



CITY OF FORT LAUDERDALE

DRAFT
VIRTUAL MEETING MINUTES
CITY OF FORT LAUDERDALE
MARINE ADVISORY BOARD
THURSDAY, SEPTEMBER 2, 2021 – 6:00 P.M.

		Cumulative Attendance	
		May 2021 – April 2022	
Grant Henderson, Chair	P	4	0
Ed Strobel, Vice Chair	P	4	0
Deirdre Boling-Lewis	P	3	1
Robyn Chiarelli	P	2	2
Bob Denison	A	2	1
Barry Flanigan	P	3	1
Richard Graves	A	1	3
James Harrison	P	4	0
Rose Ann Lovell	P	3	1
Kitty McGowan (arr. 6:01)	P	3	1
Norbert McLaughlin	P	4	0
Ted Morley	P	3	1
Noelle Norvell	P	1	0
Christopher Rotella	P	4	0
Steve Witten	P	4	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 Tom Capano, Fort Lauderdale Police Department
Officer Paul Kelly, 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.

II. Approval of Minutes – July 1, 2021

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

III. Statement of Quorum

It was noted a quorum was present at the meeting.

IV. Introduction of New Member – Noelle Norvell

New member Noelle Norvell introduced herself at this time.

V. Waterway Crime & Boating Safety Report

Sergeant Tom Capano of the Fort Lauderdale Police Department's Marine Unit reported the following activity from July 2021:

- 56 citations, including 12 personally owned and 8 rented jet skis
- 138 warnings, including 16 personally owned and 20 rented jet skis
- 9 safety inspections
- 3 accidents
- 8 incidents, including 3 burglaries

Sergeant Capano also reported the following activity from August 2021:

- 30 citations, including 3 personally owned and 10 rented jet skis
- 72 warnings, including 17 personally owned and 13 rented jet skis
- 4 safety inspections
- 2 accidents
- 11 incidents, including 1 burglary
- 2 lives saved

Sgt. Capano concluded that the Marine Unit anticipates a busy Labor Day weekend.

VI. Dock Waiver – 501 Middle River Drive / Enrico Scarda, Manager of RA FLL, LLC

Tyler Chappell and Jena Robbins, representing the Applicants, showed a PowerPoint presentation on the Application. The subject property currently includes a 150 linear ft. coral rock wall, as well as a 390 sq. ft. wooden dock, boat lift, and one mooring pile. The existing wooden dock, boat lift, and mooring pile are proposed to be removed. The Applicant requests installation of a new concrete panel seawall of 150 linear ft. in length, a new concrete marginal dock, a 287 sq. ft. floating dock, and three triple pile clusters.

Each of the three clusters will extend 53.2 ft. from the property line where the permitted distance is 25 ft. The Applicant requests a waiver for 28.2 ft. of the total distance. Ms. Robbins showed aerial photos of the site, as well as structural cross-sections of the proposed concrete marginal dock and new seawall. The floating dock structure is 50.8 ft. from the property line. The Applicant requests a waiver of 25.8 ft.

The structures are proposed to accommodate two vessels, one of which is 60 ft. in length and one of which is 100 ft. The extension of the property line on the western portion of the site is shown in drawings, as well as the 10 ft. setback required for vessels in the RS-4.4 zoning district. The 60 ft. vessel will be moored bow in so it does not extend past the 10 ft. setback.

The width of the waterway at the subject location is approximately 450 ft. to 500 ft. The structures and vessels will not extend more than 25% to 30% into the width of the waterway.

The Application's layout has been submitted to the Army Corps of Engineers, the Florida Department of Environmental Protection (DEP), and the Broward County Department of Environmental Protection's Growth and Management Department. The layout is currently under review by these regulatory entities.

Extraordinary circumstances for the Application include:

- Proposed structures and piles will not exceed 30% of the waterway width
- Extraordinary width of the waterway at the subject location so the structures and vessels will not impede navigation on the Middle River
- The floating dock and triple pile clusters are necessary for the safe mooring of vessels, particularly during high wind and severe weather events
- The structures are necessary to protect residents' vessels from large wakes, as the subject area is not a No Wake Zone and there is significant boating activity along the Middle River

Two letters of support from neighbors in the vicinity were provided along with the Application. Additional waivers have been previously granted in the vicinity as well, with the greatest authorized distance at 124.4 ft. The Applicant's request is for less than half of this distance.

Mr. McLaughlin noted that it is typically recommended that owners moor boats closely against floating docks, and requested clarification of the need for cluster piles. Mr. Chappell explained that the floating dock is behind the stern of the larger vessel for access: the dock along the seawall is fixed rather than floating. The floating dock extends off the finger pier. The triple pile clusters are necessary to keep the larger boat off the fixed dock.

Mr. Witten observed that while a number of waivers have been previously issued for the area, he was aware of none for floating docks. Mr. Chappell replied that there are floating docks in the subject area, although none of these are marginal docks or finger piers. The only floating docks of similar distance are located on the Intracoastal Waterway, some of which exceed the length of this waiver request.

Mr. Witten commented that the proposed waiver would have a significant impact on its location, as there is heavy traffic coming in and out of the Middle River. While he believed owners should be able to keep boats by their properties, he took issue with a dock that extended this far into the waterway.

Mr. Morley clarified that the subject area is a No Wake Zone except for waterskiing activity of vessels 21 ft. or less in length. He also pointed out that while some neighboring properties have marginal docks, none are perpendicular. He recommended that the Board carefully consider the safety of navigation and operation in this area, considering waterskiing activity and the lack of other perpendicular structures. He did not see any extraordinary circumstances accompanying this waiver request.

Mr. Chappell advised that while this portion of the Middle River is a waterskiing area, many boats moving north to south through the area are larger than 26 ft. in length. The Intracoastal Waterway to the east is a No Wake Zone for all vessels. The result can be “competing waves” as boats move through the area. Regarding the size of finger piers in the area, he noted that larger structures exist on 20th Avenue. The 60 ft. vessel would be large for a boat lift and would require the structure to be farther into the waterway than the proposed finger pier.

Mr. Morley noted that the 20th Avenue location to which Mr. Chappell had referred is of a size comparable to a marina and has a different type of boat traffic than the Middle River, which is a busy recreational area. He pointed out that other residents on this peninsula have found marginal docks to be sufficient. Mr. Chappell replied that the measurements include the marginal dock and seawall as measured from the property line.

Mr. Rotella expressed concern with the possibility of a boat jutting into the waterway, pointing out that the turn in this area is often taken aggressively by boaters moving north to south. He added that many skiers and/or jet skiers are not sophisticated or experienced boaters and may be less able to follow regulations regarding distances from seawalls.

Mr. Flanigan commented that the Board could leave itself open to criticism from the City Commission by approving an application such as this one.

Mr. Harrison also did not feel the proposed configuration was appropriate, pointing out that there are multiple boats 100 ft. or more in length located farther upriver. He was concerned with both waterski traffic and boats attempting to dock, and concluded that the Application would constitute a safety hazard and establish an unwanted precedent.

Mr. Chappell requested that the Application be withdrawn at this time so potential design changes could be discussed with the Applicant. He concluded that he would like to bring the amended Application back in October 2021.

VII. Dock Waiver – 435 Bayshore Drive Unit 402 Slip #6 / Stephen Farrell

Susan Engle, representing the Applicant, showed a PowerPoint presentation on the Application, which requests a waiver of limitations to install a boat lift in an existing boat slip. The boat lift would extend beyond the 25 ft. limitation. The property is located on the Intracoastal Waterway, where the width of the water body is approximately 700 ft.

The existing mooring facility has come before the Board on multiple occasions to install the six boat slips. Two of the six slips have already received waivers from the Board. Slip #6 is the southernmost slip and one of the smallest at 40 ft. by 12 ft.

Plans submitted to regulatory agencies show an 8 ft. marginal dock located 48 ft. from the property line. The Applicant proposes to install a 24,000 lb. four-post boat lift at 40 ft. Two piles to secure the lift would be located beyond the 25 ft. limitation.

Because two boat lifts have already been approved for this facility, the Applicant submitted an application to the City's Development Review Committee (DRC) for Site Plan Level II review. The DRC and Staff reviewed the application on July 22, 2021, and approved the project as is. The Applicant is awaiting additional DRC comments before taking that application before the City Commission for approval.

Additional waivers have been approved to the east and south of the subject area in addition to the two boat lifts previously approved on the subject site. At the subject location, the boat lift does not exceed 30% of the waterway width, nor would it impede navigation. Ms. Engle noted that boat lifts are necessary to provide safe mooring, as there is significant boat traffic in the area. The request is consistent with the two previous approvals for boat lifts at the site. The lift would be located within the sovereign submerged land lease area. The Applicant has received the appropriate permits from Broward County and DEP and is awaiting approval from the Army Corps of Engineers.

Chair Henderson requested clarification of the width of the lift. Ms. Engle replied that the slip width is very narrow at 12 ft., and the lift will be custom-made to fit within this distance.

Mr. Harrison noted that there is a letter of opposition by one entity and a letter of approval from another, and requested clarification of whether these entities are within the same building. Ms. Engle explained that after outreach to neighbors from the north, the Applicant met with these neighbors and addressed some of their concerns. During this time, the neighbors to the south, Surf Club, did not respond to outreach from the Applicant. The Applicant reached out to the Surf Club to ensure they received notice of tonight's meeting. Ms. Engle advised that there may be confusion among these neighbors regarding the specific location of slip #6.

Mr. Harrison commented that the Surf Club's concern appeared to be for garbage accumulation, which he did not believe would be an issue with additional pilings and a

boat lift. He also pointed out that the boat would be permitted to be docked at slip #6 as long as it is in the water, and that raising it on a lift would remove it from rough conditions and limit pollution from paint.

Mr. Cuba stated that per the City's Unified Land Development Regulations (ULDR), notice must be provided to all properties within 300 ft. of the subject location. This meant notice was sent to 330 addresses in the area. He has heard from one property in response and distributed the individual's email to the Board members accordingly.

Mr. Flanigan asked if the DRC approved the application. Mr. Cuba explained that the DRC is part of a separate Site Plan Level II review and approval process for multiple boat lifts within a distance of 199 ft. or less. The DRC process is often simultaneous with the Board's review process. Ms. Engle reiterated that the Application was originally scheduled to come before the Board in July 2021, but was withdrawn for additional discussion with neighbors.

Mr. Morley requested clarification of the total length of the seawall at the subject location. Ms. Engle confirmed that the seawall is 200 ft. in length.

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

Robert Amos, private citizen, advised that he is an owner at Bayshore Towers and the Surf Club and was present at the request of the Surf Club's board of directors. He reported that the board of directors has voted in opposition to the requested waiver. He recalled that in 2017, the Adagio property approached the Surf Club and Bayshore Towers to request approval for its docks, with the result that concessions were made by all parties. His understanding was that the Application proposes to extend the dock from 25 ft. to 40 ft. and does not refer to a boat lift.

Jim Potocki, member of the Surf Club, stated that it is the board of directors' impression that the boat would extend an additional 15 ft. into the waterway. This was their primary concern. Another issue is that the area may not consistently be a No Wake Zone, as this section of the Intracoastal Waterway is very busy with large boats as well as smaller vessels.

In 2017, the Surf Club and Bayshore Towers reached an agreement with the Adagio based upon principles of public safety, recreational use, and environmental stewardship. One amendment offered by the Adagio was that outer piers, including slip #6, were "cut back" as a public safety measure. Mr. Potocki felt that the Application would impede this buffer area, and suggested that the proposed boat lift could be placed in a different area, as there are more slips available.

Neil Fanelli, president of the Surf Club, asserted that when the Surf Club received documentation regarding the Application, it stated that the lift would be placed in the

middle of the pier. Further research determined that the subject slip is located on the end. The Surf Club objected to this, as the 2017 agreement was that slips #1 and #6 “would never be touched.”

Steve Farrell, Applicant, stated that he was not attempting to extend the dock or the boat slip, but to place a lift within the four corners of the existing slip. He was not aware of or party to any agreement between neighboring properties and the developer. Other slips in the unit have already been sold. He emphasized that the property was not in a No Wake Zone. The boat that would be placed on the requested lift has not yet been purchased.

Mr. Amos stated that the notice he had received indicated a change in the length of the slip from 25 ft. to 40 ft. Ms. Engle clarified that the slip is 48 ft. from the seawall and 12 ft. wide. The slip’s size is not changing; however, because the City has placed a limitation on how far into the waterway structures may be installed, the Application had included an illustration of where the 25 ft. mark is located within the Applicant’s slip.

Mr. McLaughlin asked to see the Site Plan and the location of slips 1 through 6. Ms. Engle reiterated that slip #6 is 40 ft. by 12 ft. and located on the south side, which is closest to the Surf Club. Slips 2, 3, 4, and 5 are larger slips and slip 1 is located to the north. There is no request to increase the size of slip #6, and no boat is currently docked in that slip.

Ms. Engle noted that boat slip #6 will be roughly 8 ft. landward of slip #5, which places it closer to the dock. Mr. McLaughlin concluded that slip #6 did not seem to constitute a navigational hazard, as it is closer to the upland than some other slips to which the neighboring property owners had no objection. No mooring piles are planned beyond the boat lift.

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.

Motion made by Mr. Witten, seconded by Ms. Lovell, to approve. In a voice vote, the **motion** passed unanimously. (Ms. Chiarelli was not present for the vote.)

VIII. Dock Permit – 1516 Ponce De Leon Drive / William & Ethel McIntyre

Mr. Chappell and Ms. Robbins, representing the Applicants, showed a PowerPoint presentation on the Application, which requests private use of public property. A new seawall has been constructed in the Rio Vista neighborhood, which meant residents had to remove their docks. The City is requesting that approval for the replacement of these docks come before the Board.

Ms. Robbins explained that the Applicants’ property is located to the right of a public right-of-way. She showed photos of the new seawall in the subject area and aerial views

of the subject property. The Applicant previously had a marginal dock and floating dock to accommodate their 40 ft. vessel. These were removed due to the Cordova Road seawall project.

Ms. Robbins also showed the 5 ft. side yard setback of the Applicants' property, which is required for their zoning district. Their dock area is permitted to extend from one side yard setback line to the other. The new sheet pile seawall is 79.6 linear ft. in length. The Applicants request private use of public property abutting waterways for the installation of a 400 sq. ft. concrete marginal dock that is 50 ft. in length and 8 ft. wide, as well as the installation of a 20 ft. by 6 ft. floating dock with a 3 ft. by 16 ft. ramp.

Justifications of private use of public property include:

- All structures and piles will not exceed 30% of the waterway width
- Applicant previously had an existing marginal and floating dock and would like to install the new structures in the same configuration

The Applicants propose to adhere to the Cordova Road landscaping plan from the public swale area to their proposed marginal and floating docks. They have received two letters of support from adjacent property owners to the north and south. Other private uses of public property are and/or were permitted within the vicinity.

Mr. Morley asked how the new docks would be mounted, pointing out that they cannot be affixed to the new seawall. Mr. Chappell advised that there are two sets of piles which support the entire structure. The area between the seawall cap and the dock will include an expansion joint that can be removed if necessary in the future.

Mr. Morley advised that it is very important for households that make private use of public property to meet the City's requirement of landscaping between the roadway and the seawall cap.

Mr. Harrison asked if there are any concepts of stairs or a ramp for the seawall cap on the roadway side. Mr. Chappell replied that the Applicant does not yet have a design for this step, but pointed out that the distance is roughly 1.5 ft. from the ground elevation to the top of the cap. He estimated that this would be a wooden step up to the cap and over to the dock.

At Mr. Chappell's request, Mr. Cuba agreed to forward the step design proposed by another property to the Applicants, as it was both aesthetically pleasing and safe.

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. Harrison, to approve as is. In a voice vote, the **motion** passed unanimously. (Ms. Chiarelli was not present for the vote.)

IX. Old / New Business

Officer Paul Kelly of the Fort Lauderdale Police Department's Marine Unit showed a PowerPoint presentation on the Seminole River's Slow Speed Zone. At present, the entire river is a Slow Speed Zone. There have been several complaints to the Marine Unit regarding high speeds in the area, as proximity to the 15th Street boat ramp and the ocean make this a highly congested area. Thus far, the Marine Unit has made 100 contacts and issued 27 tickets for violation of zones in the area.

Officer Kelly showed a map of the Idle and Slow speed zones, as well as other restricted areas. These include Port Everglades, which has an Idle Zone on the Seminole Canal that stretches across 17th Street.

Florida State Statute 327.46 states that if requirements are met, the City or County can enact its own Ordinance to specify a Slow or Idle Zone. One requirement is that the zone be within 500 ft. of any public boat fueling facility, such as the 15th Street fishery. The City may not exceed 150 ft. in distance past the furthest boat ramp moving either east or west. This permits them to make nearly one-third of the subject area an Idle Speed Zone.

The Florida Fish and Wildlife Commission (FWC) requires the Marine Unit to provide a statement of purpose for the proposed zone. This has been completed, along with scale drawings. The City requests to erect six signs, one facing each direction, as well as to add three pilings. Assistant City Attorney Brad Weissman has drawn up an Ordinance to address these needs.

Mr. Morley applauded the Marine Unit for this initiative, stating that he was fully supportive of the effort. The subject area is congested and speed is a major safety issue. Chair Henderson and other Board members indicated their support as well.

Motion made by Vice Chair Strobel, seconded by Mr. Morley, to support this effort. In a voice vote, the **motion** passed unanimously. (Ms. Chiarelli was not present for the vote.)

Vice Chair Strobel added that the Board would like to see similar action taken for the Cooley's Landing area, as it is difficult to move boats on or off trailers when a wake is in effect. Officer Kelly advised that once this Ordinance is passed, similar Ordinances are likely to be passed for every boat ramp that meets requirements.

The Board moved on to address other business, with Mr. Flanigan stating that a bareboat charter vessel is discharging customers at a dock that the City has condemned. This is part of the Board's ongoing concern regarding unlicensed charter vessels. Mr. Flanigan continued that this type of commercial activity is inconsistent with the grant funding that was provided to build City floating docks, which are another location these vessels use to pick up and discharge customers.

Mr. Cuba advised that the Board's communication to the City Commission from the July 2021 meeting, which expressed concerns with a seawall in disrepair at The Wharf, has been received by the Commission. He was informed that replacement of this seawall has been planned as a priority for the City.

Mr. Cuba continued that commercial activity at the floating docks refers to any activity involving exchange of monies. As long as vessels pick up and discharge customers at the floating docks without an exchange of monies at the location, the County has indicated that they are not concerned from a grant perspective.

Vice Chair Strobel added that another issue is charter boats that do not have a legal commercial dock, which is a City requirement of these vessels. He acknowledged, however, that it can be difficult to prove a charter boat has no such dock. Mr. Cuba agreed, noting that there are dishonest charter operators who contribute to this problem. He advised that he can work with Sgt. Capano to review ideas for how to address this issue. Vice Chair Strobel suggested that the Board consider drafting a memorandum to the U.S. Coast Guard. It was determined that this would be an Agenda Item for the next meeting.

Mr. McLaughlin commented that another issue within the City is that barges do not have an area in Fort Lauderdale where they can load or offload equipment or debris. This must be done in other cities, which raises the cost of marine construction.

Officer Kelly advised that the City issued an NTA on August 30, 2021 to address this issue on Bayview Drive. Mr. McLaughlin stated that the barges' intent is to find a legal area for loading or offloading where they are not fined. It was determined that this would be a future Agenda Item. Mr. Cuba recommended that contractors affected by this policy be on hand to provide more information on this issue and how to address it.

X. Adjournment

There being no further business to come before the Board at this time, the meeting was adjourned at 7:44 p.m.

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

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

ITEM V

MEMORANDUM MF NO. 21-20

DATE: August 16, 2021

TO: Marine Advisory Board Members

FROM: Andrew Cuba, Manager of Marine Facilities

RE: October 7, 2021 MAB Meeting – Application for Dock Permit – Lee & Mary Rubin / 2630 Barcelona Drive

Attached for your review is an application from Lee & Mary Rubin / 2630 Barcelona Drive (see **Exhibit 1**).

APPLICATION AND BACKGROUND INFORMATION

The applicant is seeking approval for the usage of an existing +/-20' long x +/-5' wide fixed marginal dock on public property abutting the waterway adjacent to 2630 Barcelona Drive (see **Exhibit 1**). City Code Section 8-144 (**Exhibit 2**) authorizes the usage of docks on public property, and allows for the permit to be issued provided the permit holder agrees to maintain the improvements and seawall.

PROPERTY LOCATION AND ZONING

The property is located within the Lauderdale Isles RS-4.4 Residential Single Family/Low Density District. The dock area is directly adjacent to the Rio De Sota canal with direct access to the Intracoastal Waterway.

ENGINEERING REVIEW REQUIREMENT

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

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

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

5. During the term of the dock permit, the permit holder shall be required to repair, replace, reconstruct or maintain the dock or adjacent seawall or both to meet the requirements of City Code 8-144 (7) and ULDR section 47-19.3 (f.) (4.). The public swale area shall be landscaped in accordance with the established landscape plan for the area in question adopted by the Department of Sustainable Development.
6. All improvements such as docks, seawalls and the like which are placed upon the public dock area or within the dock permit parcel or within the dock area and public swale area by a private person shall be constructed with appropriate permits from all applicable agencies. Maintenance and repairs shall be performed according to City Engineering standards and all applicable regulatory codes.
7. The public swale area shall be kept open at all times as means of reasonable ingress and egress to the public, but the permit holder shall have the right to exclude the public from the dock area.
8. Vessels berthed within the Dock Area must not encroach into the easterly or westerly extension of the 10' set-back required for the RS-4.4 zoning district for Applicant's (Permit Holder's) Property.
9. All installed docks must be either (i) floating docks that can adapt to sea level rise over their useful life span; or (ii) fixed docks installed at a minimum height consistent with the requirements of section 47-19.3(f); or (iii) fixed docks the height of which are even with the City's seawall, whichever (ii) or (iii) is the greater.
10. Except as to a tender, there shall be no rafting of vessels from the moored vessel.
11. The permit shall guarantee from the permit holder to the city to indemnify and hold the city harmless for any damage or injury to any person using such facilities.
12. The Applicant must execute and deliver a Declaration of Covenants running with the land no later than ten (10) days prior to the Commission Meeting.
13. The violation of any provisions of Code Section 8-144 or violations of any of the terms or conditions relative to the granting or renewal of a dock permit shall be unlawful and may constitute cause for revocation of the permit.

AC

Attachment

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

Dock Permit Application

Ex. 1

Lee Rubin

2630 Barcelona Dr

Fort Lauderdale FL 33301

Dock Permit Application

Table of Contents

Letter to Marine Advisory Board	Page 1
Application for waterway permit	Page 2
Survey Information	Page 3
Copy of Deed and BCPA	Page 4
Aerial Photograph	Page 5
Dock area Pictures and Dock Samples	Page 6
Dock Sketch	Page 7
Property Survey of upland parcel depicting extension of both the property lines and extension of side yard setback lines to the waterway	Page 8
Exhibit Identifying the “Dock Area” and the “Public Swale Area”, with address, setback and property dimensions.	Page 9
Landscape Plan	Page 10

Lee Rubin

8/12/2021

Via Email

Marine Advisory Board
City of Fort Lauderdale
2 South New River Drive East
Fort Lauderdale, FL 33301

RE: 2630 Barcelona Dr Dock Permit

To whom it may concern,

On August 11th, 2021, I purchased the home at 2630 Barcelona Dr and want to permit the dock that is directly across the street in the front of my home. Although I am currently without a vessel for the dock (slip) thats ~ 20' long and 5' wide, I will ultimately use the slip for my own personal vessel. At that time, I will provide the city with all the necessary information.

Thank you for your attention and please do not hesitate to contact me with any questions.

Sincerely,

A handwritten signature in black ink that reads "Lee Stern". The signature is written in a cursive, flowing style.

Lee Stern

2630 Barcelona Dr

Fort Lauderdale, FL 33301

1.305.781.5690

LRUBIN@MYICAREHEALTH.COM

Lee Rubin

Application for Waterway Permit

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 Rubin and Mary Rubin
305 781 5690 305 781 9803 rubinm21@yahoo.com
TELEPHONE NO: (home/cellular) (business) EMAIL:

- 2. APPLICANT'S ADDRESS (if different than the site address):
3. TYPE OF AGREEMENT AND DESCRIPTION OF REQUEST: Dock Permit
4. SITE ADDRESS: 2630 BARCELONA DR FT LAUDERDALE FL 33301
ZONING: RS-4.4

LEGAL DESCRIPTION AND FOLIO NUMBER:

LEGAL DESCRIPTION:
Lot 39, together with Lot 38, Less the West one-half (1/2) thereof, Block 48, LAUDERDALE ISLES UNIT "A", according to t thereof, as recorded in Plat Book 9, Page 28, Public Records of Broward County, Florida, together with that certain strip of approximately 10 feet in width and 75 feet in length lying on the Northerly side of said lots between the Northerly bounda said lots and N.E. 3rd Street as it is now constituted, according to the Plat of Sea Island Unit Four, recorded in Plat Book 2 50, of the Public Records of Broward County, Florida.
PARC ID 5042 11 23 0030

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

Applicant's Signature [Handwritten Signature] Date 8/15/21

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 _____

Survey

Sheet 1 of 2 (Sketch of Survey) - See Sheet 2 of 2 for Legal Description, Certifications, Property and other Survey related data. SURVEY IS NOT COMPLETE WITHOUT ALL SHEETS

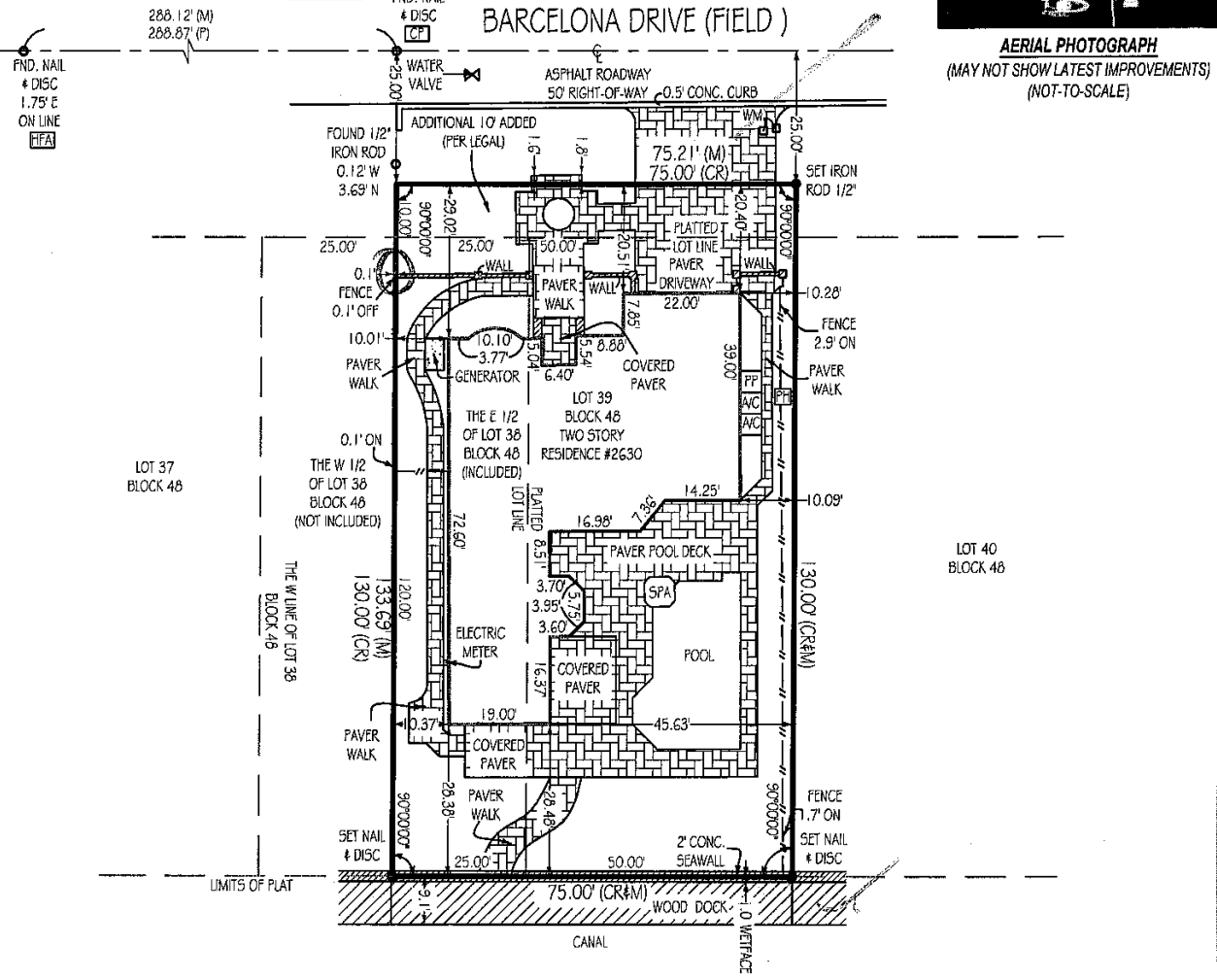


SCALE: 1"=30'

BEARING REFERENCE:
NONE. RECORD INFORMATION RELIANT UPON ANGULAR DATA ONLY.
ALL ANGULAR DATA SHOWN HEREON REFERENCED THERETO.



AERIAL PHOTOGRAPH
(MAY NOT SHOW LATEST IMPROVEMENTS)
(NOT-TO-SCALE)



"CP" = CONTROLLING POINT (POINT OF ROTATION) "HFA" = HELD FOR ALIGNMENT - ALL OTHER MONUMENTATION AND IMPROVEMENTS RELATIVE THERETO

Platted Easements, Notable or Adverse Conditions (unplatted easements also listed if provided by client): IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN HEREON AND THEIR RELATIONSHIP TO THE BOUNDARY LINE

- PAVER SURFACE CROSSES THE BOUNDARY LINE ON NORTHERLY SIDE OF LOT AS SHOWN.
- WOOD DOCK CROSSES THE BOUNDARY LINE ON SOUTHERLY SIDE OF LOT AS SHOWN.
- WALL CROSSES THE BOUNDARY LINE ON WESTERLY SIDE OF LOT AS SHOWN.

This survey has been issued by the following
Landtec Surveying office:
700 West Hillsboro Boulevard, Suite 4-100
Deerfield Beach, FL 33441
Office: (561) 367-3587
Fax: (561) 465-3145
www.Landtecsurvey.com

Elevations, if shown:
Benchmark: _____
Instrument: _____
Benchmark Elev.: _____
Benchmark Datum: _____
Elevations on Drawing are in:
N.G.V.D.29 N.A.V.D.88

Revisions:

Job Nr: 122294-5E Date of Field Work: 07/31/2021 Drawn by: V. M.

LANDTEC
SURVEYING
Proudly Serving Florida's Land Title & Real Estate Industries
LICENSED BUSINESS No. 8907 ... measurably better!

TYPE OF SURVEY: <input checked="" type="checkbox"/> BOUNDARY <input type="checkbox"/> CONSTRUCTION <input type="checkbox"/> CONDOMINIUM <input type="checkbox"/> ALTA/NSPS <input type="checkbox"/> TOPOGRAPHIC <input type="checkbox"/> SPECIAL PURPOSE	PURPOSE OF SURVEY (SEE GENERAL NOTES BELOW): Purchase/Refinance
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------

LEGAL DESCRIPTION:

Lot 39, together with Lot 38, Less the West one-half (1/2) thereof, Block 48, LAUDERDALE ISLES UNIT "A", according to the Plat thereof, as recorded in Plat Book 9, Page 28, Public Records of Broward County, Florida, together with that certain strip of land approximately 10 feet in width and 75 feet in length lying on the Northerly side of said lots between the Northerly boundary of said lots and N.E. 3rd Street as it is now constituted, according to the Plat of Sea Island Unit Four, recorded in Plat Book 27, Page 50, of the Public Records of Broward County, Florida.

PROPERTY ADDRESS:
 2630 BARCELONA DRIVE
 FORT LAUDERDALE, FL 33301

INVOICE NUMBER: 122294-SE
DATE OF FIELD WORK: 07/31/2021

CLIENT FILE:

CERTIFIED TO
 EDWARD S. ROBBINS, P.A.
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
 LEE RUBIN AND MARY RUBIN

FLOOD ZONE: X
FLOOD MAP: 12011C
PANEL: 0388
SUFFIX: H
PANEL DATE: 08/18/2014

PLATTED EASEMENTS, NOTABLE OR ADVERSE CONDITIONS (UNPLATTED EASEMENTS ALSO LISTED IF PROVIDED BY CLIENT):
IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN HEREON AND THEIR RELATIONSHIP TO THE BOUNDARY LINE.

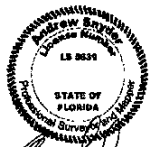
- PAVER SURFACE CROSSES THE BOUNDARY LINE ON NORTHERLY SIDE OF LOT AS SHOWN.
- WOODDOCK CROSSES THE BOUNDARY LINE ON SOUTHERLY SIDE OF LOT AS SHOWN.
- WALL CROSSES THE BOUNDARY LINE ON WESTERLY SIDE OF LOT AS SHOWN.

ABBREVIATION LEGEND (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING):		SYMBOLS (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING - NOT TO SCALE):		LINETYPES:
A OR AL = ARC LENGTH	DE = DRAINAGE EASEMENT	P = PLAT	QTR = QUARTER	BOUNDARY
B.S.L = BUILDING SETBACK LINE	EL OR ELEV = ELEVATION	PC = POINT OF CURVE	R = RADIUS	BUILDING
C/D = CLEANOUT	EM = ELECTRIC METER	POC = POINT OF COMPOUND CURVE	RNG = RANGE	EASEMENT
CA = CENTRAL ANGLE	FIR = FOUND IRON ROD	PH = POOL HEATER	SEC = SECTION	CHAIN LINK FENCE
CATV = CABLE TV RISER	FN = FOUND NAIL	PI = POINT OF INTERSECTION	TR = TELEPHONE RISER	WOOD FENCE
CF = CALCULATED FROM FIELD	FO = FOUND	POB = POINT OF BEGINNING	TWP = TOWNSHIP	PLASTIC FENCE
CH = CHORD DISTANCE	FA = FIELD FOR ALIGNMENT	POC = POINT OF COMMENCEMENT	UE = UTILITY EASEMENT	OVERHEAD CABLE
CONC. = CONCRETE	LE = LEGAL DESCRIPTION	PP = POOL PUMP	UP = UTILITY POLE	
CP = CONTROL POINT	M = MEASURED	PRC = POINT OF REVERSE CURVE	WM = WATER METER	
OR = CALCULATED FROM RECORD	OHC = OVERHEAD CABLE	PT = POINT OF TANGENCY	WV = WATER VALVE	

GENERAL NOTES:

- THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
- AS INDICATED ABOVE, UNDER "PURPOSE OF SURVEY", IF THIS SURVEY HAS BEEN PREPARED FOR A PURCHASE OR REFINANCE, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES, AND IS NOT INTENDED FOR USE IN DESIGN OR CONSTRUCTION PURPOSES. RECIPIENTS MUST CONTACT OUR OFFICE FOR APPROVAL PRIOR TO SUCH USE. LANDTEC SURVEYING ASSUMES NO RESPONSIBILITIES FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
- ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL OF, OR CHANGES MADE TO, ANY FENCES UNLESS WE HAVE PROVIDED A SURVEY SPECIFICALLY LOCATING SAID FENCES FOR SUCH PURPOSES. DETERMINATION OF FENCE POSITIONS SHOULD BE BASED SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
- GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
- UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
- ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988) AS SHOWN ON SHEET 1.
- ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
- ANY CORNERS SHOWN AS "SET" HAVE EITHER BEEN SET ON THE DATE OF FIELD WORK, OR WILL BE SET WITHIN 5 BUSINESS DAYS OF SAID DATE AND ARE IDENTIFIED WITH A CAP MARKED LS (LICENSED SURVEYOR) #6639.

HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS OUTLINED IN CHAPTER 6J-17.051 & 6J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE ELECTRONIC SIGNATURE AND SEAL HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 6J-17.062, PURSUANT TO SECTION 472.025, FLORIDA STATUTES.



Digitally signed by
 Andrew Snyder, PSM
 DN: cn=Andrew Snyder,
 PSM, o=Landtec
 Surveying, Inc.,
 email=asnryder@landtec
 survey.com, c=US
 Adobe Acrobat version:
 2021.005.20060

SIGNATURE

DATE: 8/5/21

ANDREW SNYDER - PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA REGISTRATION NO. 6639 (NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR THE ELECTRONIC SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)

PRINTING INSTRUCTIONS:

WHEN PRINTING THIS PDF IN ADOBE, SELECT "ACTUAL SIZE" TO ENSURE CORRECT SCALING. DO NOT USE "FIT".



Proudly Serving Florida's Land Title & Real Estate Industries

... measurably better!

LICENSED BUSINESS No. 8007

Deed and BCPA

Instr# 117496394 , Page 1 of 2, Recorded 08/11/2021 at 12:47 PM
 Broward County Commission
 Deed Doc Stamps: \$23100.00

Prepared by:

James J. Hurchalla & Associates, PA
1700 E Las Olas Blvd., Ste. 206
Fort Lauderdale, FL 33301

Return to:

Edward S. Robbins, P.A.
800 SE Third Avenue, Suite 300
Fort Lauderdale, FL 33316

File No.: **Rubin.Barcelona**

WARRANTY DEED

This indenture made on A.D. 8/11/2021, by

Stephen F. Power and Patti Ann Power, husband and wife

whose address is: **31 Isla Bahia Drive , Fort Lauderdale, FL 33316**
 hereinafter called the "grantor", to

Lee Rubin and Mary Rubin, husband and wife

whose address is: **2630 Barcelona Drive, Fort Lauderdale, FL 33301**
 hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Broward County, FL, to-wit:

Lot 39, together with Lot 38, Less the West one-half (1/2) thereof, Block 48, LAUDERDALE ISLES UNIT "A", according to the Plat thereof, as recorded in Plat Book 9, Page 28, Public Records of Broward County, Florida, together with that certain strip of land approximately 10 feet in width and 75 feet in length lying on the Northerly side of said lots between the Northerly boundary of said lots and N.E. 3rd Street as it is now constituted, according to the Plat of Sea Island Unit Four, recorded in Plat Book 27, Page 50, of the Public Records of Broward County, Florida.

Parcel Identification Number: **5042 11 23 0030**

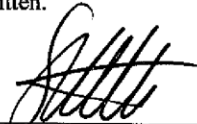
Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

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


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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2020.

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



Stephen F. Power
31 Isla Bahia Drive
Fort Lauderdale, FL 33316



Patti Ann Power
31 Isla Bahia Drive
Fort Lauderdale, FL 33316

Signed, sealed and delivered in our presence:



Witness Signature



Witness Signature

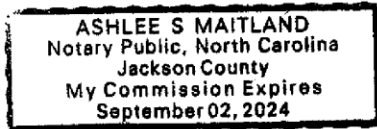
Print Name: SUZANNE C SINCLAIR

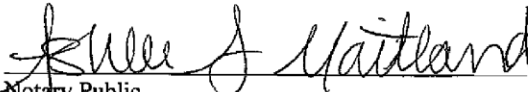
Print Name: Ashlee S. maitland

State of North Carolina

County of JACKSON

THE FOREGOING INSTRUMENT WAS SUBSCRIBED AND ACKNOWLEDGED before me by means of physical presence or online notarization on August 5, 2021, by **Stephen F. Power and Patti Ann Power**, who are personally known to me or who have produced a valid driver's license as identification.





Notary Public

Ashlee S. maitland

Notary Print Name

My Commission Expires: 9/2/24

ID #	5042 11 23 0030
Millage	0312
Use	01

8/15/2021 2630 BARCELONA DRIVE



Site Address	2630 BARCELONA DRIVE, FORT LAUDERDALE FL 33301-1561
Property Owner	RUBIN, LEE RUBIN, MARY
Mailing Address	2630 BARCELONA DR FORT LAUDERDALE FL 33301-1561
Abbr Legal Description	LAUDERDALE ISLES UNIT A 9-28 B LOT 38 LESS W1/2,39 & STRIP 10 WIDE & 75 LONG LYING ON N SIDE OF SAID LOTS BLK 48

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

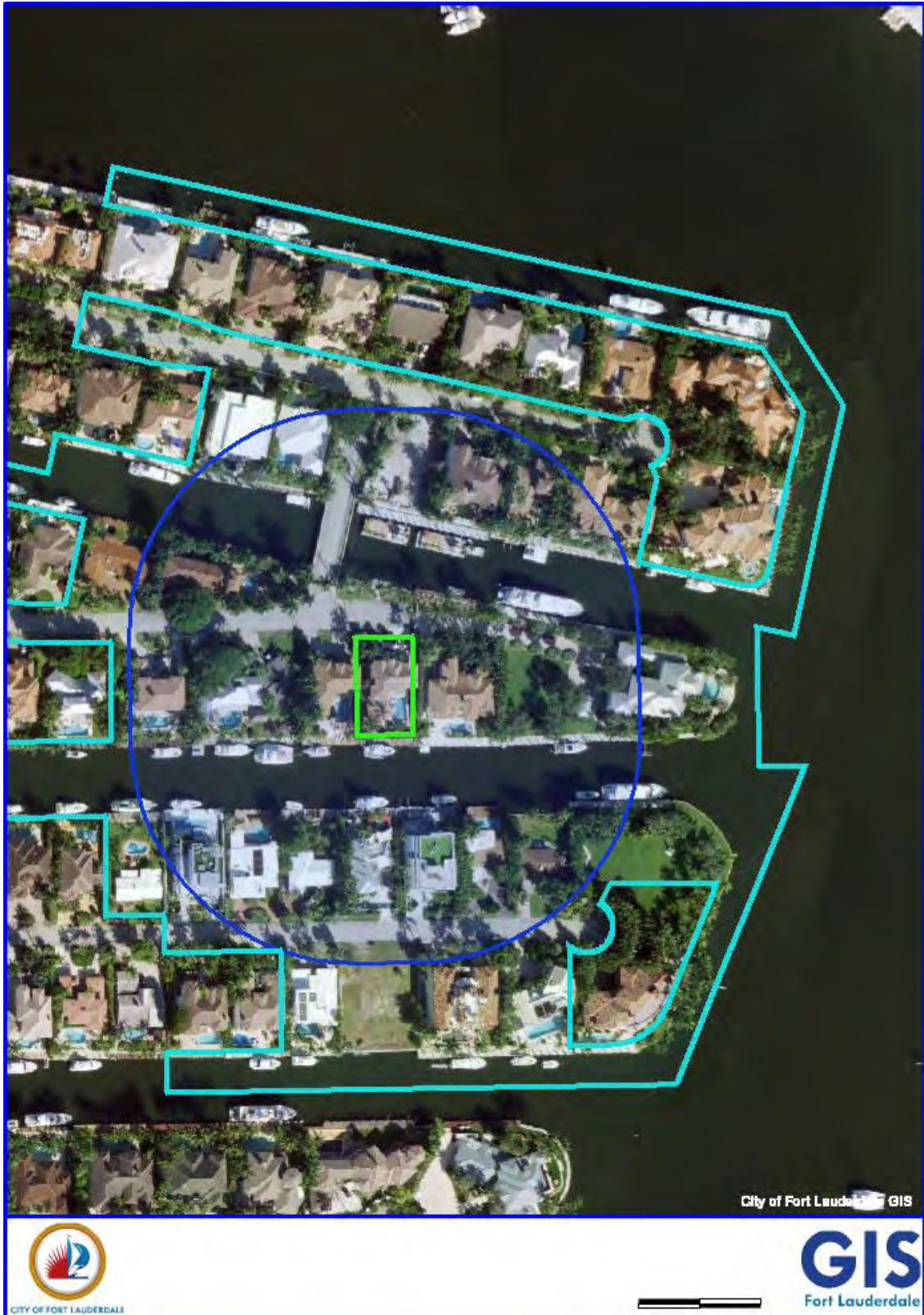
* 2021 values are considered "working value" earned by assessors subject to change.							
Year	Land	Building / Improvement	Net / Market Value	Assessed / SOH Value	Tax		
2021*	\$877,500	\$1,375,790	\$2,253,290	\$1,882,370			
2020	\$877,500	\$978,890	\$1,856,390	\$1,856,390	\$34,059.59		
2019	\$877,500	\$1,548,190	\$2,425,690	\$1,987,750	\$36,491.97		
2021* Exemptions and Taxable Values by Taxing Authority							
	County	School Board	Municipal	Independent			
Just Value	\$2,253,290	\$2,253,290	\$2,253,290	\$2,253,290			
Portability	0	0	0	0			
Assessed/SOH 14	\$1,882,370	\$1,882,370	\$1,882,370	\$1,882,370			
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000			
Add. Homestead	\$25,000		\$25,000	\$25,000			
Wid/Vet/Dis	0	0	0	0			
Senior	0	0	0	0			
Exempt Type	0	0	0	0			
Taxable	\$1,832,370	\$1,857,370	\$1,832,370	\$1,832,370			
Sales History				Land Calculations			
Date	Type	Price	Book/Page or CIN	Price	Factor	Type	
8/5/2021	WD-Q	\$3,300,000	117496394	\$90.00	9,750	SF	
11/15/2011	WD-Q	\$2,175,000	48351 / 983				
7/29/2011	WD-E	\$1,500,000	48129 / 351				
5/4/2011	WD-T	\$100	47985 / 1213				
6/16/2008	WD-Q	\$2,400,000	45477 / 1968	Adj. Bldg. S.F. (Card, Sketch)		4207	
						Units/Beds/Baths	1/4/5
						Eff./Act. Year Built: 2000/1990	
Special Assessments							

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

https://bcpa.net/ReclInfo.asp?URL_Folio=504211230030 1/1

Aerial photograph

2630 Barcelona DR



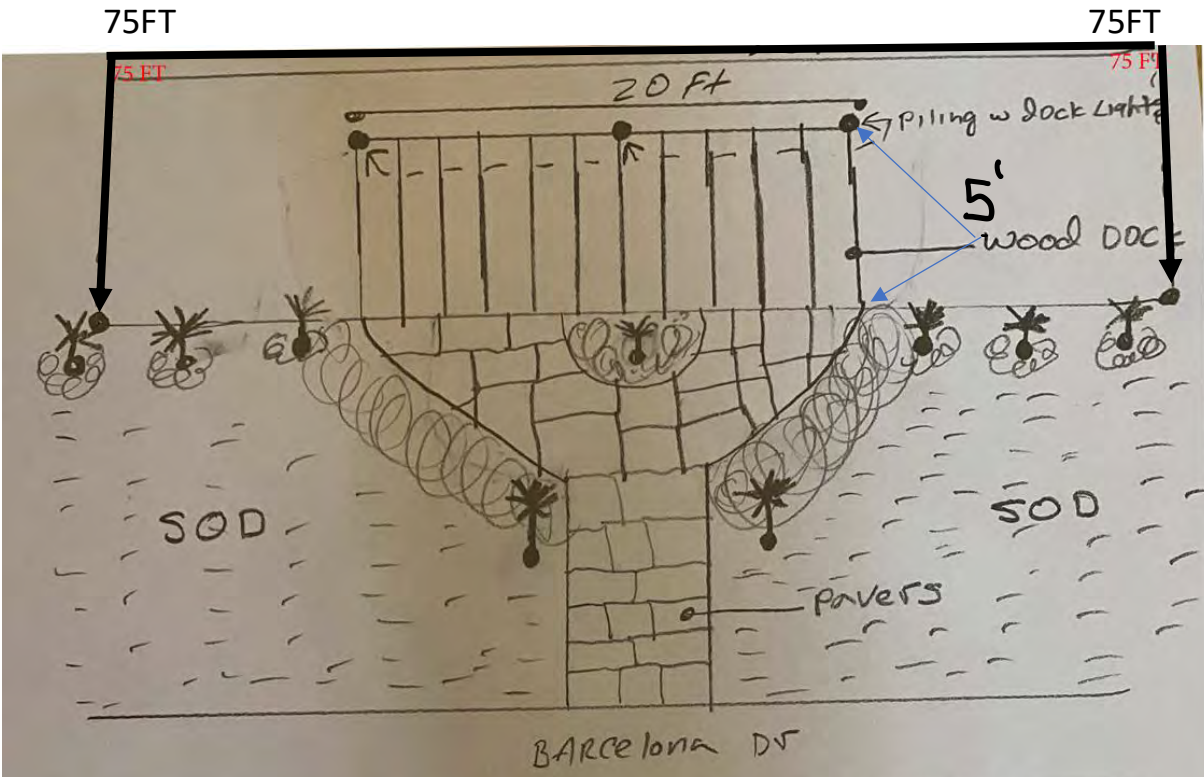
Dock Area Pictures and Samples







Dock Sketch



DRIVEWAY


2630 BARCELONA DR
HOUSE

General Notes


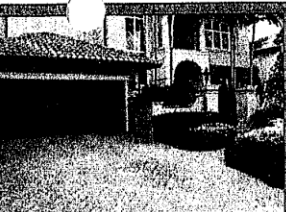
1. All irrigation and plant material shall be installed and maintained by applicant
2. All plant material shall be Florida #1 grade or better
3. All plant material shall be installed in accordance with industry best management practice
4. All areas to receive automatic irrigation from permanent water source providing 100% coverage and a rain sensor shut off
5. All plant material substitutions shall be Florida friendly landscaping (FFL) equivalent

Property Survey of upland parcel depicting extension of both the property lines and extension of side yard setback lines to the roadway

Prepared By:

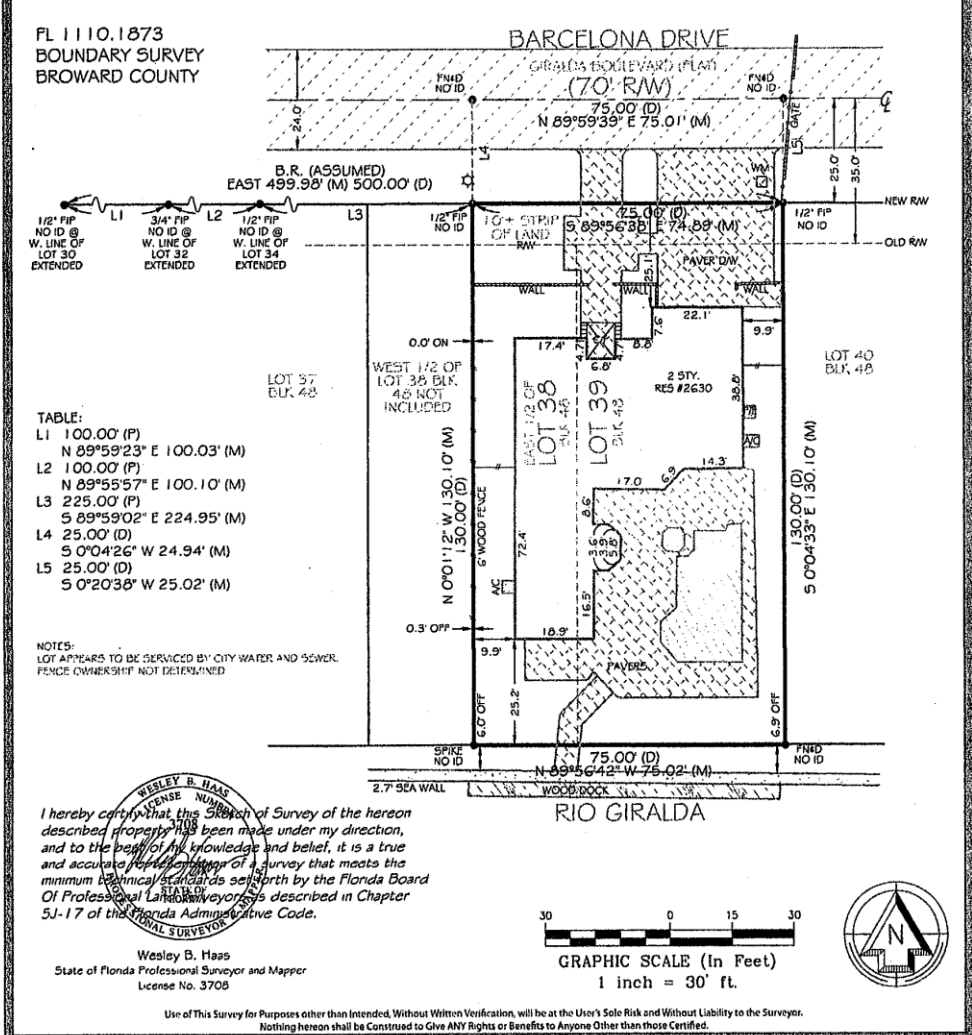


www.exactalands.com
Toll Free 866-735-1916 • F 866-744-2882

PROPERTY ADDRESS: 2630 BARCELONA DRIVE FORT LAUDERDALE, Florida 33301 SURVEY NUMBER: FL1110.1873

FIELD WORK DATE: 11/2/2011 REVISION DATE(S): (rev 0 11/2/2011)



FLOOD INFORMATION:
By performing a search with the local governing municipality or www.fema.gov, the property appears to be located in zone AE (with a Base Flood Elevation of 6.0 NGVD 1929). This Property was found in the CITY OF FORT LAUDERDALE, community number 125105, dated 08/18/92.

POINTS OF INTEREST
NONE VISIBLE

CLIENT NUMBER: 11-296-1 DATE: 11/2/2011



AFFILIATE MEMBERS

BUYER: STEPHEN F. POWER
SELLER: NICE HOUSE LLC

CERTIFIED TO: STEPHEN F. POWER, JAMES J HURCHALLA & ASSOCIATES, PA, FIRST AMERICAN TITLE INSURANCE COMPANY, INC., REGENT BANK, ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR INTERESTS MAY APPEAR

This is page 1 of 2 and is not valid without all pages.



www.exactalands.com
P (305)668-6169 • F (305)668.6325
12220 Towne Lake Drive, Suite 55 • Ft. Myers, FL 33913

LEGAL DESCRIPTION:

Lot 39, together with Lot 38, Less the West one-half (W 1/2) thereof, Block 48, UNIT "A", LAUDERDALE ISLES, according to the Plat thereof, as recorded in Plat Book 9, at Page 28 of the Public Records of Broward County, Florida, together with that certain strip of land approximately 10 feet in width and 75 feet in length lying on the Northerly side of said lots between the Northerly boundary of said lots and N.E. 3rd Street as it is now constituted, according to the Plat of Sea Island Unit Four, recorded in Plat Book 27, Page 50, of the Public Records of Broward County, Florida.

JOB SPECIFIC SURVEYOR NOTES:

THE ASSUMED BEARING REFERENCE OF EAST IS BASED ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BARCELONA DRIVE, LOCATED WITHIN LAUDERDALE ISLES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 28 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

GENERAL SURVEYOR NOTES:

- The Legal Description used to perform this survey was supplied by others. This survey does not determine or imply ownership.
- This survey only shows improvements found above ground. Underground footings, utilities and encroachments are not located on this survey map.
- If there is a septic tank, or drain field shown on this survey, the location is approximate, and was determined by visual above ground inspection only, and cannot be relied on for accuracy.
- This survey is exclusively for the use of the parties to whom it is certified.
- Additions or deletions to this survey map and report by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- Dimensions are in feet and decimals thereof.
- Due to varying construction standards, house dimensions are approximate.
- Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain such data was performed at www.fema.gov.
- All corners marked as set are at a minimum a 1/2" diameter, 18" iron rebar with a cap stamped LB#7337.
- If you are reading this survey in an electronic format, the information contained on this document is only valid if this document is electronically signed as specified in Chapter 5J-17.052 (3) of the Florida Administrative Code. The Electronic Signature File related to this document is prominently displayed on the invoice for this survey which is sent under separate cover. Manually signed and sealed logs of all survey signature files are kept in the office of the performing surveyor. If this document is in paper format, it is not valid without the signature and original raised seal of a Florida Licensed Surveyor.
- Unless otherwise noted, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
- The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the center of the field location, and may not represent the actual shape or size of the feature.

LEGEND:

SURVEYOR'S LEGEND			
<p>BOUNDARY LINE</p> <p>STRUCTURE</p> <p>CONCRETE BLOCK WALL</p> <p>CHAINLINK or WIRE FENCE</p> <p>WOOD FENCE</p> <p>IRON FENCE</p> <p>WALL</p> <p>EDGE OF WATER</p> <p>WOOD</p> <p>CONCRETE</p> <p>ADHESIVE</p> <p>BRICKS or TILE</p> <p>WATER</p> <p>COVERED AREA</p> <p>BENCH MARK</p> <p>CALC. & PNT.</p> <p>A CENTRAL ANGLE or DELTA</p> <p>B CONTROL POINT</p> <p>C CONCRETE MONUMENT</p> <p>D CATCH BASIN</p> <p>E ELEVATION</p> <p>F FIRE HYDRANT</p> <p>G SANITARY MANHOLE</p> <p>H DRAINAGE MANHOLE</p> <p>I TREE</p> <p>J UTILITY POLE</p> <p>K WELL</p> <p>L COMMON OWNERSHIP</p>	<p>A/C AIR CONDITIONING</p> <p>B.L. BLOCK</p> <p>B.C. BLOCK CORNER</p> <p>B.C.L. BUILDING RESTRICTION LINE</p> <p>B.M.T. BARRIERS</p> <p>B.W. BARBERS WINDOW</p> <p>C.I. CALCULATED</p> <p>CATV CABLE TV, RISER</p> <p>C.B. CONCRETE BLOCK</p> <p>C.H.M. CHIMNEY</p> <p>C.L.P. CHAIN LINK FENCE</p> <p>C.O. CLEAN OUT</p> <p>C.O.C. CONCRETE</p> <p>C.V.G. CONCRETE VALLEY GUTTER</p> <p>C.L. CENTER LINE</p> <p>C.S. CONCRETE SLAB</p> <p>C.P. COVERED PORCH</p> <p>C.S.W. CONCRETE SIDEWALK</p> <p>COR. CORNER</p> <p>D. DIRT</p> <p>D.W. DRIVEWAY</p> <p>D.F. DRAIN FIELD</p> <p>E.U.B. ELECTRIC UTILITY BOX</p> <p>ENCL. ENCLOSURE</p> <p>ENT. ENTRANCE</p> <p>E.O.P. EDGE OF PAVEMENT</p> <p>E.O.W. EDGE OF WATER</p> <p>F.L. FENCE LINE</p> <p>F.P. FENCE POST</p> <p>F.P. FIELD</p> <p>F.F. FINISHED FLOOR</p> <p>F.L. FLORIDA POWER & LIGHT</p> <p>F.D.H. FOUND DRILL HOLE</p> <p>F.R.C. FOUND IRON PIPE & CAP</p> <p>F.R.C. FOUND IRON ROD & CAP</p> <p>F.R.C. FOUND IRON ROD</p> <p>F.R.P. FOUND IRON PIPE</p> <p>F.M. FND. CONCRETE MONUMENT</p> <p>F.N. FOUND NAIL</p> <p>F.N.D. FOUND NAIL & DISC</p> <p>F.N.D. FOUND NAIL</p> <p>GAL. GARAGE</p> <p>G.M. GAS METER</p>	<p>I.D. IDENTIFICATION</p> <p>INT. INTERSECTION</p> <p>IR. IRON ROD</p> <p>I.P. IRON PIPE</p> <p>L. LENGTH</p> <p>LB# LICENSE # - BUSINESS</p> <p>LB# LICENSE # - SURVEYOR</p> <p>L.P. LIGHT POLE</p> <p>M. MANSARD</p> <p>N.R. NON RADIAL</p> <p>N.T.S. NOT TO SCALE</p> <p>O.C.S. ON CONCRETE SLAB</p> <p>O.G. ON GROUND</p> <p>O.L. OVERSIZED LINE</p> <p>O.R.B. OFFICIAL RECORD BOOK</p> <p>O.V. OVERHANG</p> <p>O.V. OVERALL</p> <p>O.S. OFFSET</p> <p>P.M. PAPER-KALON NAIL</p> <p>P.S.M. PROFESSIONAL SURVEYOR</p> <p>AID METER</p> <p>P.L.S. PROFESSIONAL LAND SURVEYOR</p> <p>P.F. PLAT</p> <p>P.E. POOL EQUIPMENT</p> <p>P.L. PLASTER</p> <p>P.F. FINISHED PIPE</p> <p>P.B. PLAT BOOK</p> <p>P.I. POINT OF INTERSECTION</p> <p>P.O.B. POINT OF BEGINNING</p> <p>P.O.C. POINT OF COMMENCEMENT</p> <p>P.O.F. POINT OF FIDELITY</p> <p>P.C. POINT OF CURVATURE</p> <p>P.C.C. POINT OF CURVATURE</p> <p>P.C.C. POINT OF REVERSE CURVATURE</p> <p>P.C.C. POINT OF REVERSE CURVATURE</p> <p>P.C.P. PERMANENT CONTROL POINT</p> <p>P.R.M. PERMANENT REFERENCE MONUMENT</p> <p>R. RADIUS or RADIAL</p> <p>R.D. RECORDED</p> <p>R.S. RIGHT OF WAY</p> <p>S. SURVEY</p> <p>S.D.L. SETBACK LINE</p> <p>S.C.L. SURVEY ENCLOSURE LINE</p> <p>S.C.R. SCREEN</p> <p>S.H. SET DRILL HOLE</p>	<p>S.W. SEWER</p> <p>S.F. SQUARE FEET</p> <p>S.R.C. SET FROM ROD & CAP</p> <p>S.W. SET NAIL & DISC</p> <p>S.W.D. SET NAIL & DISC</p> <p>STY. STORY</p> <p>S.T.L. SURVEY TIE LINE</p> <p>S.V. SEWER VALVE</p> <p>S.W. SIDEWALK</p> <p>S.W. SEWALL</p> <p>T.S. TELEPHONE FACILITIES</p> <p>T.O.B. TOP OF BANK</p> <p>T.R. TRANSFORMER</p> <p>TYP. TYPICAL</p> <p>W.C. WITNESS CORNER</p> <p>W.F. WATER FILTER</p> <p>W.F. WOODEN FENCE</p> <p>W.M. WATER METER/WALVE BOX</p> <p>W.V. WATER VALVE</p> <p>U.P. UTILITY POLE</p> <p>V.F. VINK FENCE</p> <p>SEP. SEPTIC TANK</p>

ELECTRONIC SIGNATURE:

In order to "Electronically Sign" all of the PDFs sent by STARS, you must use a hash calculator. A free online hash calculator is available at <http://www.fileformat.info/tool/md5sum.htm>

To Electronically Sign any survey PDF:

- Save the PDF onto your computer.
- Use the online tool at <http://www.fileformat.info/tool/md5sum.htm> to browse for the saved PDF on your computer.
- Select the Hash Method as SHA.
- Click Submit.

Your PDF is electronically signed if all of the characters in the SHA-1 code submitted by STARS matches the code which is produced by the hash calculator. If they match exactly, your PDF is electronically signed. If the codes do not match exactly, your PDF is not authentic.

PRINTING INSTRUCTIONS:

- While viewing the survey in Adobe Reader, select the "Print" button under the "File" tab.
- Select a printer with legal sized paper.
- Under "Print Range", click select the "All" toggle.
- Under the "Page Handling" section, select the number of copies that you would like to print.
- Under the "Page Scaling" selection drop down menu, select "None."
- Uncheck the "Auto Rotate and Center" checkbox.
- Check the "Choose Paper size by PDF" checkbox.
- Click OK to print.

TO PRINT IN BLACK + WHITE:

- In the main print screen, choose "Properties".
- Choose "Quality" from the options.
- Change from "Auto Color" or "Full Color" to "Gray Scale".

OFFER VALID ONLY FOR:
STEPHEN F. POWER

EXACTA

POOL-FENCE-ADDITION

25% off

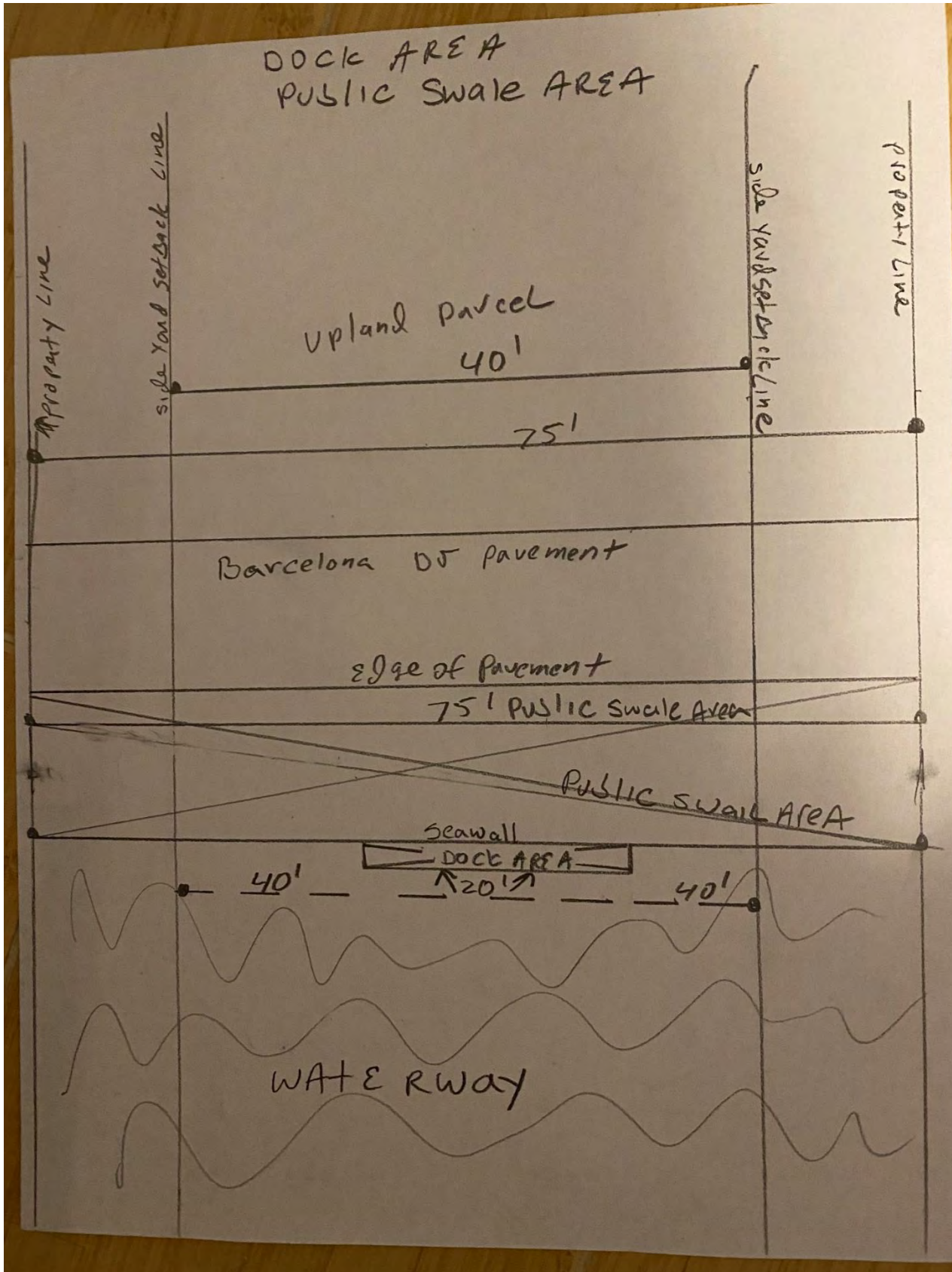
(UP TO \$500)

ANY FUTURE SURVEYING SERVICES ON THIS PROPERTY

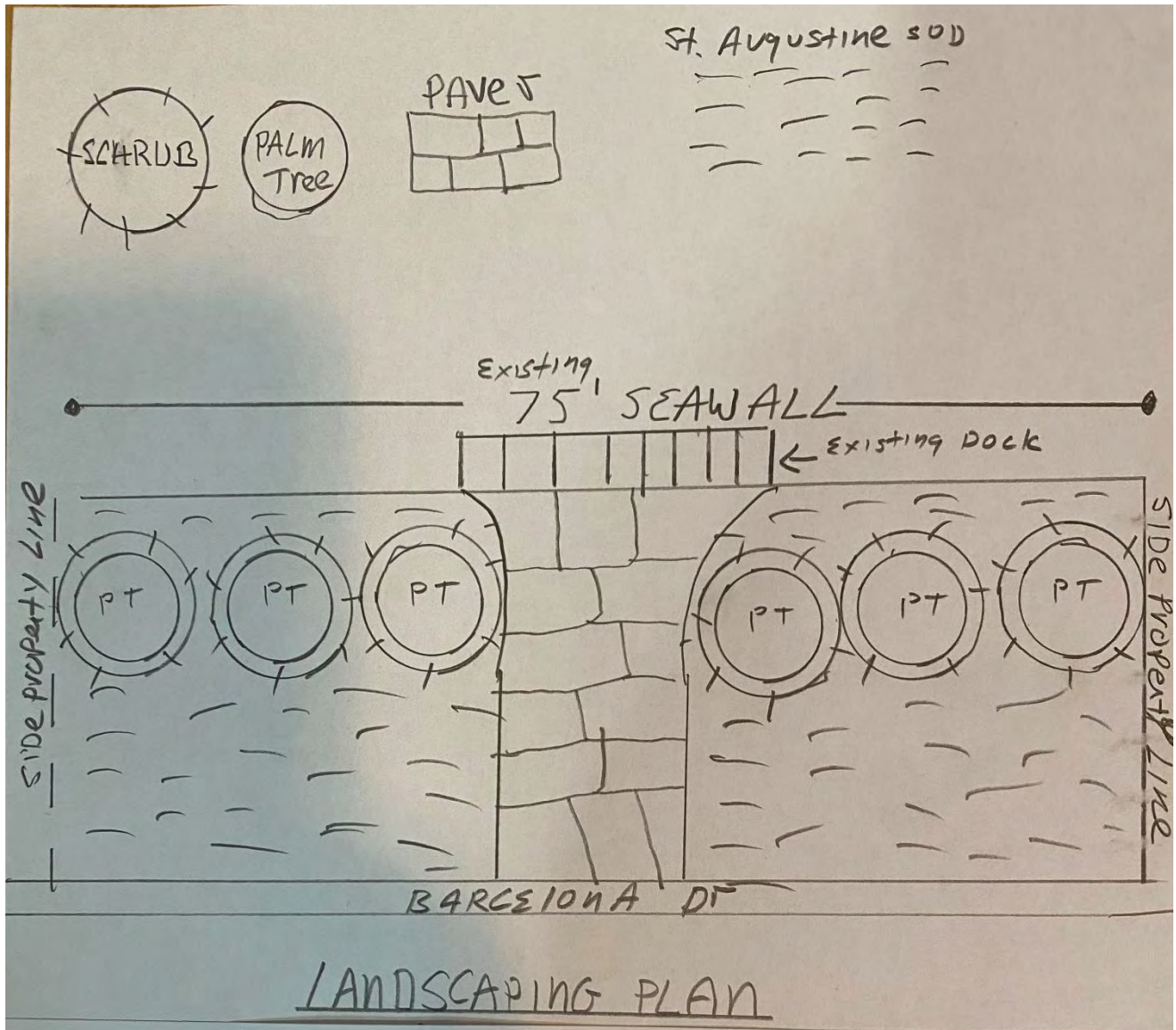
Offer valid only for the buyer as listed on the 1st page of the survey. Void discount not to exceed \$500.

Exhibit Identifying the "Dock Area" and the "Public Swale Area", with address, setback and property dimensions.

Address



Landscape Plan



General Notes

1. All irrigation and plant material shall be installed and maintained by applicant
2. all plant material shall be Florida #1 grade or better
3. all plant material shall be installed in accordance with industry best management practice
4. all areas to receive automatic irrigation from permanent water source providing 100% coverage and a rain sensor shutoff
5. all plant material substitutions shall be Florida friendly landscaping (FFL) equivalent

Sec. 8-144. - Private use of public property abutting waterways.

The city commission, by resolution duly adopted, may grant a dock permit for the use by private persons of certain public property abutting or touching a waterway, including some public property described in section 8-143 as set forth herein, except: (i) areas being utilized as municipal docks for which docking fees are being charged and collected and those areas under license by the city; (ii) street ends as more particularly defined herein; (iii) city parks; (iv) subject to certain conditions set forth in subsection (17) hereof. Upland parcels with property lines that abut or are contiguous to a navigable waterway independent of that described in section 8-143(a), and (v), certain upland parcels falling within the ambit of the Florida Supreme Court case of *Burkart v. City of Fort Lauderdale*, 168 So. 2d 65 (Fla. 1964) and more particularly defined below in subsection (18) hereof, said dock permits may be granted under the following conditions and restrictions, to-wit:

- (1) Application for a dock permit under this section shall be accompanied by an administrative fee, the amount of which shall be reflective of the cost of administering the application, review and adoption of resolution granting a permit for the use by private persons of public property abutting or touching a waterway and shall be established from time to time by the city commission by duly adopted resolution. As to upland parcels, the application shall also be accompanied by a survey of the upland parcel and adjacent waterway qualifying for the dock permit with the side property lines and side yard setback lines extended into the abutting waterway. The application shall further be accompanied by a sketch and description illustrating the specific location and dimensions of the dock area and public swale area, as more particularly defined below, to be reviewed and recommended for approval to the city commission. An application for a dock permit may be filed by contract vendee prior to obtaining fee simple title to the upland parcel, provided, however, the granting of a dock permit will not be effective until such time as the conveyance of fee simple title of the upland parcel to the applicant has been recorded in the Public Records of Broward County, Florida.
 - (a) Ten (10) days prior to adoption of the resolution granting a dock permit, the applicant shall: (i) execute a covenant running with the land, in a form and content acceptable to the city attorney, binding the obligation of maintenance, repair, and reconstruction and timely removal of the dock and appurtenant seawall to the applicant/permit holder and qualifying upland parcel and providing for a claim of lien to be recorded against the qualifying upland parcel for costs expended by the city in maintaining, repairing, or reconstructing the permitted dock upon the failure permit holder's obligations relative thereto and removal of the permitted dock upon failure of the dock permit holder to remove the dock within the time specified in subsection 4(c) hereof, which such covenant shall be recorded by the city in the Public Records of Broward County, Florida, at the permit holder's

expense. In the event a claim of lien is recorded against the upland parcel and the city is thereafter reimbursed for the costs underlying the claim of lien, the city shall record a release, discharge or satisfaction of the claim of lien. In the event the dock and all appurtenances are timely removed, the covenant running with the land shall be released and discharged by the city, executed by the city manager or deputy city manager and such release or discharge shall be recorded by the city in the Public Records of Broward County, Florida, at the expense of the permit holder.

- (2) The dock permit granted herein shall not be effective until such time as: (i) a certified copy of the resolution granting the dock permit has been recorded in the Public Records of Broward County, Florida by the city at the expense of the applicant/permit holder; (ii) together with a recorded copy of the covenant running with the land as referenced in subsection 1(a) above; and (iii) a copy of the recorded resolution and covenant running with the land is filed with the city's office of marine facilities. In order to optimize and preserve the existing character of the surrounding neighborhood, applicants for a permit under this section are limited to owners of upland parcels as hereinafter defined.
 - (a) An "upland parcel" is a parcel of land that by extending the side property lines thereof to perpendicularly intersect with the boundary lines of the adjacent waterway defined in section 8-143, where the upland parcel lies directly across the street from the public property abutting or touching a waterway identified in city code section 8-143, for which one may qualify for applying for a dock permit ("Public Dock Permit Parcel"). To qualify as an upland parcel, a principal building must be situated thereon. The owner(s) of the upland parcel, including contract vendees thereof, shall be the only person(s) eligible to apply for a dock permit for the public dock permit parcel across the street from the upland parcel.
 - (b) For a public dock permit parcel for an upland parcel where there is a curvature to the boundaries of the waterway, the office of marine facilities shall make recommendations to the marine advisory board with respect to criteria: (i) the length of the dock; (ii) the size and dimensions of the envelope within which a vessel may be berthed; (iii) dock area and public swale area as defined below. In its review, the marine advisory board shall make recommendations to the city commission as to: (i), (ii) and (iii) above, as well as other relevant terms and conditions. Applicants for a dock permit under this subsection 2(b) shall be limited to owners of upland parcels for which side property lines intersect in a non-perpendicular manner with the boundary lines of the adjacent waterway as defined in section 8-143.
- (3) To allow the general public's access to the waterway abutting the public dock permit

parcel, the permitted length of a marginal permitted dock shall not exceed the width of the corresponding upland parcel as measured from the extension into the waterway of the side yard setbacks for the principal building on the upland parcel. The permitted length of a marginal permitted dock under subsection 2(b) above shall be determined by the city commission upon review of the marine advisory board recommendations. No vessel may be berthed in such a manner that it encroaches into the area proscribed under section 47-19.3(h). The permitted berthing envelope for a vessel shall be determined by the city commission upon review of the marine advisory board recommendations for public dock permit parcels described in subsection 2(b) above. The berthing of a vessel in such a manner that encroaches into the area proscribed under section 47-19.3(h) or exceeds the permitted berthing envelope as determined by the city commission for public dock permit parcels described in section 2(b) hereof shall be unlawful and a violation of this Code as set forth in section 1-6.

- (4) (a) During the term of the dock permit, the permit holder shall be required to repair, replace, reconstruct or maintain the dock or adjacent seawall or both to meet the requirements of section 47-19.3(f). "Boat slips, docks, boat davits, hoists and similar mooring structures" of the city's Unified Land Development Code and other relevant terms and conditions imposed by the resolution granting the dock permit. Permit holder shall also be required, during the term of the dock permit, to post and maintain a city-issued sign on the dock indicating the Resolution No. that authorized the permit to use the dock.
- (b) The permit to use the dock shall expire upon the: (i) abandonment of the use of the dock; or (ii) recordation of the deed of conveyance transferring title to the upland parcel; or (iii) termination, expiration or revocation of the dock permit by the city commission, whichever (i), (ii) or (iii) shall first occur, subject to survivability of the obligation to remove the dock pursuant to subsection 4(c) below and the obligations within the covenant running with the land as set forth in subsection 1(a) hereof.
- (c) Except as set forth in subsection 4(e)(d) below, upon expiration of the permit to use the dock, the permit holder shall be obligated to remove the dock and all appurtenances thereto no later than three (3) months after the termination, revocation or expiration of the permit to use the dock. This provision shall be a continuing obligation that survives expiration of the permit to use the dock.
- (d) In the event a dock permit is granted to a successor applicant for the same public dock permit parcel within the time proscribed in subsection 4(d) hereof, the obligation to remove the dock and all appurtenances thereto shall be discharged as to the former permit holder and a release and discharge of the covenant

running with the upland parcel shall be executed by the city manager or deputy city manager and recorded by the city in the Public Records of Broward County, Florida at the expense of the permit holder.

- (e) The dock permit granted may be revoked by the city commission for good cause shown upon at least ninety (90) days advance notice to the permit holder and an opportunity for the permit holder to be heard.
- (5) All improvements such as docks, seawalls and the like which are made or placed upon the public dock permit parcel or within the dock area and public swale area by a private person shall be constructed with appropriate permits from all applicable regulatory authorities having subject matter jurisdiction regarding such matters. All maintenance and repairs shall be performed according to city engineering standards and all applicable regulatory codes including the city's Unified Land Development Code regulations, Florida Building Code and Broward County Amendments thereto.
- (6) All docks installed pursuant to this section must be either: (i) floating docks that can adapt to sea level rise over their useful life span; or (ii) fixed docks installed at a minimum elevation consistent with the requirements of section 47-19.3(f); or (iii) fixed docks the height of which are even with the city's seawall, whichever (ii) or (iii) is the greater. Penetrating the city seawall to support the dock or permanently attaching improvements, such as cleats, ladders, ramps, mooring whips or similar devices to the city's seawall is prohibited, unless: (a) specifically recommended pursuant to the dock building permit review process; or (b) where the seawall and dock are being constructed by the dock permit holder; or (c) upon demonstration of hardship, as it relates to accommodations under the Americans with Disability Act, as same may be amended from time to time and as authorized in the resolution granting the dock permit.
- (7) The holder of the permit shall be responsible for maintaining improvements within the dock area, as hereinafter defined and for maintaining and beautifying the public swale area, as hereinafter defined. The public swale area shall be landscaped in accordance with: (i) the established landscape plan for the area in question adopted by the department of sustainable development; or (ii) a landscape plan approved by the department of sustainable development and embodied in the resolution adopted by the city commission granting the permit under this section. Failure to do so shall be grounds for revocation of the permit.
 - (a) For the purposes of this section, the term "dock area" shall mean that area bounded by: (i) the upland cap of the seawall abutting the dock; and (ii) extending over the water the length and width of the dock; and (iii) including the area within which the vessel may be berthed and all appurtenances to the dock area. The length of the dock shall not exceed: (1) the distance between the extension into the waterway of the two (2) side yard setbacks for the principal building on the

corresponding upland parcel; nor (2) the boundaries of the dock as set by the city commission pursuant to subsection 2(b) above, whichever (1) or (2) above is applicable.

- (b) For the purposes of this section, the term "public swale area" shall be the area: (1) within the waterward extension of the side property lines of the upland parcel from the edge of the adjacent publicly dedicated right-of-way closest to the waterway to the wet-faced edge of the seawall cap, excluding therefrom the dock; or (2) the boundaries of the dock as set by the city commission pursuant to subsection 2(b) above, whichever (1) or (2) above is applicable.
- (8) Parking in the public swale area, where allowed, is intended to be temporary in nature. Overnight or long-term parking by persons associated with upland property owners under subsection 2(a) or (b) hereof both with and without a dock permit is discouraged. There shall be no fueling of vessels from tank trucks along the adjacent publicly dedicated right-of-way.
- (9) The holder of such dock permit shall not charge or collect any rent or fees from anyone using such dock constructed on the public dock permit parcel. Signage such as "private dock" may be placed on the dock within the dock area. No signage shall be placed upon or within the public swale area. Only vessels owned by the permit holder and registered with the city as part of the dock permit application or amended thereafter may be moored at the permitted dock. Except as to a tender, there shall be no rafting of vessels from the vessel moored at the permitted dock. The berthing of a vessel at a public dock permit parcel that is not authorized pursuant to the city commission granting a dock permit ("Unauthorized Vessel") shall be unlawful and a violation of the Code pursuant to section 1-6.
- (10) A permit granted to a permit holder to construct a dock or authorization to use an existing dock upon the public dock permit parcel and the acceptance and use of same by the permit holder shall constitute a guarantee from the permit holder to the city to indemnify and hold the city harmless for any damage or injury to any person using such facilities.
- (11) The public swale area shall be kept open at all times as means of reasonable ingress and egress to the public, but the permit holder shall have the right to exclude the public from the dock area.
- (12) The violation of any provisions of this section or any regulations relating thereto hereinafter enacted or violations of any of the terms or conditions relative to the granting or renewal of a dock permit shall be unlawful and a violation of this Code pursuant to section 1-6 and may also constitute cause for revocation of the permit.
- (13) The resolution granting the permit or the administrative approval of the permit for a renewal term may specify additional reasonable terms and conditions pertaining to the

use or improvement of the public dock permit parcel.

- (14) Only public lands which are not needed by the city for public docking purposes are available for private use under the terms hereof, and the supervisor of marine facilities shall furnish to the city manager a complete list of all street-ends and other city-owned property abutting waterways which is not needed for dockage purposes from time to time, provided, however, no dock permits shall be issued under subsection (15), (16), (17), and (18), except in compliance with the terms and conditions thereof.
- (15) No dock permits shall be issued for public dock permit parcels where the public right-of-way terminates at the waterway (e.g. "street ends"). For dock permits that were issued for street-ends prior to June 1, 2019, those dock permits shall continue to remain valid, until expiration of their initial term, and, upon renewal such dock permit shall be subject to the terms and conditions set forth in any renewal permits and this section, other than the prohibition against issuance of dock permits for street-ends.
- (16) To preserve the general public's right to intermittently use and have access to city parks located on waterways, no dock permits shall be issued for parcels where the public right-of-way is located within city-owned land that is used for park purposes. For dock permits that were issued for city-owned land that was used for park purposes at the time of issuance, those dock permits shall continue to remain valid, until expiration of their initial term, and, upon renewal such dock permit shall be subject to the terms and conditions set forth in any renewal permits and in this section, other than the prohibition against issuance of dock permits along public rights-of-way within city-owned lands used for park purposes.
- (17) Other than upland parcels referenced in subsection (18) below, subject to exceptions hereinafter set forth, no dock permits shall be issued for upland parcels that abut and are contiguous to a waterway and have riparian rights relative thereto after July 1, 2025 or after such date that the city raises the seawall with municipal funds, whichever is first. For dock permits that were issued prior to June 1, 2019 for upland parcels that abutted and are contiguous to a waterway and to which riparian rights have attached thereto, those dock permits shall continue to remain valid until expiration of their initial term, and, upon renewal such dock permit shall be subject to the terms and conditions set forth in any renewal permits and this section, other than the prohibition against issuance of dock permits for upland parcels that abut a waterway and have riparian rights. Any permits for these upland parcels issued after June 1, 2019 will require the raising of the seawall by the applicant to the current elevation standard as a condition of the dock permit.
- (18) In accordance with the Florida Supreme Court holding in *Burkart v. City of Fort Lauderdale*, 168 So. 2d 65 (Fla. 1964), dock permits shall not be required for the following lots and blocks set forth on the Plat of IDLEWYLD, as recorded in Plat Book 1,

Page 19 of the Public Records of Broward County, Florida: Lots 1—5 and 11—12 Block 1; Lots 1—6 Blocks 2, 3, 4, 5, 6, and 8; Lots 1-7, Block 8: and Lots 1—3 and 27—32, Block 12 thereof.

(Code 1953, § 11-12; Ord. No. C-68-23, § 2, 6-4-68; Ord. No. C-87-95, § 1, 11-17-87; Ord. No. C-17-28, § 20, 9-13-17; Ord. No. C-19-22, § 1, 10-2-19)

MEMORANDUM NO. MF 21-25

DATE: September 20, 2021
TO: Marine Advisory Board Members
FROM: Andrew Cuba, Marine Facilities Manager
RE: October 7, 2021 MAB Meeting – Discussion / Commercial Vessel Loading & Offloading

At the September 2nd, 2021 Marine Advisory Board meeting, during Old Business, the topic of limited options for loading/ unloading barges within the City was discussed. This issue has been discussed over the years, and at the Boards' request, has been placed on this agenda for additional review.

AC

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