



CITY OF FORT LAUDERDALE

DRAFT
MEETING MINUTES
CITY OF FORT LAUDERDALE
MARINE ADVISORY BOARD
VIRTUAL MEETING
THURSDAY, JUNE 3, 2021 – 6:00 P.M.

		Cumulative Attendance	
		May 2021 – April 2022	
Grant Henderson, Chair	P	2	0
Ed Strobel, Vice Chair	P	2	0
Cliff Berry II	P	2	0
Deirdre Boling-Lewis	A	1	1
Robyn Chiarelli	A	1	1
Barry Flanigan	P	1	1
Richard Graves	P	1	1
James Harrison	P	2	0
Rose Ann Lovell	P	2	0
Kitty McGowan	P	2	0
Norbert McLaughlin	P	2	0
Ted Morley	P	2	0
Christopher Rotella	P	2	0
Bill Walker	P	2	0
Steve Witten	P	2	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 Todd Mills, 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 – May 6, 2021

Motion made by Mr. Morley, seconded by Mr. Walker, to approve the minutes from the May 6 meeting. In a voice vote, the **motion** passed unanimously.

Chair Henderson requested that Items VI and VII be switched in position on the Agenda at the Applicants' request.

Motion made by Mr. Harrison, seconded by Mr. Morley, to switch #6 with #7. 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 Todd Mills of the Fort Lauderdale Police Department's Marine Unit reported the following activity from May 2021:

- 44 citations
- 101 warnings
- 3 minor boating accidents
- 3 other minor accidents

Sgt. Mills continued that there are only five boats currently moored in Lake Sylvia, as two vessels have sunk and several others have left the area. The owner of one of the sunken vessels has been arrested for failure to appear at his hearing.

Sgt. Mills continued that the operator of a jet ski rental facility at George English Park was also arrested for failure to appear at his hearing. His business license for the facility is likely to be revoked.

The recent Air Show was a successful event, with rough weather on two days of the show, which attracted fewer oceanside viewers. Memorial Day Weekend was also very busy. Additional incidents of note included a migrant landing at Pompano Beach, which was interrupted by a Broward Sheriff's Office (BSO) boat. All individuals but one were taken into custody.

Sgt. Mills concluded that the Marine Unit plans to use grant funds from the Florida Inland Navigational District (FIND) to help purchase motors for boats.

As Sgt. Mills was retiring after 32 years with the Fort Lauderdale Police, the Board recognized his service with a plaque.

V. Dock Permit – 1009 Cordova Road / Gex & Jamie Richardson

Gex Richardson, Applicant, stated that he plans to install a 40 ft. floating dock with concrete pilings and a ramp on land. He has not yet purchased a boat, although he

plans to purchase a center console vessel. He has no plans at this time to install utilities on the floating dock.

There being no further 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 Vice Chair Strobel, seconded by Mr. McLaughlin, to approve. In a voice vote, the **motion** passed unanimously.

VII. Dock Waiver – 141 Isle of Venice / Madison Abele, Casa Murano LLC

Tyler Chappell, representing the Applicant, showed a PowerPoint presentation on the Application, which was first presented at the May 2021 meeting. The plans have been revised to incorporate the neighbors' and the Board's feedback. They now meet the 35 ft. standard within the canal, with mooring piles moved back to a distance of 35 ft.

Mr. Chappell continued that the request is now consistent with other waivers issued in the subject area. He showed a number of views of the site, pointing out that the design is similar to the one presented at the May meeting with different spacing and larger finger piers. The waterway is 164 ft. wide at the subject location.

Extraordinary circumstances include:

- All piles and structures extend less than 30% into the waterway
- 164 ft. width of the waterway
- Structures will not impede navigation
- Perpendicular mooring will be required
- Request is consistent with other waivers in the area

Mr. Chappell provided letters of support from neighbors of the property, noting that a neighborhood association which had opposed the request at the May meeting is now supportive of the revised design. Permits are in place to begin construction.

Vice Chair Strobel requested additional information on the property's upland/side yard setback. Mr. Chappell advised that there is no side yard setback requirement for boats in this area.

There being no further questions from the Board at this time, Chair Henderson opened the public hearing.

Babs Byers, private citizen, expressed concern for navigation in the subject area if the waiver is granted. She pointed out that the pilings at their proposed distance would create a navigation issue for boats at the last two docks on Isle of Venice. This would affect boats preparing to dock at their slips or turning around in the area.

As there were no other individuals wishing to speak on this Item, the Chair closed the public hearing and brought the discussion back to the Board.

The Board reviewed a slide showing an aerial view of the property, with Mr. Harrison noting that the boat may extend further into the waterway than the proposed dolphin pile. Mr. McLaughlin recalled that the individuals who expressed concern with the plans at the May meeting had not seen any issues with a 35 ft. vessel. He also observed that the Board has no way to regulate the size of a boat an owner plans to dock on his or her property.

Motion made by Mr. Berry, seconded by Mr. Witten, to approve. In a roll call vote, the **motion** passed 13-0.

Ms. Lovell commented that a member of the Board should be present when this Application goes before the City Commission to inform the Commission that the request was denied with the earlier configuration. This could demonstrate to the Commission that the Board does not “rubber-stamp” the applications that come before them.

VI. Dock Waiver – 1207 Seminole Drive / William H. & Vicki L. Schaefer

Jena Robbins and Mr. Chappell, representing the Applicant, showed a PowerPoint presentation on the Application, which also came before the Board in May. At that time, the proposal was for finger piers that extended 33 ft. from the property line and a mooring pile that extended 53.5 ft. from the property line. After hearing comments from the property’s neighbors and the Board, the request was revised so the finger pier and mooring piles would be relocated to the north side of the property to accommodate only one vessel rather than two. The width of the finger pier was increased by 1 ft. The current Application requests that the finger pier extend 28.8 ft. and the mooring pile 48.8 ft. from the property line. This is an overall reduction of 4.7 ft. for the requested waiver.

Ms. Robbins showed multiple views of the property and the configuration of its existing structures. Zoning at the property requires a 10 ft. setback for vessels, which limits the amount of dock space available. She reiterated that the relocated finger pier and mooring pile can accommodate one vessel of approximately 60 ft. in length. The overall waiver request for the subject property is for 3.8 ft.

Extraordinary circumstances include:

- The structures and piles will not impede navigation on the lake
- Safe mooring of the property owner’s vessel
- The angle of the property line does not permit parallel mooring

The property’s neighbor to the north, who would be the most affected by the project, has provided a letter of support in favor of the Application. No other waivers have been recorded on Lake Seminole.

Mr. Morley noted that a neighbor on Seminole Drive still objects to the Application, and asked if there have been discussions with this individual. Mr. Chappell replied that this owner's letter of objection is based on the current plan, with no other feedback provided. There are also letters of objection from two more nearby properties. The Applicant does not yet have a boat but expects to purchase a 60 ft. vessel.

Mr. McLaughlin commented that while neighbors on the south side of the subject property might have valid objections to the request, neighbors on the north side should have no objections. If the southern line is extended, its intersection could restrict the southern property owner. It was clarified that the original southern property owner had previously supported the project, then withdrew his support and later sold the property. The new owner objects to the request.

Mr. Harrison observed that with no variance, and a shorter dock and mooring pile, it could still be possible to park a 60 ft. boat on the property; however, the proposed plans would make it safer to do so. He agreed that he would have an objection to the request if he was the southern neighbor to the property, although he noted that this neighbor might be able to make the same configuration as the request.

Mr. Morley noted that the existing marginal dock is being reduced by 3 ft. Mr. Chappell explained that he brought this dock as far back as possible in order to pull the boat back. It may be possible to dock a second, smaller boat at the property.

There being no further questions from the Board at this time, Chair Henderson opened the public hearing.

Richard Peacey, private citizen, stated that he opposes the Application. He asserted that the proposed boat is too large for the subject property and would obstruct the view from his home. He also noted that the plans would interfere with navigation during times of heavy waterway traffic.

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.

Vice Chair Strobel asked if the Board is permitted to consider views when evaluating an application. Mr. Cuba stated that they are not: their purview includes navigation and safety only. It was noted, however, that the City Commission may take views into consideration.

Mr. Berry asked if, even without the proposed mooring pile, a 60 ft. vessel could still be docked at the subject property, as it would fall within the limits of Code. Mr. Cuba advised that this was unlikely due to the shape of the lot and its riparian lines. Chair Henderson added that the piling is present to increase safety.

Motion made by Mr. Morley, seconded by Ms. Lovell, to approve. In a roll call vote, the **motion** passed 13-0.

VIII. Dock Waiver – 1801 SE 21st Avenue / Craig Michael & Debra Heslin

Mr. Chappell, representing the Applicant, showed a PowerPoint presentation on the Application, explaining that the subject property is located on the Intracoastal Waterway. It currently has an existing wooden finger pier, an L dock, and mooring piles. The Applicants' property line extends 70 ft. into the waterway.

Mr. Chappell advised that the City Attorney asked that this Application be brought back before the Board, although they received a previous Resolution of support in 2011. The Applicants do not plan to increase the length of the dock, but hope to add a section to create a larger finger pier. The navigable channel is 54.9 ft. from the property line. The waiver request is for 40 ft. Letters of support have been provided for the Applicant.

Chair Henderson asked if the Applicants had added more pilings to the existing structures. Mr. Chappell replied that the number of pilings did not change: the only change is "filling in the L" of the dock. The waterway is 1100 ft. across at the subject property. The structures are outside the channel's right-of-way and turning area for cruise ships. The boat needs to be moored perpendicularly in order to avoid high waves caused by boat traffic, particularly on weekends.

There being no further 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. Morley, seconded by Vice Chair Strobel, to approve. In a voice vote, the **motion** passed unanimously.

IX. Dock Waiver – 9 Hendricks Isle / Allan and Michelle Sincich

Ms. Robbins, representing the Applicant, showed a PowerPoint presentation on the Application, which requests installation of a four-post boat lift that would extend 43.4 ft. from the property line. An existing marginal dock on the property is 27 ft. wide with a finger pier. The lift would require a waiver of 18.4 ft. to lift a 32 ft. boat. She reviewed the locations of other waivers and boat lifts in the area, noting that the Applicant has obtained all necessary state and County environmental permits. Neighbors of the property have provided letters of support.

Extraordinary circumstances include:

- Extension will not exceed 30% of the width of the waterway
- Extension will not impede navigation, as there are mooring piles approximately 80 ft. from the property line
- The lift is necessary to safely moor the Applicants' vessels

- The boat lift will allow for light penetration to and protection of natural resources
- Perpendicular mooring is the only option on the marginal dock

Mr. Morley asked if the finger pier and moorings were installed after receiving a waiver. Ms. Robbins replied that she could find no record of waivers for the finger pier, moorings, or structures at other homes; however, if these were approved more than 20 years ago, they may not be on file. The boat would be moored bow-in. Another 8 ft. would be required if the boat were to be moored bow-out.

Vice Chair Strobel advised that the Board's purview in this case is only the boat lift, and not the vessel itself.

There being no further 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 Ms. Lovell, seconded by Mr. Witten, to approve. In a voice vote, the **motion** passed unanimously.

Mr. Flanigan suggested that consideration of the purchase of a larger boat did not constitute an extraordinary circumstance. Mr. Chappell replied that there is no clear definition of what constitutes extraordinary circumstances.

X. Old / New Business

Mr. Cuba recalled that the Board's communication to the City Commission from the May 6, 2021 meeting came before the City Commission at their June 1 meeting. The communication had addressed the Riverwalk extension and the possibility of dockage at the Ikon site. He and Mr. Flanigan had been in attendance at the meeting, where the Commission and the head of the City's Department of Sustainable Development responded that they were unaware of any dockage at the subject location.

Mr. Cuba continued that it was also expressed to the Commission that in addition to concerns regarding dockage, the Board had recommended the addition of fencing and signage along the edge of the dock, as specified in the permit. There was little discussion of this issue by the Commission, although he had emphasized the Board's concerns.

Mr. Harrison stated that he was also disappointed in the lack of Commission discussion on this issue. He noted that the Board's communication may have buried its request to erect fencing and signage to discourage people from climbing onto the dock. He suggested that a second communication may be necessary to reinforce this concern, as he did not feel the Board should let the issue go.

Ms. Lovell proposed that the Board reach out to City Commissioner Ben Sorensen, as the dock is within his district. Mr. Flanigan recalled that Commissioner Sorensen was aware of the original recommendation for installation of a rail, and had referred to a letter from the Marine Industries Association of South Florida (MIASF) which strongly objected to dockage at this location.

Mr. Harrison proposed that the Board draft another communication to the City Commission that more clearly requests specific action on this concern. Ms. Lovell noted that if this issue involves environmental resources, it should be enforced by DEP or another regulatory entity rather than at the City Commission level.

Mr. Cuba advised that he cannot make requests of the City Commission, as he reports directly to the City Manager. He reiterated that the City Manager and City Commission had heard the Board's recommendation for a fence and signage at the site in person at the recent meeting in addition to in writing from the Board. He suggested that the Board members may wish to reach out to DEP or send individual emails to City officials expressing their concerns. He felt the issue is most likely in process, and that pressure from an environmental agency may be another way to proceed.

Mr. Harrison stated that he would work on crafting a further communication to the City Commission for future consideration by the Board.

It was noted that tonight's meeting was Mr. Berry's last as a Board member. All present recognized his service to the Board and the City.

XI. Adjournment

There being no further business to come before the Board at this time, the meeting was adjourned at 7:36 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. 21-17

DATE: June 21, 2021

TO: Marine Advisory Board

FROM: Andrew Cuba, Manager of Marine Facilities

RE: July 1, 2021 MAB - Dock Waiver of Distance Limitations
Stephen Farrell / 435 Bayshore Drive #402 / Slip #6

Attached for your review is an application from Stephen Farrell / 435 Bayshore Drive #402 / Slip #6 (see **Exhibit 1**).

APPLICATION AND BACKGROUND INFORMATION

The applicant is requesting approval for the installation of one (1) 24,000 pound four (4) post boatlift extending a maximum distance of +/- 40.0 ' from the property line into the Intracoastal Waterway (ICWW). The distances these 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
Boat Lift	+/-40.0'	25'	+/-15'

Section 47-19.3 C limits the maximum distance of mooring structures, including boat lifts, to 25 feet or 25% of the width of the waterway, 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 boat lift is necessary for safely mooring resident's vessels, especially during high wind events, severe weather and boat traffic (property not in 'No Wake' zone).

PROPERTY LOCATION AND ZONING

The property is located within the IOA/Intracoastal Overlook Area Zoning District. It is situated on the ICW where the width of the waterway to the closest structure is approximately +/-600', according to the Summary Description provided in **Exhibit 1**.

DOCK PLAN AND BOATING SAFETY

Records reflect that there have been six (6) waivers of dockage 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 mooring structures extending into the ICWW:

TABLE 2

DATE	ADDRESS	MAXIMUM DISTANCE
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'
2017	435 Bayshore Drive	61'
2019	435 Bayshore Drive	48.5'

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 appropriate City staff with copies of "As Built" drawings from a certified and licensed contractor.
3. The applicant is required to install and affix reflector tape to the proposed boat lift's guide poles as required for piles within Section 47.19.3.E of the Unified Land and Development Regulations (ULDR).

AC

Attachment

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

EXHIBIT I
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.

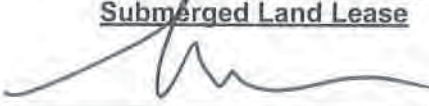
APPLICATION FORM
(Must be in Typewritten Form Only)

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: Stephen Farrell

TELEPHONE NO: (781) 710-3203
(Home)

2. APPLICANT'S ADDRESS (if different than the site address): N/A
3. TYPE OF AGREEMENT AND DESCRIPTION OF REQUEST: The applicant requests a wavier for the proposed construction of a four (4) post boat lift that extends beyond 25ft from the property line in slip #6.
4. SITE ADDRESS: 435 Bayshore Dr. #402 Fort Lauderdale, FL. 33304
ZONING: IOA
LEGAL DESCRIPTION: ADAGIO FORT LAUDERDALE BEACH CONDO UNIT 402
PER CDO CIN# 116023734
5. EXHIBITS (In addition to proof of ownership, list all exhibits provided in support of the applications).
Warranty Deed, Project Plans, Site Aerial, Summary Description, HOA Letter of Recommendation, Assignment of Use Rights to Boat Slip, Site Photographs, Sovereignty Submerged Land Lease


Applicant's Signature

6/19/21
Date

Applicant's Signature

Date

The sum of \$ 1,500.00 was paid by the above-named applicant on the _____ of _____, 2021 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 _____

EXHIBIT II
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EXHIBIT III
WARRANTY DEED

This Instrument Prepared By and Return to:
EQUITY LAND TITLE, LLC
CityPlace Tower
525 Okeechobee Blvd., Suite 900
West Palm Beach, Florida 33401

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 03rd day of October, 2020, between **Costa Bahia LLC, a Florida limited liability company**, 1650 SE 17th Street, Ft. Lauderdale, FL. 33316, in the State of Florida, PARTY OF THE FIRST PART, and **Stephen C. Farrell** whose post office address is:

435 Bayshore Dr Fort Lauderdale, FL 33304, PARTY OF THE SECOND PART.

WITNESSETH

That the said party of the first part, for and in consideration of the sum of Ten (\$10.00) Dollars, to it in hand paid by the said party of the second part, the receipt of which is hereby acknowledged, has granted, bargained and sold to the said party of the second part, his heirs and assigns forever, the following described land, situate and being in the County of Broward, State of FL., to wit:

Units 402, of ADAGIO FORT LAUDERDALE BEACH, a Condominium, according to the Declaration of Condominium thereof recorded in Instrument # 116023734, of the Public Records of Broward County, Florida.

Property Address: 435 Bayshore Drive, Fort Lauderdale, FL, 33304

TOGETHER WITH all of the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

THIS CONVEYANCE IS SUBJECT TO: Zoning and/or restrictions imposed by governmental authority; Restrictions, easements and other matters according to the plat and/or common to the subdivision: Declaration of Condominium for Adagio Fort Lauderdale Beach a Condominium filed on August 29, 2019 in Instrument #116023734, in Official Records of Broward County, Florida, as referenced above, together with all amendments thereto; and taxes and assessments for the year 2019 and all subsequent years.

AND THE SAID PARTY OF THE FIRST PART does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons claiming by, through or under party of the first part. Party of the second part, by acceptance and recordation of this Deed, thereby accepts, approves, covenants and agrees to be bound by and to assume performance of all applicable provisions set forth in the above described Declaration of Condominium, and all exhibits, amendments and supplements thereto.

Lynnette C. Miller
NOTARY PUBLIC
STATE OF FLORIDA



Property Search

Search Results

Parcel Result



Homestead



Map



Sketch



Estimator



Portability



Exemption



TRIM



Tax



Pictures



Fraud



Ask Marty



Print

[Copy Link](#)

[New Search](#)

[< Prev Parcel](#)

Tax Year [2021](#)

[Next Parcel >](#)

Property Summary

Property Id: 504201CF0060

Property Owner/s: FARRELL, STEPHEN C

Mailing Address: 435 BAYSHORE DR FORT LAUDERDALE, FL 33304
[click here to update mailing address](#)

Physical Address: 435 BAYSHORE DRIVE # 402 FORT LAUDERDALE, 33304

Neighborhood:

Property Use: 04 - Condominium

Millage Code: 0312

Adj. Bldg. S.F.: 2759 Card

Bldg Under Air S.F.:

Effective Year: 2020

Year Built: 2019

Units/Beds/Baths: 1 / 3 / 3.5

Abbr. Legal Des.: ADAGIO FORT LAUDERDALE BEACH CONDO UNIT 402 PER CDO CIN# 116023734

Owner Alert: This property is currently registered for BCPA's Owner Alert Notification. The owner(s) will be notified if a document is received by BCPA changing the ownership of this property.



[Previous](#) [Next](#)

Deputy Appraiser: Condo Department

Appraisers Number: 954-357-6832

Email: condoinfo@bcpa.net

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



CITY OF FORT LAUDERDALE

DEPARTMENT OF SUSTAINABLE DEVELOPMENT • BUILDING SERVICES DIVISION

ADDRESS VERIFICATION

CONTACT: Devon Anderson
Phone: 954-828-5233
Email: DAnderson@fortlauderdale.gov

PROJECT ADDRESS: 435 BAYSHORE DR #402, 33304

PREVIOUS ADDRESS: 435 BAYSHORE DR #402, 33304

NOTES: SITE PLAN LEVEL II

ZONING: IOA

FOLIO #: 504201CF0060

LEGAL DESCRIPTION: ADAGIO FORT LAUDERDALE BEACH CONDO UNIT 402 PER
CDO CIN# 116023734

DRC #: _____

AUTHORIZED SIGNATURE: _____

DATE: 06/17/2021

**EXHIBIT IV
PROJECT PLANS**

PROJECT NAME:
FARREL - SLIP#6 - ADAGIO

GENERAL SITE INFORMATION:

ADDRESS: 435 BAYSHORE DR #402
FT. LAUDERDALE FL, 33304

SECTION: 01
TOWNSHIP: 50S
RANGE: 42E

SLIP #: 6

STATE TAX PARCEL ID: 504201CFO060

LATITUDE: N° 26.12836
LONGITUDE: W° -80.10803

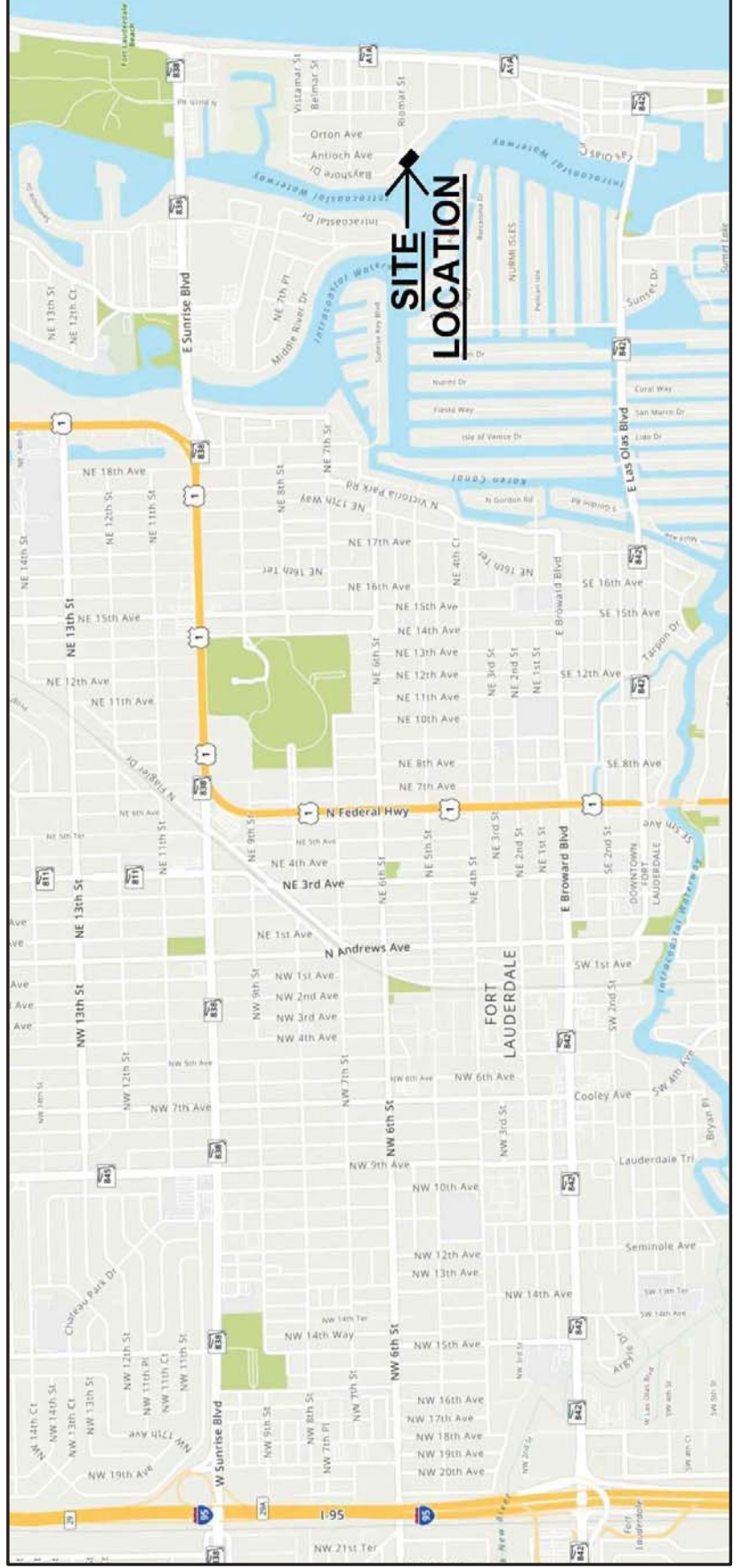


FIGURE 1
TITLE SHEET
FARRELL - SLIP #6 - ADAGIO

PREPARED FOR:
STEPHEN FARRELL
435 BAYSHORE DRIVE #402
FT. LAUDERDALE FL 33304

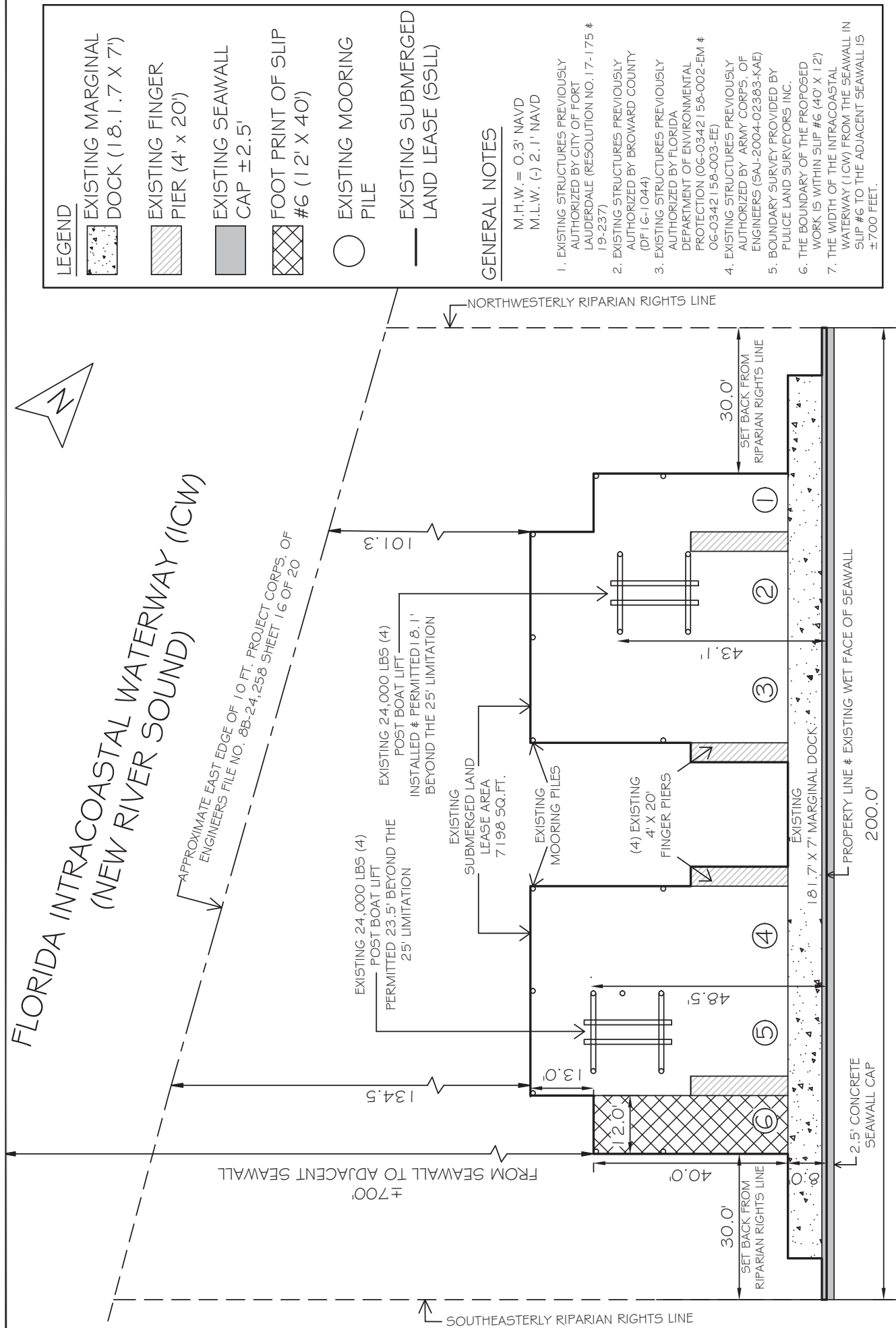
CARL G. FORBES PR
1839 SOUTH DIXIE HIGHWAY
POMPANO BEACH, FL 33069
EMAIL: CARL@CARLSONFL.COM
PHONE: 954-882-4891 FAX: 954-882-4294
STATE OF FLORIDA LICENSE #15000000

CARL G. FORBES PR
PR 20000

EnviroCare Solutions
International, Inc.
800 NE 88th STREET
WILTON MANOR, FL 33005
P: 954-730-7772
F: 954-730-7773

ENVIROCARE
International, Inc.

Sheet:
1



LEGEND



EXISTING MARGINAL DOCK (18.17 X 7')



EXISTING FINGER PIER (4' X 20')



EXISTING SEAWALL CAP ±2.5'



PROPOSED 24,000 LBS (4) POST BOAT LIFT
ON (4) NEW 12" WOODEN PILES (±12' X ±15')



EXISTING MOORING PILE



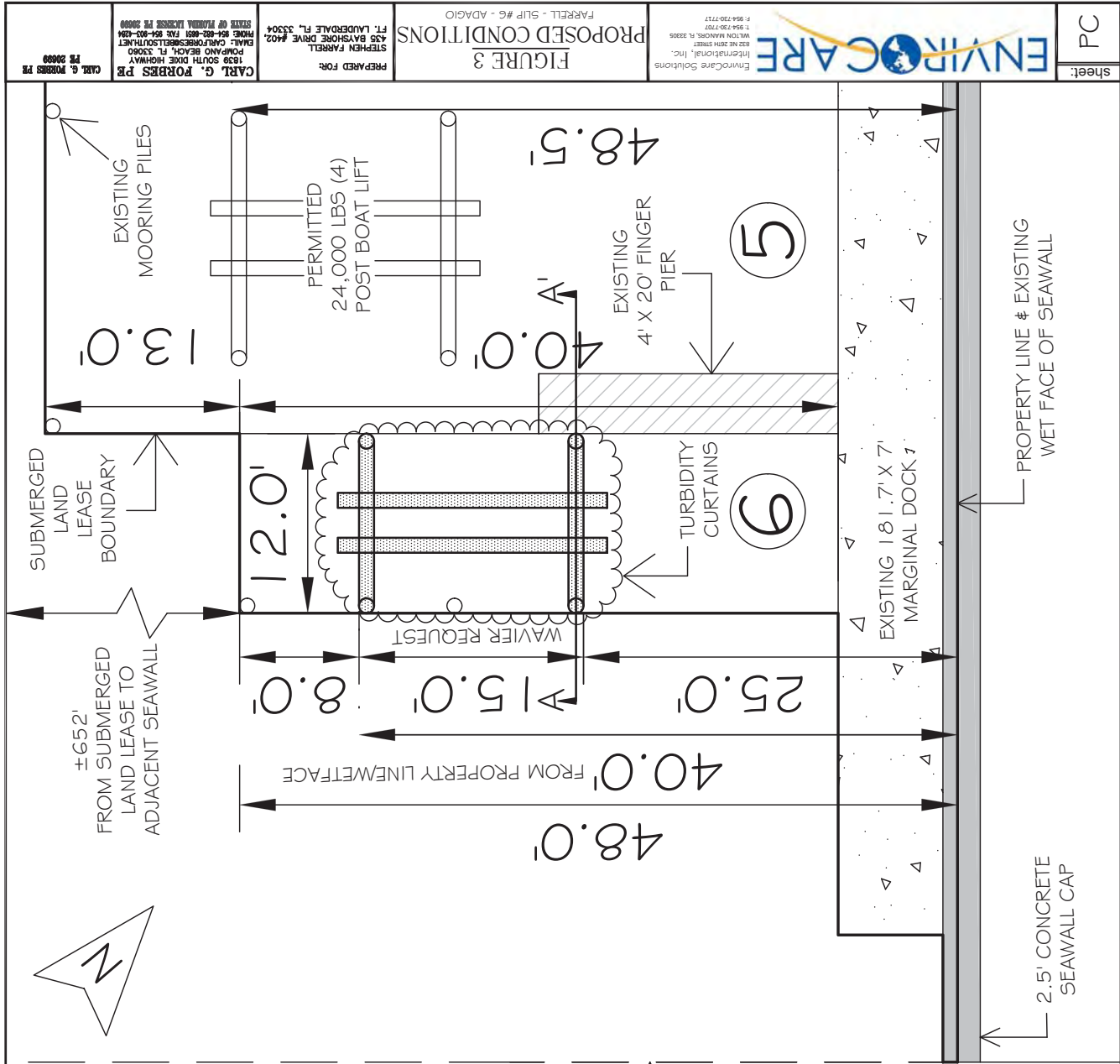
EXISTING SUBMERGED LAND LEASE (SSL)

GENERAL NOTES

M.H.W. = 0.3' NAVD

M.L.W. (-) 2.1' NAVD

1. THE WIDTH OF THE INTRACOASTAL WATERWAY (ICW) FROM THE SSL BOUNDARY IN SLIP #6 TO THE ADJACENT SEAWALL IS ±652 FEET.
2. THE WIDTH OF THE ICW FROM THE MOST WATERWARD STRUCTURE OF THE BOAT LIFT IS ±660 FEET
3. SLIP #6 DIMENSIONS: 40' x 12'. FROM OUTSIDE OF PILE TO OUTSIDE OF PILE THE BOAT LIFT IS 12' W X 15' L
4. NO VESSEL OR STRUCTURE IS TO ENCROACH BEYOND THE SSL BOUNDARY
5. PROPERTY WIDTH IS: 200 LF



PC

Sheet:

ENVIROCARE
International, Inc.
433 NE 30th Street
Wilton Manors, FL 33005
P: 954-730-7777
F: 954-730-7772

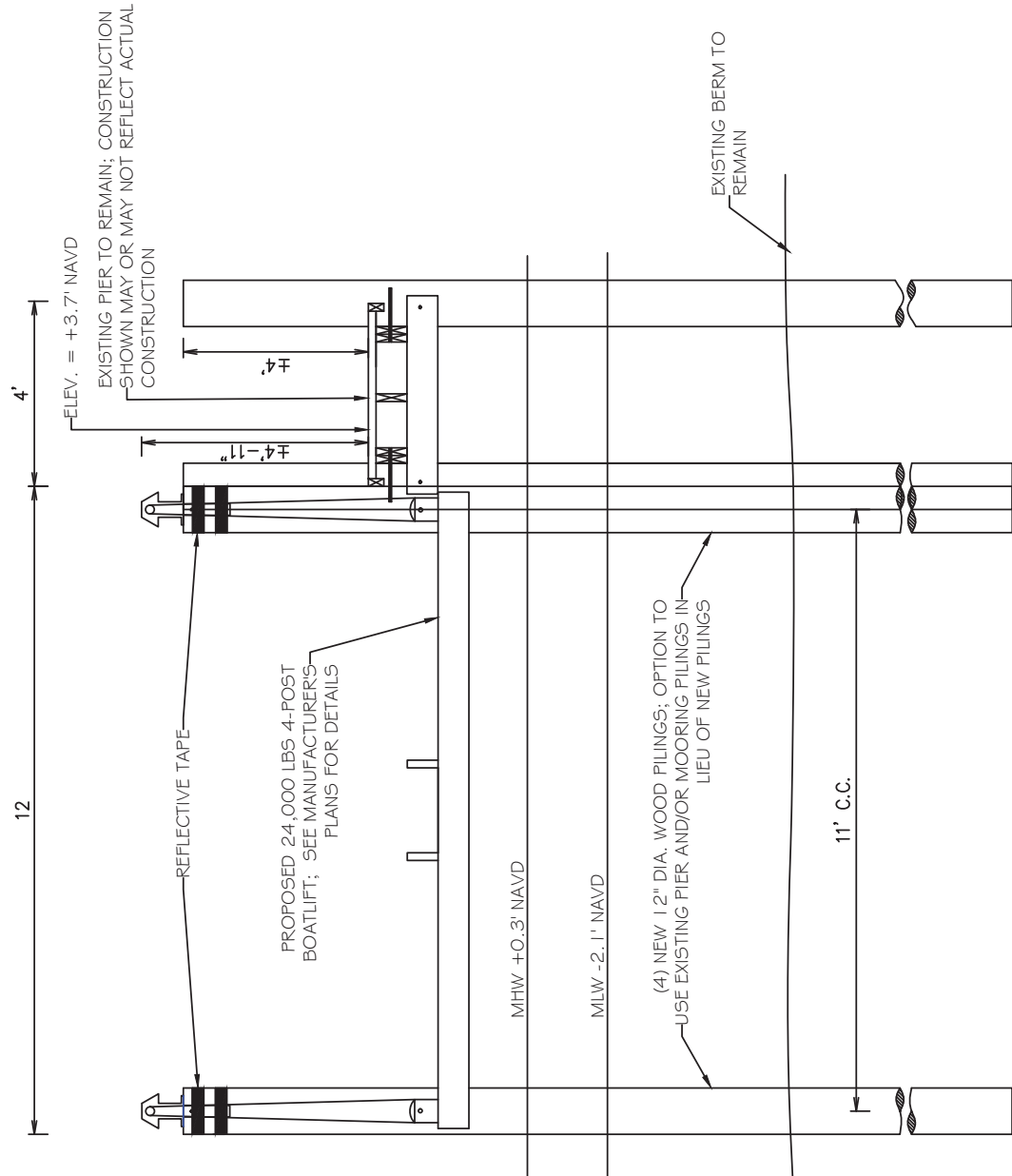
EnviroCare Solutions
International, Inc.
433 NE 30th Street
Wilton Manors, FL 33005
P: 954-730-7777
F: 954-730-7772

FIGURE 3
PROPOSED CONDITIONS
FARRELL - SLIP #6 - ADAGIO

PREPARED FOR:
STEPHEN FARRELL
435 BAYSHORE DRIVE #402
FT. LAUDERDALE, FL 33304
PHONE: 954-881-8881 FAX: 954-881-8881
EMAIL: CARL@ENVIROCARE.COM

CARL G. FORBES, P.E.
1839 SOUTH DIXIE HIGHWAY
POMPANO BEACH, FL 33060
STATE OF FLORIDA LICENSE #E-30000
PHONE: 954-881-8881 FAX: 954-881-8881
EMAIL: CARL@ENVIROCARE.COM

CARL G. FORBES, P.E.
P.E. 20000



BOATLIFT DETAIL A-A'

General Notes:

1. All framing materials to be pressure treated, Southern Yellow Pine, Grade 2 or better, min. fb = 975 PSI or better.
2. All hardware to be galvanized or stainless steel.
3. Turbidity barriers to be surround all in water construction areas during piling and/or panel installation activities.
4. Elevations shown are based on the North American Vertical Datum of 1988.
5. Design in accordance with 2020 7th Edition of the Florida Building Code.
6. Construction methods, procedures, and sequences are the responsibility of the Contractor. The Contractor shall take the necessary means to maintain and protect the structural integrity and serviceability of the construction at all times.
7. Construction methods, procedures, and sequences are the responsibility of the Contractor. The Contractor shall take the necessary means to maintain and protect the structural integrity and serviceability of the construction at all times.
8. Any discrepancies found for any circumstance between the structural plans and the existing conditions found on site and/or any conditions that were omitted on the plans will be the responsibility of the Contractor to immediately bring to the attention of the Engineer of Record.
9. Existing conditions are unknown, therefore, worst case conditions have been approximated. all existing conditions are assumed and must be confirmed by the gc after permitting.
10. Engineer's Limitations of Responsibility: The Engineer shall not be responsible for the quality or composition of materials, fabrications, construction inspection, supervision, or review, special inspection, or the quality and correctness of construction unless the appropriate submissions, reports, approvals, inspections, site visit, construction review, or special inspections are performed by the Engineer or his representative as required herein, and then only such responsibility as is associated with the specific work performed as is commonly assigned a structural engineer in relation to other engineering and construction disciplines associated with the project.
11. The Engineer shall not be responsible for site and construction safety and/or the safety of construction workers. Site and construction safety is the responsibility of the Contractor. The Contractor shall be responsible for the safety of his employees and the safety of the employee of all subcontractors to the project.
12. Engineer's Statement of Compliance: To the best of the Engineer's knowledge, the structural plans and specifications presented herein comply with the applicable minimum building codes, standards, and practices.

**EXHIBIT V
SITE AERIAL**



City of Fort Lauderdale GIS



CITY OF FORT LAUDERDALE

435 Bayshore Drive



0 90 180 Feet

GIS
Fort Lauderdale

EXHIBIT VI
SUMMARY DESCRIPTION

Summary
Description
435 Bayshore Drive
#402 - Slip #6

The project site is located along the Intracoastal Waterway (ICW) at 435 Bayshore Drive, in Section 01, Township 50, Range 42E, in the City of Fort Lauderdale, Broward County, Florida

The property is located along the ICW, which is a tidal waterbody. The nearest direct connection to the Atlantic Ocean is about 2.4 miles to the south at the Port Everglades Inlet. As the project site is located along the ICW, 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 2.5 feet seawall cap, $\pm$ 1,272 sq. ft. concrete marginal dock, four (4) $\pm$ 80 sq. ft. finger piers, and fourteen (14) mooring piles. The proposed project includes the installation of a 24,000 lb four (4) post boat lift in slip #6 at the Adagio Fort Lauderdale Beach on the ICW. As measured from the property line, all four (4) boat lift wooden piles and boat lift structure encroach more than 25' from the property line. The maximum distance the structure will be installed from the property line is 40 feet or 15 feet beyond the 25-foot limitation. The boat lift is setback 8 feet from the western Sovereignty Submerged Land Lease boundary to provide enough area for a vessel to moor within the lease area.

The boat lift structure is over the allowable 25 foot distance into the waterway from the property line and therefore requiring a variance waiver for the proposed boat lift. The boat lift's (4) wooden piles will serve as guide poles and reflective tape will be placed on these piles to ensure safety and compliance with city code: 8-91(d).

On the "Form of Assignment of Use Rights to Boat Slip" provided by the Adagio HOA, Mr. Farrell's boat slip number is incorrect. According to the SSSL, his assigned slip number is #6 instead of #1 as provided in the HOA document. His slip is the furthest easterly slip available on the property. The HOA is working diligently to resolve this conflict and to provide Mr. Farrell a revised document.

The City of Fort Lauderdale Code Section 47-19.3(b)(1) states: Only one (1) mooring device per one hundred (100) feet of lot width or portion thereof, and one mooring device for each additional one hundred (100) feet of lot width are permitted.

At this site there is +/- 200 linear feet of shoreline and two (2) existing boatlifts that have been approved by the MAB for encroaching beyond 25 feet (23.5' and 18.1'). Therefore, the site requires a DRC site plan level II approval before additional boat lifts can be added to the property.

The applicant is requesting to add a boat lift to his boat slip. This request will bring a total of three (3) boat lifts to the property. The site only allows two (2) boat lifts under the code without obtaining a DRC Site Plan Level II approval. EnviroCare had a pre-DRC

application meeting with Mohammed Malik, Zoning Administrator and Burt Ford, Zoning Chief to review and discuss options for adding an additional boat lift to the applicant's property. The applicant will be submitting a DRC Site Plan Level II application.

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 (± 600), the proposed project will not impede navigation within the ICW.
3. The boatlifts are necessary for safely mooring resident's vessels, especially during high wind events, severe weather, and boat traffic (not in no wake zone).
4. The proposed structure is consistent with the previously approved lifts at this location which requested a larger variance request.
5. The proposed structure is within the sovereignty submerged land lease area issued by the State of Florida Department of Environmental Protection and is consistent with the adjacent neighbors' variance approvals in the area.

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

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

PROPOSED STRUCTURE	STRUCTURE DISTANCE FROM PROPERTY LINE	PERMITTED DISTANCE WITHOUT WAIVER	DISTANCE REQUIRING A WAIVER
24,000lb 4-post boat lift: beyond 25' require wavier	$\pm 40.0'$	25.0'	$\pm 15.0'$

**EXHIBIT VII
HOA LETTER OF
RECOMMENDATION**

ADAGIO FORT LAUDERDALE BEACH CONDO ASSOC.

ARCHITECTURAL MODIFICATION APPLICATION FORM

Please return this form to:

ATTN: ILIANA CORDERO-LEVINE, LCAM
FIRST SERVICE RESIDENTIAL
ILIANA.CORDERO-LEVINE@FSRESIDENTIAL.COM

DATE: April 30, 2021 Unit #: 402

UNIT OWNER (APPLICANT): STEPHEN FARRELL

TELEPHONE #: (HOME) (781) 710-3203 (CELL) (954) 903-5146 (WORK)

TYPE OF MODIFICATION BEING REQUESTED (Please describe in detail. Include material, color, size/dimensions or areas involved.): *Please refer to Declaration of Condominium/Covenants Section*

INSTALLATION OF BOAT LIFT. (Please attached)

ARCHITECT'S PLANS & DRAWINGS AND/OR MATERIAL SPECIFICATIONS MUST BE ATTACHED BEFORE APPLICATION WILL BE CONSIDERED. COPIES OF CONTRACTORS' CURRENT CERTIFICATE OF INSURANCE AND LICENSE. UPON ASSOCIATION APPROVAL BUILDING PERMITS FROM _____, CONSTRUCTION IMPROVEMENT PAYMENT (IF REQUIRED) MUST BE PROVIDED PRIOR TO COMMENCING WORK

I / We hereby make application to ADAGIO FORT LAUDERDALE BEACH CONDO ASSOCIATION for the above described item to be approved in writing.

I / We understand and acknowledge that approval of this request must be granted before work on the modification may commence and that if modification / installation is done without the approval of the Association, the Association may force the removal of the modification/ installation and subsequent restoration to original form at my expense.

All contractors are responsible for removal of debris as a result of improvements. Upon approval, remember to schedule with the Management office in advance for the installation date(s).

Applicant: [Signature] Date: April 30, 2021

Applicant: _____ Date: _____

This Section For Office Use Only

APPLICATION APPROVED



APPLICATION DENIED



DocuSigned by:

X Wayne Hewett

68328256A0FA45A...

Wayne Hewett,
Director

Date: 5/6/2021

Reference: SOP Community Association Administrative Record Keeping

**EXHIBIT VIII
ASSIGNMENT OF
USE RIGHTS TO
BOAT SLIP**

FORM OF ASSIGNMENT OF USE RIGHTS TO BOAT SLIP

The undersigned ("Owner") has acquired Unit 402 in Adagio Fort Lauderdale Beach, a Condominium (the "Unit") and has been assigned the use of the boat slip (the "Boat Slip") described below in accordance with the Declaration of Condominium of Adagio Fort Lauderdale Beach, a Condominium, recorded in Instrument # 116023734, of the Public Records of Broward County, Florida, as amended (the "Declaration").

NOW, THEREFORE, it is agreed as follows:

1. There is hereby assigned to the Owner the use of Boat Slip number 41 effective herewith.
2. This Assignment of Use Rights to Boat Slip is for the exclusive use of the Unit. The Boat Slip shall be maintained, occupied and assigned solely in accordance with the provisions of the Declaration.
3. This Assignment of Use Rights to Boat Slip shall be noted in a "Boat Slip Assignment Book" to be maintained by Adagio Fort Lauderdale Beach Condominium Association, Inc., for such purpose.
4. The use of the Boat Slip is subject to rules and regulations promulgated by Adagio Fort Lauderdale Beach Condominium Association, Inc. (the "Association"), all terms and provisions set forth in the Declaration and all other applicable laws, rules and regulations.
5. Owner is prohibited from assigning its interest in the Boat Slip. Assignments of use rights to the Boat Slip are subject to and governed by the Declaration and such assignments shall be by Developer (as defined in the Declaration) or the Association only. Any assignment of a Boat Slip by any other person or entity other than Developer or the Association shall be considered null and void and the Association will not honor such assignment.
6. Developer and the Association do not maintain insurance covering any vessel, its contents and personal property of Owner. It is the responsibility of Owner to adequately insure his or her property. Owner covenants and agrees to name the Association as an additional insured on all policies of liability insurance insuring the vessel of Owner and to provide the Association a copy the current policy and all renewals thereof.

Seller:

Costa Bahia LLC, a Florida limited liability company

BY: Leonardo G. Coll, Manager

Purchaser:

Stephen C. Farrell

THIS INSTRUMENT MAY NOT BE RECORDED IN THE PUBLIC RECORDS

**EXHIBIT XI
SITE PHOTOGRAPHS**

1. Standing East of Slip #6
looking Southwest



2. Standing North of slip
#6 looking South.



3. Overview of Slip #6
(Yellow Box) from West
looking Southeast



**EXHIBIT X
SOVEREIGNTY
SUBMERGED
LAND LEASE**

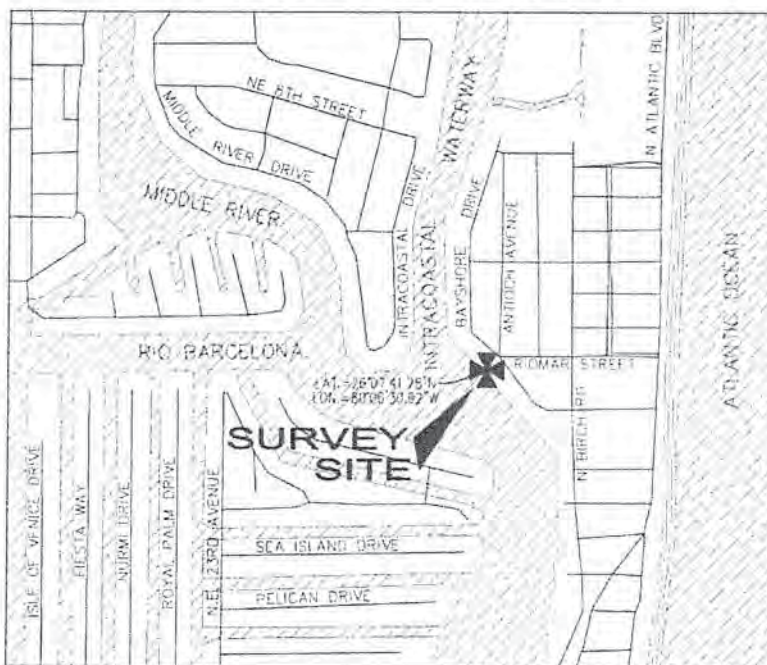


SPECIFIC PURPOSE SURVEY
BY
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

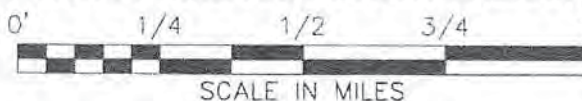
TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870



SPECIFIC PURPOSE SURVEY
SUBMERGED LAND LEASE FIELD SURVEY
PARCEL "A"
"ROYAL ATLANTIC"
PLAT BOOK 174, PAGE 33
IN SECTION 1, TOWNSHIP 50 SOUTH, RANGE 42 EAST
BROWARD COUNTY, FLORIDA



PORTION OF POMPANO BEACH QUADRANGLE



RECEIVED

FEB 21 2018

FL DEP
WEST PALM BEACH

NOTES:

- 1) LATITUDE AND LONGITUDE SHOWN ARE BASED
ON NORTH AMERICAN DATUM OF 1983 (NAD 83).

LEGEND:

LAT. NORTH LATITUDE
LON. WEST LONGITUDE

SHEET 1 OF 6

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE
WITHOUT SHEETS 1 THROUGH 6 INCLUSIVE

FILE: COSTA BAHIA LLC

SCALE: N/A

DRAWN BY: B.E.

ORDER NO.: 63716

DATE: REV. 9/07/17; 12/14/17; 01/31/18

SUBMERGED LAND LEASE SURVEY

FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

FOR: AZURE BAY

CERTIFICATION:

I HEREBY CERTIFY THAT THIS SKETCH OF SURVEY MEETS THE STANDARDS OF
PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER
SERVICES ("DOACS") CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO
SECTION 472.027, FLORIDA STATUTES.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER.

☒ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
☐ BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
☐ VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
STATE OF FLORIDA



SPECIFIC PURPOSE SURVEY
BY
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351



TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778
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SPECIFIC PURPOSE SURVEY
SUBMERGED LAND LEASE FIELD SURVEY
PARCEL "A"
"ROYAL ATLANTIC"
PLAT BOOK 174, PAGE 33
IN SECTION 1, TOWNSHIP 50 SOUTH, RANGE 42 EAST
BROWARD COUNTY, FLORIDA

LAND DESCRIPTION:

A PORTION OF SOVEREIGNTY SUBMERGED LANDS BEING CONTIGUOUS TO AND SOUTHWEST OF PARCEL "A", "ROYAL ATLANTIC", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 174, PAGE 33 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND BEING A PORTION OF THE FLORIDA INTRACOASTAL WATERWAY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 17, PAGE 1 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING IN SECTION 1, TOWNSHIP 50 SOUTH, RANGE 42 EAST, DESCRIBED AS FOLLOWS:

BEGIN AT THE WESTERLY CORNER OF SAID PARCEL "A" BEING ON THE MEAN HIGH WATER LINE OF THE SAID INTRACOASTAL WATERWAY, WITH A NORTHING OF 653,462.7487 AND AN EASTING OF 948,711.3935 OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83), FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE; THENCE ON THE SOUTHWESTERLY LINE OF SAID PARCEL "A" AND ALONG SAID MEAN HIGH WATER LINE THE FOLLOWING THREE NUMBERED COURSES AND DISTANCES: 1) SOUTH 47°21'00" EAST 153.31 FEET; 2) SOUTH 42°39'00" WEST 0.18 FEET; 3) SOUTH 47°21'55" EAST 46.69 FEET TO THE SOUTHERLY CORNER OF SAID PARCEL "A"; THENCE LEAVING SAID MEAN HIGH WATER LINE SOUTH 42°39'00" WEST ON THE SOUTHWESTERLY EXTENSION OF THE SOUTHEASTERLY LINE OF SAID PARCEL "A" 0.98 FEET; THENCE NORTH 47°21'00" WEST 8.50 FEET; THENCE SOUTH 42°39'00" WEST 7.00 FEET; THENCE NORTH 47°21'00" WEST 21.50 FEET; THENCE SOUTH 42°39'00" WEST 40.00 FEET; THENCE NORTH 47°21'00" WEST 12.00 FEET; THENCE SOUTH 42°39'00" WEST 13.00 FEET; THENCE NORTH 47°21'00" WEST 43.10 FEET; THENCE NORTH 42°39'00" EAST 33.00 FEET; THENCE NORTH 47°21'00" WEST 4.00 FEET; THENCE NORTH 42°39'00" EAST 20.00 FEET; THENCE NORTH 47°21'00" WEST 21.50 FEET; THENCE SOUTH 42°39'00" WEST 20.00 FEET; THENCE NORTH 47°21'00" WEST 4.00 FEET; THENCE SOUTH 42°39'00" WEST 33.00 FEET; THENCE NORTH 47°21'00" WEST 43.40 FEET; THENCE NORTH 42°39'00" EAST 13.00 FEET; THENCE NORTH 47°21'00" WEST 12.00 FEET; THENCE NORTH 42°39'00" EAST 40.00 FEET; THENCE NORTH 47°21'00" WEST 20.20 FEET; THENCE NORTH 42°39'00" EAST 7.00 FEET; THENCE NORTH 47°21'00" WEST 9.80 FEET TO THE INTERSECTION WITH THE SOUTHWESTERLY EXTENSION OF THE NORTHWESTERLY LINE OF SAID PARCEL "A"; THENCE NORTH 42°39'00" EAST ON SAID SOUTHWESTERLY EXTENSION 1.15 FEET TO THE INTERSECTION WITH THE AFOREMENTIONED MEAN HIGH WATER LINE AND THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, AND CONTAINING 7,198 SQUARE FEET, 0.1652 ACRES.

SHEET 2 OF 6

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE
WITHOUT SHEETS 1 THROUGH 6 INCLUSIVE

FILE: COSTA BAHIA LLC

SCALE: N/A **DRAWN BY: B.E.**

ORDER NO.: 63716

DATE: REV. 9/07/17; 12/14/17; 01/31/18

SUBMERGED LAND LEASE SURVEY

FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

FOR: AZURE BAY



SPECIFIC PURPOSE SURVEY
BY
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778
E-MAIL: surveys@pulicelandssurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870



SPECIFIC PURPOSE SURVEY
SUBMERGED LAND LEASE FIELD SURVEY
PARCEL "A"
"ROYAL ATLANTIC"
PLAT BOOK 174, PAGE 33
IN SECTION 1, TOWNSHIP 50 SOUTH, RANGE 42 EAST
BROWARD COUNTY, FLORIDA

NOTES:

- 1) NO TITLE OPINION OR ABSTRACT TO THE SUBJECT PROPERTY HAS BEEN PROVIDED. IT IS POSSIBLE THAT THERE ARE DEEDS, EASEMENTS, OR OTHER INSTRUMENTS (RECORDED OR UNRECORDED) WHICH MAY AFFECT THE SUBJECT PROPERTY. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THE SURVEYOR.
- 2) THE LAND DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
- 3) NEITHER UNDERGROUND IMPROVEMENTS OR UNDERGROUND UTILITIES WERE LOCATED.
- 4) COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH OF THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), WITH THE NORTHWESTERLY LINE OF PARCEL "A", "ROYAL ATLANTIC" HAVING A BEARING OF N42°39'00"E.
- 5) ELEVATIONS SHOWN ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988.
- 6) THIS SITE LIES WITHIN ONE HALF MILE OF TIDE INTERPOLATION POINT NUMBER 106 IN THE PORT EVERGLADES QUAD MAP. MEAN HIGH WATER ELEVATION AT THE SUBJECT SITE AS EXTENDED FROM POINT 106 IS ELEVATION +0.25 FEET (NAVD). INFORMATION WAS COMPILED FROM PUBLISHED DATUM PROVIDED BY THE LAND BOUNDARY INFORMATION SYSTEM INTERNET WEBSITE (WWW.LABINS.ORG).
- 7) THE SPECIFIC PURPOSE OF THIS SURVEY IS TO SHOW THE LAND LEASE LIMITS DEPICTED AND DESCRIBED HEREON.
- 8) THE LOCATION OF THE CENTERLINE OF THE "10 FT. PROJECT" DEPICTED HEREON WAS TAKEN FROM CORP. OF ENGINEERS FILE NO. 8B-24,258 DATED DEC. 1956, REV. 17 JULY 1962.
- 9) THIS IS A FIELD SURVEY.

SHEET 3 OF 6

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE
WITHOUT SHEETS 1 THROUGH 6 INCLUSIVE

FILE: COSTA BAHIA LLC

SCALE: N/A | **DRAWN BY: B.E.**

ORDER NO.: 63716

DATE: REV. 9/07/17; 12/14/17; 01/31/18

SUBMERGED LAND LEASE SURVEY

FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

FOR: AZURE BAY

LEGEND:

N.G.V.D. NATIONAL GEODETIC VERTICAL DATUM
U.S.G.S. UNITED STATES GEOLOGICAL SURVEY

PLS

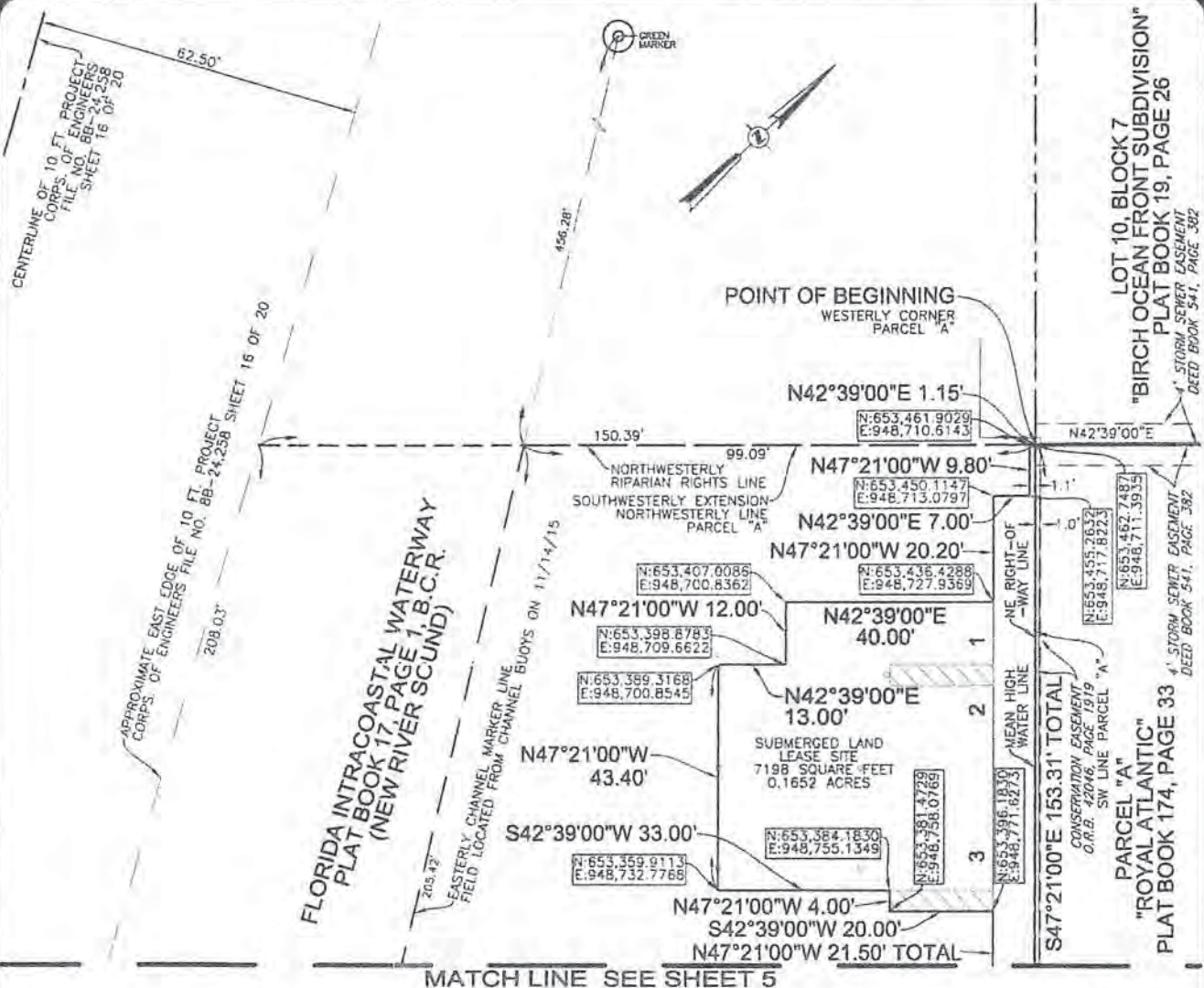
SPECIFIC PURPOSE SURVEY BY PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778

E-MAIL: surveys@puliceandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870

PLS



SHEET 4 OF 6

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WITHOUT SHEETS 1 THROUGH 6 INCLUSIVE

FILE: COSTA BAHIA LLC

SCALE: 1"=30'

DRAWN BY: B.E.

ORDER NO.: 63716

DATE: REV. 9/07/17; 12/14/17; 01/31/18

SUBMERGED LAND LEASE SURVEY

FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

FOR: AZURE BAY

LEGEND:

N:XXX,XXX.XXXX STATE PLANE NORTH COORDINATE (NAD 83)
E:XXX,XXX.XXXX STATE PLANE EAST COORDINATE (NAD 83)
B.C.R. BROWARD COUNTY RECORDS
O.R.B. OFFICIAL RECORDS BOOK



SPECIFIC PURPOSE SURVEY
BY
PULICE LAND SURVEYORS, INC.

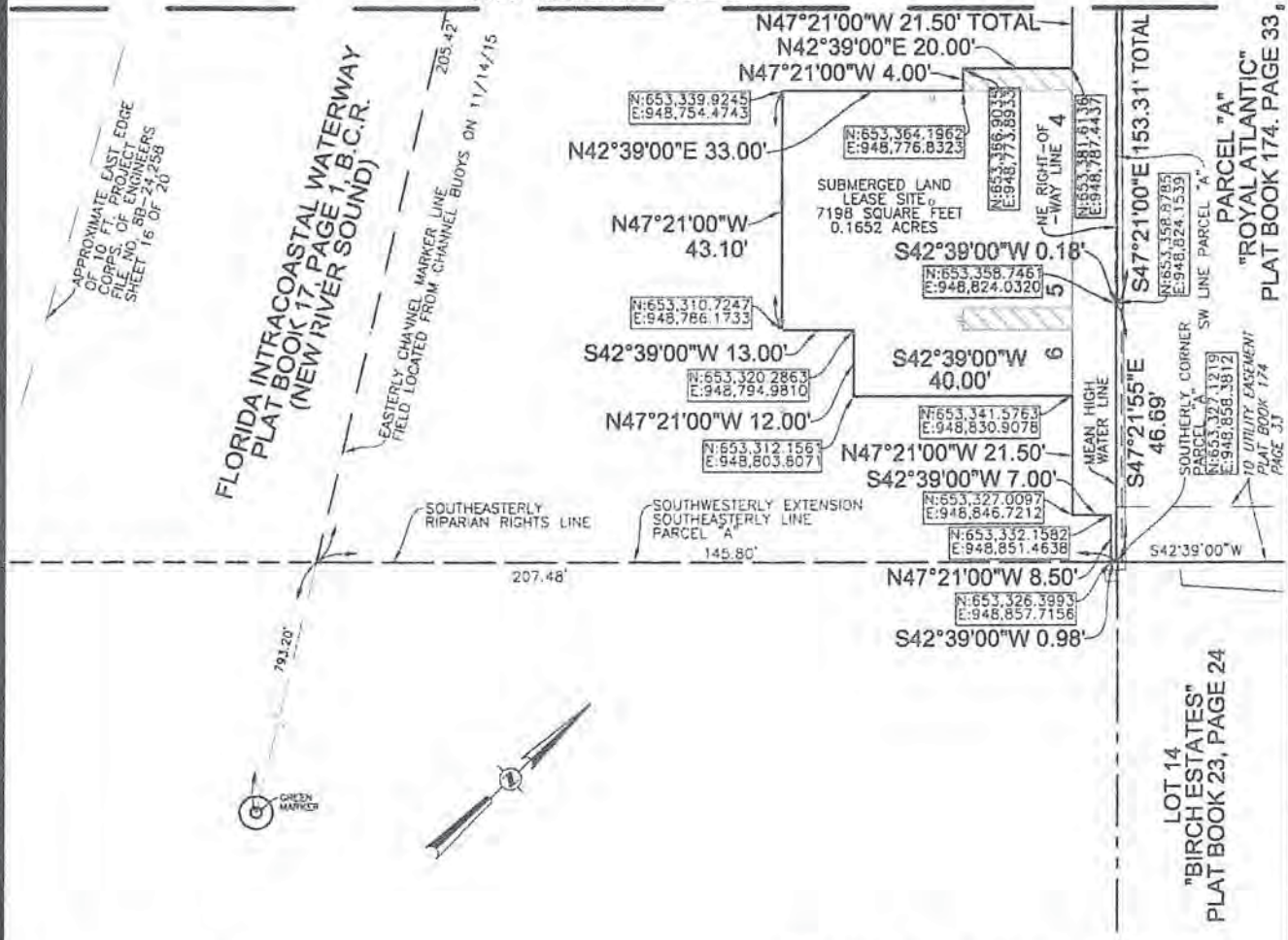
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MATCH LINE SEE SHEET 4



SHEET 5 OF 6

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WITHOUT SHEETS 1 THROUGH 6 INCLUSIVE

FILE: COSTA BAHIA LLC

SCALE: 1"=30'

DRAWN BY: B.E.

ORDER NO.: 63716

DATE: REV. 9/07/17; 12/14/17; 01/31/18

SUBMERGED LAND LEASE SURVEY

FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

FOR: AZURE BAY

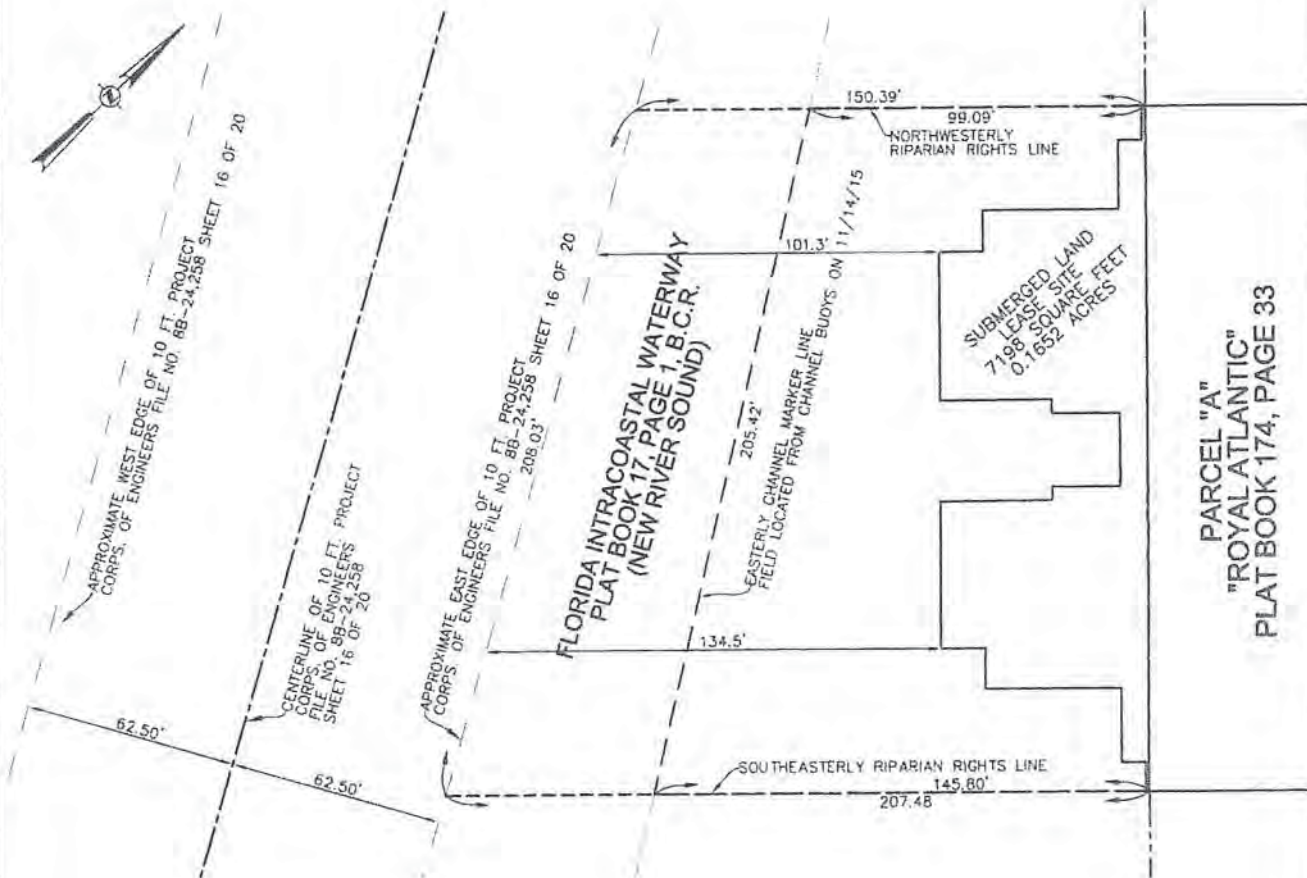
LEGEND:

N:XXX,XXX.XXXX STATE PLANE NORTH COORDINATE (NAD 83)
E:XXX,XXX.XXXX STATE PLANE EAST COORDINATE (NAD 83)
B.C.R. BROWARD COUNTY RECORDS
O.R.B. OFFICIAL RECORDS BOOK



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PARCEL "A"
"ROYAL ATLANTIC"
PLAT BOOK 174, PAGE 33

SHEET 6 OF 6

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE
WITHOUT SHEETS 1 THROUGH 6 INCLUSIVE

FILE: COSTA BAHIA LLC

SCALE: 1"=50'

DRAWN BY: B.E.

ORDER NO.: 63716

DATE: REV. 9/07/17; 12/14/17; 01/31/18

SUBMERGED LAND LEASE SURVEY

FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

FOR: AZURE BAY

MEMORANDUM NO. MF 21-16

DATE: June 15, 2021

TO: Marine Advisory Board

FROM: Andrew Cuba, Marine Facilities Manager

RE: July 1, 2021 MAB Meeting – Discussion Item / Waterway Quality Initiative

Attached for your review is a copy of the City's Water Quality Initiative. Waterway quality is identified among the City Commission's top priorities for 2021. Milestones and Deliverables Task 5 relates to the importance of pump-out service availability.

Staff will provide a brief summary of Marine Facilities' involvement.

AC
Attachment

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



CITY OF FORT LAUDERDALE

City of Fort Lauderdale

Waterway Quality

Project Charter

City Commission Top Priorities 2021

Executive Lead and Result Team Members

Executive Lead	Result Team
Todd Hiteshew	Nancy Gassman, PhD Larry Teich Michael Kam Monique Damiano Tarlesha Smith Elkin Diaz Jonathan Luscomb

Executive Lead Signature

CMO Signature

Contents

1. Introduction	1
2. Project Description and Purpose	1
3. Scope.....	2
4. Milestones and Deliverables	2
5. Summary Milestone Schedule.....	4
6. Preapproved/Planned Financial Resources.....	4

1. Introduction

The City Commission met on January 29, 2021 to identify and prioritize the initiatives they want the City to focus on in 2021. One of their top priorities is Waterway Quality.

The Executive Lead works in conjunction with the Result Team to ensure progress and reporting of the progress of the projects goals and deliverables. The Result Team consist of representatives from the City Manager's Office, Subject Matter Experts, Strategic Communication Division and Structural Innovation Division.

2. Project Description and Purpose

Strategic Plan Alignment



Focus Area: Public Places

Goal 3: Build a healthy and engaging community

The City of Fort Lauderdale has 165 miles of waterways. Decades of waterway quality monitoring have demonstrated that fecal indicator bacteria (i.e. fecal coliform and enterococcus) and nutrients concentrations in many of these water bodies are often elevated above the Florida Department of Environmental Protection's Class III surface water quality standard. Over time, the City has substantially eliminated point sources of pollution such as wastewater package plants and septic systems. More dispersed sources of land-based pollution such as roadway run-off, pet waste and fertilizers are often the main contributors of non-point source pollution. These are governed under the City's National Pollutant Discharge Elimination System (NPDES) permit. To reduce non-point pollution from entering our waterways, the City's stormwater is "pretreated" by swales and retention areas. Pollution control devices, pollution baffles in our catch basins, and street sweeping capture particulates and nutrients before discharge into these waterways. Water quality in the City's waterways is also influenced from the east by oceanic currents and tidal flows, in our urban core by stormwater discharges from Wilton Manors and Oakland Park into the Middle River, and from the west by municipal stormwater discharges from the South Florida Water Management canals to the North and South Forks of the New River. In addition, private entities, Broward County, and the Florida Department of Transportation all have stormwater infrastructure within the City boundaries that contribute to discharges. Furthermore, the waterways in the Venice of America are impacted by

aquatic wildlife, birds, illegal discharges into storm drains and illegal dumping of human waste from moored and passing boats.

3. Scope

The primary focus of this initiative is to monitor and improve the quality of our waterways. The goal is to achieve this through education to prevent discharges, infrastructure improvements such as swale rehabilitation to improve stormwater quality reaching the waterways, and implementation of pilot and restoration projects to directly address water quality in our waterways. The goal will also be achieved by continuing monitoring; exploring the ability to increase availability of mobile pump outs; and collaborating with the County and State. Initiatives includes:

- Task 1. Education and awareness through NPDES Implementation
- Task 2. Implementation stormwater quality improvements
- Task 3. Continuation of Waterway Quality Monitoring Program
- Task 4. Remediation of impacted waterbodies from 2019-2020 wastewater discharges
- Task 5. Researching the feasibility of a program to increase the availability of mobile pump-outs and cost effectiveness
- Task 6. Continuation of the canal cleaning program to remove floating debris
- Task 7. Implementation of aeration and the pilot projects from the algal study

4. Milestones and Deliverables

- Task 1. Education and awareness through NPDES implementation - A key component of the NPDES program is education and awareness about the impacts of non-point source discharges into our waterways. The NPDES permit and program is set up to bring awareness and outreach in the following areas:
 - Task 1.1 Perform outreach on the reduction of pesticides, herbicides, and fertilizers
 - Task 1.2 Perform outreach on the public reporting of suspected illicit discharges and improper disposal
 - Task 1.3 Perform outreach on the proper use and disposal of oils, toxics, and household hazardous waste
- Task 2. Implementation stormwater quality improvements - Verifying and understanding stormwater assets is a critical step in being able to maintain them. Proper maintenance of stormwater assets ensure they are

performing as designed and therefore reducing pollutant loadings into our waterways.

- Task 2.1 Verify ownership of stormwater catch basins to ensure maintenance
 - Task 2.2 Create inventory of catch basins that contain pollution control baffles
 - Task 2.3 Develop a plan to retrofit catch basins with pollution control baffles, prioritized by water quality concerns in that watershed
 - Task 2.4 Implement a proactive swale rehabilitation program to improve water quality treatment of stormwater
- Task 3. Continued Waterway Quality Monitoring Program – The City currently has an agreement with Miami Waterkeeper to monitor 10 recreational sites weekly for bacteria pollution. This data allows the City to develop an understanding of long-term trends in waterway quality.
 - Task 3.1 Continue weekly sampling per Miami Waterkeeper agreement
- Task 4. Restoration of George English Lake, Tarpon River, and perhaps Himmarshee Canal as a result of the 2020 wastewater discharges.
 - Task 4.1 Perform sediment removal activities at George English Lake and Tarpon River
 - Task 4.2 Assess Himmarshee Canal and determine if sediment removal is warranted
- Task 5. Increase the availability of mobile pump-outs. The use of pumpout facilities is important to reduce or eliminate the discharge of sewage into our waters. The City has numerous areas where liveaboard boats are mooring without regularly using pumpout facilities.
 - Task 5.1 Researching the feasibility of a program for increasing the availability of mobile pump-outs and making it cost-effective and convenient for the end user
- Task 6. Continuation of the canal cleaning program to remove floating debris. The City currently has a contractor that removes floating debris from all the City's waterways on a monthly basis. The vendor can identify hot spots for debris.
 - Task 6.1 Monitor waste generated from canal cleaning to better understand volumes and locations of aggregation of waste
- Task 7. Implementation of aeration technology and pilot projects from the algal study – One of the causes of impairments in our waterbodies is low or inconsistent oxygen levels. Increased dissolved oxygen speeds up microbial activity that can help improve water quality and reduce algal blooms. The projects listed below are being requested in the FY2022 budget process:

- Task 7.1 Research the feasibility of aerators in Lake Melva, Cliff Lake, Tarpon River, and Himmarshee Canal
- Task 7.2 Implement the pilot projects from the algal study: evaluation the effectiveness of the current aeration system at Lido Dr, install a bubble curtain near SW 12th Ct, and install shellfish/oyster bags near SW 27th Ave

5. Summary Milestone Schedule

Task 1. Education and awareness through NPDES Implementation	December 2021
Task 2. Implementation stormwater quality improvements	December 2021
Task 3. Continuation of Weekly Waterway Quality Monitoring Program	Ongoing
Task 4. Restoration of impacted waterbodies from 2020 wastewater discharges	December 2021
Task 5. Researching the feasibility of a program to increase the availability of mobile pump-outs and cost effectiveness	December 2021
Task 6. Continuation of monthly canal cleaning program to remove float debris	Ongoing
Task 7. Initiation of aeration and the pilot projects from the algal study	December 2021

6. Preapproved/Planned Financial Resources

Task 1. Education and awareness through NPDES Implementation.

Funding for education and awareness through NPDES Implementation, and Stormwater Operations/Engineering Activities are consistently funded in various operating budgets.

Task 2. Implementation stormwater quality improvements.

Funding is available in the Stormwater Operations operating budget to pursue these activities.

Task 3. Continuation of Waterway Quality Monitoring Program; The FY 2021 budget includes \$100,000 for Miami Waterkeeper to conduct weekly waterway quality monitoring through Dec 2021. A budget decision package was submitted for another year of funding in the FY2022 budget.

Task 4. Remediation of impacted waterbodies from 2019-2020 wastewater discharges. One of the three current restoration projects (George English Lake) is currently funded at \$214,780. The other two locations will need budget amendments in FY2021 to complete. The current costs are unknown but may range from \$1,000,000 - \$1,500,000.

Task 5. Researching the feasibility of a program to increase the availability of mobile pump-outs and cost effectiveness. There will be no fiscal impact related to researching the feasibility of a program to increase the availability of mobile pump-outs and the cost effectiveness as the main outcome will be the findings from the research. This study could result in a request for funds or pursuit of grant dollars to implement the program.

Task 6. Continuation of the canal cleaning program. This program is fully funded in FY 2021 in Parks and Recreation's Sanitation Fund at a cost of \$379,400.

Task 7. Implementation of aeration and the pilot projects from the algal study. Two budget decision packages were submitted for the implementation of aeration technology in Lake Melva, Cliff Lake, Tarpon River, and Himmarshee Canal in the amount of \$113,000. The other was to implement the pilot projects from the algal study in the amount of \$150,000.