0.28 AC)
- EXISTING WOOD MARGINAL DOCK TO REMAIN (±549 SQ. FT.)
- PROPOSED WOOD FINGER PIER (±100 SQ. FT.)
- 1 PROPOSED BOAT SLIPS (2)

M.H.W. = 0.26' NAVD88 M.L.W. = (-)2.12' NAVD88
 NOTE: SURVEY INFORMATION PROVIDED BY NEXGEN SURVEYING, LLC.

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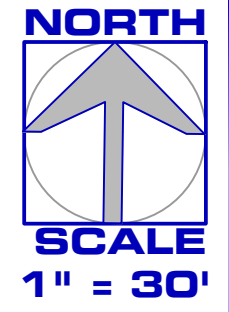
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- T&E Species Surveys

1207 SEMINOLE DRIVE
 PREPARED FOR:
 MR. WILLIAM H. SCHAEFFER, JR.

DISTANCE EXHIBIT - PROPOSED		
Date:	Sheet :	of :
3/12/2021	2	3
Proj No.: 21-0005		

PROPOSED SLIP TABLE		
SLIP #	LENGTH	WIDTH
1	60'	16'
2	30'	10'

CITY WAIVER REQUEST			
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LEGEND

- SUBJECT SITE (0.28 AC)
- EXISTING WOOD MARGINAL DOCK TO REMAIN (±549 SQ. FT.)
- PROPOSED WOOD FINGER PIER (±100 SQ. FT.)
- 1 PROPOSED BOAT SLIPS (2)

M.H.W. = 0.26' NAVD88 M.L.W. = (-)2.12' NAVD88
 NOTE: SURVEY INFORMATION PROVIDED BY NEXGEN SURVEYING, LLC.

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1207 SEMINOLE DRIVE
 PREPARED FOR:
 MR. WILLIAM H. SCHAEFFER, JR.

DISTANCE EXHIBIT - PROPOSED		
Date: 3/12/2021	Sheet : 3	of : 3
Proj No.: 21-0005		

**EXHIBIT IX
EXISTING WAIVERS IN THE VICINTY**

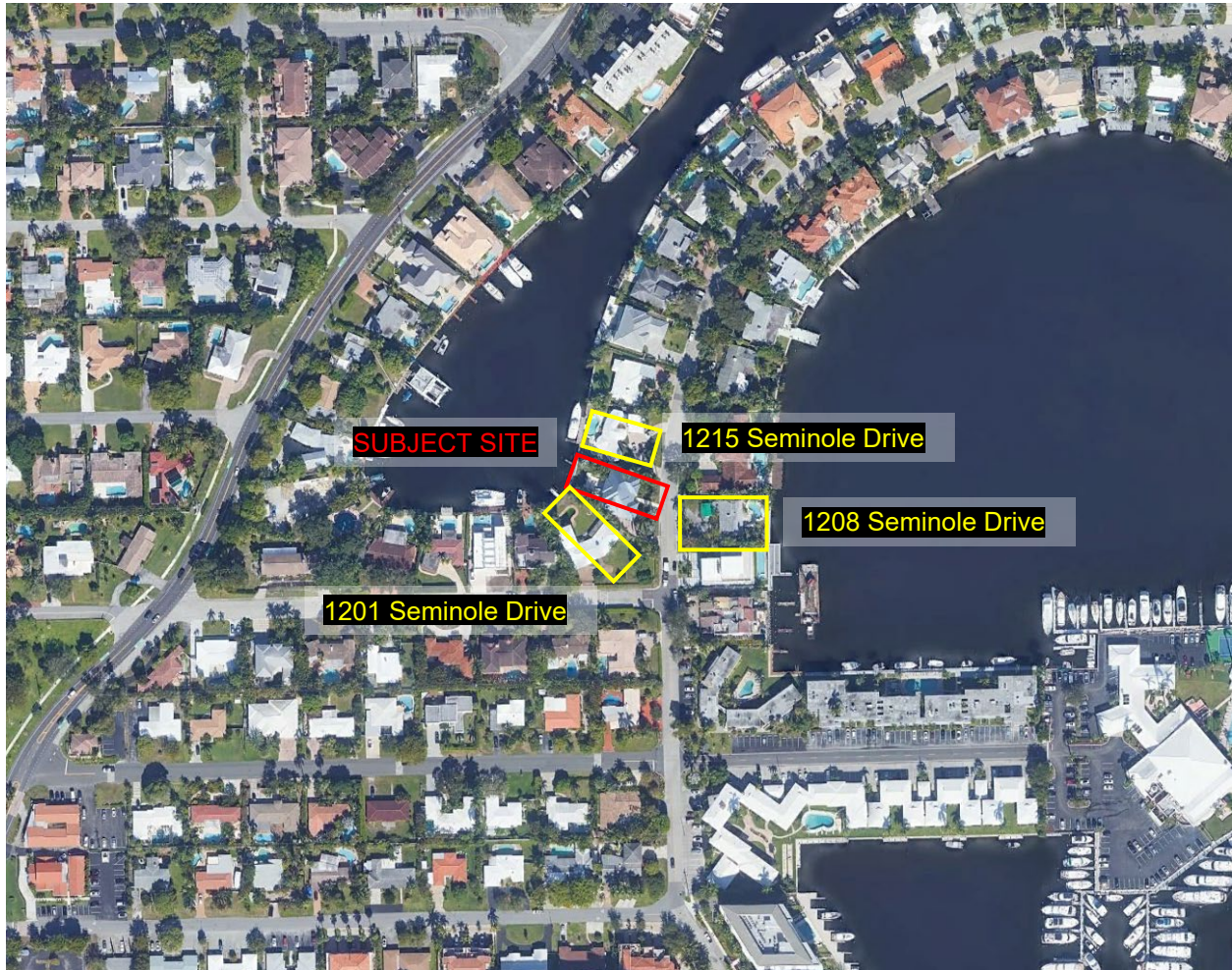
EXISTING WAIVERS IN THE VICINITY



ADDRESS	MAXIMUM DISTANCE
1280 Seminole Drive	42'
1224 Seminole Drive	50'
1240 Seminole Drive	46'
2701 E Sunrise Blvd	487.4'
2800 Yacht Club Blvd	120'
1256 Seminole Drive	58'
1272 Seminole Drive	40'
1200 Seminole Drive	50'
1100/1120 Seminole Drive	54.7'
1180 N Federal Highway	54.7'
Subject Site	53.5'

EXHIBIT X LETTERS OF SUPPORT

LETTERS OF SUPPORT



ADDRESS	OWNER
1201 Seminole Drive	Jok E. & Alison Williams Jevizian
1208 Seminole Drive	Brian Kilcullen
1215 Seminole Drive	Brian Keenan

February 19, 2021

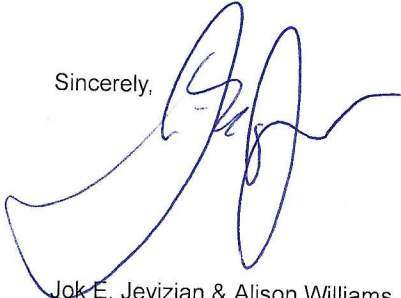
William H. Schaefer, Jr. & Vicki Schaefer
1207 Seminole Drive
Fort Lauderdale, FL 33304

RE: 1207 Seminole Drive
City of Fort Lauderdale Waiver Request

Dear Mr. William H. Schaefer, Jr. & Mrs. Vicki Schaefer,

I have reviewed the attached plans (Attachment A), for the proposed project to install a wood finger pier and one (1) wood mooring pile beyond 25 feet from the property line into Seminole Lake. I understand that the proposed project will require a waiver of limitations through the City of Fort Lauderdale along with permitting through the regulatory agencies. I reside at 1201 Seminole Drive, and support the project as proposed.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jock E. Jevizian', with a large, sweeping flourish extending to the left.

Jock E. Jevizian & Alison Williams Jevizian
1201 Seminole Drive
Fort Lauderdale, FL 33304

February 19, 2021

William H. Schaefer, Jr. & Vicki Schaefer
1207 Seminole Drive
Fort Lauderdale, FL 33304

RE: 1207 Seminole Drive
City of Fort Lauderdale Waiver Request

Dear Mr. William H. Schaefer, Jr. & Mrs. Vicki Schaefer,

I have reviewed the attached plans (Attachment A), for the proposed project to install a wood finger pier and one (1) wood mooring pile beyond 25 feet from the property line into Seminole Lake. I understand that the proposed project will require a waiver of limitations through the City of Fort Lauderdale along with permitting through the regulatory agencies. I reside at 1215 Seminole Drive, and support the project as proposed.

Sincerely,



Brian Keenan
1215 Seminole Drive
Fort Lauderdale, FL 33304

February 23, 2021

William H. Schaefer, Jr. & Vicki Schaefer
1207 Seminole Drive
Fort Lauderdale, FL 33304

Dear Mr. William H. Schaefer, Jr. & Mrs. Vicki Schaefer,

I have reviewed the attached plans (Attachmnet A) for the proposed project to install a wood finger pier and (1) wood mooring pile beyond 25 feet from the property line into Seminole Lake. I understand that the proposed project will require a waiver of limitations through the City of Fort Lauderdale along with permitting through the regulator agencies. I reside at 1208 Seminole Drive, and support the project as proposed.

Sincerely,

A handwritten signature in black ink, appearing to read 'BKilcullen', with a long horizontal flourish extending to the right.

Brian Kilcullen
1208 Seminole Drive
Fort Lauderdale, FL 33304