



CITY OF FORT LAUDERDALE

DRAFT
MEETING MINUTES
CITY OF FORT LAUDERDALE
MARINE ADVISORY BOARD
100 NORTH ANDREWS AVENUE
CITY COMMISSION CHAMBERS
1ST FLOOR CITY HALL
THURSDAY, SEPTEMBER 1, 2022 – 6:00 P.M.

Cumulative Attendance
January-December 2022

Ted Morley, Chair	A	5	2
Steve Witten, Vice Chair	A	5	2
Michael Boyer	P	1	0
Robyn Chiarelli	A	4	3
Bob Denison	P	5	2
Barry Flanigan	P	7	0
Robert Franks	P	4	0
James Harrison	P	7	0
Brewster Knott	P	1	0
Norbert McLaughlin	P	6	1
Noelle Norvell	P	5	2

As of this date, there are 11 appointed members to the Board, which means 6 would constitute a quorum.

Staff

Andrew Cuba, Marine Facilities Manager
Jonathan Luscomb, Marine Facilities Supervisor
Sergeant Travis O’Neil, Fort Lauderdale Police Department
Dr. Nancy Gassman, Assistant Director of Public Works
Carla Blair, Recording Secretary, Prototype, Inc.

Communications to City Commission

None.

I. Call to Order / Roll Call

The meeting was called to order at 6:03 p.m. and roll was taken.

As neither the Chair nor Vice Chair was present at tonight’s meeting, it was noted that the Board would elect an Acting Chair (A/Chair) to preside in their absence. It was determined that Mr. Harrison would serve as A/Chair.

II. Approval of Minutes – July 7, 2022

Mr. McLaughlin noted the following change to P.5, paragraph 4 of the July 7, 2022 minutes: change “operation” to “opposition.”

A/Chair Harrison also noted a correction to P.6, paragraph 6: Mr. Piotrowski is not a member of the Marine Industries Association of South Florida (MIASF).

Motion made by Mr. Flanigan, seconded by Mr. McLaughlin, to approve the minutes with the amended items. In a voice vote, the **motion** passed unanimously.

III. Statement of Quorum

It was noted that a quorum was present at the meeting.

IV. Introduction of New Members – Michael Boyer / Brewster Knott

New Board members Michael Boyer and Brewster Knott introduced themselves at this time.

V. Waterway Crime & Boating Safety Report

Sergeant Travis O’Neil of the Fort Lauderdale Police Department’s Marine Unit reported the following activity from July and August 2022:

- 270 calls for service
- 5 boating accidents
- 3 boat burglaries
- 170 citations

Sgt. O’Neil advised that the burglaries occurred in the Rio Vista area.

VI. Presentation – Modification of Fort Lauderdale’s Seawall Regulations to Come into Compliance with the Broward County Tidal Barrier Model Ordinance / Dr. Nancy Gassman

Dr. Nancy Gassman, Assistant Director of Public Works, explained that a set of changes and amendments have been proposed to the City’s Unified Land Development Regulations (ULDR) regarding what was previously referred to as the Seawall Ordinance.

The existing Seawall Ordinance was modified in 2016 to set the City’s minimum seawall elevation at 3.9 ft. It also recommended that the design of the seawall be supportive of future height adjustments of up to 5 ft. North American Vertical Datum (NAVD) 88, and allowed for the maximum height of a seawall and dock to be based upon the property’s base flood elevation. Key provisions within this Ordinance required homeowners to fully

reconstruct their seawalls to meet the new requirements if they met the City's threshold for substantial repair.

Owners are required to maintain their seawalls in a state of good repair in order to protect both their own and neighboring seawalls. Tidal waters must be prevented from entering either another person's property or the public right-of-way. Should an owner be cited for failure to meet the requirements of this Ordinance, a timeline of 365 days was established in which any issues must be remedied.

Since the Seawall Ordinance was enacted, the U.S. Army Corps of Engineers was engaged by Broward County in 2018 to conduct a flood risk management assessment. The outcome of this assessment was a County-wide tidal barrier standard, which will be incorporated into Broward County's Comprehensive Plan. All new seawalls, as well as those requiring substantial improvement, must meet a minimum top elevation of 5 ft. by the year 2050.

As part of this policy, the City of Fort Lauderdale is compelled to provide for a regionally consistent Ordinance. The Ordinance brought before the Board today will allow the City to come into compliance with the requirements of Broward County Land Use Code.

The 5 ft. elevation is based in part on the Unified Sea Level Rise projection as developed by the Southeast Florida Regional Climate Change Compact. This entity provides technical tools to municipalities to help them understand how to address and adjust to climate change. By the year 2070, it is expected that sea level will have risen within the range of 2.5 ft. to 4.6 ft. The required 5 ft. seawall elevation will help to protect upland properties and rights-of-way.

The 2016 Seawall Ordinance was included in ULDR Section 19.3, which addresses boat slips. In order to create a tidal barrier standard, the City has modified the definitions of the terms "mooring device" and "mooring structure" in this Section. All language related to the seawall elevation requirements has been removed from this Section, and the allowance for dock elevation has been changed from 10 in. to 12 in. above the associated tidal barrier or shoreline structure.

A new Code Section, 19.13, has been created to define resiliency standards for tidal flood protection. This new Section accomplishes the following:

- Establishes terms, phrases, definitions, and interpretations
- Extends elevation requirements not only to seawalls but to any type of tidal flood barrier
- Changes the top elevation requirement from 3.9 ft. to a minimum of 5 ft.
- Allows for structures permitted before January 2035 to be built at a 4 ft. elevation if their design permits a cap to be added to the structure to raise it to 5 ft. by 2050
- Establishes a maximum elevation for tidal barriers

Tidal structures built where there were previously none must provide habitat enhancement, such as riprap, at their waterward face, as Broward County Model Code encourages the incorporation of living shorelines wherever possible. Fort Lauderdale provides for a waiver from the top elevation requirement for waterward homes that have a lower finished floor elevation, and requires, per the County's model Ordinance, that there be disclosure at the time of sale if a house has a tidal barrier and whether or not that barrier meets requirements.

Should a seawall be cited or need substantial repair, a homeowner must upgrade or repair their seawall to the new elevation requirement. They will have 365 days to remedy a citation. Guidance is provided for both minimum and maximum elevations.

The proposed Ordinance was provided to Broward County for review. The County requested that additional language be added to the document to establish a clear time frame for a waiver. The County has found the proposed Ordinance to be substantially consistent with its policy mandating regional standards.

Next steps include presentation of the proposed Ordinance to the City's Planning and Zoning Board later in September, as well as a second presentation to the Council of Fort Lauderdale Civic Associations by that organization's request. Staff hopes to bring the Ordinance to first reading before the City Commission in approximately November 2022, with a second reading anticipated in December. The Ordinance would be implemented within 10 days of approval.

Mr. Boyer requested clarification that homeowners are not required to make any elevation adjustments to their seawalls in the absence of required repairs to over 50% of the totality of the structure. Dr. Gassman confirmed this is the case.

A/Chair Harrison asked if the Ordinance could result in uneven seawalls at different maximum heights depending upon the elevation of a house's foundation. Dr. Gassman explained that the Ordinance is not intended to create "giant seawall[s]": the intent of a maximum height is to prevent the creation of a canyon effect along the City's canal systems, visual blockage of views by neighboring properties, or problems with stormwater runoff.

A/Chair Harrison requested clarification of the ratio between the elevation of a home's foundation and the maximum height of a seawall. Dr. Gassman replied that the maximum is the base flood elevation of the property rather than the finished floor elevation.

A/Chair Harrison also requested clarification of the permitted elevation for fixed docks. Dr. Gassman stated that fixed docks will now be permitted to be 12 in. above the top elevation of the seawall. The height of docks is not intended to affect how water moves onto and from a property.

A/Chair Harrison observed that the proposed 365-day time frame is consistent with the typical time frame in which the permitting and work phases take place. He asked if there might be a provision suggesting that the property be under contract within this time frame rather than a requirement to complete the work. Dr. Gassman advised that the County incorporated this time frame from Fort Lauderdale's Ordinance into its own model Ordinance, which means the City may not vary from this time frame. She noted, however, that as long as reasonable progress is being made toward the required seawall improvements, the City may grant extensions for the construction phase.

Mr. Franks observed that one major cause of flooding is the combination of high tides and rain events. He asked if there might be a way for the City, or a neighboring property owner, to provide financial assistance to a homeowner who is raising their seawall. Dr. Gassman replied that it is exclusively a homeowner's responsibility to protect the perimeter of their property. If a property is not consistent with City Code, it can be cited in order to prevent the creation of a nuisance situation in the community. Seawalls are seen as similar to fences, roofs, or any other aspect of private property that must be maintained in good condition.

Mr. Franks also addressed sea level rise, noting that several factors affect projections of this increase. He recommended that there be language clarifying that the expected sea level rise is a projection and may not be consistent with the actual rise, so actions can be based on reality rather than projections. Dr. Gassman explained that the Southeast Florida Regional Climate Change Compact updates its projections every four years, seeking input from local academic and regulatory experts who can help determine which projections are the most applicable to the area. These individuals will use the most recent scientific literature available to assist in these calculations.

With regard to consistency with actual sea level rise rather than projected rise, Dr. Gassman pointed out that in the last three years, the highest tide the City has experienced is 2.65 ft. Many existing seawalls are built to a height of less than 2 ft. Sea level continues to rise, and the infrastructure required to address this rise is meant to have a useful life of 30 to 50 years. The 2.65 ft. high tide is sufficient reason to compel homeowners to build new seawalls to a higher standard.

Mr. Franks requested clarification of the plan for improving City seawalls. Dr. Gassman recalled that in 2017, the City developed a Seawall Master Plan for the City's five miles of seawall, noting that this is a very small portion of the overall 165 miles of waterways in Fort Lauderdale. To date, the City has made over 0.5 mile of improvements. The City is following the recommendations of the Seawall Master Plan and prioritizing seawalls going forward by providing erosion prevention devices as well as tidal barriers.

Mr. McLaughlin commented that he would like to see the City adopt a standard for the use of sheet piles close to bedrock. He was not in favor of the use of panel walls instead of sheet piles. Dr. Gassman stated that a sheet pile seawall, driven to an appropriate depth and topped with concrete to an elevation of 5 ft., is the City's engineering

standard for all new seawalls. While this may not be possible in all locations, it is the standard for City-owned seawalls.

Mr. McLaughlin continued that he would also like to see the City require seawalls in all areas rather than the natural berms that exist in some locations. Dr. Gassman replied that one goal of the proposed Ordinance is to ensure that a seawall is not the only solution: a homeowner can achieve sufficient protection using a number of different types of tidal barriers. She added that at present, tidal impacts on inland properties are less severe than in coastal zones, which means properties without seawalls are not experiencing the tidal flooding associated with sea level rise. The Ordinance is intended to allow rising seas to dictate where it must be enforced.

Motion made by Mr. McLaughlin, seconded by Mr. Franks, to make a motion to support. In a voice vote, the **motion** passed unanimously.

VII. Dock Waiver – 2631 NE 12 Street / Richard Peacey & Katalin Van Den Hurk

Richard Peacey, Applicant, explained that his dock was upgraded in 2019 and the inspection completed in 2020. He now proposed a new dock, with triple cluster pilings at 48 ft. 8 in., to accommodate a larger boat. Notice of tonight's meeting was sent to the 18 residences within 300 ft. of the subject property.

Mr. Flanigan noted that the Board had received one letter in opposition to the Application.

Mr. Franks asked if any of the Applicant's neighbors had expressed concern or complaints about maneuvering in the area. Mr. Peacey replied that they had not. He advised that he planned to purchase a large vessel and planned to put a new set of triple cluster pilings in the water to keep the boat away from the seawall in inclement weather.

A/Chair Harrison asked if the Applicant's immediate neighbor to the east would be "pinched" by the addition of larger boats on the Applicant's property. Mr. Peacey stated that he already docks a boat beside this property.

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

Tyler Chappelle, private citizen, advised that he was pleased to see neighbors in the area had resolved any issues related to previous dock waiver requests.

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

Mr. Flanigan requested clarification of the beam of the boat the Applicant plans to purchase. Mr. Peacey estimated it is 16 to 18 ft. The length of the boat to be purchased is 55 ft.

Motion made by Mr. Franks, seconded by Mr. Flanigan, to approve. In a roll call vote, the **motion** passed unanimously (8-0).

VIII. Water Taxi License – Staying Afloat Party Boat LLC / Andrew Cohen & Michael McClay

A/Chair Harrison noted that this Item was tabled.

IX. Dock Waiver – 10 Hendricks Isle / Yuda Gariplerden, Hendricks Group, LLC

Jena Robbins, representing the Applicant, reviewed the location of the subject property, which has roughly 14 existing slips that are perpendicular to the shoreline. Similar mooring is used at other properties in the surrounding neighborhood. There is a 250 linear ft. seawall along the length of the subject property, with a wooden marginal dock and eight wooden finger piers to accommodate the 14 slips.

The proposed project would remove the wooden docks and install a new seawall in front of the old one. It would also include eight concrete finger piers, 20 ft. in length and 4 ft. wide, as well as 30 mooring piles, 15 of which would be directly at the end of the finger piers and 15 of which would be approximately another 10.5 ft. waterward. Ms. Robbins showed multiple views of the property and plans.

Ms. Robbins continued that the vessels at the property vary in length from 40 to 59 ft. With the width of the marginal dock estimated at 5 to 8 ft., the vessels will extend 48 to 64 ft. into the waterway. The waterway in this location is roughly 160 ft. wide. With the proposed finger piers and mooring piles, the result is a reduction of approximately 30% in slip length. The slips will not exceed 30% of the width of the waterway. The Applicant requests a waiver for 15 of the 30 mooring piles, which extend approximately 35 ft. from the property line rather than the 25 ft. required by Code.

The mooring piles are necessary to safely moor vessels at the 14 slips, particularly during high wind events or excessive wakes from boats on the waterway. The proposed project is similar to others for which waivers have been granted in the surrounding neighborhood, which range from 35 ft. to 80 ft. from their property lines. The Applicant has received no letters of objection from neighbors.

Mr. McLaughlin requested clarification of the use of an extra pile at the end of the dock. Ms. Robbins replied that this is one of the mooring piles. She added that the property's seawall is being raised to a height of 5 ft. The longest boat that will be docked on the property is 45 ft. in length. Mr. McLaughlin commented that this would be nearly the

maximum length that could be docked on the property without exceeding the 30% limitation.

Mr. Flanigan asked if the subject property will have a homeowners' association. Ms. Robbins replied that the property is a 16-unit condominium which has received Site Plan approval. She was not certain of whether or not a homeowners' association will be part of the development.

Mr. Flanigan also asked if there is any language that would restrict units from docking boats longer than 45 ft. on the property, other than the City's 30% limit. Ms. Robbins replied that this will be up to the homeowners' association if there is one; however, the environmental permits required for the site will also limit extension into the waterway. The site includes an existing property which is being redeveloped. The slips will be owned by the condominium unit owners.

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

Motion made by Mr. Flanigan, seconded by Mr. Franks, to approve. In a roll call vote, the **motion** passed unanimously (8-0).

X. Proposal to Operate a Floating Business / Rahn Bahia Mar LLC

Robert Lochrie, representing Rahn Bahia Mar LLC, showed a PowerPoint presentation to the Board, stating that the proposal is to use a floating vessel as a business. Presentation to the Marine Advisory Board is a prerequisite to a request for approval before the City Commission.

A portion of this overall project has previously been approved and is currently under construction. This marine village will be located at the southeast end of the site. The village will include food and beverage kiosks, retail, and a large promenade along A1A facing the waterway. It will be open to both the public and guests at Bahia Mar. A landscape buffer will separate A1A from the pedestrian area, and a wide sidewalk will be built on the site.

The proposal before the Board is the inclusion of a former auto/pedestrian ferry, which previously existed at Fisher Island. The vessel has been retired and is undergoing renovation and system upgrades. It will be incorporated into the marine village as an additional amenity for Bahia Mar and the public.

The vessel will be located outside any navigable waterway and will have no impact on the channel. It will include two levels with views across the marina as well as toward the beach.

Mr. McLaughlin requested clarification of the vessel's wastewater connection. Mr. Lochrie replied that this will be a hard connection from the vessel to the sewer line along the marine village. The vessel will include holding tanks but no "pumping out in the traditional way" is planned. It will meet all local Codes and Ordinances. There will be restrooms both on the boat and near the ticket offices.

A/Chair Harrison asked if there is a plan for periodic maintenance of the boat. Mr. Lochrie confirmed this, stating that the vessel will continue to be regulated by the U.S. Coast Guard, although it may be decommissioned over time. While it is currently being renovated outside the City, there are boatyards in Fort Lauderdale and Miami that are capable of servicing the boat if necessary.

Mr. Boyer asked if the vessel would remain in place in the event of a storm, or if it would be removed. It was clarified that the boat would remain on-site.

Mr. Franks asked what would happen to charter boats formerly docked in the subject area. Mr. Lochrie replied that these have been moved to the north side of the site while the south side is under construction. Plans for the site include a new ticket office and facility for the *Jungle Queen*. Mr. Franks emphasized the ongoing importance of charter boats to the City and its history.

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

Motion made by Mr. Flanigan, seconded by Mr. McLaughlin, to approve. In a roll call vote, the **motion** passed unanimously (8-0).

XI. Old / New Business

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Mr. Flanigan recalled that in the past, the Board discussed the illegal use of City facilities by charter companies to pick up and drop off customers. He described this practice as out of control, particularly on weekends. The use of City floating docks by commercial vessels violates the Broward County grant program that paid for these docks, and could affect future grants. He also noted that the City is not named in these vessels' insurance policies.

Mr. Flanigan advised that the City could take actions such as implementing a boarding fee, requiring proper insurance, monitoring the activity, or receiving revenue. He felt this issue should be brought to the attention of the City Manager for review and direction. He requested a full discussion of this issue at a subsequent meeting.

Mr. Flanigan showed photographs of the activity he had described at various City facilities.

Mr. McLaughlin noted that vessels at these docks are restricted to 26 ft. or less in length, and added that a commercial entity has previously come before the Board to request use of City docks for customer access. The Board had denied the request due to the stipulation mentioned earlier.

Mr. Flanigan stated that while the City has recently taken some steps to restrict commercial activity at docks, this still occurs regularly on weekends. A/Chair Harrison expressed concern that some of the vessels shown in the photos may not be properly licensed or insured. He also pointed out that this unauthorized use of docks could generate income for the City if it were legitimized and regulated.

Mr. Cuba stated that he would speak with Chair Ted Morley regarding the placement of this issue on the next Board Agenda. He recommended that the Board members come to the next meeting prepared with ideas that can be consolidated into a communication to the City Commission.

Sgt. O'Neil advised that in order for the Marine Unit to enforce City regulations against commercial use of City docks, they must see the vessels picking up passengers, at which time they may issue a trespass warning to the operator of the vessel. The first warning is only effective for one day, with lengths of time escalating for subsequent offenses. This makes it difficult to ensure regulations are followed.

Mr. Franks added that these boats may be contributing to garbage in the waterways, particularly on the weekends. He also expressed concern for where these boats pump out waste.

XII. Adjournment

There being no further business to come before the Board at this time, the meeting was adjourned at 7:29 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. 22-21

DATE: September 22, 2022

TO: Marine Advisory Board Members

FROM: Andrew Cuba, Marine Facilities Manager

RE: October 6, 2022 MAB – Application - Dock Waiver of Distance Limitations – Michael & Helen Scalisi / 2150 SE 23rd Avenue

Attached for your review is an application from Michael & Helen Scalisi / 2150 SW 23rd Avenue (see **Exhibit 1**).

APPLICATION AND BACKGROUND INFORMATION

The applicant is seeking to install two (2) 12” mooring piles extending a maximum of 45’ from the property line into the South Fork of the New River. The distances these pilings extend from the bulkhead into the South Fork of the New River are 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
(2) 12” Mooring Piles	45’	25’	20’

The City’s Unified Land and Development Regulations (UDLR), Section 47-19.3.D. limits the maximum distance of dolphin or mooring pilings to 30% of the width of the waterway, or 25’, whichever is less. Section 47.19.3.E authorizes the City Commission to waive this limitation based upon a finding of extraordinary circumstances. The applicant’s Summary Description specifies the mooring piles are needed to securely moor owner’s boat, due to significant wake resulting from multiple marinas and boat yards within close proximity.

PROPERTY LOCATION AND ZONING

The property is located within the Flamingo Park RS-8 Residential Single Family Low/Medium Density Zoning District. It is situated on the southern shore of the South Fork of the New River where the overall width of the waterway from wet face to wet face is identified as +/- 192'.

RECOMMENDATIONS

Should the Marine Advisory Board consider approval of the application, the resolution under consideration for approval by the City Commission should include at least the following 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 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, and verification of receipt of all applicable Federal and State permits.
3. The applicant is required to install and affix reflector tape to the proposed mooring piles in accord with Section 47.19.3.E of the Unified Land and Development Regulations (ULDR).

AC
Attachment

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

MARINE ADVISORY BOARD APPLICATION

726 SE 12th Court

Application for Waiver from ULDR Section 47-19.3(d)

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1401 EAST BROWARD BOULEVARD, SUITE 303
FORT LAUDERDALE, FLORIDA 33301
EMAIL: ASCHEIN@LOCHRIELAW.COM
DIRECT LINE: 954.617.8919
MAIN PHONE: 954.779.1119
FAX: 954.779.1117

APPLICATION



1401 EAST BROWARD BOULEVARD, SUITE 303
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EMAIL: ASCHEIN@LOCHRIELAW.COM
DIRECT LINE: 954.617.8919
MAIN PHONE: 954.779.1119
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AGENT AUTHORIZATION LETTER

Helen M. Scalisi

By: Helen M Scalisi

Printed Name: HELEN SCALISI

Date: 9/14/22

STATE OF Florida)
) ss
COUNTY OF Broward)

The foregoing instrument was acknowledged before me, by means of (check one): physical presence or online notarization, this _____ day of _____, 20__, by Helen M. Scalisi who is personally known to me or who has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 14 day of September, 2022.

Cari Overcash
Notary Public

Cari Overcash
Typed, printed or stamped name of Notary Public

My Commission Expires:



Cari Overcash
Comm.: HH 181563
Expires: Oct. 5, 2025
Notary Public - State of Florida



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NARRATIVE

OWNER: Michael and Helen Scalisi
APPLICANT: Andrew J. Schein, Esq.
ADDRESS: 2150 SW 23rd Avenue

Narrative to Accompany Marine Advisory Board Application

Waiver from ULDR Section 47-19.3(d)

This application is submitted to permit mooring piles 45’ from the property line of 2150 SW 23rd Avenue. The proposed project will consist of new 5’ x 20’ wood finger pier extensions and two (2) 12” diameter wood mooring piles. The proposed mooring piles will be a maximum of 45’ from the property line into the waterway. The proposed mooring piles are needed to securely moor Owner’s boat, as this area is heavily trafficked due to its proximity to Marina Bay Marina, Marina Mile Yachting Center, and Lauderdale Marine Center. The boat traffic produced by these marinas can cause a significant amount of wake.

The overall width of the waterway at this location is +/- 192’. Absent approval by the City Commission, Section 47-19.3(d) of the ULDR permits mooring piles to extend no more than 30% of the width of the waterway or 25’ beyond the property line, whichever is less. In this case, at 45’ from the property line, the mooring pilings will extend a maximum of ~23.4% of the width of the waterway. Applicant understands that the 30% rule is to ensure navigability of the waterway, and at 23.4%, the mooring pilings will be well within this limitation.

PROPOSED STRUCTURE	DISTANCE FROM PROPERTY LINE	PERMITTED DISTANCE WITHOUT WAIVER	DISTANCE REQUIRING WAIVER
Single 12” Diameter Mooring Pile	45’	25’	20’
Single 12” Diameter Mooring Pile	45’	25’	20’



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TAX RECORD/PROOF OF OWNERSHIP



Site Address	2150 SW 23 AVENUE, FORT LAUDERDALE FL 33312	ID #	5042 17 24 0620
Property Owner	SCALISI, MICHAEL L & HELEN M	Millage	0312
Mailing Address	726 SE 12 CT FORT LAUDERDALE FL 33316-2090	Use	01-01
Abbr Legal Description	FLAMINGO PARK SEC D 41-29 B LOT 34 BLK 12		

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

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

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	\$384,970	\$184,820	\$569,790	\$569,200	
2021	\$384,970	\$132,490	\$517,460	\$517,460	\$10,167.00
2020	\$384,970	\$115,750	\$500,720	\$492,630	\$9,710.87

2022* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$569,790	\$569,790	\$569,790	\$569,790
Portability	0	0	0	0
Assessed/SOH	\$569,200	\$569,790	\$569,200	\$569,200
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$569,200	\$569,790	\$569,200	\$569,200

Sales History			
Date	Type	Price	Book/Page or CIN
3/16/2005	WD	\$732,000	39303 / 1575
9/19/2001	SWD	\$375,000	32238 / 651
4/1/1993	WD	\$100	20656 / 402
5/1/1969	WD	\$36,000	
10/1/1968	WD	\$32,400	

Land Calculations		
Price	Factor	Type
\$28.00	13,749	SF
Adj. Bldg. S.F. (Card, Sketch)		1661
Units/Beds/Baths		1/3/2
Eff./Act. Year Built: 1964/1963		

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

1						1		
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WARRANTY DEED

Prepared by and return to:
Stephan L. Cohen
Attorney at Law
Old Florida Title Company
20801 Biscayne Boulevard Suite 400
Aventura, FL 33180
305-792-9777
File Number: 05-0016
Will Call No.:

Parcel Identification No. 10217-24-06200

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 16 day of **March, 2005** between **Andrea L. Peterson f/k/a Andrea L. Mervine, and Theodore E. Peterson, wife and husband** whose post office address is **3391 Collins Creek Road, Murrells Inlet, SC 29576** of the County of **Georgetown, State of South Carolina**, grantor*, and **Michael L. Scalisi and Helen M. Scalisi, husband and wife** whose post office address is **2150 SW 23rd Avenue, Fort Lauderdale, FL 33312** of the County of **Broward, State of Florida**, grantee*,

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

Lot 34, Block 12, of FLAMINGO PARK SECTION D, according to the Plat thereof, recorded in Plat Book 41, Page 29, of the Public Records of Broward County, Florida.

The Grantors hereby warrant that the property described herein was acquired by them prior to their marriage and during their marriage and they have remained married without interruption through the date of this conveyance.

Subject to taxes for 2005 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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

DoubleTimes®

Signed, sealed and delivered in our presence:

Karen Teixeira
Witness Name: KAREN TEIXEIRA

R.D. Hill
Witness Name: RANDY D. HILL

Mayra E. Assael
Witness Name: MAYRA E. ASSAEL

Stephen L. Cohen
Witness Name: STEPHEN L. COHEN

Andrea L. Peterson (Seal)
Andrea L. Peterson

Theodore E. Peterson (Seal)
Theodore E. Peterson

State of South Carolina
County of Georgetown

The foregoing instrument was acknowledged before me this 14 day of March, 2005 by Andrea L. Peterson, who is personally known or has produced a driver's license as identification.

[Notary Seal]

Sue W. Almers
Notary Public

Printed Name: SUE W. ALMERS

My Commission Expires: My Commission Expires August 19, 2014

State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 16 day of March, 2005 by Theodore E. Peterson, who is personally known or has produced a driver's license as identification.

[Notary Seal]

Stephan L. Cohen
Notary Public

Printed Name: Stephan L. Cohen

My Commission Expires: October 27, 2006

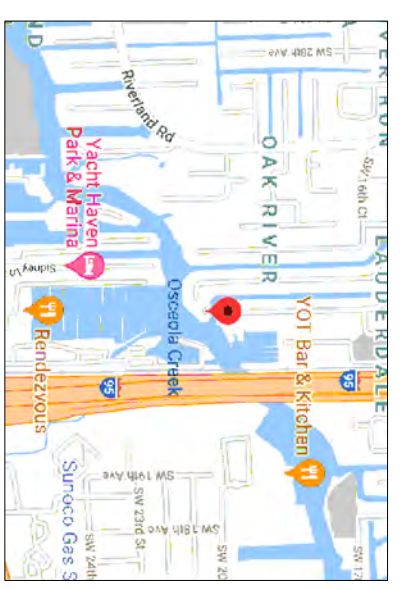
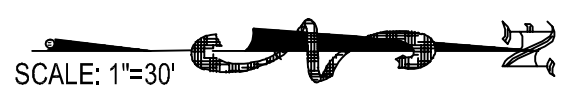
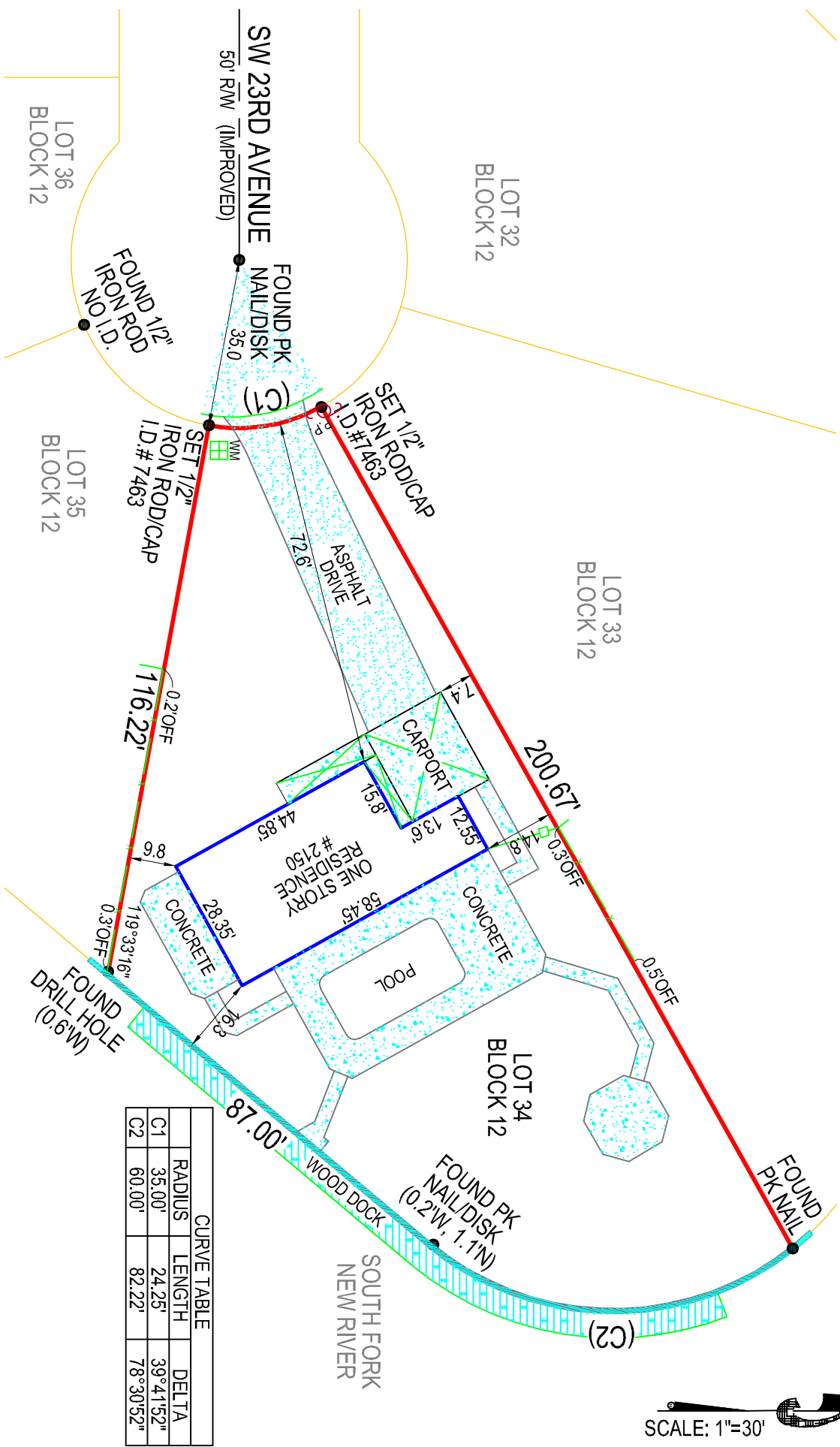


1401 EAST BROWARD BOULEVARD, SUITE 303
FORT LAUDERDALE, FLORIDA 33301
EMAIL: ASCHEIN@LOCHRIELAW.COM
DIRECT LINE: 954.617.8919
MAIN PHONE: 954.779.1119
FAX: 954.779.1117

CURRENT SURVEY

LEGAL DESCRIPTION
 LOT 34, BLOCK 12, FLAMINGO PARK SECTION D, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 41, PAGE 29, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FL.

FLOOD ZONE: X
 COMMUNITY NUMBER: 125105
 PANEL: 12011C0556
 SUFFIX: H
 FIRM DATE: 08/18/2014



CURVE TABLE			
	RADIUS	LENGTH	DELTA
C1	35.00'	24.25'	39°41'52"
C2	60.00'	82.22'	78°30'52"

- LEGEND**
- A/C AIR CONDITIONER
 - B.F.P. BACKFLOW PREVENTER
 - C.B.S. CONCRETE BLOCK STRUCTURE
 - ELEV. ELEVATION
 - F.F. FINISHED FLOOR
 - I.D. IDENTIFICATION
 - L. LENGTH
 - L.B. LICENSED BUSINESS
 - M. MEASURED
 - N.A.V.D. NORTH AMERICAN VERTICAL DATUM
 - N.G.V.D. NATIONAL GEODETIC VERTICAL DATUM
 - O.R.B. OFFICIAL RECORDS BOOK
 - P. PLAT
 - PSM PROFESSIONAL SURVEYOR AND MAPPER
 - P.R.M. PERMANENT REFERENCE MONUMENT
 - P.G. PAGE
 - P.B. PLAT BOOK
 - P.K. PARKER KYLON NAIL
 - R. RADIUS
 - C. CENTERLINE
 - Δ AND NUMBER
 - Δ DELTA OR CENTRAL ANGLE
 - CONCRETE CONCRETE
 - CHAIN LINK FENCE
 - WOOD FENCE
 - MISCELLANEOUS FENCE

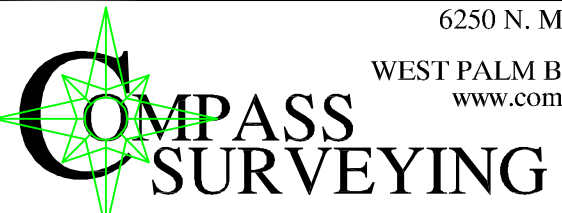
DEPARTMENT OF SUSTAINABLE DEVELOPMENT
 BUILDING DIVISION
 APPROVED 6/13/2022
 BDDSP-22040032
 FORT LAUDERDALE

- NOTES:**
1. LEGAL DESCRIPTION PROVIDED BY CLIENT
 2. NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE
 3. NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY
 4. ALL ANGLES OR BEARINGS AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED
 5. SOME FEATURES MAY NOT BE AT SCALE IN ORDER TO SHOW DETAIL.

DATE OF FIELD WORK: 08/31/2021
 DATE OF MAP: 09/14/2021

SURVEYORS CERTIFICATE:
 I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION, NOT VALID WITHOUT A RAISED EMBOSSED SEAL AND SIGNATURE.

(SIGNED)
 KENNETH J. OSBORNE
 PROFESSIONAL SURVEYOR AND MAPPER #6415



6250 N. MILITARY TRAIL
 SUITE 102
 WEST PALM BEACH, FL 33407
 www.compassurveying.net

LB. 7463 PHONE: 561.640.4800 FAX: 561.640.0576

Project	C-498825	Sheet	1 of 1
Date	08/31/2021	Scale	1"=30'

BOUNDARY SURVEY OF
 2150 SOUTHWEST 23RD AVENUE
 FORT LAUDERDALE, FL 33312
 PREPARED FOR
 MIKE SCALISI



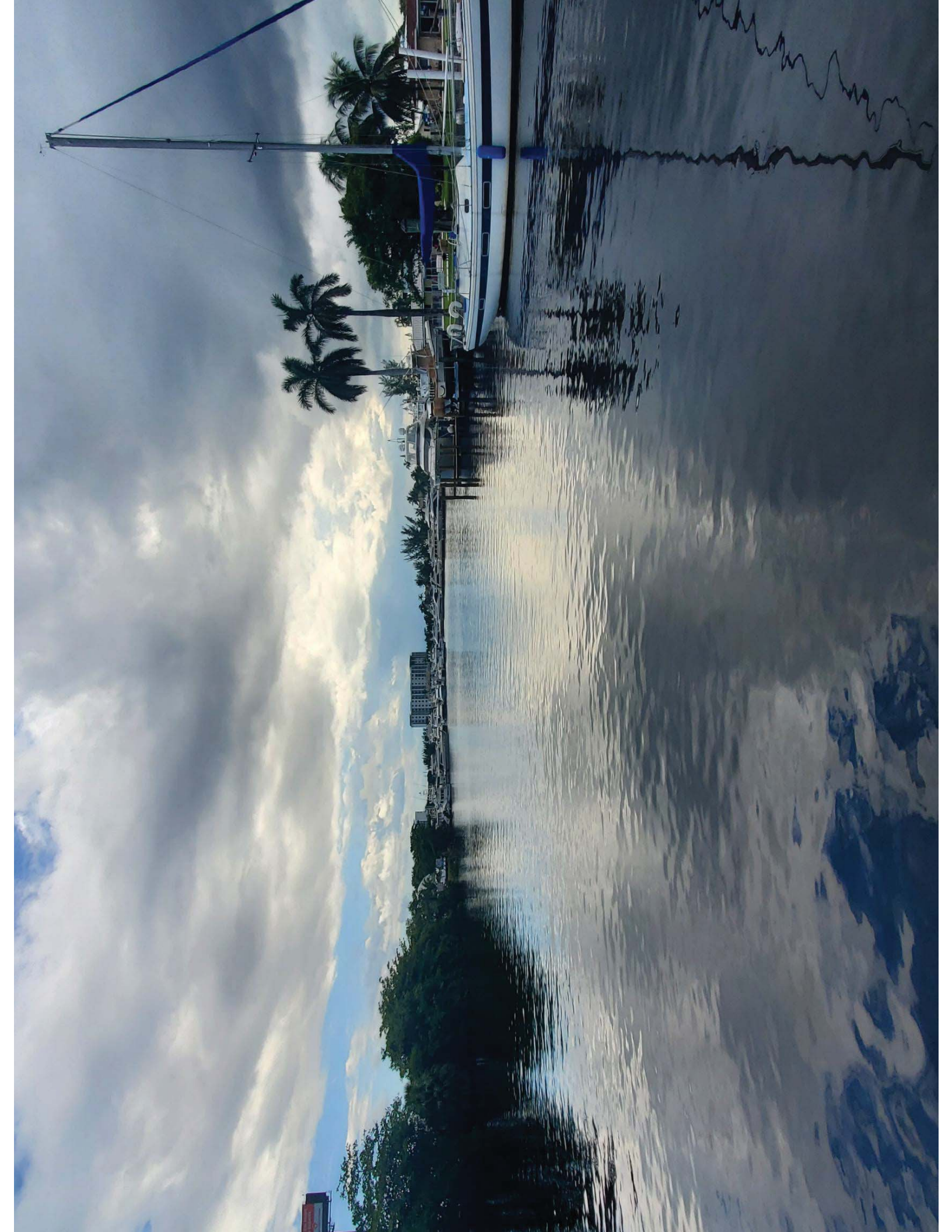
1401 EAST BROWARD BOULEVARD, SUITE 303
FORT LAUDERDALE, FLORIDA 33301
EMAIL: ASCEIN@LOCHRIELAW.COM
DIRECT LINE: 954.617.8919
MAIN PHONE: 954.779.1119
FAX: 954.779.1117

PROPOSED PLANS

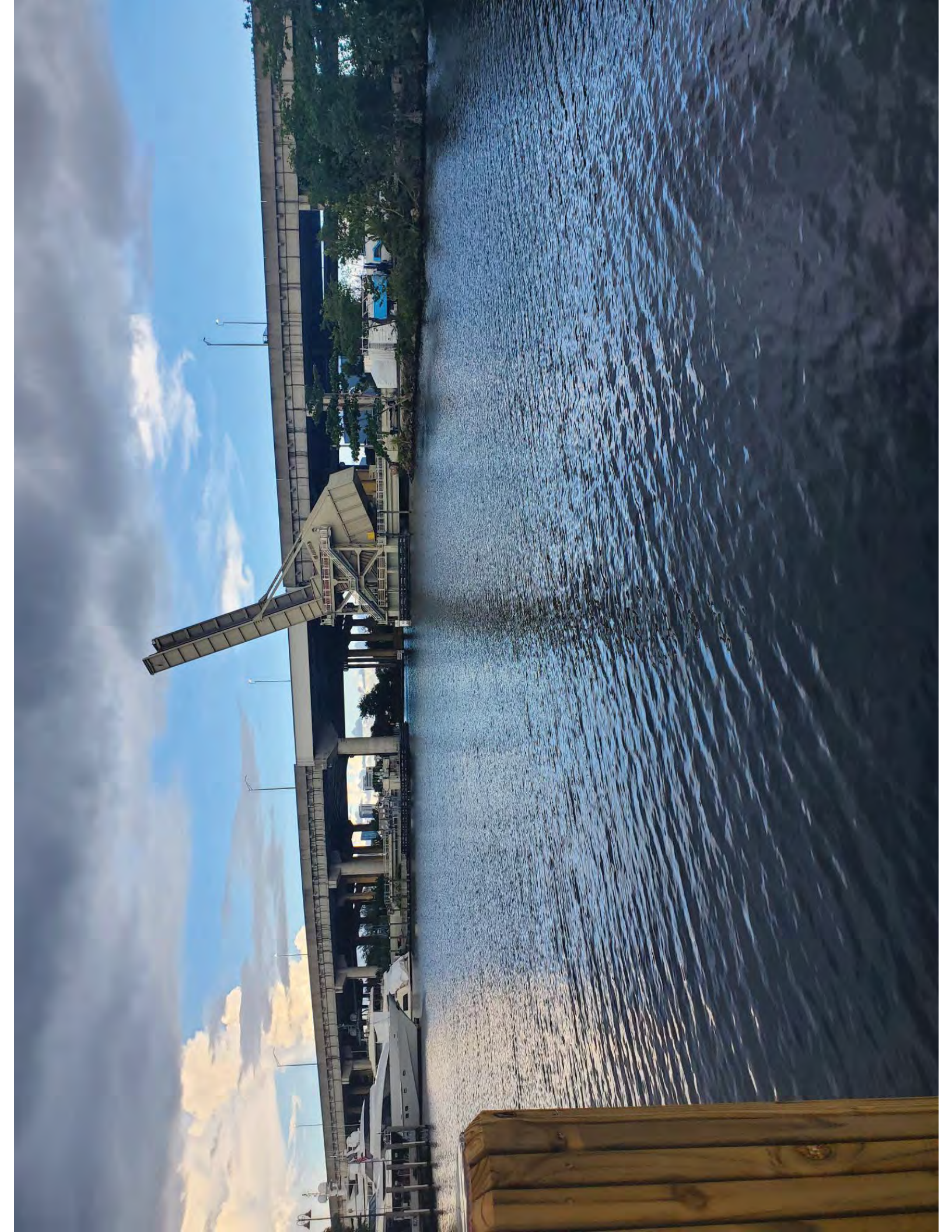


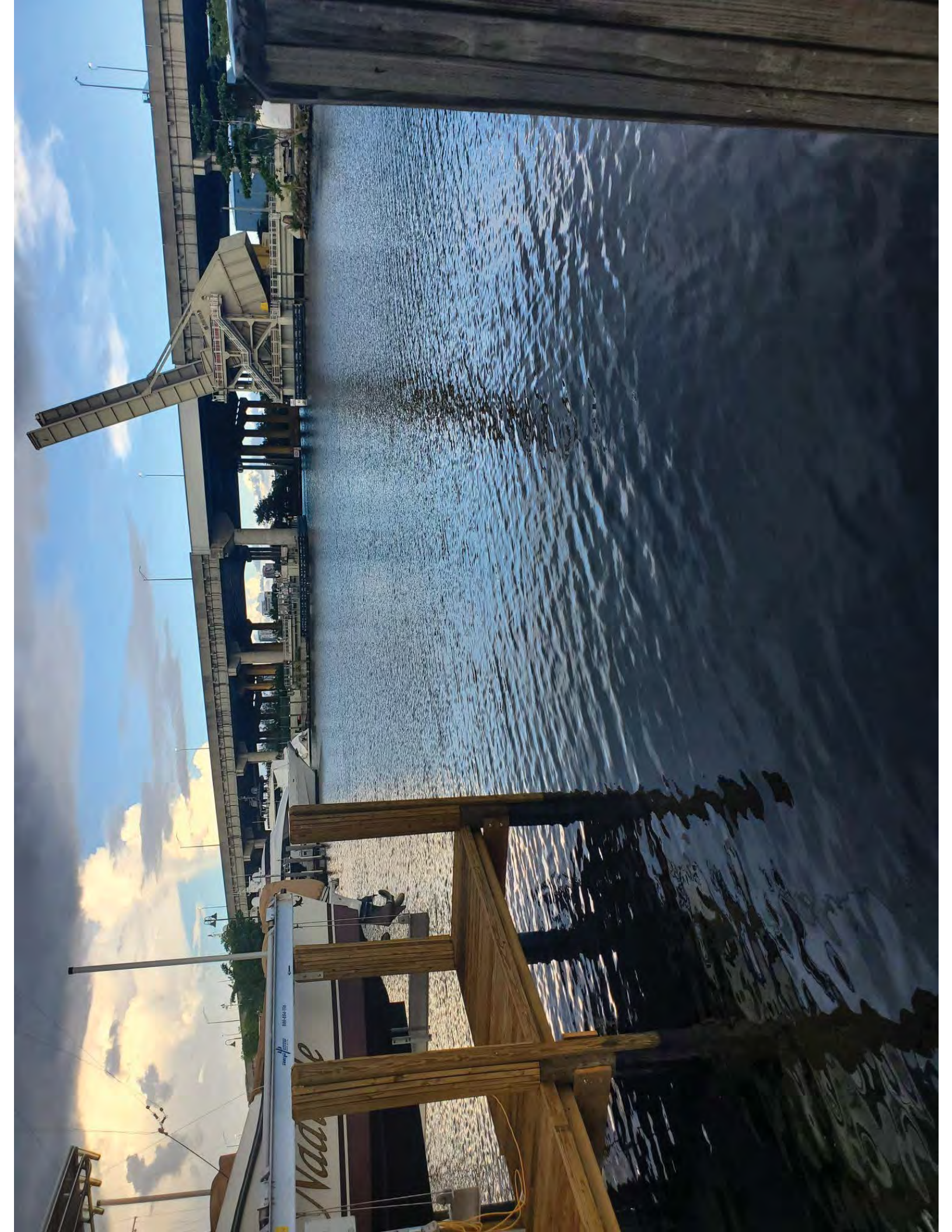
1401 EAST BROWARD BOULEVARD, SUITE 303
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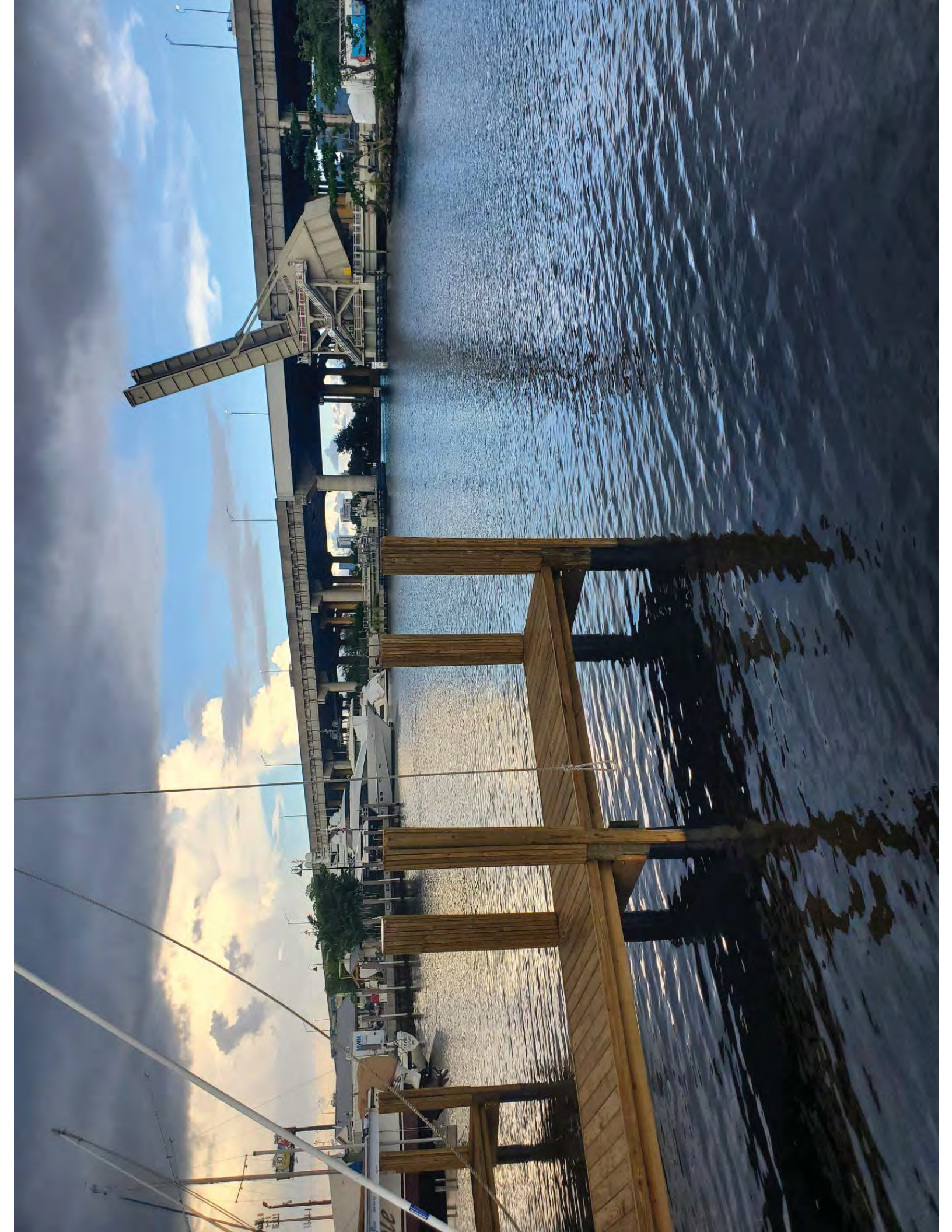
SITE PHOTOS













1401 EAST BROWARD BOULEVARD, SUITE 303
FORT LAUDERDALE, FLORIDA 33301
EMAIL: ASCHEIN@LOCHRIELAW.COM
DIRECT LINE: 954.617.8919
MAIN PHONE: 954.779.1119
FAX: 954.779.1117

DISTANCE EXHIBIT



+

-

Feet

Measurement Result

192.7 Feet

1595 RAMP

SW 23RD

561



1401 EAST BROWARD BOULEVARD, SUITE 303
FORT LAUDERDALE, FLORIDA 33301
EMAIL: ASCHEIN@LOCHRIELAW.COM
DIRECT LINE: 954.617.8919
MAIN PHONE: 954.779.1119
FAX: 954.779.1117

SUPPORT LETTERS

STEEL MARINE TOWING & SALVAGE LLC

To Whom It May Concern,

The purpose of this letter is to provide an assessment of potential maritime issues on the New River as it relates to proposed dolphin pilings for 2150 SE 23rd Avenue (attached).

I am the owner/operator of Steel Marine Towing, working on the New River since 2006. I have walked the property and reviewed the attached plans.

It is my professional opinion that the proposed pilings will not impede commercial boat traffic or recreational boating. This location is at the widest section of the New River which allows bigger vessels to pass side by side freely.

Please let me know if you need anything further.

Kind Regards,



Jim Steel
Owner/Operator
Steel Marine Towing and Salvage LLC

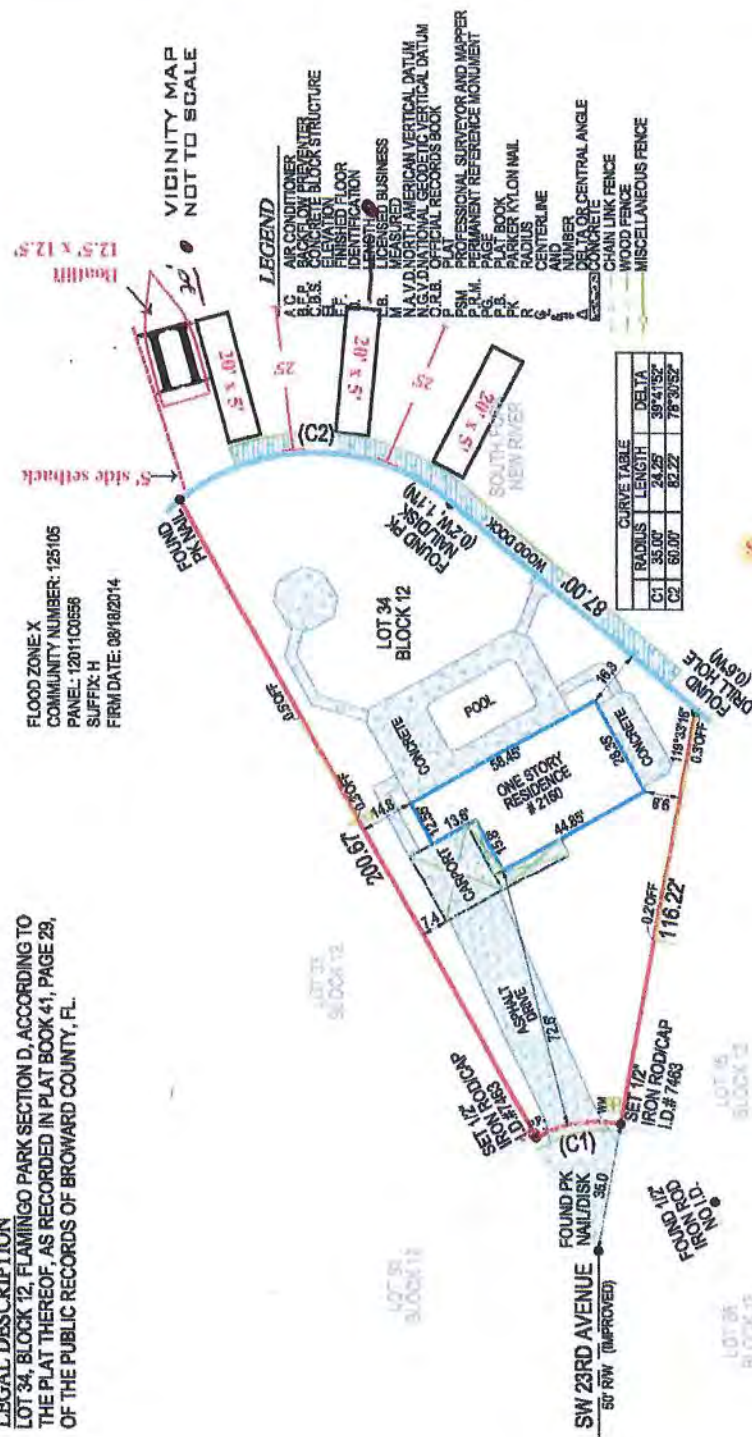


PO Box 460156
Fort Lauderdale, FL
33346

PHONE (954) 536-1207
BILLING (954) 536-2366
EMAIL jimsteel@steeltowing.com

LEGAL DESCRIPTION
 LOT 34, BLOCK 12, FLAMINGO PARK SECTION D, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 41, PAGE 29, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FL.

FLOOD ZONE: X
 COMMUNITY NUMBER: 125105
 PANEL: 12011C0658
 SUFFIX: H
 FIRM DATE: 08/18/2014



PROPOSED CONDITIONS
 (3) 20' x 9' Finger Piers
 13k erudite baffle

SURVEYORS CERTIFICATE:
 I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION, NOT VALID WITHOUT A RAISED EMBOSSED SEAL AND SIGNATURE.

(SIGNED) _____
 KENNETH H. OSBORNE
 PROFESSIONAL SURVEYOR AND MAPPER #6415

DATE OF FIELD WORK: 08/31/2021
 DATE OF MAP: 09/14/2021

- NOTES:**
- LEGAL DESCRIPTION PROVIDED BY CLIENT
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BOUNDARY SURVEY OF
 2150 SOUTHWEST 23RD AVENUE
 FORT LAUDERDALE, FL 33312
 PREPARED FOR
 MIKE SCALISI

1 of 1
 1"=50'
 08/10/2021
 C-28265

COMPASS SURVEYING
 WEST PALM BEACH, FL 33407
 SUITE 102
 6250 N. MILITARY TRAIL
 PHONE: 561.640.4800 FAX: 561.640.0576
 www.compassurveying.net

ITEM VII

MEMORANDUM MF NO. 22-22

DATE: September 26, 2022
TO: Marine Advisory Board Members
FROM: Andrew Cuba, Marine Facilities Manager
RE: October 6, 2022 MAB Meeting - Dock Waiver of Distance Limitations – James & Darlene Barron / 1215 Seminole Drive

Attached for your review is a revised application from James & Darlene Barron, 1215 Seminole Drive.

APPLICATION AND BACKGROUND INFORMATION

The applicant is requesting approval for the installation of two (2) finger piers and one (1) boat lift. The proposed structures encroach more than 25' from the property line into the adjacent Seminole Lake, requiring Dock Waivers of Distance Limitations, as summarized in Table 1 below:

TABLE 1

PROPOSED STRUCTURES	STRUCTURE DISTANCE FROM PROPERTY LINE	PERMITTED DISTANCE WITHOUT WAIVER	AMOUNT OF DISTANCE REQUIRING WAIVER
East Finger Pier	+/-39'	25'	+/-14'
West Finger Pier	+/-39'	25'	+/-14'
Boat Lift	+/-36'5"	25'	+/-11'5"

The City's Unified Land and Development Regulations (UDLR) Sec. 47-19.3.C. limits the distance of mooring structures to 25' or 25% of the width of the waterway, whichever is less, from the property line. Section 47-19.3.E authorizes the City Commission to waive that limitation based on a finding of extraordinary circumstances. The applicant indicates that the proposed boat lift and finger piers are necessary for safely mooring resident's vessels especially during high winds and severe weather, and serve to protect vessel's from excessive boat wakes.

PROPERTY LOCATION AND ZONING

The property is located within the RS 4.4 Residential Single Family / Low Density District, resulting in a 10 foot vessel side yard setback. It is situated on the southern-eastern shore of Seminole Lake where the width of the waterway from wet face to wet face is +/- 300 feet, according to the Summary Description.

DOCK PLAN AND BOATING SAFETY

Marine Facilities' records reflect there have been thirteen (13) Waivers of Limitation approved by the City Commission within close proximity to 1215 Seminole Drive (**Table 2**).

TABLE 2

DATE	ADDRESS	MAXIMUM DISTANCE
1979	1280 Seminole Drive	42'
1980	1224 Seminole Drive	40'
1984	1224 Seminole Drive	51'
1985	1240 Seminole Drive	46'
1990	2701 East Sunrise Blvd	487.4'
1990	2800 Yacht Club Blvd	120'
1994	1256 Seminole Drive	33'
1995	1272 Seminole Drive	40'
2009	1256 Seminole Drive	58'
2009	1224 Seminole Drive	50'
2011	1200 Seminole Drive	50'
2013	1100/1120 Seminole Drive	54.7'
2021	1207 Seminole Drive	48.8'

RECOMMENDATIONS

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

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

AC
Attachment

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

**BOTTOM LINE CONSTRUCTION MGMT
340 SUNSET DRIVE, SUITE 2605
FORT LAUDERDALE, FLORIDA 33301
CGC-1250501
954-274-9275
FMNYC5@AOL.COM**

**1215 SEMINOLE DRIVE
FORT LAUDERDALE, FLORIDA 33304**

APPLICATION FOR WATERWAY WAIVER

Table of Contents

APPLICATION.....	1
SUMMARY DECSRIPTION.....	2
BROWARD COUNTY PROPERT APPRAISER PROOF OF OWNERSHIP.....	3
ORIGINAL SURVEY.....	4
ZONING ARIAL.....	5-6
PROJECT PLANS.....	7-15
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AGENCIIES APPROVAL TO DATE.....	17-18

**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: **JAMES BARRON, DARLENE BARRON**

TELEPHONE NO: **954-249-4250** **954-749-7295** EMAIL: **JIM@BARRON DEVOLPMENT**
(home/cellular) (business)

2. APPLICANT'S ADDRESS **1215 SEMINOLE DRIVE FORT LAUDERDALE, FLORIDA 33304**

3. TYPE OF AGREEMENT AND DESCRIPTION OF REQUEST:
THE APPLICANT REQUESTS A WAVIER FOR THE PROPOSED CONSTRUCTION OF (2) PIERS 39'-00" FROM THE WET FACE OF THE SEAWALL. INSTALL NEW 30K (4) POST BOAT LIFT 36'05" FROM WET FACE

4. SITE ADDRESS: **1215 SEMINOLE DRIVE FT. LAUD. FL33304** ZONING: **RS4.4**
LEGAL DESCRIPTION AND FOLIO NUMBER: **4942-06-08-0320**
BEACH WAY HEIGHTS UBITS B 25-27 B LOT 35

5. EXHIBITS (In addition to proof of ownership, list all exhibits provided in support of the applications).
BROWARD COUNTY PROPERTY APPRAISER LISTING, SURVEY, ZONING AREIAL, PROJECT PLANS


Applicant's Signature

9-22-2022
Date

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

City of Fort Lauderdale

=====For Official City Use Only=====

Marine Advisory Board Action
Formal Action taken on _____

Commission Action
Formal Action taken on _____

Recommendation _____
Action _____

BOTTOM LINE CONSTRUCTION MGMT
340 SUNSET DRIVE, SUITE 2605
FORT LAUDERDALE, FLORIDA 33301
CGC-1250501
954-274-9275
FMNYC5@AOL.COM

SUMMARY DESCRIPTION
1215 SEMNOLE DRIVE
FORT LAUDERDALE, FLORIDA 33304

The project site is located at 1215 Seminole Drive, located in Seminole lake in Section 46, Township 49, South range 42 in the city of Fort Lauderdale, Broward County, Florida

The property is located in the Sunrise Bay area in Fort Lauderdale, which is a tidal water, The nearest direct connection to the Atlantic Ocean is approximately 8 miles to the south east at the Port Everglades Inlet. As the project is located to the north of the inlet the tides move from the south to north and outgoing water (ebb) move to the east.

The project site consists of an existing 95' ft. seawall and cap, a 40' x 5' wood dock with a 27'-09" wood pier extending into Seminole Lake. The proposed project consists of replacement of the existing dock and pier and replacing the existing seawall cap and raising it up to the new required tidal code. More specifically the proposed project consists of the installation of a concrete dock 95'x 6'-08" and two concrete piers 39'-00" from the wet face of the seawall and 53'-00" separated between. There will also be the install of a 30K (4) pile boat lift. The main dock runs property line to property line. The east pier is 22'-00 and the east pier is 10"-00 from east property line. The boat lift will be proposed 05"-00" from the property line.

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

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

1. All Structures and piles will not exceed 30% of the of the waterway.
 2. Due to extraordinary width of the waterway at this location from the wet face to wet face (+300'), the proposed project will not impede navigation with in the Seminole Lake.
 3. The proposed structures are necessary for the safely mooring of resident's vessels, especially during high winds and serve weather.
 4. The proposed structures are also necessary to protect the resident's vessels from high wave energy from excessive boat wakes in the Seminole lake.
 5. The proposed project is a rehabilitation to the existing docks and slips.
- Thus, the proposed structures and lift will meet all new code requirements.

If the waiver is approved the applicant will comply with all necessary construction conditions requirements stated in all agency guidelines and codes.

<u>PROPOSED STRUCTURES</u>	<u>STRUCTURE DISTANCE FROM PROPOERTY LINE</u>	<u>PERMITTED DISTANCE WITH OUT WAIVER</u>	<u>AMOUNT OF DISTANCE REQUIRING WAIVER</u>
<u>BOAT LIFT</u>	<u>+/-36'-05"</u>	<u>25'-00"</u>	<u>+/- 11'-05"</u>
<u>EAST PIER</u>	<u>+/- 39'-00"</u>	<u>25'-00"</u>	<u>+/- 14'-00"</u>
<u>WEST PIER</u>	<u>+/- 39'-00"</u>	<u>25'-00"</u>	<u>+/-14'-00"</u>



Site Address	1215 SEMINOLE DRIVE, FORT LAUDERDALE FL 33304	ID #	4942 36 08 0320
Property Owner	BARRON, JAMES M BARRON, DARLENE	Millage	0312
Mailing Address	1215 SEMINOLE DR FORT LAUDERDALE FL 33304	Use	01
Abbr Legal Description	BEACH WAY HEIGHTS UNIT B 25-27 B LOT 35 RS, 4.4.		

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

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

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022	\$730,950	\$289,160	\$1,020,110	\$1,020,110	
2021	\$730,950	\$289,160	\$1,020,110	\$1,020,110	\$19,490.03
2020	\$730,950	\$260,540	\$991,490	\$991,490	\$18,862.15

2022 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$1,020,110	\$1,020,110	\$1,020,110	\$1,020,110
Portability	0	0	0	0
Assessed/SOH	\$1,020,110	\$1,020,110	\$1,020,110	\$1,020,110
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$1,020,110	\$1,020,110	\$1,020,110	\$1,020,110

Sales History			
Date	Type	Price	Book/Page or CIN
12/17/2021	WD-Q	\$1,900,000	117815044
12/15/2003	WD	\$976,000	36624 / 20
8/1/1977	WD	\$142,500	7200 / 51
7/1/1975	WD	\$125,000	
6/1/1969	WD	\$86,000	

Land Calculations		
Price	Factor	Type
\$55.00	13,290	SF
Adj. Bldg. S.F. (Card, Sketch)		2399
Units/Beds/Baths		1/3/2
Eff./Act. Year Built: 1956/1955		

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



PINNELL SURVEY, INC.

5300 W. HILLSBORO BLVD., SUITE 215-A COCONUT CREEK, FLORIDA 33073
PHONE(954)418-4940 FAX(954)418-4941 EMAIL: order@sfland.net
CERTIFICATE NO.: LB6857

SURVEY ADDRESS:

1215 SEMINOLE DRIVE
FORT LAUDERDALE, FLORIDA 33304

CERTIFY TO:

I. BRIAN F. KEENAN

FLOOD ZONE & ELEVATIONS:

FLOOD ZONE: X / X(0.2%) / AE
BASE FLOOD ELEVATION: 5'
CONTROL PANEL NO.: 125105-0388-H
DATE OF FIRM INDEX: 08/18/14

REFERENCE BENCHMARK: FORT
LAUDERDALE B.M. AT EAST RIM OF
MANHOLE AT SEMINOLE DRIVE AND N.E.
11TH COURT, ELEVATION = 4.922'(NGVD '29) /
3.337'(NGVD 88')

POTENTIAL ENCROACHMENTS:

1. 6 FOOT WOOD FENCE CROSSES OVER THE NORTHERLY PROPERTY LINE.
2. 6 FOOT WOOD FENCE ENCROACHES INTO 5 FOOT BY 25 FOOT ANCHOR BASEMENT ALONG THE NORTHEASTERLY PORTION OF THE SUBJECT PROPERTY.

LEGAL DESCRIPTION:

LOT 35, OF BEACH WAY HEIGHTS - UNIT "B", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, AT PAGE 27, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LEGEND & ABBREVIATIONS:

A = ARC	D.E. = DRAINAGE EASEMENT	P.C. = POINT OF CURVATURE
A/C = AIR CONDITIONER	ELEV. = ELEVATION	P.E. = POOL EQUIPMENT
A.E. = ANCHOR EASEMENT	E.S. = ELECTRIC SERVICE	P.I. = POINT OF INTERSECTION
B.M. = BENCHMARK	F.P. & L. = FLORIDA POWER & LIGHT	P.R.C. = POINT OF REVERSE CURVE
B.C.R. = BROWARD COUNTY RECORDS	L.B. = LICENSED BUSINESS	P.O.B. = POINT OF BEGINNING
C.B.S. = CONCRETE BLOCK STRUCTURE	L.P. = LIGHT POLE	P.O.C. = POINT OF COMMENCEMENT
CHATT. = CHATTAHOOCHEE	M.H. = MANHOLE	P.P. = POWER POLE
C.O. = CLEANOUT	(M) = MEASURED	R = RADIUS
CONC. = CONCRETE	NAVD = NORTH AMERICAN VERTICAL DATUM	R/W = RIGHT-OF-WAY
C.L.F. = CHAIN LINK FENCE	NGVD = NATIONAL GEODETIC VERTICAL DATUM	T = TANGENT
C.L.P. = CONCRETE LIGHT POLE	NO. = NUMBER	(TYP.) = TYPICAL
(C) = CALCULATED	O.H. = OVERHANG	U.E. = UTILITY EASEMENT
C.B. = CHORD BEARING	O.R.B. = OFFICIAL RECORDS BOOK	W.F. = WOOD FENCE
C.R. = CABLE RISER	O/S = OFFSET	W.M. = WATER METER
(D) = DEED	(P) = PLAT	Δ = DELTA OR CENTRAL ANGLE
D.B. = DEED BOOK	P.B.C.R. = PALM BEACH COUNTY RECORDS	⊕ = CENTERLINE
M-D.C.R. = MIAMI-DADE COUNTY RECORDS	P.B. = PLAT BOOK	⊕ = ELEVATION

GENERAL NOTES:

1. TYPE OF SURVEY: BOUNDARY
2. IF THIS SURVEY HAS BEEN REVISED AS INDICATED IN THE REVISION BOX SHOWN HEREON, THEN ANY AND ALL PREVIOUS VERSIONS OF THIS SURVEY PREPARED BY PINNELL SURVEY, INC. ARE NULL & VOID.
3. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD BY PINNELL SURVEY, INC. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT DEPICTED ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE COUNTY, FOR WHICH THE SUBJECT PROPERTY IS LOCATED IN.
4. UNLESS OTHERWISE NOTED, FIELD MEASUREMENTS ARE IN AGREEMENT WITH RECORD MEASUREMENTS.
5. ELEVATIONS SHOWN HEREON (IF ANY) ARE RELATIVE TO NAVD 1988, UNLESS OTHERWISE NOTED.
6. UNDERGROUND IMPROVEMENTS AND UTILITIES ARE NOT LOCATED.
7. FENCE AND WALL OWNERSHIP IS NOT DETERMINED.
8. THIS DRAWING IS THE PROPERTY OF PINNELL SURVEY, INC. AND SHALL NOT BE USED OR REPRODUCED, WHOLE OR IN PART WITHOUT WRITTEN PERMISSION & AUTHORIZATION FROM PINNELL SURVEY, INC.
9. ALL EASEMENTS SHOWN ON THE ATTACHED DRAWING ARE PER THE RECORD PLAT (UNLESS OTHERWISE NOTED).
10. BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF SOUTH 79°23'40" EAST ALONG THE NORTHERLY LINE OF LOT 35, PLAT BPPL 25, PG. 27 B.C.A.
11. REFERENCE B.M. CONVERTED TO NAVD '88 USING CORPSCON 6.0.1.

CERTIFICATION:

THIS IS TO CERTIFY THAT I HAVE RECENTLY SURVEYED THE PROPERTY DESCRIBED IN THE FOREGOING TITLE CAPTION AND HAVE SET OR FOUND MONUMENTS AS INDICATED ON THIS SKETCH AND THAT SAID ABOVE GROUND SURVEY AND SKETCH ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE UNDER RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, UNLESS IT IS ELECTRONICALLY SIGNED AND SEALED.

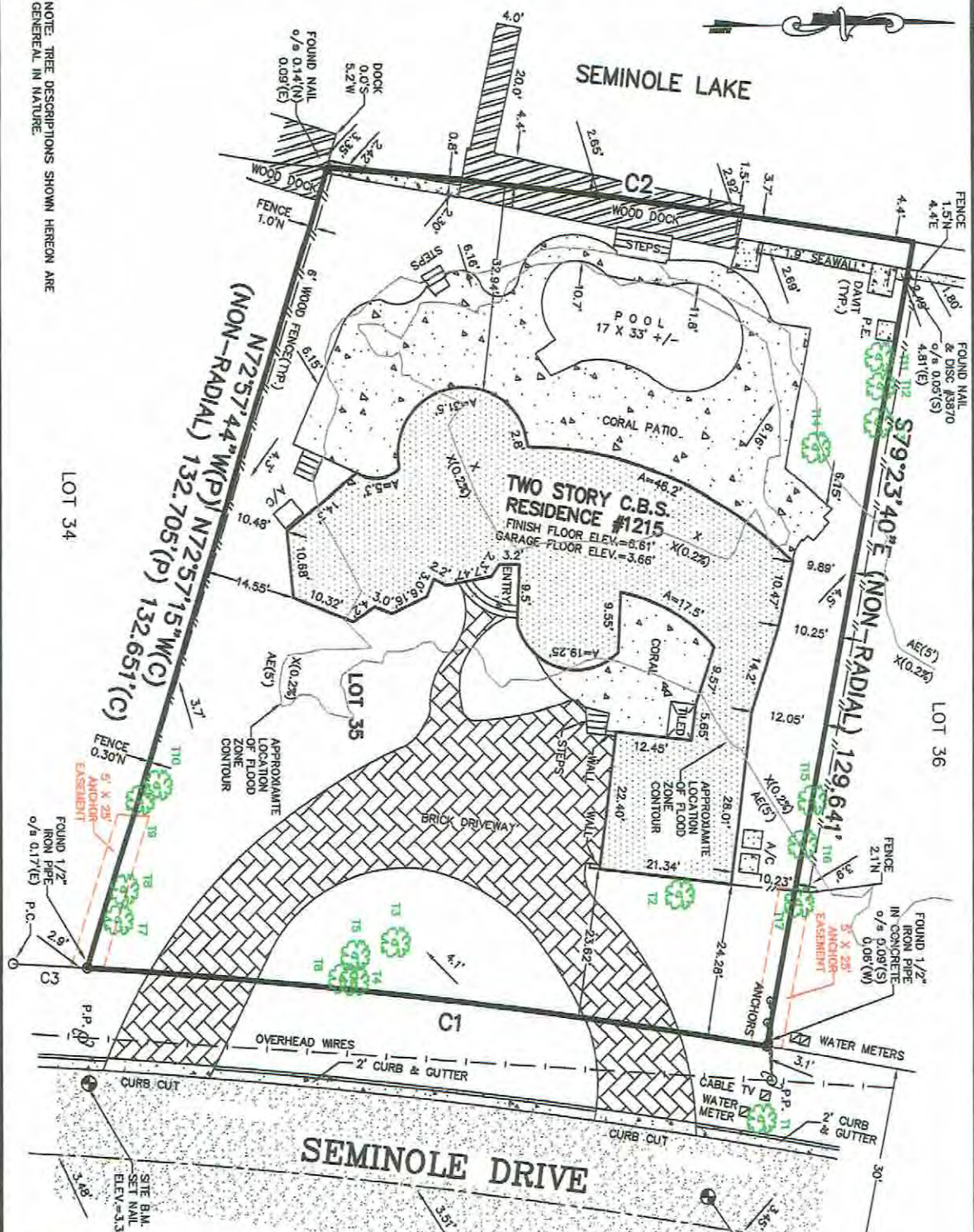
JASON H. PINNELL
PROFESSIONAL SURVEYOR & MAPPER
LICENSE NO. 5734, STATE OF FLORIDA

REVISIONS	DATE	CHK'D BY

SKETCH NO.: 21-2475
DATE OF SURVEY: 11/23/21
CHECKED BY: J.P.
FIELD BOOK/PAGE: 639/13
SIDE 1 OF 2



SEMINOLE LAKE



NOTE: TREE DESCRIPTIONS SHOWN HEREON ARE GENERAL IN NATURE.

LOT 34

LOT 36

SEMINOLE DRIVE

(60' RIGHT-OF-WAY)
27' ASPHALT PAVEMENT

TREE	DIM. (FEET/IN)	DESCRIPTION
T1	8	PALM
T2	3	PALM
T3	5.5	OAK
T4	6	PALM
T5	6	PALM
T6	6	PALM
T7	8	PALM
T8	2	PALM
T9	4.5	FICUS
T10	4.5	PALM
T11	1	PALM
T12	8	PALM
T13	0	PALM
T14	6	PALM
T15	6	PALM
T16	8	PALM
T17	0	PALM

NOTE: DIM. REPRESENTS DIAMETER AT BRISTLE HEIGHT
NOTE: TREE REPRESENTS TREE DESCRIPTIONS

C1
R = 1,042.00'
Δ = 06°02'54.5"
A = 110.00'
C.B. = S06°47'01"W(C)

C2
R = 973.00'
Δ = 05°35'38.9"
A = 95.00'
C.B. = N07°29'35"E(C)

C3
R = 1042.00'
Δ = 04°56'55.5"
A = 90.00'

SCALE: 1" = 20'
DRAWN BY: SP
SKETCH NO.: 21-2475
SIDE 2 OF 2

[Search By Parcel Id](#)

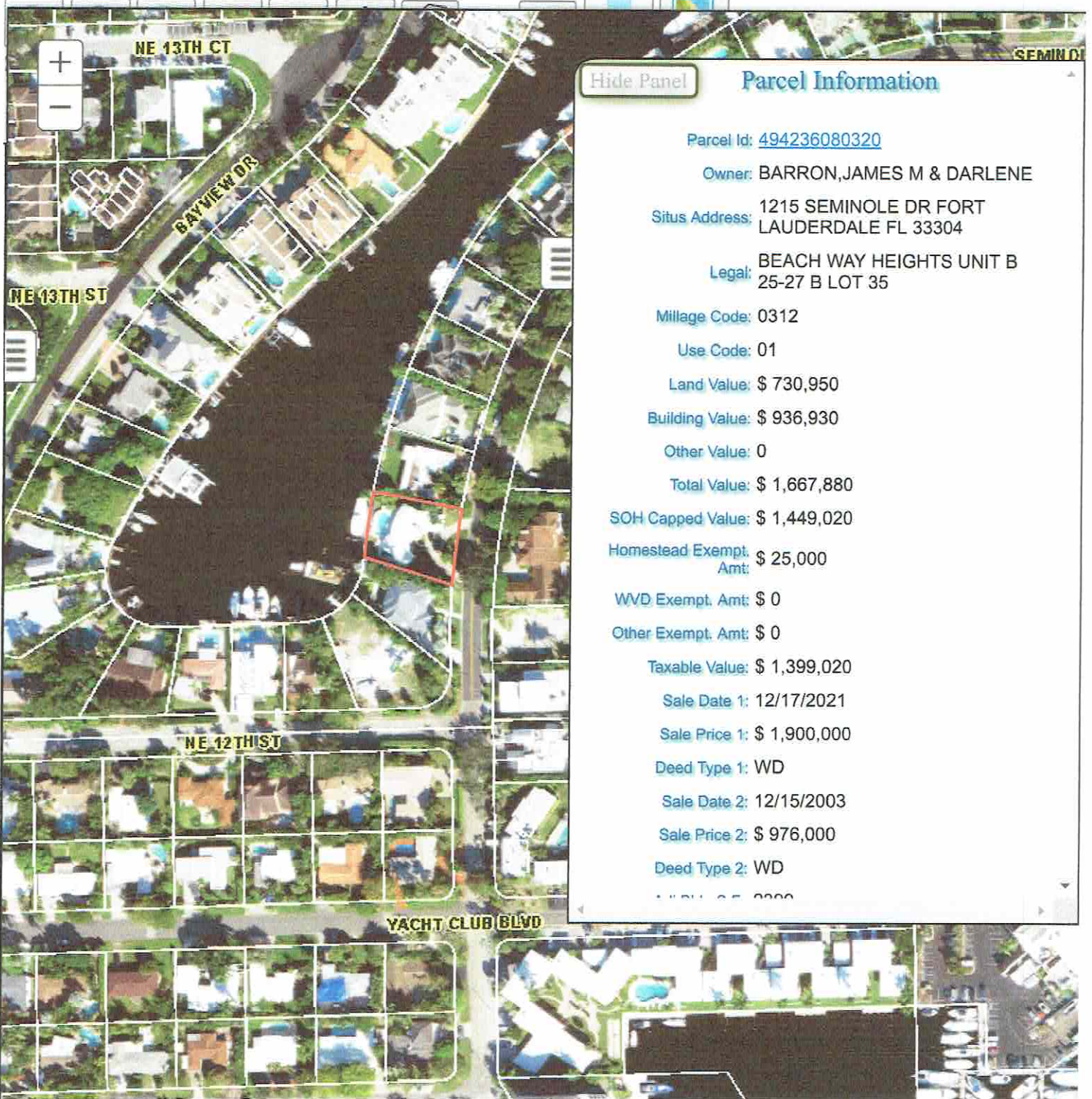
[Search By Name](#)

[Search By Address](#)

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Marty Kiar Broward County Property Appraiser Florida



Hide Panel

Parcel Information

Parcel Id: [494236080320](#)

Owner: BARRON, JAMES M & DARLENE

Situs Address: 1215 SEMINOLE DR FORT LAUDERDALE FL 33304

Legal: BEACH WAY HEIGHTS UNIT B 25-27 B LOT 35

Millage Code: 0312

Use Code: 01

Land Value: \$ 730,950

Building Value: \$ 936,930

Other Value: 0

Total Value: \$ 1,667,880

SOH Capped Value: \$ 1,449,020

Homestead Exempt. Amt: \$ 25,000

WVD Exempt. Amt: \$ 0

Other Exempt. Amt: \$ 0

Taxable Value: \$ 1,399,020

Sale Date 1: 12/17/2021

Sale Price 1: \$ 1,900,000

Deed Type 1: WD

Sale Date 2: 12/15/2003

Sale Price 2: \$ 976,000

Deed Type 2: WD

...



Selected Parcels Below

Map	Parcel	Name	Situs Address
	494236080320	BARRON,JAMES M & DARLENE	1215 SEMINOLE DR FORT LAUDERDALE FL 33304



- C1
R = 1,042.00'
Δ = 08°02'54.5"
A = 110.00'
C.B. = S08°47'01"W(C)
- C2
R = 973.00'
Δ = 05°35'38.9"
A = 95.00'
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- C3
R = 1042.00'
Δ = 04°56'55.5"
A = 90.00'

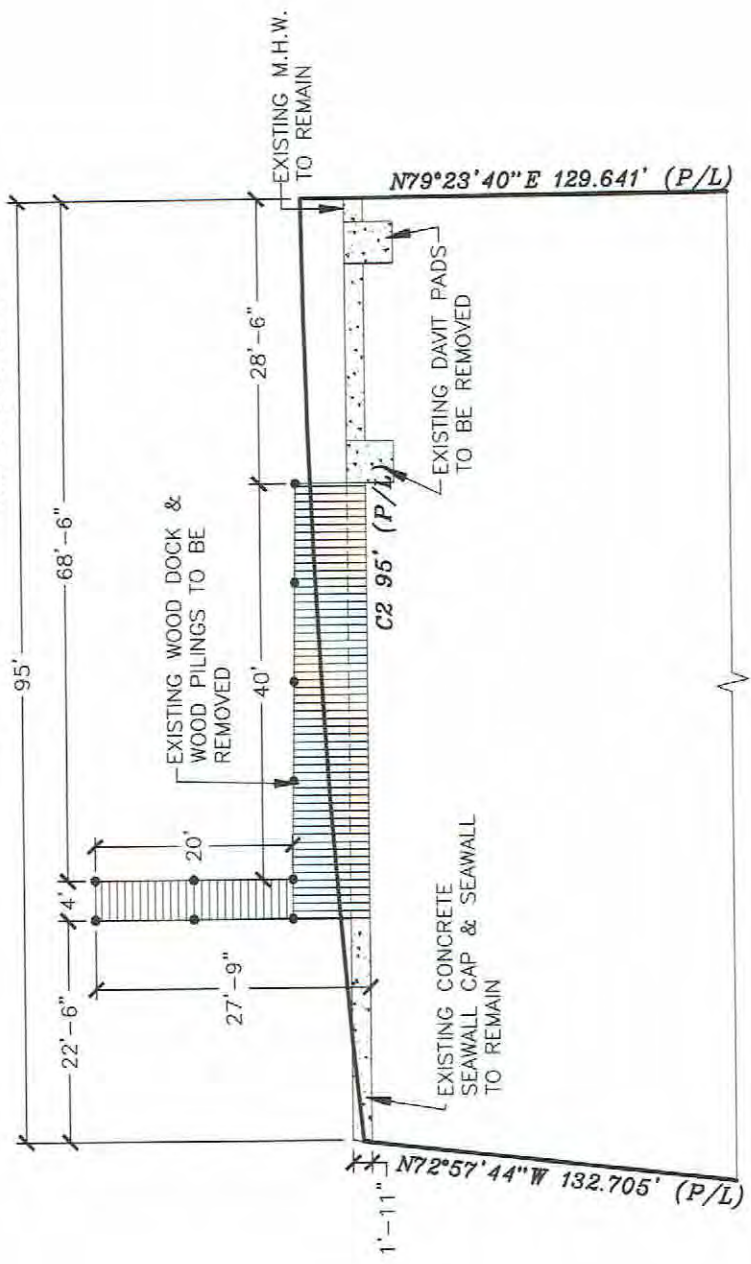
COPY OF BOUNDARY OF SURVEY
SCALE 1"=30'

LINDA RIFFLE DRAFTING & DESIGN 772-834-1906 LindaDraft1@att.net	JAMES & DARLENE BARRON 1215 SEMINOLE DRIVE FORT LAUDERDALE FL, 33304 NEW SEAWALL CAP, CONCRETE DOCK & 30,000 LBS BOAT LIFT	B&B Consulting Engineers 2237 Woods Edge Circle Orlando Florida 32817 (772)-708-7785 (772)-708-7787	OSCAR M. BERMUDEZ, P.E., P.E. Date: Reg. Florida No. 55141 Digitally signed by Oscar Bermudez Date: 2022.01.26 15:46:45 -05'00'	DATE: 01/25/2022 NETWORK:
			S-2	



C2
 R=973.00
 $\Delta=05^{\circ}35'38.9''$
 A=95'
 C.B.=N07°29'35" E

SEMINOLE LAKE
 213' ± (W.B.W.)



EXISTING SITE CONDITION
 SCALE 1"=20'

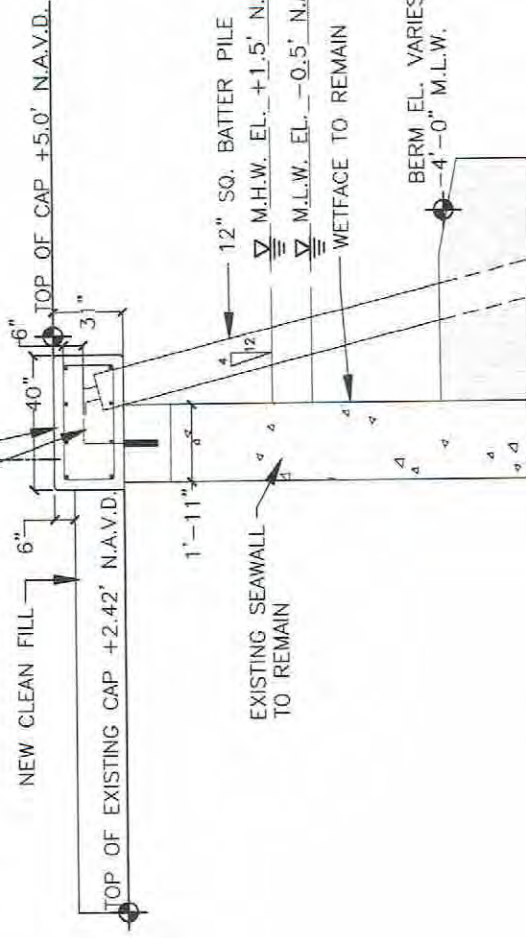
<p>LINDA RIFFLE DRAFTING & DESIGN 772-834-1906 LindaDraft1@att.net</p>	<p>DATE: 01/25/2022 REVISION:</p>	<p>JAMES & DARLENE BARRON 1215 SEMINOLE DRIVE FORT LAUDERDALE FL, 33304 NEW SEAWALL CAP, CONCRETE DOCK & 30,000 LBS BOAT LIFT</p>	<p>B&B Consulting Engineers 2237 Woods Edge Circle Orlando Florida 32817 (772)-708-7785 (772)-708-7787</p> <p>OSCAR M. BERMUDEZ, P.E., P.E. Date: Reg. Florida No. 55141 Digitally signed by Oscar Bermudez Date: 2022.01.26 15:47:07 -05'00'</p>
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S-3

C2 95' (P/L)

EXISTING SEAWALL CAP TO REMAIN
OVER POUR NEW 40" WIDE x 31"
THICK x 95' LONG SEAWALL
CAP W/ 4 #5 T&B, 1 #3 TIES @ 12"
O.C. 3/4" CHAMFER ALL EXPOSED
EDGES. (TYP.)

INSTALL (1) #6 DOWELS 18" O.C.
DRILL & EPOXY GROUT 12"
INTO EXISTING SEAWALL CAP



EXISTING SEAWALL
TO REMAIN

(10) PRECAST 12" SQ. CONCRETE BATTER PILES W/
5,000 PSI MIN. CONCRETE & 4-7/16" DIAMETER
270 KSI ASTM A416 LOW-LAX STRANDS W/ 2
1/2" MIN. CONCRETE COVER TO TIES. PILES TO BE
DRIVEN TO A MINIMUM PENETRATION OF 12' INTO
FIRM MATERIAL OR REFUSAL. PILES TO BE DRIVEN
TO A BEARING CAPACITY OF 25 TONS. EXTEND
BATTER PILES STRANDS 16" MIN. INTO NEW
SEAWALL CAP.

SEAWALL CAP DETAIL SECTION A (TYP.)

N.T.S.

THE WORK SPECIFIED HEREIN HAS BEEN DESIGNED & ALL WORK SHALL BE IN ACCORDANCE WITH STRUCTURAL PROVISIONS OF THE 7th EDITION 2020 FLORIDA BUILDING CODE.
BEST MANAGEMENT PRACTICES: FLOATING TURBIDITY CURTAIN EXTENDING WITHIN 1' OF BOTTOM TO BE INSTALLED DURING PILING INSTALLATION.

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

FOR NAME: **JAMES & DARLENE BARRON**
1215 SEMINOLE DRIVE
FORT LAUDERDALE FL, 33304
TITLE: **NEW SEAWALL CAP, CONCRETE DOCK &**
30,000 LBS BOAT LIFT

B&B Consulting Engineers
2237 Woods Edge Circle
Orlando Florida 32817
(772)-708-7785 (772)-708-7787

OSCAR M. BERMUDEZ, P.E. Date: _____
Reg. Florida No. 55141
Digitally signed by Oscar Bermudez
Date: 2022.01.26 15:47:55 -05'00'



DATE: 01/25/2022
REVISION: _____
S-5

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

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

NIGHTTIME REFLECTORS ON ALL OUTSIDE DOCK SUPPORT PILES.

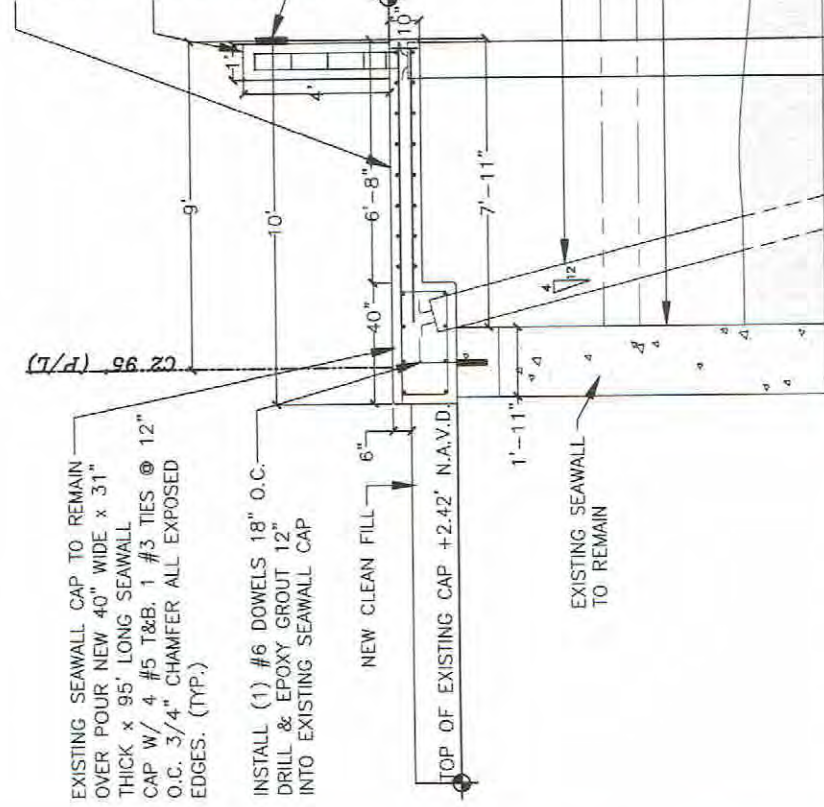
TOP OF DOCK +5.0' N.A.V.D.

NEW 10" THICK x 6'-8" WIDE CONCRETE SLAB REINF. W/ #5 @ 12" O.C. TOP AND BOTTOM PRINCIPAL #4 @ 12' O.C. TRANV. TOP AND BOTTOM

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

NIGHTTIME REFLECTORS ON ALL OUTSIDE DOCK SUPPORT PILES.

TOP OF DOCK +5.0' N.A.V.D.



(26) PRECAST 12" SQ. CONCRETE DOCK SUPPORT PILES W/ 5,000 PSI MIN. CONCRETE & 4 7/16 DIAMETER 270 KSI ASTM A416 LOW-LAX STRANDS W/ 2 1/2" MIN. CONCRETE COVER TO TIES, PILES TO BE DRIVEN TO A MINIMUM PENETRATION OF 12' INTO FIRM MATERIAL OR REFUSAL. PILES TO BE DRIVEN TO A BEARING CAPACITY OF 25 TONS. EXTEND VERTICAL PILE STRANDS 2" MIN. INTO CONCRETE SLAB

CONCRETE DOCK DETAIL SECTION B (TYP.)
N.T.S.

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

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

NIGHTTIME REFLECTORS ON ALL OUTSIDE DOCK SUPPORT PILES.

TOP OF DOCK +5.0' N.A.V.D.

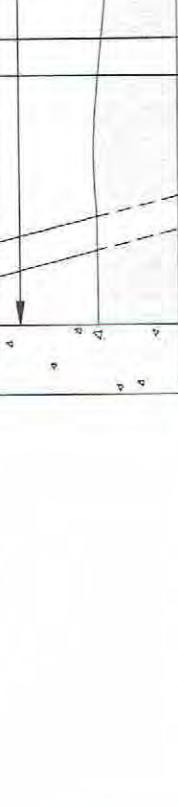
12" SQ. BATTER PILE

M.H.W. EL. +1.5' N.A.V.D.

M.L.W. EL. -0.5' N.A.V.D.

WETFACE TO REMAIN

BERM EL. VARIES -4'-0" M.L.W.



(26) PRECAST 12" SQ. CONCRETE DOCK SUPPORT PILES W/ 5,000 PSI MIN. CONCRETE & 4 7/16 DIAMETER 270 KSI ASTM A416 LOW-LAX STRANDS W/ 2 1/2" MIN. CONCRETE COVER TO TIES, PILES TO BE DRIVEN TO A MINIMUM PENETRATION OF 12' INTO FIRM MATERIAL OR REFUSAL. PILES TO BE DRIVEN TO A BEARING CAPACITY OF 25 TONS. EXTEND VERTICAL PILE STRANDS 2" MIN. INTO CONCRETE SLAB

CONCRETE DOCK DETAIL SECTION C (TYP.)
N.T.S.

THE WORK SPECIFIED HEREIN HAS BEEN DESIGNED & ALL WORK SHALL BE IN ACCORDANCE WITH STRUCTURAL PROVISIONS OF THE 7th EDITION 2020 FLORIDA BUILDING CODE. BEST MANAGEMENT PRACTICES: FLOATING TURBIDITY CURTAIN EXTENDING WITHIN 1' OF BOTTOM TO BE INSTALLED DURING PILING INSTALLATION.

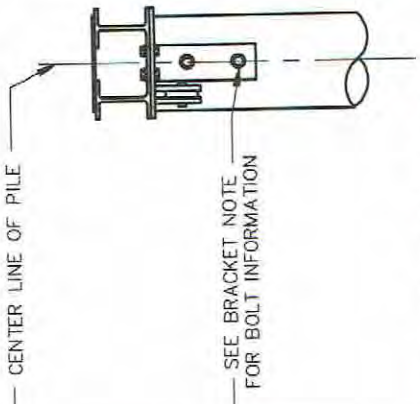
LINDA RIFFLE
DRAFTING & DESIGN
772-834-1906
LindaDraft1@att.net

JAMES & DARLENE BARRON
1215 SEMINOLE DRIVE
FORT LAUDERDALE FL, 33304
NEW SEAWALL CAP, CONCRETE DOCK & 30,000 LBS BOAT LIFT

B&B Consulting Engineers
2237 Woods Edge Circle
Orlando Florida 32817
(772)-708-7785 (772)-708-7787

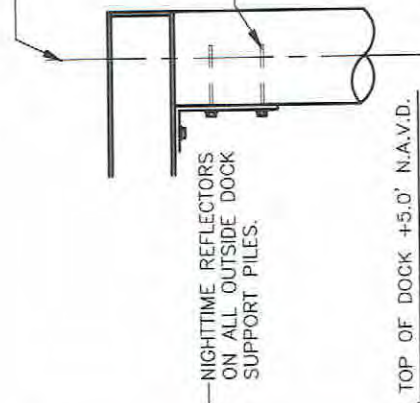
OSCAR M. BERMUDEZ, P.E.
Reg. Florida No. 55141
Digitally signed by Oscar Bermudez
Date: 2022.01.26 15:48:20 -05'00'

DATE: 01/25/2022
REVISION:
S-6



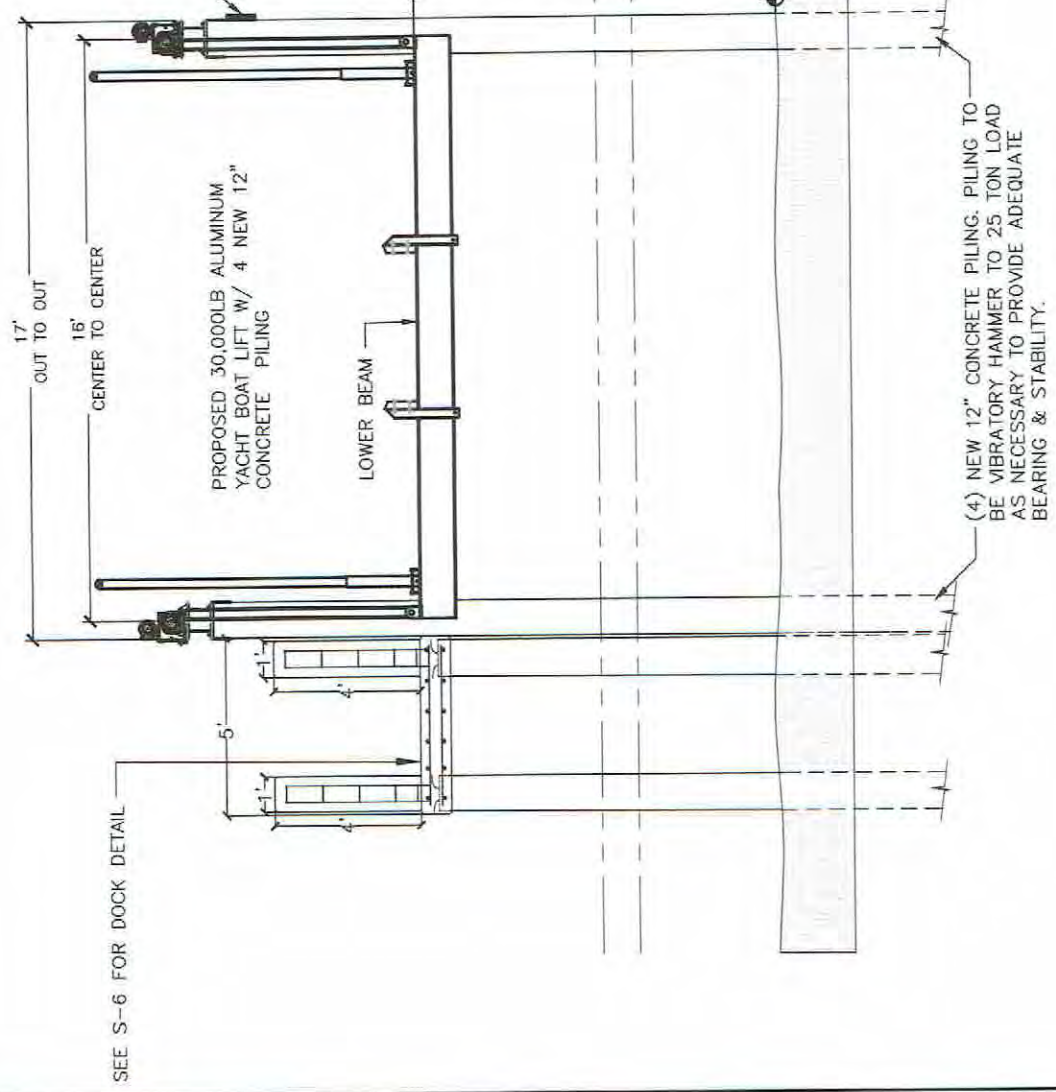
**30,000 LBS CAPACITY
PILE MOUNTING DETAIL**

(2) 1/2" ϕ Wedge Anchors into Concrete
Piles 5" Minimum Embedment, 2 1/2" Min. Apart, 3" Min. Clearance From Top of Piles at Center of Piles



M.H.W. EL. +1.5' N.A.V.D.
M.L.W. EL. -0.5' N.A.V.D.

BERM EL. VARIES
-4'-0" M.L.W.



BOAT LIFT DETAIL
N.T.S.

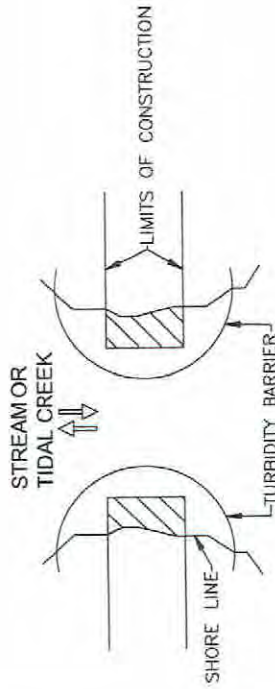
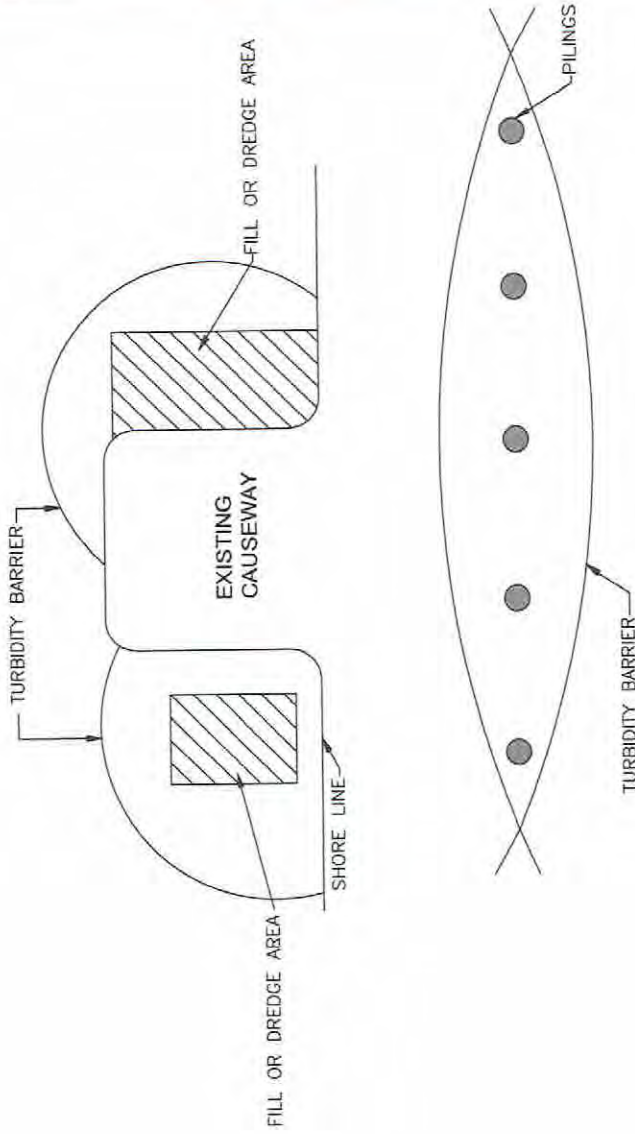
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LINDA RIFFLE
DRAFTING & DESIGN
772-834-1906
LindaDraft1@att.net

FOR NAME: **JAMES & DARLENE BARRON**
1215 SEMINOLE DRIVE
FORT LAUDERDALE FL, 33304
DATE: NEW SEAWALL CAP, CONCRETE DOCK & 30,000 LBS BOAT LIFT

B&B Consulting Engineers
2237 Woods Edge Circle
Orlando Florida 32817
(772)-708-7785 (772)-708-7787

OSCAR M. BERMUDEZ, P.E., P.E. Date:
Reg. Florida No. 55141
Digitally signed by Oscar Bermudez
Date: 2022.01.26 15:48:52 -05'00'



NOTES

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

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

DATE: 01/25/2022
 REVISION:
 DRAWING NO: S-8

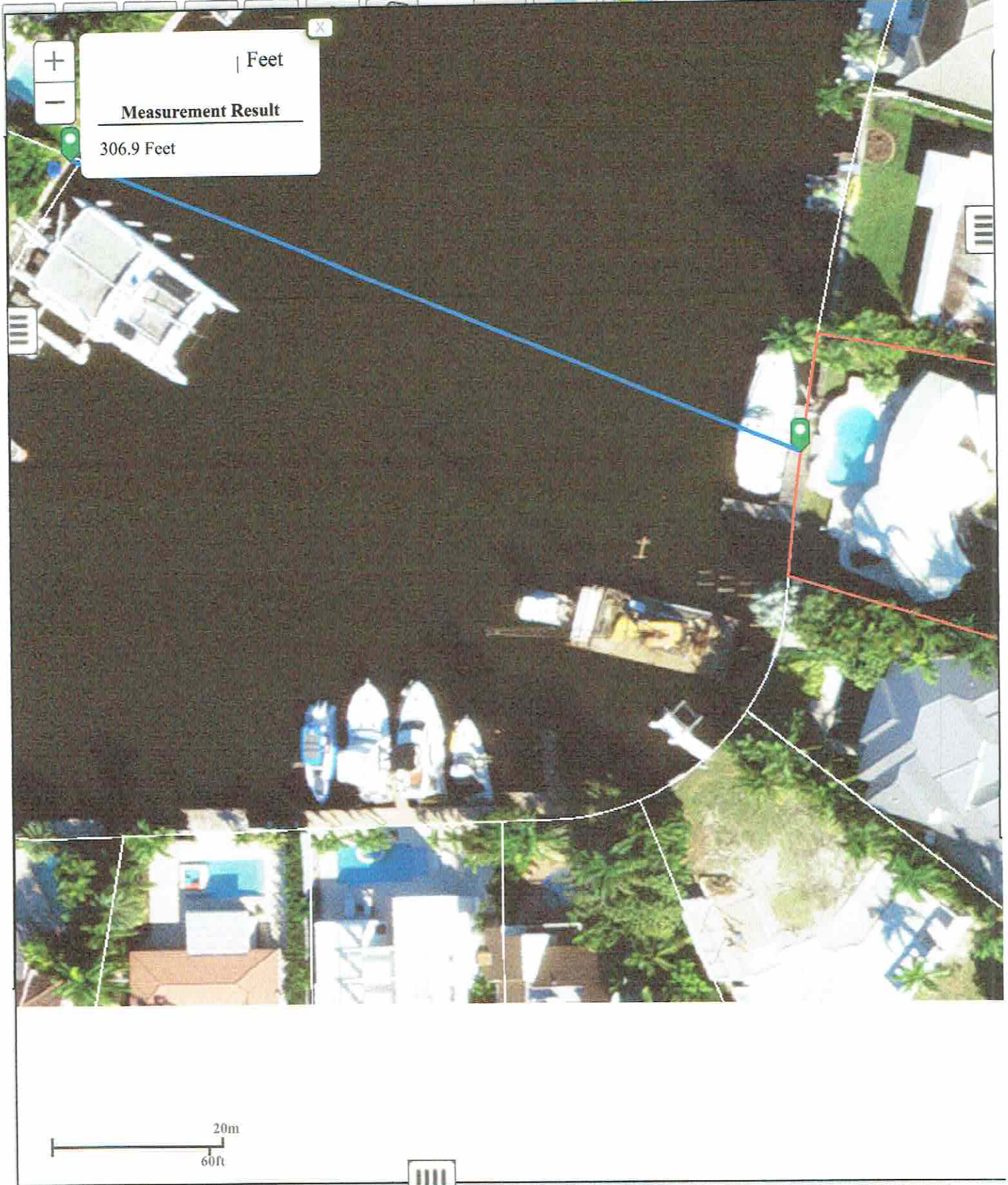
OSCAR M. BERMUDEZ, P.E., P.E. Date:
 Reg. Florida No. 55141
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 Date: 2022.01.26 15:49:20 -05'00'

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JAMES & DARLENE BARRON
 1215 SEMINOLE DRIVE
 FORT LAUDERDALE FL, 33304
 NEW SEAWALL CAP, CONCRETE DOCK &
 30,000 LBS BOAT LIFT

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Marty Kiar Broward County Property Appraiser Florida



Selected Parcels Below

Map	Parcel	Name	Situs Address
	494236080320	BARRON,JAMES M & DARLENE	1215 SEMINOLE DR FORT LAUDERDALE FL 33304

ENVIRONMENTAL RESOURCE LICENSE

LICENSEE:

James Baron
1215 Seminole Drive
Fort Lauderdale, FL 33304

LICENSE NO: DF22-1061

PROJECT:

Single Family Residence –
Dock Construction

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

Description of Work: This project involves: (1) removal of the existing dock; (2) installation of a new 95-linear foot by 48" wide seawall cap and batter piles; (3) construction of a new 95' long by 6.67' wide marginal dock; (4) construction of two 30' by 5' finger piers adjoining the proposed marginal dock; and (5) installation of a new boat lift. Total width of the proposed dock over water will be 7.9' as measured from the waterward face of the seawall panel to the waterward edge of the proposed 12-inch dock pilings, and the total area of all over water structures shall not exceed 1,052 square feet. This license does not authorize dredging, nor does it authorize impacts to seagrasses or any other natural resources.

Location of Work: This project is located at 1215 Seminole Drive along the southeastern bank of a waterway, Section 36, Township 49 South, Range 42 East, in the City of Fort Lauderdale, Florida. Folio Number 494236080320.

Construction shall be in accordance with submitted ERL Application Form received on 03/02/2022, and all additional information submitted; plans stamped by the Department on 03/24/2022 (attached); and with all General and Specific Conditions of this license.

Subject: **FDEP ERP Self-Certification Receipt**
Date: 12/30/2021 8:49:38 AM Eastern Standard Time
From: no-reply@dep.state.fl.us
To: fmnyc5@aol.com
Cc: FMNYC5@AOL.COM, SED_PERMITTING@FLORIDADEP.GOV,
ERP.SELFCERTS@DEP.STATE.FL.US, SPGP@USACE.ARMY.MIL,
NMFS.SER.PROGRAMMATICREVIEW@NOAA.GOV, BROWARD.COUNTY-
SP@USACE.ARMY.MIL



**FLORIDA DEPARTMENT OF
Environmental Protection**

Ron DeSantis
Governor

Bob Martinez Center
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

Jeanette Nuñez
Lt. Governor

Shawn Hamilton
Secretary

Receipt for Submission

**SELF-CERTIFICATION FOR A PROJECT AT A
PRIVATE, RESIDENTIAL SINGLE-FAMILY DOCK**

12/30/2021

Self-Certification File No.: **0414299001EE**

File Name: **1215 Seminole Dr Fort Lauderdale, FL 33304 - Self Cert Exempt Dock with Boat Lift(s)
(General)**

Dear **Frank Mormando**: On **12/30/2021** you used the Florida Department of Environmental Protection's electronic Self Certification Process to certify compliance with the terms and conditions of the Single-Family Dock ERP Exemption Self Certification Process for a project at private, single-family residence located at:

LAT - Degrees: **26** Minutes: **8** Seconds: **32.4241**
LONG - Degrees: **-80** Minutes: **6** Seconds: **41.5533**
SITE ADDRESS: **1215 Seminole Dr Fort Lauderdale, FL 33304**
COUNTY: **Broward**

For:
JAMES BARRONE
1215 SEMINOLE DRIVE Fort Lauderdale, FL 33304

You have certified that the project you propose to construct at the above location meets all the conditions of the Self-Certification Process. A project that is built in conformance to those conditions (attached for reference) will:

1. Qualify for a regulatory exemption under Section 403.813(1)(b) of the Florida Statutes (F.S.) and Chapter 62-330, Florida Administrative Code (F.A.C.). As such, it is exempt from the need to obtain a DEP Environmental Resource Permit.;
2. Qualify for Consent by Rule or Letter of Consent (as applicable) under Chapter 253, F.S. and Chapter 18-21, F.A.C. (and Chapter 258, F.S. and Chapter 18-20, F.A.C., if applicable), when the project is located on submerged lands owned by the State of Florida.

Your Self-Certification is based solely on the information you provided under this process and applies only to the statutes and rules in effect when your certification was completed. The certification is effective only for the specific project proposed, and only if the project is constructed, operated, and maintained in conformance with all the terms, conditions, and limitations stated in the Self-Certification Process. In addition, any substantial modifications in your plans should be submitted to the Department for review, as changes may result in a permit being required.

You have acknowledged that this Self Certification will automatically expire if:

1. Construction of the project is not completed within one year from the self-certification date;
2. site conditions materially change;
3. the terms, conditions, and limitations of the Self Certification are not followed; or
4. the governing statutes or rules are amended before construction of the project.

Completion of the Self Certification constitutes your authorization for Department or Corps personnel to enter the property for purposes of inspecting for compliance.

Receipt of this Self-Certification constitutes authorization to use sovereignty/state-owned submerged lands, as required by rule 18-21.005, F.A.C.

The authorization must be visibly posted during all construction activities.

In waters that are accessible to manatees, obtain information on your mandatory Manatee Protection sign by [clicking here](#).

FEDERAL STATE PROGRAMMATIC GENERAL PERMIT (SPGP)

Your project does not qualify for Federal Authorization under the State Programmatic General Permit. In addition to the Self-Certification process, you need to apply for federal authorization, unless your project was disqualified due to being in State-Assumed Waters. However, some projects in state-assumed waters may still need federal Section 10 authorization. Please contact the U.S. Army Corps of Engineers at <https://www.saj.usace.army.mil/Missions/Regulatory.aspx> for further information about how to receive authorization in order to proceed with your project.

ADDITIONAL INFORMATION

This Self-Certification Process does not relieve you from the responsibility of obtaining other permits or authorizations from other agencies (federal, state, Water Management District, or local) that may be required for the project. Failure to obtain all applicable authorizations prior to construction of the project may result in enforcement.

If you have any questions or issues with the attached documents, please contact your local Department District Office:

Southeast District

SED_Permitting@FloridaDEP.gov

Sincerely,
Florida Department of Environmental Protection

Attachments:

FDEP Terms and Conditions



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