



CITY OF FORT LAUDERDALE

DRAFT

**MEETING MINUTES
CITY OF FORT LAUDERDALE
MARINE ADVISORY BOARD**

FORT LAUDERDALE FIRE RESCUE DEPARTMENT – STATION #2

528 NW 2ND STREET, FORT LAUDERDALE, FLORIDA 33311

3RD FLOOR CONFERENCE ROOM

THURSDAY, JULY 6, 2023 – 6:00 P.M.

**Cumulative Attendance
January-December 2023**

Steve Witten, Chair	P	6	0
James Harrison, Vice Chair	A	4	2
Michael Boyer	A	4	2
Tyler Brunelle	P	4	0
Robyn Chiarelli	A	3	3
Barry Flanigan	P	6	0
Robert Franks	P	1	0
Elisabeth George	P	6	0
Brewster Knott	A	4	2
Norbert McLaughlin	P	6	0
Noelle Norvell	P	4	2
Ed Rebholz	P	3	0
Robert Washington	P	3	0

As of this date, there are 13 appointed members to the Board, which means 7 would constitute a quorum.

Staff

Andrew Cuba, Marine Facilities Manager
Jonathan Luscomb, Marine Facilities Supervisor
Sergeant David Sanguini, Fort Lauderdale Police Department

Communications to City Commission

None.

I. Call to Order / Roll Call

The meeting was called to order at 6:00 p.m. and roll was taken.

Chair Witten advised that the Marine Advisory Board (MAB) would not meet during the month of August.

All present observed a moment of silence in memory of Isabelle Harrison, wife of Vice Chair James Harrison.

Incoming Board member John Lynch introduced himself at this time. Mr. Cuba noted that he will formally join the Board at their September 2023 meeting.

The following Items were taken out of order on the Agenda.

III. Statement of Quorum

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

IV. Waterway Crime & Boating Safety Report

Sergeant David Sanguini of the Fort Lauderdale Police Department's Marine Unit reported the following activity for June 2023:

- 82 incidents
- 64 citations
- 3 boating accidents
- 4 waterway crimes

Sgt. Sanguini concluded that no major issues were reported on the Fourth of July.

II. Approval of Minutes – June 1, 2023

Motion made by Ms. George, and duly seconded, to approve. In a voice vote, the **motion** passed unanimously.

Chair Witten stated that he and Mr. Cuba had attended the July 5, 2023 City Commission meeting, at which a dock waiver application for 801 SW 6th Street was granted. This waiver permits a 50 ft. extension into the waterway with a deed restriction. Waivers were also granted to properties on Solar Isle, 20th Street, and 321 N Birch Road. Chair Witten emphasized the importance of the Board members' communication about the proposed moratorium on waivers on the New River to the public.

V. Presentation – Industry Expert – Types of Pile / Robert Washington

Chair Witten explained that, going forward, he would like to regularly schedule brief presentations by marine industry experts. He encouraged the members to send their ideas on future speakers to Mr. Cuba's office, which could share these communications with the full Board.

Board member Robert Washington gave a presentation on types of pile used throughout the City in marine construction, including bridges, seawalls, foundations, and other structures. He recommended a clear understanding of the different types of pile that can

be used, as these can have different environmental ramifications, particularly if they are not properly installed.

Mr. Washington noted that work such as dredging, as well as the vibrations from traffic and vibrations caused by pile installation, can affect the waterway by compromising seawalls. Information is collected from engineers on the ground when determining whether or not to use a vibratory hammer. Factors to be considered may include the proximity of nearby buildings, the condition of the ground, and the type of pile used.

Chair Witten asked why a property owner might choose to use sheet pile rather than poured concrete. Mr. Washington replied that salt water can cause concrete to deteriorate. Sheet pile is more expensive but typically more effective.

Chair Witten also asked if there are long-term benefits to the use of sheet pile. He noted that water from behind the seawall can affect the integrity of the structure as much as water from the canal. Mr. Washington explained that the life expectancy of sheet pile is much longer than that of concrete; in addition, it can be placed deep enough to withstand the effects of waterway dredging.

Mr. Washington continued that too much vibration can disturb the foundation of a standing building, particularly if it is an older structure. Mr. McLaughlin further clarified that these vibrations are measured by seismographs. This can protect a contractor, as nearby structures which cannot withstand certain levels of vibration would also be unlikely to withstand other forces, such as hurricanes or earthquakes.

Mr. McLaughlin added that while many seawalls are constructed using shell rock, this material is not as strong as sheet pile and cannot be driven as far into the ground. Sheet pile is driven until it hits bedrock, which results in greater vibrations throughout the area.

Chair Witten asked why a property owner would choose to use wooden or concrete piles. Mr. Washington replied that this depends upon the application. Mr. McLaughlin added that if concrete piles are not combined with the protection of wooden piles, this can result in problems, as concrete piles can crack easily and may not last as long as wooden piles.

VI. Discussion – New River Navigational Concerns / Moratorium Update

Chair Witten recalled that this will be a recurring Agenda Item for discussion each month. He noted that the Board has received correspondence from a number of residents and businesspeople, including former MAB members. The information submitted with this correspondence has been sent to Assistant City Attorney Bob Dunckel, who is working to craft language that could be used to invoke a temporary moratorium .

Chair Witten noted that the parts of the New River that would be affected by a moratorium include several “pinch points,” such as the area between Marker 10 and Collee Hammock, as well as an area approaching Bradford Marine. There is ongoing discussion of other

changes that may be necessary, such as reconsideration of the current 30%/25 ft. waterway extension regulation.

Mr. McLaughlin expressed concern that when homeowners receive a variance, the variance must be enforceable by the Marine Unit. He recommended that variances reflect the furthest extension of any items into the waterway, including vessels docked at the structure. Owners may wish to replace an existing boat with a larger one, or the property may be sold to an owner who believes they can dock a boat of any size.

Chair Witten advised that a deed restriction is public record, which would also make enforcement easier. He noted that the approval granted by the City Commission to the property at 801 SW 6th Street, for example, allows a maximum extension of 50 ft. from the property, which in this case would be the location of a piling.

Chair Witten asked if a Marine Unit Officer would be provided with a list of how far vessels or structures can extend into the waterway. Ms. Norvell pointed out that Code Enforcement would be responsible for looking into violations of a deed restriction.

Ms. Norvell recalled that the Board had originally discussed the possibility of a moratorium which would allow time to change Code rather than recommending greater enforcement measures from the City. Chair Witten observed that while the moratorium would be aimed at development along the New River, changes in regulations such as the 30%/25 ft. extension rule could affect other waterfront properties in Fort Lauderdale. He suggested that one possible change could be a prohibition against perpendicular docks or perpendicular boat lifts on the New River.

Mr. McLaughlin advised that a property owner's dock or pilings follow the contours of their property line; however, when a boat is docked at that property, it might extend beyond the limitation. He noted that this is common for unusually-shaped pieces of property. Mr. Brunelle pointed out that the moratorium would affect waivers, which are not law. Neither the Board nor the City Commission is required to recommend or approve a waiver request.

Mr. Brunelle continued that the Board has communicated to the public that the moratorium would apply to waivers rather than to the law. If they instead focused on changing the regulations governing extensions into the waterway, there could be significantly more resistance from citizens.

Chair Witten noted that if perpendicular docking or boat lifts are not permitted, the 30% rule makes more sense, as few vessels are 50 ft. wide. Mr. Brunelle agreed that another consideration would be how to prevent boat owners from docking larger vessels at their property than a waiver was intended to accommodate. The size restriction would apply not only to the current owner, but to any future owners of the same property.

Mr. Cuba confirmed that a change to the 30%/25 ft. rule would likely require a vote by the City Commission, but perhaps not a public referendum. He pointed out that in the past, the MAB was instrumental in changing the City's Ordinance governing boat lifts. At one time, the distance at which boat lifts could be placed was significantly more restrictive, and the Board had recommended a change to the City Commission.

It was asked if any change to 30%/25 ft. rule would allow for grandfathering. Ms. Norvell pointed out that a change to waiver policy would not be a major issue for the City, while a change to regulations on the New River would pose a greater concern to the marine industry, tourism, and the interests of residents. Mr. Brunelle added that a moratorium would give residents additional time to understand there may be changes coming to waterway regulations.

Patience Cohn, representing the Marine Industries Association of South Florida (MIASF), reported that bathometric surveys are being conducted of some areas of the New River to show the exact location and depth of the navigable channel of the waterway.

Ms. Norvell emphasized the importance of communication to the public in relation to the proposed moratorium, pointing out that real estate agents who are actively selling waterfront properties may not be aware of this discussion. She also recalled that the Marine Unit has indicated that Code Enforcement Officers have traveled the waterways with them in the past; however, now Code Enforcement has their own vessel, but does not enforce waterway issues and has instructed residents reporting waterway Code violations to instead contact the Police Department.

VII. Old / New Business

Chair Witten advised that there has been previous discussion of requesting identification badges for MAB members who may want to view properties for which waivers have been requested. He asked that any interested members inform him if they wished to have these cards.

Chair Witten continued that while the Board's short-term goal at present is the proposed moratorium on waivers, they should also keep long-term goals in mind as well. Possible issues may include the loading/offloading of materials by contractors, as well as the health and safety of the City's waterways, which can be compromised when boaters illegally discharge waste into the water.

Mr. McLaughlin stated that he would like the Board to discuss dredging regulations for waterways, as well as new seawall regulations. The City has changed the scale by which seawall height is monitored: current regulations require a minimum seawall height of 3.9 North American Vertical Datum (NAVD), which is the same as National Geodetic Vertical Datum (NGVD) of 5.5. Residents may not be aware that these two measurements represent the same height as determined by the two different scales.

It was asked that the expected outcome of the proposed moratorium be clarified. Chair Witten explained that property owners come before the Board with requests to extend their structures or boats farther into the water than allowed by Code. Over time, the Board has seen the extension of these structures “choke off” the New River. By the end of the proposed moratorium, they hope the City Commission will have come up with a clear outline of what is and is not acceptable on the New River. The Board hopes to be involved in this process, as its members represent the marine industry and recreational boaters and have developed expertise on waivers.

The Board members briefly discussed a proposed 25 ft. observation dock planned for the “Little Florida” area of the New River, which, if constructed, could disrupt the navigation of barges or those towing other boats in that area. It was stated that the marine industry should reach out directly to the property owner in this case. It was also suggested that the Board invite a member of the U.S. Coast Guard to a future meeting to discuss how they have ensured navigability on the Miami River.

The Board members were encouraged to attend City Commission meetings, as well as the meetings held by individual Commissioners in their districts, to show their ongoing involvement with marine issues in the City. Members of the marine industry were also advised to have a presence at these meetings.

Mr. Washington advised that there is an educational YouTube video available on living seawalls.

VIII. Adjournment

There being no further business to come before the Board at this time, the meeting was adjourned at 7:17 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. 23-20

DATE: July 20, 2023
TO: Marine Advisory Board
FROM: Andrew Cuba, Manager of Marine Facilities
RE: September 7, 2023 MAB - Dock Waiver of Distance Limitations
-Bruce Jeffery; 848 NE 20th, LLC / 848 NE 20th Avenue

Attached for your review is an application from Bruce Jeffery; 848 NE 20th, LLC / 848 NE 20th Avenue (see **Exhibit 1**).

APPLICATION AND BACKGROUND INFORMATION

The applicant is requesting approval for the installation of one (1) Finger Pier. The distance this structure extends from the property line into the Middle River is shown in the survey in **Exhibit 1** and summarized in **Table 1** below:

TABLE 1

PROPOSED STRUCTURE	STRUCTURE DISTANCE FROM PROPERTY LINE	PERMITTED DISTANCE WITHOUT WAIVER	DISTANCE REQUIRING A WAIVER
Finger Pier	48.4'+/-	25'	23.4'+/-

ULDR Section 47-19.3 C. limits the maximum distance of mooring structures to 25 feet or 25% of the width of the waterway, whichever is less. Section 47.19.3.E authorizes the City Commission to waive this limitation based upon a finding of extraordinary circumstances. The applicant has specified that the extra distance for the finger pier is necessary for safely mooring vessels, especially during high wind events and severe weather, and to protect vessels from high wave energy due to excessive wakes.

PROPERTY LOCATION AND ZONING

The property is located within the ROA Limited Residential / Office / Medium High Density Zoning District. It is situated on the Middle River where the distance from wet face to wet face on the opposite side of the Middle River is 281 feet+/-, according to the Summary Description provided in **Exhibit 1**.

DOCK PLAN AND BOATING SAFETY

Marine Facilities records reflect that there have been eighteen (18) waivers of docking distance limitations approved by the City Commission since 1983 within close proximity. A comparison of these are shown in **Table 2**, including the maximum distances of all structures extending into the Middle River:

TABLE 2

DATE	ADDRESS	MAXIMUM DISTANCE
March 1983	834 N.E. 20 th Avenue	Pilings – 45'
April 1983	714 N.E. 20 th Avenue	Pilings – 45' Piers – 37'
July 1985	808 N.E. 20 th Avenue	Pilings – 48' Piers – 38'
January 1990	840 N.E. 20 th Avenue	Pilings – 48' Pier – 48'
September 1992	738 N.E. 20 th Avenue	Pilings – 75' Pier – 39'
November 2007	810 N.E. 20 th Avenue	Pilings – 68' Piers – 73'
January 2008	852 N.E. 20 th Avenue	Pilings – 86' Pier – 49'
October 2008	714 N.E. 20 th Avenue	Pier – 108'
November 2012	810 N.E. 20 th Avenue	Pilings- 124.4'
May 2013	720 N.E. 20 th Avenue	Pilings-80' Pier-42'
May 2013	816 N.E. 20 th Avenue	Pilings-112.4'
March 2014	704 N.E. 20 th Avenue	Pilings – 125'
October 2014	720 N.E. 20 th Avenue	Pilings-125'
November 2014	726 N.E. 20 th Avenue	Pilings-125'
February 2015	824 N.E. 20 th Avenue	Pilings-106.3'
January 2016	900/910 N.E. 20 th Avenue	Pilings – 80.3'
November 2017	800 N.E. 20 th Avenue	Pilings – 100'
July 2023	900/910 N.E. 20 th Avenue	Pier – 68.7'

RECOMMENDATIONS

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

1. The applicant is required to comply with all applicable building and zoning regulations as well as any other Federal and State laws and permitting requirements including the Broward County Environmental Protection and Growth

Management Department, the Florida Department of Environmental Protection and the U.S. Army Corps of Engineers.

2. As a general condition of approval and in order to review for final consistency with construction of facilities in accord with this application and City building permits the applicant is required to provide City Staff with copies of "As Built" drawings from a certified and licensed contractor.

AC

Attachment

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

**848 NE 20th AVENUE
APPLICATION FOR WATERWAY WAIVER**

Table of Contents

SUMMARY DESCRIPTION	3
WARRANTY DEED	6
ZONING AERIAL	11
SITE PHOTOGRAPHS	13
PROJECT PLANS	15
DISTANCE EXHIBIT	21
EXISTING WAIVERS IN THE VICINITY	25
LETTERS OF SUPPORT	27

EXHIBIT II SUMMARY DESCRIPTION

Summary Description
848 NE 20th Avenue
TCG Project No. 23-0010

The project site is located along the Middle River at 848 NE 20th Avenue, in Section 01, Township 50, Range 42, in the City of Fort Lauderdale, Broward County, Florida.

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

The project site consists of an existing ± 60 in. ft. concrete seawall, ± 274 sq. ft. wooden dock configuration, and twelve (12) wood mooring piles. The proposed project consists of the removal of ± 274 sq. ft. wooden dock and twelve (12) mooring piles; the installation of a 60 in. ft. concrete panel seawall with 3.0' concrete cap, seven (7) 12-inch king piles, seven (7) 12-inch batter piles, and the installation of a ± 502 sq. ft. concrete marginal dock with a 5'x40' (200 sq. ft.) finger pier to safely accommodate the existing slips on site. The slips will be consistent with the mooring piles and docks adjacent to the property along the Middle River. As measured from the property line, the proposed finger pier will encroach more than 25' from the property line into the Middle River. As this distance is over the allowable 25' distance into the waterway from the property line, the proposed finger pier will require a variance waiver.

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

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

1. All structures will not exceed 25% of the width of the waterway.
2. Due to the extraordinary width of the waterway at this location from wetface to wetface ($\pm 281'$), the proposed project will not impede navigation within the Middle River.
3. The proposed structures are necessary for safe mooring of vessels, especially during high wind events and severe weather.

4. The proposed structures are also necessary to protect the vessels from high wave energy from excessive boat wakes along the Middle River. High wave energy is caused by the adjacent water ski zone in the Middle River and high boat traffic through the channel.

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

STRUCTURE	PROPOSED STRUCTURES	STRUCTURE DISTANCE FROM PROPERTY LINE	PERMITTED DISTANCE WITHOUT WAIVER	DISTANCE REQUIRING A WAIVER
A	Finger Pier	48.4'	25'	23.4'

EXHIBIT III WARRANTY DEED

Prepared by:

Mary Magdaleno
Gustavo A. Fernandez, PA
10305 Northwest 41st Street, Suite 214
Doral, FL 33178
(305) 567-2499
File No GAF220156

Return to:

Attorneys Preferred Title
945 E Las Olas Blvd
Fort Lauderdale, FL 33301

Parcel Identification No 50-42-01-17-0100

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 2nd day of February, 2023 between Donald P. Rubenstein, a single man, whose post office address is 5766 Duckweed Road, Lake Worth, FL 33449, of the County of Palm Beach, State of Florida, Grantor, to 848 NE 20TH, LLC, a Florida Limited Liability Company, whose post office address is 804 Ashley Avenue, Brielle, NJ 08730, State of New Jersey, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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, Florida, to-wit:

Lot 11, Block 1, Gateway, according to the map or plat thereof, as recorded in Plat Book 25, Page(s) 24, of the Public Records of Broward County, Florida.

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

Subject to taxes for 2023 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:


WITNESS
PRINT NAME: Cus Fernandez


Donald P. Rubenstein

WITNESS
PRINT NAME: Mary Magdaleno

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of (x) physical presence or () online notarization this 18th day of February 2023, by Donald P. Rubenstein.


Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: _____
Type of Identification
Produced: Florida Driver's License





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

Detail by Entity Name

Florida Limited Liability Company
848 NE 20TH, LLC

Filing Information

Document Number	L23000071933
FEI/EIN Number	NONE
Date Filed	02/08/2023
State	FL
Status	ACTIVE

Principal Address

100 S. BIRCH ROAD
#3002
FT. LAUDERDALE, FL 33316

Mailing Address

100 S. BIRCH ROAD
#3002
FT. LAUDERDALE, FL 33316

Registered Agent Name & Address

COVEN, DAVID A
2856 E. OAKLAND PARK BLVD.
FT. LAUDERDALE, FL 33306

Authorized Person(s) Detail

Name & Address

Title MGR

JEFFERY, BRUCE
100 S. BIRCH ROAD, #3002
FT. LAUDERDALE, FL 33316

Annual Reports

No Annual Reports Filed

Document Images

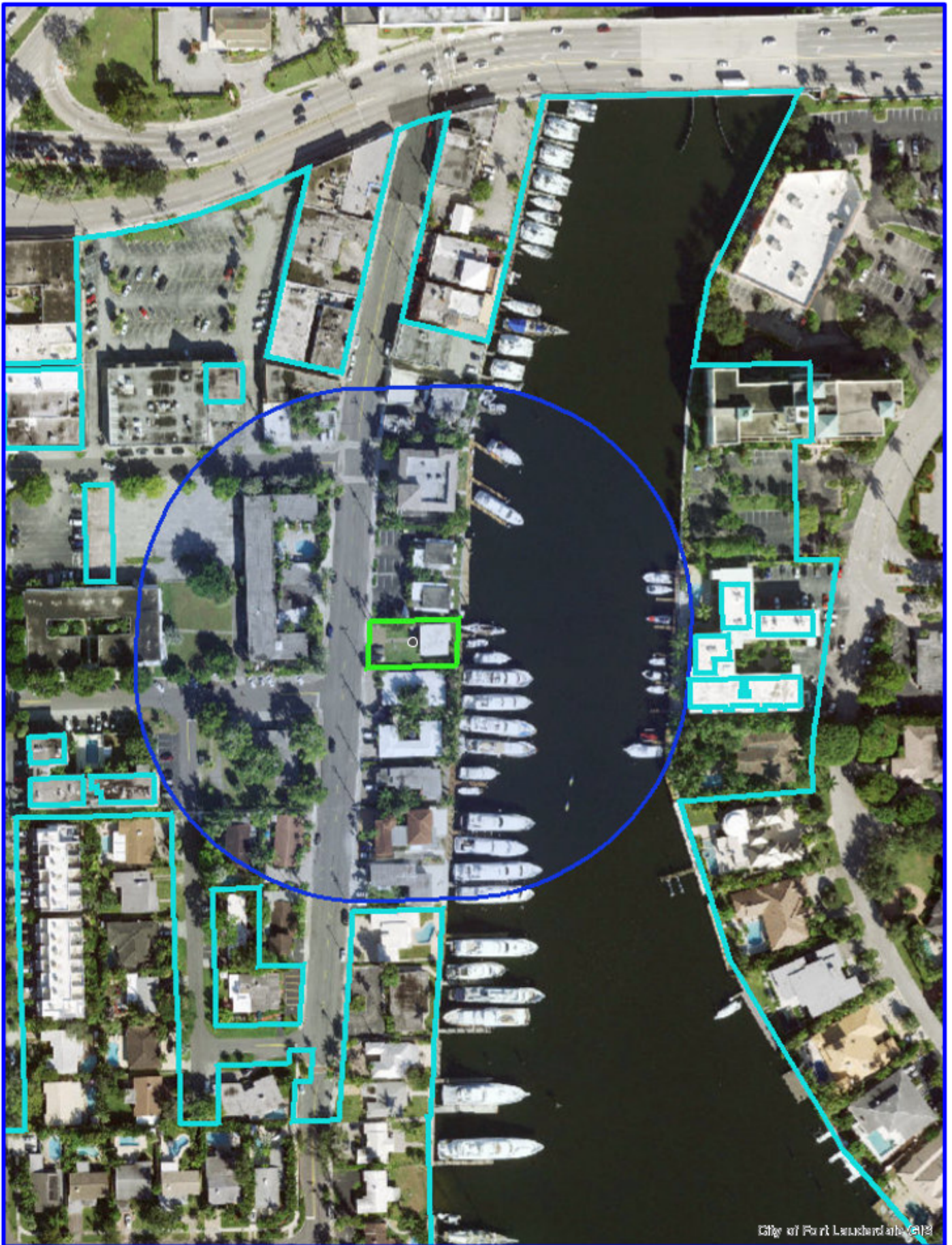
[02/08/2023 -- Florida Limited Liability](#)

[View image in PDF format](#)

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Florida Department of State, Division of Corporations

EXHIBIT IV ZONING AERIAL



City of Fort Lauderdale GIS



CITY OF FORT LAUDERDALE

848 NE 20th Avenue



0 90 180 Feet

GIS
Fort Lauderdale

EXHIBIT V SITE PHOTOGRAPHS



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



2. Northern portion of the subject site, facing south along the Middle River.

EXHIBIT VI PROJECT PLANS

848 NE 20TH AVE CITY OF FORT LAUDERDALE PLAN SET



LOCATION MAP (N.T.S.)

DRAWING INDEX

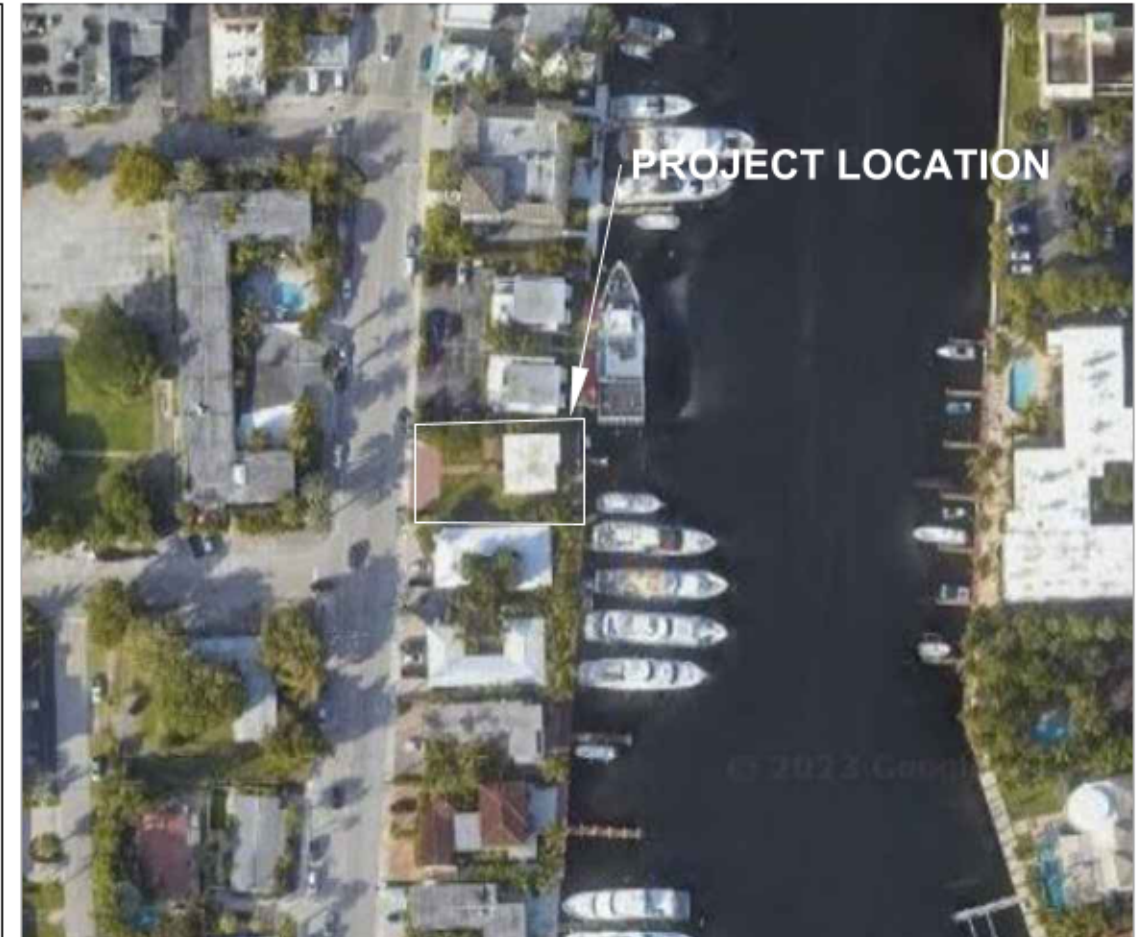
SHEET 1: COVER

SHEET 2: EXISTING
CONDITIONS

SHEET 3: PROPOSED
CONDITIONS

SHEET 4: SECTION A

SHEET 5: DETAILS



VICINITY AERIAL (N.T.S.)

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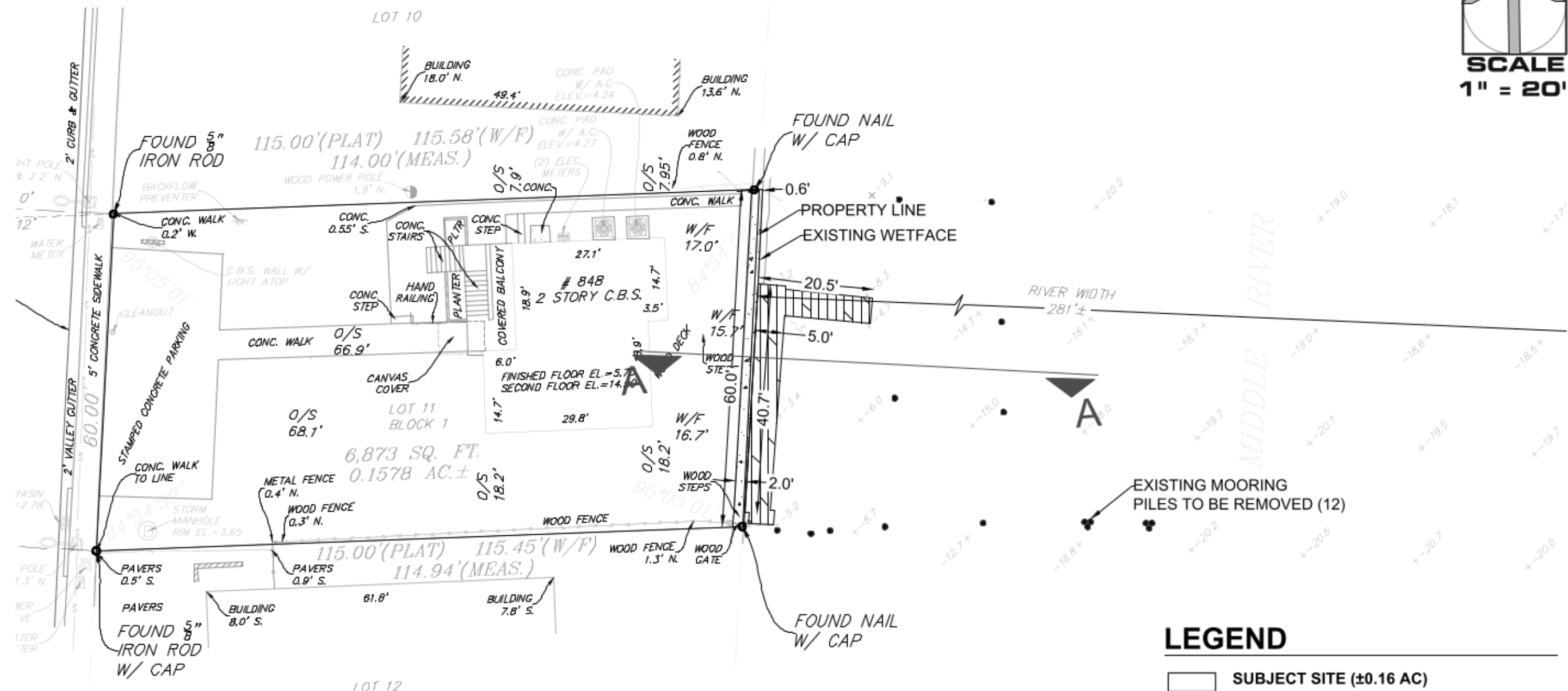
- Environmental Consultants
- Marina & Wetland Permitting
- Mitigation Design & Monitoring
- T&E Species Surveys
- Tree Surveys/Appraisals

848 NE 20TH AVENUE

PREPARED FOR:
MR. BRUCE JEFFREY

COVER

Date: 6/7/2023	Sheet :	of :
Proj No.: 23-0010	1	5



LEGEND

- SUBJECT SITE (±0.16 AC)
- EXISTING CORAL ROCK WALL TO REMAIN (±60 LN. FT.)
- EXISTING WOODEN DOCK TO BE REMOVED (±274 ft²)

M.H.W. = 0.31' NAVD88 M.L.W. = (-)2.10' NAVD88
 NOTE: SURVEY INFORMATION PROVIDED BY MCLAUGHLIN ENGINEERING COMPANY. ELEVATIONS SHOWN AS NAVD88.

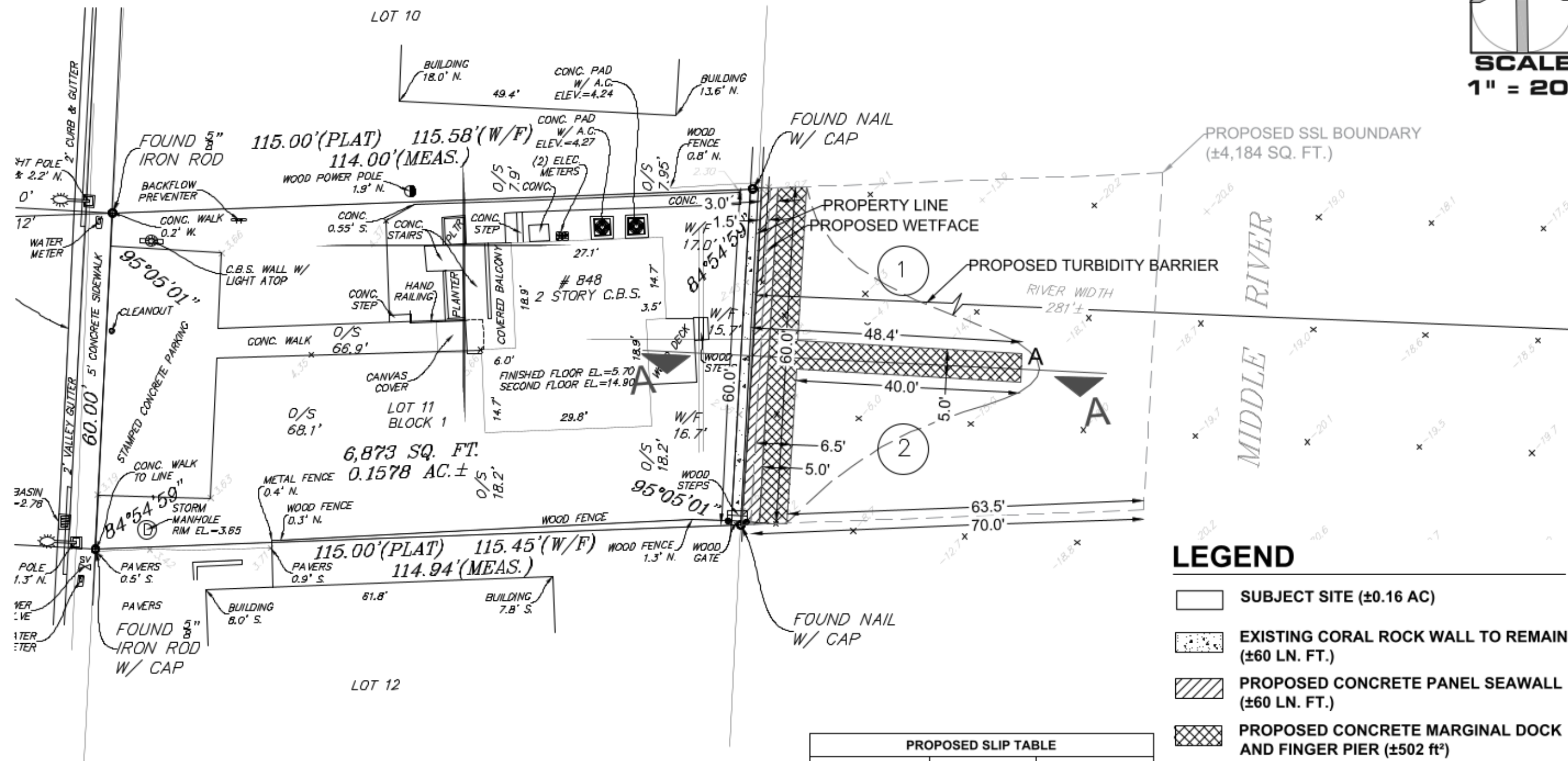
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848 NE 20TH AVENUE
 PREPARED FOR:
 MR. BRUCE JEFFREY

EXISTING CONDITIONS		
Date: 6/7/2023	Sheet :	of :
Proj No.: 23-0010	2	5



LEGEND

- SUBJECT SITE (±0.16 AC)
- EXISTING CORAL ROCK WALL TO REMAIN (±60 LN. FT.)
- PROPOSED CONCRETE PANEL SEAWALL (±60 LN. FT.)
- PROPOSED CONCRETE MARGINAL DOCK AND FINGER PIER (±502 ft²)
- PROPOSED SLIPS

M.H.W. = 0.31' NAVD88 M.L.W. = (-)2.10' NAVD88
 NOTE: SURVEY INFORMATION PROVIDED BY MCLAUGHLIN ENGINEERING COMPANY. ELEVATIONS SHOWN AS NAVD88.

PROPOSED SLIP TABLE		
SLIP #	LENGTH	WIDTH
SLIP 1	63.5'	25'
SLIP 2	63.5'	25'

CITY WAIVER REQUEST			
PROPOSED STRUCTURES	STRUCTURE DISTANCE FROM PROPERTY LINE	PERMITTED DISTANCE WITHOUT WAIVER	DISTANCE REQUIRING A WAIVER
FINGER PIER (A)	48.4'	25'	23.4'

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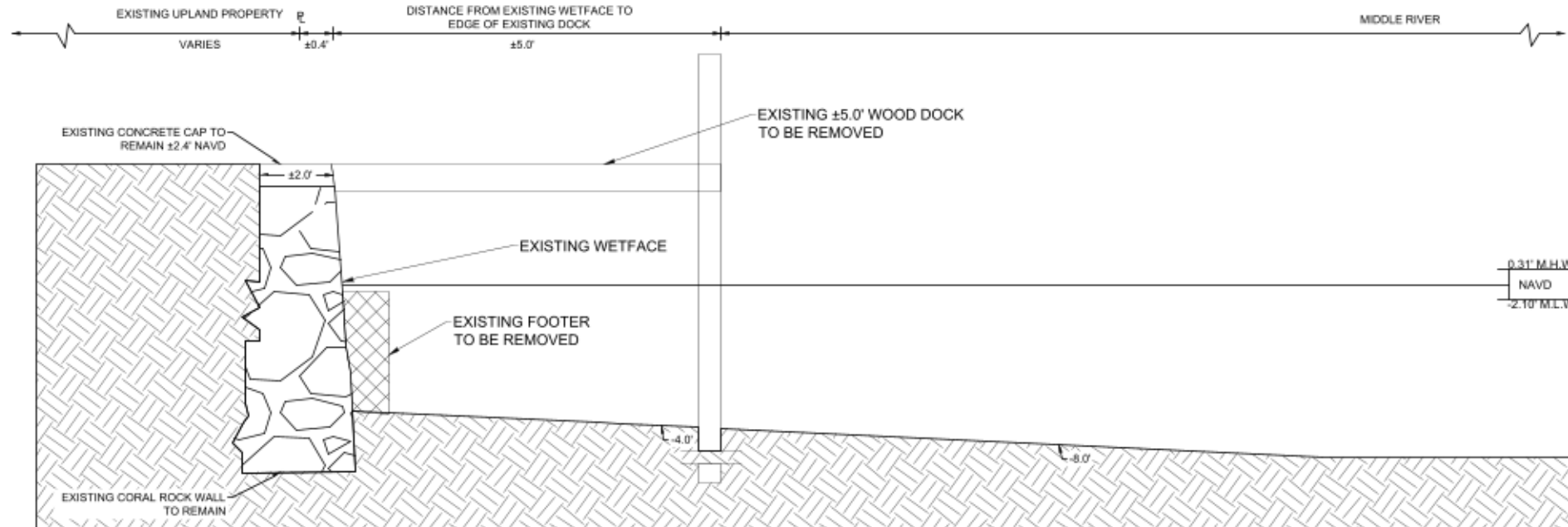
848 NE 20TH AVENUE

PREPARED FOR:
 MR. BRUCE JEFFREY

PROPOSED CONDITIONS		
Date:	Sheet :	of :
6/7/2023	3	5
Proj No.: 23-0010		

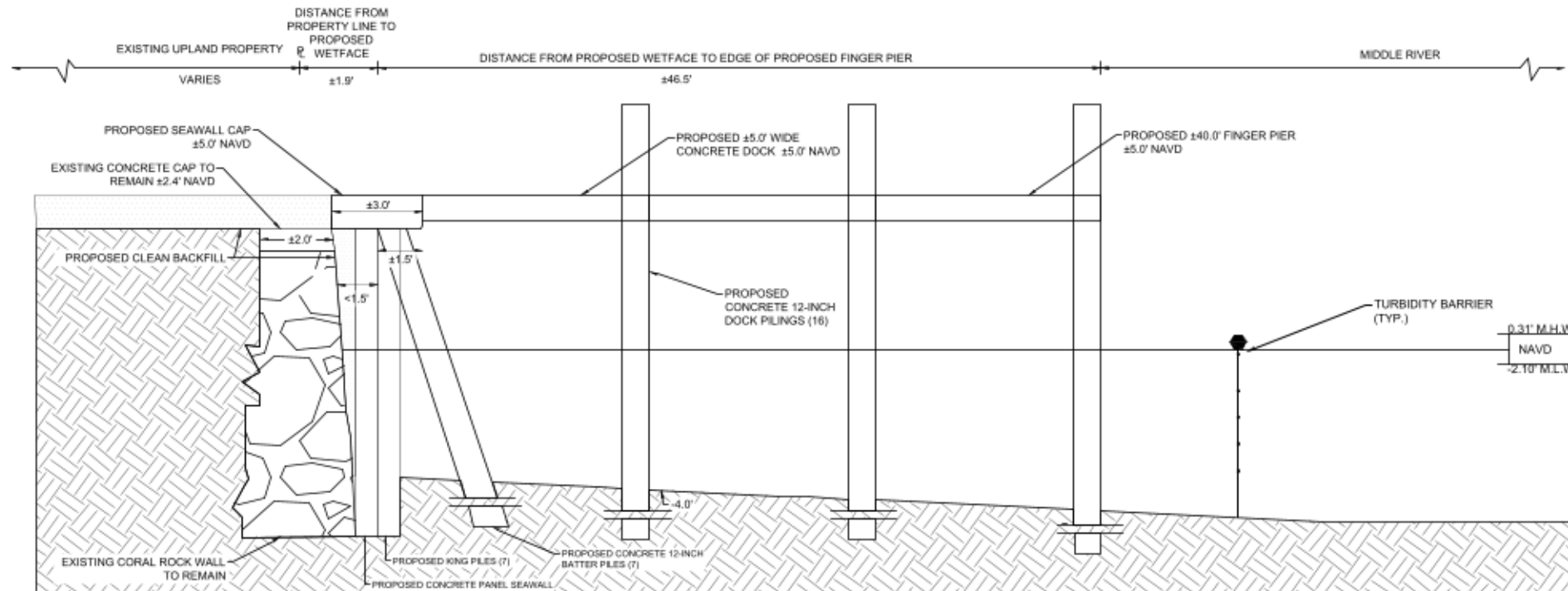
EXISTING CONDITIONS A-A (TYP.)

N.T.S.



PROPOSED CONDITIONS A-A (TYP.)

N.T.S.



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

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

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

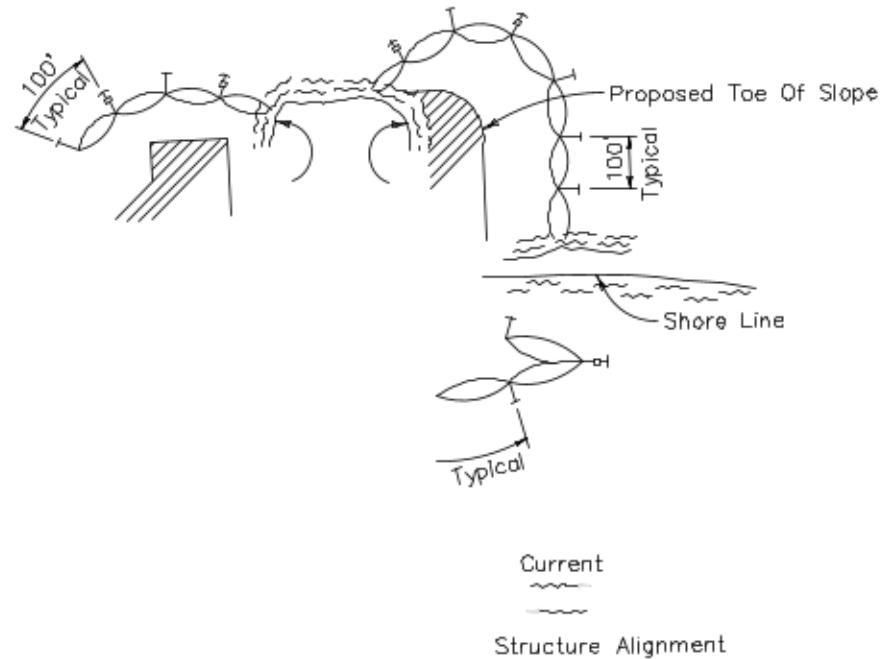
848 NE 20TH AVENUE

PREPARED FOR:
MR. BRUCE JEFFREY

SECTION A

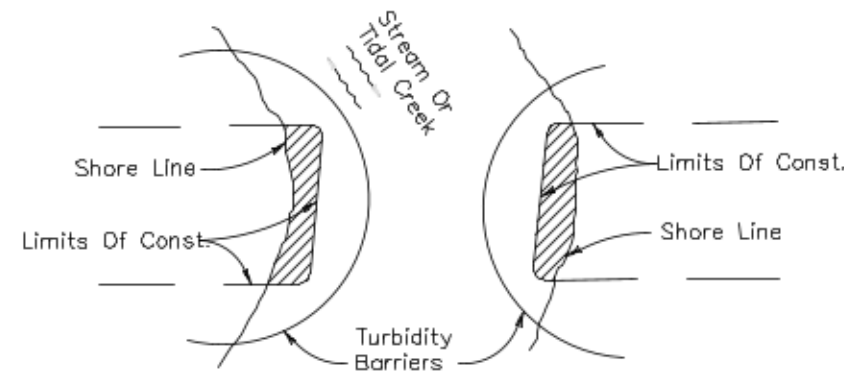
Date: 6/7/2023	Sheet : 4	of : 5
Proj No.: 23-0010		

CONSTRUCTION BARGE (TYP.)



LEGEND

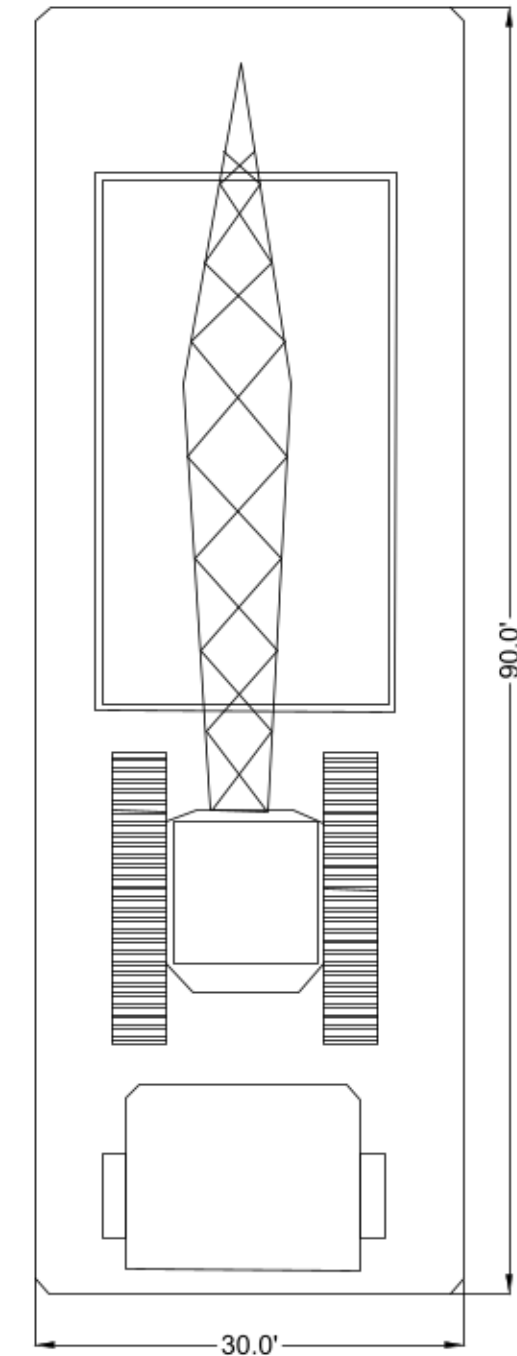
- Pile Locations
- ▨ Dredge Or Fill Area
- Mooring Buoy w/Anchor
- Anchor
- Barrier Movement Due To Current Action



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

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

TURBIDITY BARRIER APPLICATIONS



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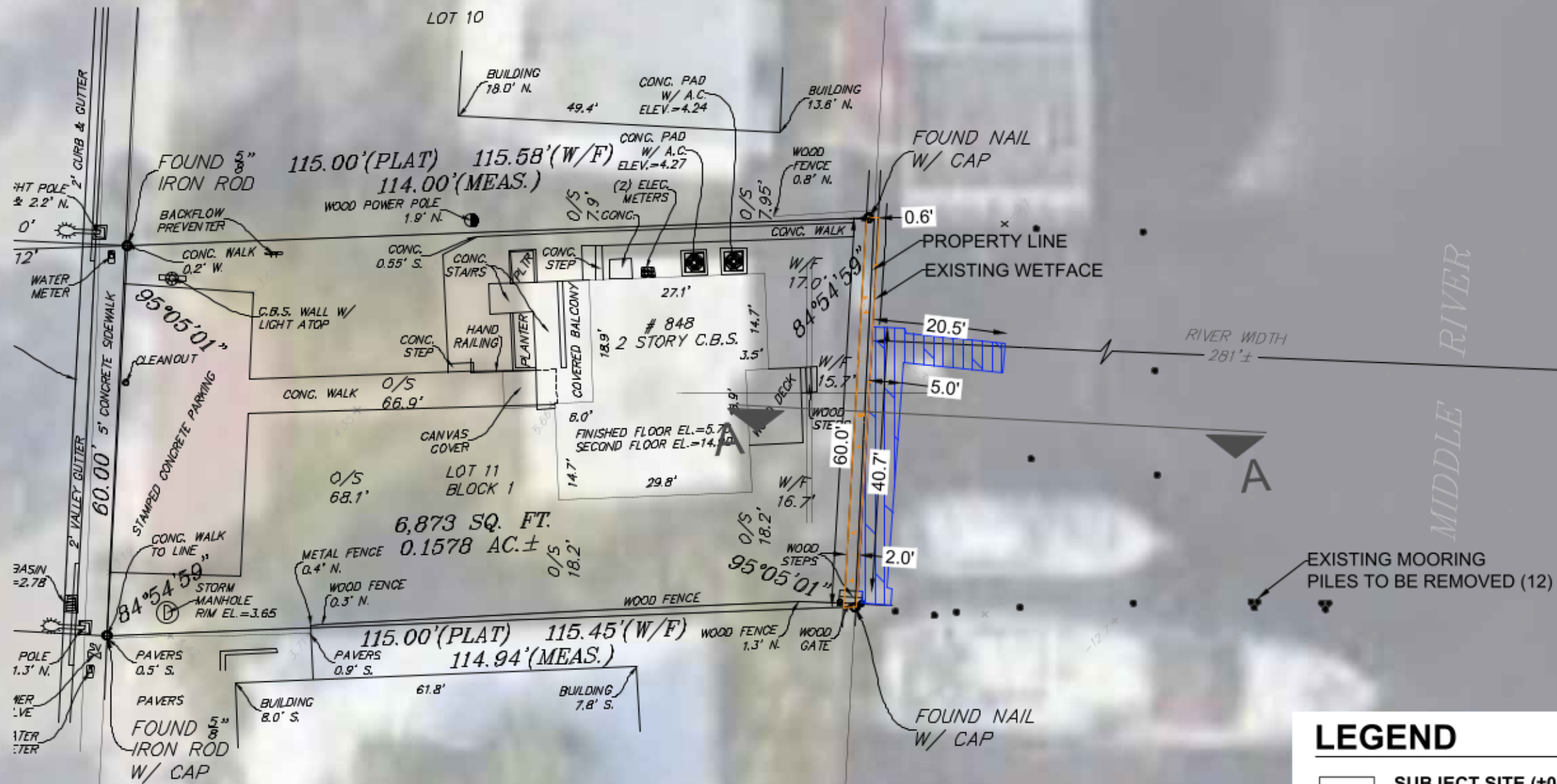
848 NE 20TH AVENUE

PREPARED FOR:
MR. BRUCE JEFFREY

DETAILS

Date: 6/7/2023	Sheet : 5	of : 5	
Proj No.: 23-0010			

EXHIBIT VII DISTANCE EXHIBIT



LEGEND

- SUBJECT SITE (±0.16 AC)
- EXISTING CORAL ROCK WALL TO REMAIN (±60 LN. FT.)
- EXISTING WOODEN DOCK TO BE REMOVED (±274 ft²)

M.H.W. = 0.31' NAVD88 M.L.W. = (-)2.10' NAVD88

NOTE: SURVEY INFORMATION PROVIDED BY MCLAUGHLIN ENGINEERING COMPANY. ELEVATIONS SHOWN AS NAVD88.

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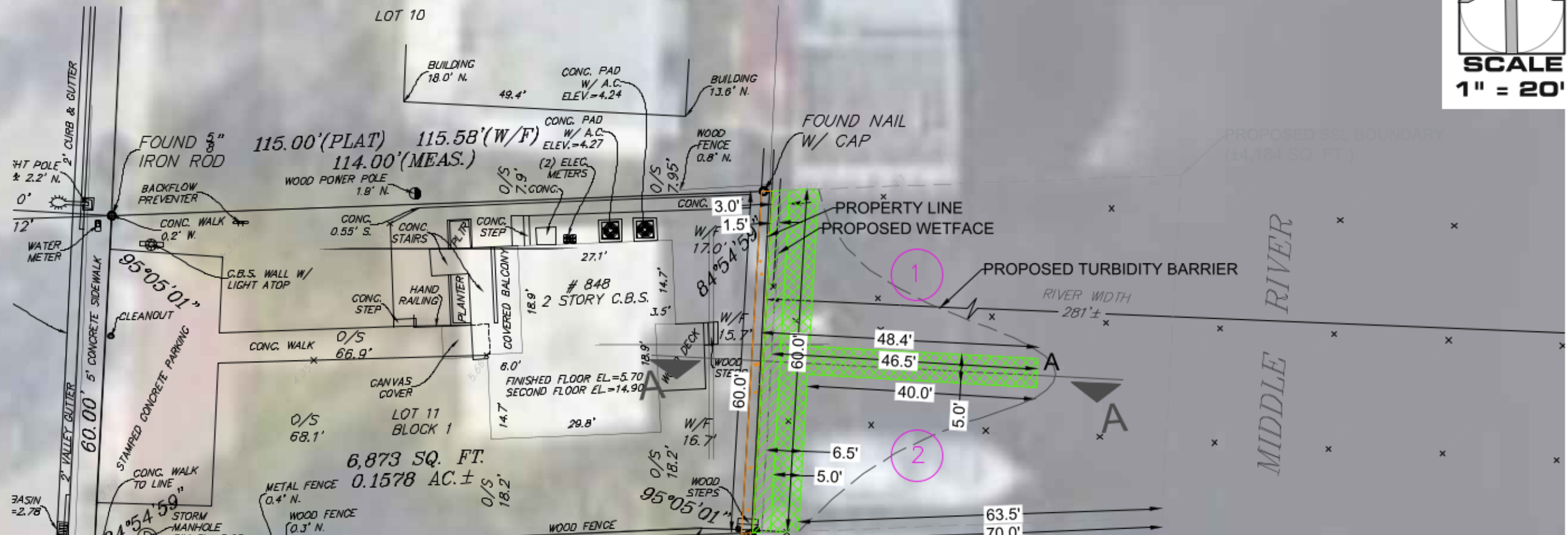
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848 NE 20TH AVENUE

PREPARED FOR:
MR. BRUCE JEFFREY

DISTANCE EXHIBIT- EXISTING		
Date: 6/14/2023	Sheet : 1	of : 3
Proj No.: 23-0010		



LEGEND

- SUBJECT SITE (±0.16 AC)
- EXISTING CORAL ROCK WALL TO REMAIN (±60 LN. FT.)
- PROPOSED CONCRETE PANEL SEAWALL (±60 LN. FT.)
- PROPOSED CONCRETE MARGINAL DOCK AND FINGER PIER (±502 ft²)
- EXISTING SLIPS

M.H.W. = 0.31' NAVD88 M.L.W. = (-)2.10' NAVD88
 NOTE: SURVEY INFORMATION PROVIDED BY MCLAUGHLIN ENGINEERING COMPANY. ELEVATIONS SHOWN AS NAVD88.

PROPOSED SLIP TABLE		
SLIP #	LENGTH	WIDTH
SLIP 1	63.5'	25'
SLIP 2	63.5'	25'

CITY WAIVER REQUEST			
PROPOSED STRUCTURES	STRUCTURE DISTANCE FROM PROPERTY LINE	PERMITTED DISTANCE WITHOUT WAIVER	DISTANCE REQUIRING A WAIVER
FINGER PIER (A)	48.4'	25'	23.4'

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848 NE 20TH AVENUE

PREPARED FOR:
 MR. BRUCE JEFFREY

DISTANCE EXHIBIT - PROPOSED

Date: 6/14/2023	Sheet : 2	of : 3
Proj No.: 23-0010		



LEGEND

- SUBJECT SITE (±0.16 AC)
- EXISTING CORAL ROCK WALL TO REMAIN (±60 LN. FT.)
- PROPOSED CONCRETE PANEL SEAWALL (±60 LN. FT.)
- PROPOSED CONCRETE MARGINAL DOCK AND FINGER PIER (±502 ft²)
- 1 EXISTING SLIPS

M.H.W. = 0.31' NAVD88 M.L.W. = (-)2.10' NAVD88
 NOTE: SURVEY INFORMATION PROVIDED BY MCLAUGHLIN ENGINEERING COMPANY. ELEVATIONS SHOWN AS NAVD88.

PROPOSED SLIP TABLE		
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FINGER PIER (A)	48.4'	25'	23.4'

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848 NE 20TH AVENUE

PREPARED FOR:
 MR. BRUCE JEFFREY

DISTANCE EXHIBIT - PROPOSED		
Date:	Sheet :	of :
6/14/2023	3	3
Proj No.: 23-0010		

EXHIBIT VIII EXISTING WAIVERS IN THE VICINITY

EXISTING WAIVERS IN THE VICINITY



ADDRESS	MAXIMUM DISTANCE
900-910 NE 20 th Avenue	68.7'
866 NE 20 th Avenue	71'
852 NE 20 th Avenue	86'
840 NE 20 th Avenue	48'
834 NE 20 th Avenue	45'
824 NE 20 th Avenue	106.3'
816 NE 20 th Avenue	124.4'
808 NE 20 th Avenue	112.4'
738 NE 20 th Avenue	75'
726 NE 20 th Avenue	125'
720 NE 20 th Avenue	80'
714 NE 20 th Avenue	108'
704 NE 20 th Avenue	125'
801 Middle River Drive	52'
797 Middle River Drive	54.5'
785 Middle River Drive	40'
733 Middle River Drive	60'
Subject Site	23.4'

EXHIBIT IX LETTERS OF SUPPORT

LETTERS OF SUPPORT



ADDRESS	OWNER
852 NE 20 th Avenue	Robert Brantmeyer
840 NE 20 th Avenue	840 BLDG, INC
834-836 NE 20 th Avenue	834 LOVELL BLDG, INC

Mr. Bruce Jeffery
848 NE 20th Avenue
Fort Lauderdale, FL 33304

Re: 848 NE 20th Avenue
City of Fort Lauderdale Waiver Request

Dear Mr. Jeffery,

I have reviewed the plans for the proposed project to install a finger pier beyond 25 feet from the property line into the Middle River. I understand that the proposed project will require a waiver of limitations through the City of Fort Lauderdale along with permitting through the regulatory agencies. I reside at 840 NE 20th Avenue and support the project as proposed.

Sincerely,

Rose Ann Lovell

June 21, 2023

Rose Lovell
840 BLDG INC.,
840 NE 20th Avenue
Fort Lauderdale, FL 33304

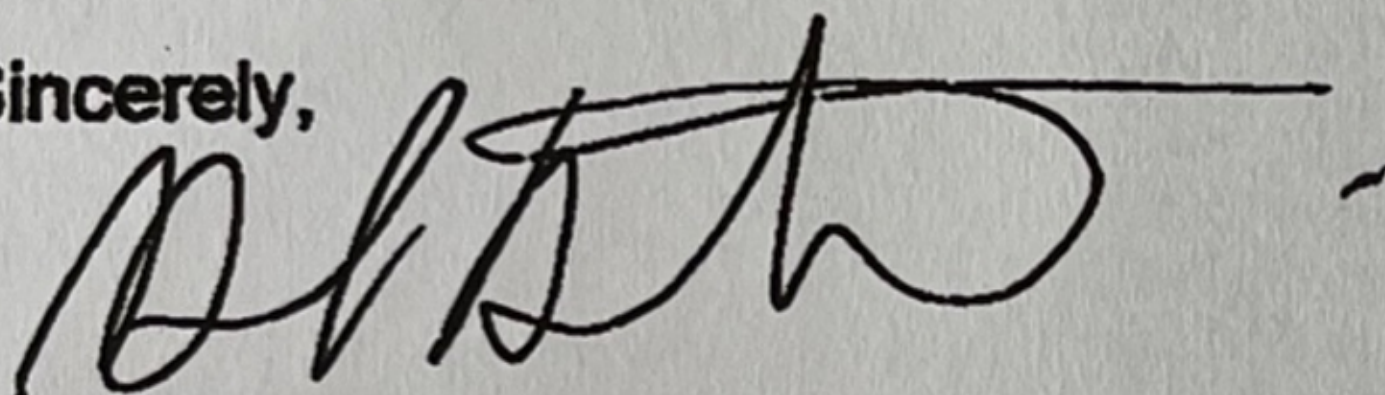
Mr. Bruce Jeffery
848 NE 20th Avenue
Fort Lauderdale, FL 33304

RE: 848 NE 20th Avenue
City of Fort Lauderdale Waiver Request

Dear Mr. Jeffery,

I have reviewed the plans for the proposed project to install a finger pier beyond 25 feet from the property line into the Middle River. I understand that the proposed project will require a waiver of limitations through the City of Fort Lauderdale along with permitting through the regulatory agencies. I reside at 852 NE 20th Avenue and support the project as proposed.

Sincerely,

A handwritten signature in black ink, appearing to read 'R. Brantmeyer', with a long horizontal line extending to the right.

Mr. Robert Brantmeyer
852 NE 20th Avenue,
Fort Lauderdale, FL 33304

Mr. Bruce Jeffery
848 NE 20th Avenue
Fort Lauderdale, FL 33304

Re: 848 NE 20th Avenue
City of Fort Lauderdale Waiver Request

Dear Mr. Jeffery,

I have reviewed the plans for the proposed project to install a finger pier beyond 25 feet from the property line into the Middle River. I understand that the proposed project will require a waiver of limitations through the City of Fort Lauderdale along with permitting through the regulatory agencies. I reside at 834-836 NE 20th Avenue and support the project as proposed.

Sincerely,

Rose Ann Lovell

June 21, 2023

Rose Lovell
834-836 NE 20th Ave
Fort Lauderdale, FL 33304

ITEM VII

MEMORANDUM MF NO. 23-19

DATE: July 18, 2023

TO: Marine Advisory Board Members

FROM: Andrew Cuba, Marine Facilities Manager

RE: February 2, 2023 MAB Meeting – Application for Dock Permit – 817 RIO LLC; Cabot Edewaard / 817 Cordova Road

Attached for your review is an application from 817 RIO LLC; Cabot Edewaard / 817 Cordova Road.

APPLICATION AND BACKGROUND INFORMATION

At the March 23, 2023 City Commission Meeting, this applicant was granted a Dock Permit for usage of the property abutting the waterway adjacent to 817 Cordova Road for a 47'+/- long x 8'+/- wide marginal dock with access steps. The applicant wishes to complement this dock with a 20,000 pound 4 post boat lift, extending a maximum of 24'4" +/- from the wet face of the seawall into Lake Juanita. City Code Section 8-144 authorizes the construction and use of docks on public property, and allows for the permit to be issued provided the permit holder agrees to maintain the improvements and seawall.

PROPERTY LOCATION AND ZONING

The property is located within the Rio Vista Isles RS-8 Residential Low Density Zoning District. The dock area is directly adjacent to Lake Juanita 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 northerly or southerly extension of the 5' set-back required for the RS-8 zoning district for Applicant's (Permit Holder's) Property.
9. All installed docks must be either (i) floating docks that can adapt to seal level rise over their useful life span; or (ii) fixed docks installed at a minimum height consistent with the requirements of section 47-19.3(f); or (iii) fixed docks the height of which are even with the City's seawall, whichever (ii) or (iii) is the greater.
10. Except as to a tender, there shall be no rafting of vessels from the moored vessel.
11. The permit shall guarantee from the permit holder to the city to indemnify and hold the city harmless for any damage or injury to any person using such facilities.
12. Per 8-144 (6), penetration of the City's seawall to support the dock of attach improvements is prohibited, barring specified considerations.
13. The Applicant is required to install and affix reflector tape to the proposed boat lift wood outer piles. The reflector tape must be formulated for marine use and be in one (1) of the following uniform colors: international orange or iridescent silver. On all such piles, the reflector tape shall be at least five (5) inches wide and within eighteen (18) inches of the top of the pile.
14. The Applicant has the responsibility to execute and deliver a Declaration of Covenants Running With the Land Respecting A City Issued Dock Permit to the City Attorney's Office no later than ten (10) days prior to the Commission meeting date.
15. 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.

Marine Advisory Board
September 7, 2023
Page 3

AC
Attachment

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

817 Cordova Rd

Fort Lauderdale, FL 33316

Cabot Edewaard, Owner

TABLE OF CONTENTS

	Page Number
A. Application Form.....	3
B. Summary Descriptive/Narrative.....	4
C. Warranty Deed and BCPA Ownership Page.....	5
D. Property Survey of Upland Parcel.....	8
E. Color Photos of the Dock Area.....	9
F. Applicant Vessel Information.....	12
G. Plans for the dock and boat lift.....	13
H. Landscaping Plan.....	16
I. EXHIBIT A – Dock Area and Public Swale Area.....	17
J. Aerial View of Property.....	18

July 27th, 2023

Dear Marine Advisory Board,

I desire to have a dock at 817 Cordova Road, Fort Lauderdale, FL 33301. The plans are for a dock measuring 8' x 47' on 12 wood piles with a 20,000# 4-post Neptune boatlift G3 Speed, to be built respecting all applicable guidelines. No construction has started.

I do not own a boat at the moment.

Respectfully,

A handwritten signature in black ink, appearing to read 'CC Edewaard', written in a cursive style.

Cabot C Edewaard, Managing Director of 817 Rio LLC

Prepared by:

Leonard & Morrison Attorneys at Law
2817 E. Oakland Park Blvd., Suite 201-A
Fort Lauderdale, Florida 33306

File Number: 21-PERRY TRUST

General Warranty Deed

Made this 21st day of May, 2021 A.D. By Alfred H. Perry, a married man, individually and as trustee of Living Trust Agreement dated the 12th day of December, 2002, more specifically known as the Perry Family Trust Agreement, dated December 12, 2002 whose address is: 13 Rocky Ridge Road, Smith Parrish, Bermuda HS02, , hereinafter called the grantor, to 817 Rio, LLC, a Florida limited liability company, whose post office address is: PO BOX 21830, Fort Lauderdale, Florida 33335, hereinafter called the grantee:

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

Witnesseth, that the grantor, for and in consideration of the sum of \$10.00, (Ten Dollars and no/100ths) 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, Florida, viz:

Lot 53 and 54, Block 30, Rio Vista Isles, Unit 3, according to the plat thereof as recorded in Plat Book 7, Page 47, Public Records of Broward County, Florida.

Parcel ID Number: 504211183700

Subject to real estate taxes for the year 2021 and all subsequent years; conditions, restrictions, limitations and easements of record, if any, provided that this shall not serve to reimpose the same; and all applicable building and zoning regulations and ordinances imposed by applicable governmental authorities.

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

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

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

*****Said Property Is Not The Homestead Of The Grantor Under The Laws And Constitution Of The State Of Florida, Grantor resides at 13 Rocky Ridge Road, Smith Parrish, Bermuda, HS02.*****

Prepared by:

Leonard & Morrison Attorneys at Law
2817 E. Oakland Park Blvd., Suite 201-A
Fort Lauderdale, Florida 33306

File Number: 21-PERRY TRUST


In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:



Witness Printed Name: JUFFER C. SORIA

Living Trust Agreement dated the 12th day of December, 2002

 (Seal)
Alfred H. Perry, Individually and as Trustee
Address: 13 Rocky Ridge Road, Smith Parrish, Bermuda HS02,



Witness Printed Name: STEPHEN COOK


State of BERMUDA

County of _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 18TH day of May, 2021, by **Alfred H. Perry, individually and as trustee of Living Trust Agreement dated the 12th day of December, 2002**, who is/are personally known to me, who has produced USA PASSPORT # 530445206 as identification.

SEAL





Notary Public
Print Name: STEPHEN P. COOK
My Commission Expires: DOES NOT EXPIRE

STEPHEN P. COOK
2 REID ST.
HAMILTON
BERMUDA
441-292-8603
Steve@cook.bm



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	817 CORDOVA ROAD, FORT LAUDERDALE FL 33301	ID #	5042 11 18 3700
Property Owner	817 RIO LLC	Millage	0312
Mailing Address	PO BOX 21830 FORT LAUDERDALE FL 33335	Use	00
Abbr Legal Description	RIO VISTA ISLES UNIT 3 7-47 B A POR OF LOTS 53 & 54, BLK 30, DESC AS: BEG AT NE COR OF SAID LOT 53, SW ALG ELY/L OF SAID LOTS 53 & 54, 71.74 TO P/C, SWLY & WLY ALG CUR 26.47, W 49.32 NE 103.24, SE 75.38 TO POB		

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

* 2023 values are considered "working values" and are subject to change.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023	\$558,810		\$558,810	\$558,810	
2022	\$558,810		\$558,810	\$558,810	\$10,432.72
2021	\$527,800	\$953,730	\$1,481,530	\$1,481,530	\$28,048.38

2023 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$558,810	\$558,810	\$558,810	\$558,810
Portability	0	0	0	0
Assessed/SOH	\$558,810	\$558,810	\$558,810	\$558,810
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	\$558,810	\$558,810	\$558,810	\$558,810

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
5/18/2021	WD*-D	\$1,300,000	117292030	\$90.00	6,209	SF
12/12/2002	D	\$100	34408 / 1092			
8/1/1979	WD	\$167,500	8373 / 224			
1/1/1970	WD	\$44,500				
12/1/1965	WD	\$26,000				
				Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F3		
L								
1						6209		







January 5, 2023

Dear Marine Advisory Board,

I desire to have a dock at 817 Cordova Road, Fort Lauderdale, FL 33301. The zoning is RS-8. The plans are for a dock measuring 8' x 47' on 12 wood piles, to be built respecting all applicable guidelines. No construction has started.

Respectfully,

A handwritten signature in blue ink, appearing to read "CC Edewaard". The signature is stylized and written in a cursive-like font.

Cabot C Edewaard, Managing Director of 817 Rio LLC

See attached survey supplied by owner for exact property information.

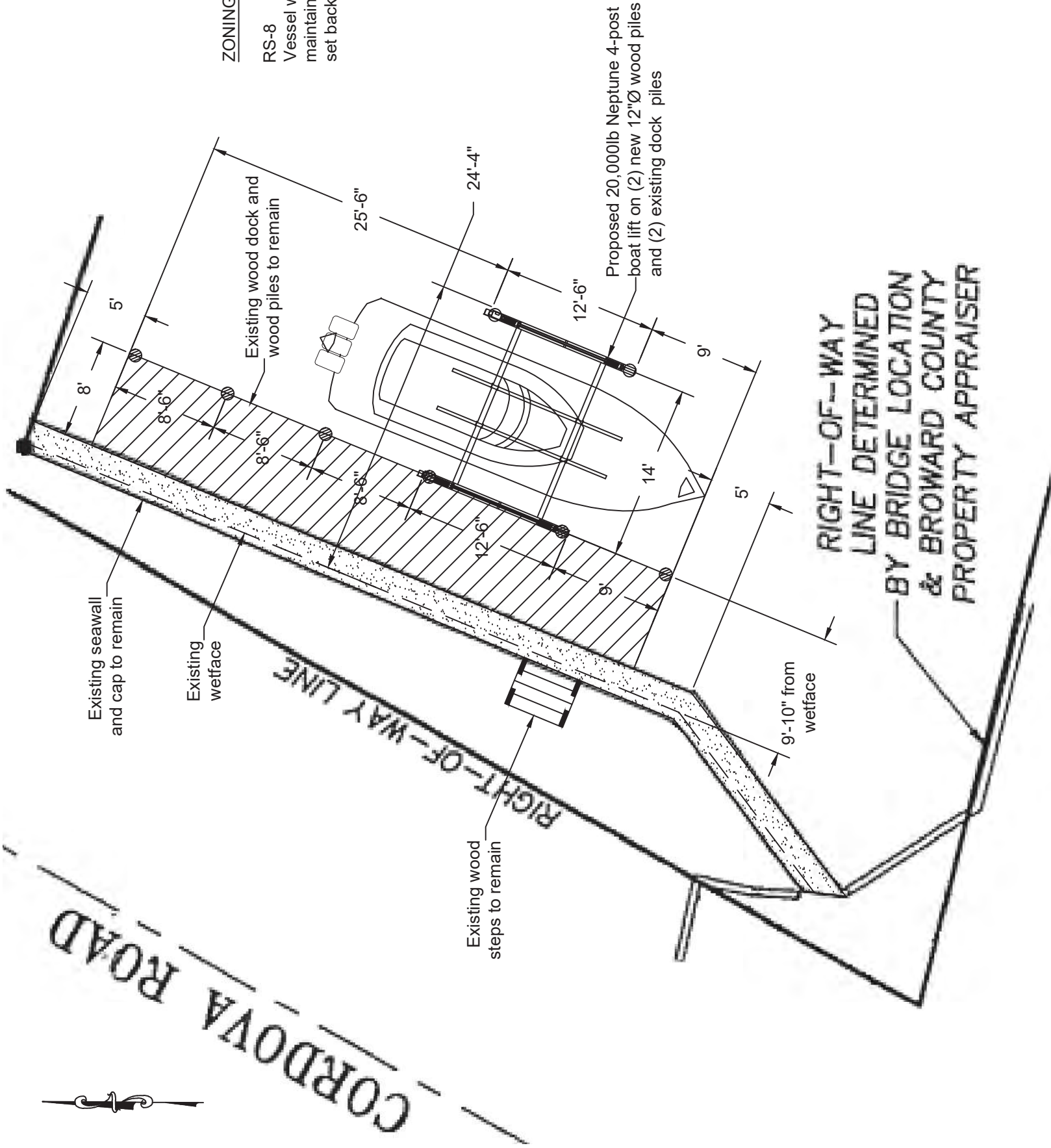
Site Address	817 CORDOVA ROAD, FORT LAUDERDALE FL 33301	ID #	5042 11 18 3700
Property Owner	817 RIO LLC	Millage	0312
Mailing Address	PO BOX 21830 FORT LAUDERDALE FL 33335	Use	00
Abbr Legal Description	RIO VISTA ISLES UNIT 3 7-47 B A POR OF LOTS 53 & 54, BLK 30, DESC AS: BEG AT NE COR OF SAID LOT 53 SW ALG ELY/L OF SAID LOTS 53 & 54, 71.74 TO P/C, SWLY & WLY ALG CUR 26.47, W 49.32 NE 103.24, SE 75.38 TO POB		

ZONING DESCRIPTION:

RS-8

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

LAKE JUANITA (95' RM)



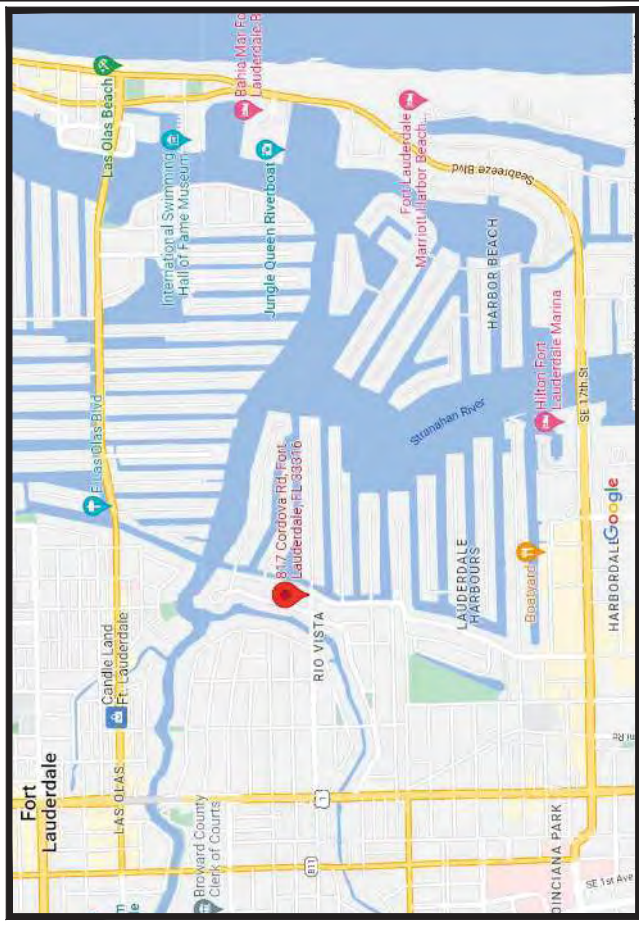
**RIGHT-OF-WAY
LINE DETERMINED
BY BROWARD COUNTY
& BROWARD COUNTY
PROPERTY APPRAISER**

Scope of Work:

- Existing wood dock and wood piles to remain
- Install a 20,000lb Neptune 4-post boat lift on (2) 12"Ø wood piles

Proposed Site Plan

Scale: 1" = 10'



Location Map

Sheet 1 of 2

Project:

Proposed Boat Lift
817 RIO LLC
817 Cordova Road
Fort Lauderdale, Florida 33361

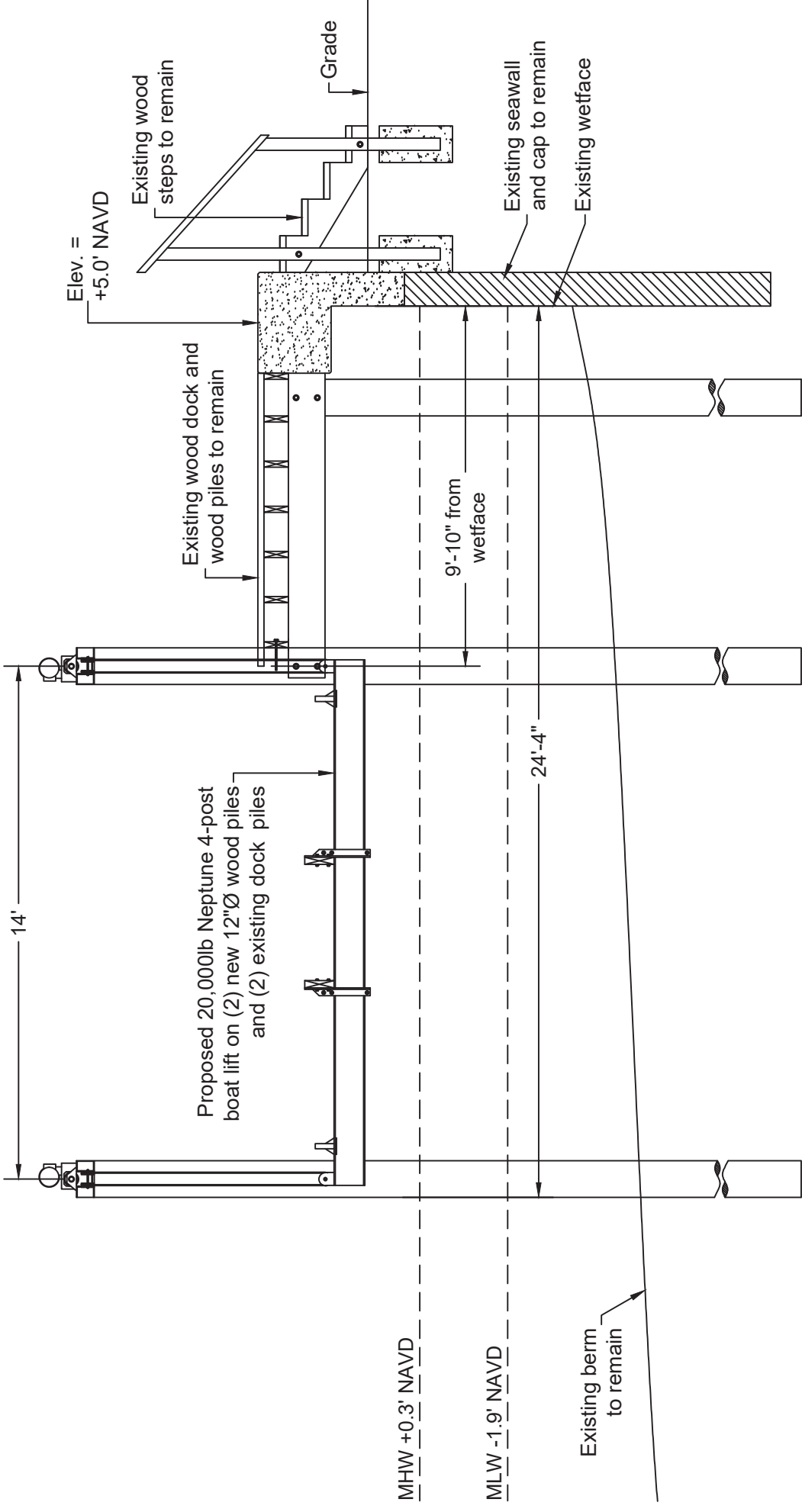
PREPARED FOR:

MORRISON CONTRACTORS INC
3000 SW 26 Terrace
Dania Beach, FL 33312
(954) 583-8500

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

General Notes:

1. Licensed Contractor shall verify the existing conditions prior to commencement of the work. Any conflicts or omissions between existing conditions or the various elements of the working drawings shall be brought to the attention of the Engineer prior to the commencement of the work. The Licensed Contractor and all subcontractors are responsible for all lines, elevations, and measurements
2. Do not scale drawings for dimensions
3. All unanticipated or unforeseen demolition and/or new construction conditions which require deviation from the plans and notes herein shall be reported to the Engineer prior to commencement of work
4. Licensed Contractor to verify location of existing utilities prior to commencing work
5. The Licensed contractor to install and remove all shoring and bracing as required for the proper execution of the work
6. Licensed Contractor to obtain all permits as necessary from all Local, State, and Federal agencies
7. Wood piling to be 10"Ø minimum 2.5 lb CCA treated in accordance with AWPA standard C18
8. Piles shall be driven to a minimum allowable bearing capacity of 10 tons for wood, 25 tons for concrete, and 5 tons for pin piles, a minimum of 8' into berm or refusal.
9. Piles to be driven with a drop hammer or gravity hammer. The hammer weight shall not be less than 3,000 lbs and the fall shall not exceed 6 feet
10. All hardware to be galvanized or stainless steel unless otherwise noted
11. Design in accordance with Florida Building Code 7th Edition (2020)



Boat Lift Section

Scale 1/4" = 1'-0"

Sheet 2 of 2

PREPARED FOR:
MORRISON CONTRACTORS INC
 3000 SW 26 Terrace
 Dania Beach, FL 33312
 (954) 583-8500

Project:
 Proposed Boat Lift
 817 RIO LLC
 817 Cordova Road
 Fort Lauderdale, Florida 33361

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

GENERAL NOTES:

1. Construction to follow the Florida Building Code 7th Edition (2020) and amendments as applicable and all Local, State and Federal Laws.
2. Licensed contractor shall verify the existing conditions prior to the commencement of the work. Any conflicts or omissions between existing conditions or the various elements of the working drawing shall be brought to the attention of the Engineer prior to the commencement of the work. The Licensed Contractor and all subcontractors are responsible for all lines, elevations, and measurements in connection with their work.
3. Do not scale drawings for dimensions.
4. Any deviation and/or substitution from the information provided herein shall be submitted to the Engineer for approval prior to commencement of work.
5. All unanticipated or unforeseen demolition and/or new construction conditions which require deviation from the plans and notes herein shall be reported to the Engineer prior to commencement of work.
6. All new work and/or materials shall conform to all requirements of each administrative body having jurisdiction in each appertaining circumstance.
7. All new materials and/or patchwork shall be provided to match existing materials and/or adjoining work where practical except as specifically noted herein.
8. Licensed Contractor to shall use all possible care to protect all existing materials, surfaces, and furnishings from damage during all phases of construction.
9. Licensed Contractor to verify location of existing utilities prior to commencing work.
10. The Licensed contractor to install and remove all shoring and bracing as required for the proper execution of the work.
11. Licensed Contractor to obtain all permits as necessary from all Local, State, and Federal agencies.
12. Turbidity barriers to be marked with site contractor's company name using permanent markings no smaller than 3 inches in height on the top of the barrier.

PILE DRIVING:

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

PILE NOTES:

1. Wood piles to be 2.5 lb. CCA treated in accordance with AWPA standard C18.
2. Wood piles shall be a minimum diameter of 10", Miami Dade County requires minimum diameter of 12".

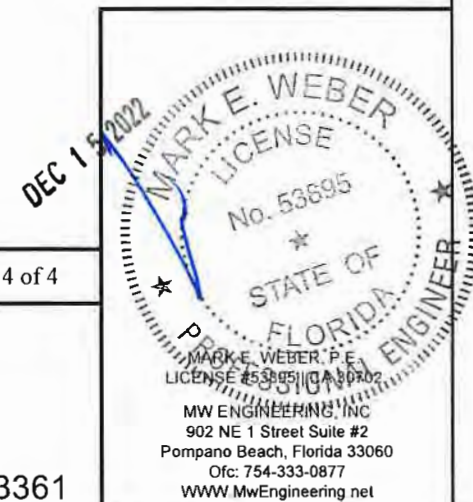
WOOD DOCK NOTES:

1. All materials to be pressure treated pine unless otherwise noted.
2. All frame work materials to be Southern Pine Grade #1
3. All Decking materials to be grade #1 unless otherwise noted.
4. All hardware to be Stainless Steel or Galvanized unless otherwise noted.

Sheet 4 of 4

PREPARED FOR:
MORRISON CONTRACTORS INC
3000 SW 26 Terrace
Dania Beach, Fl 33312
(954) 583-8500

Project:
Proposed Dock
817 RIO LLC
817 Cordova Road
Fort Lauderdale, Florida 33361



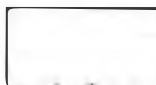
LEGEND



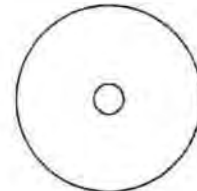
ST. AUGUSTINE SOD,
TIGHT SEAMS, FULL COVERAGE



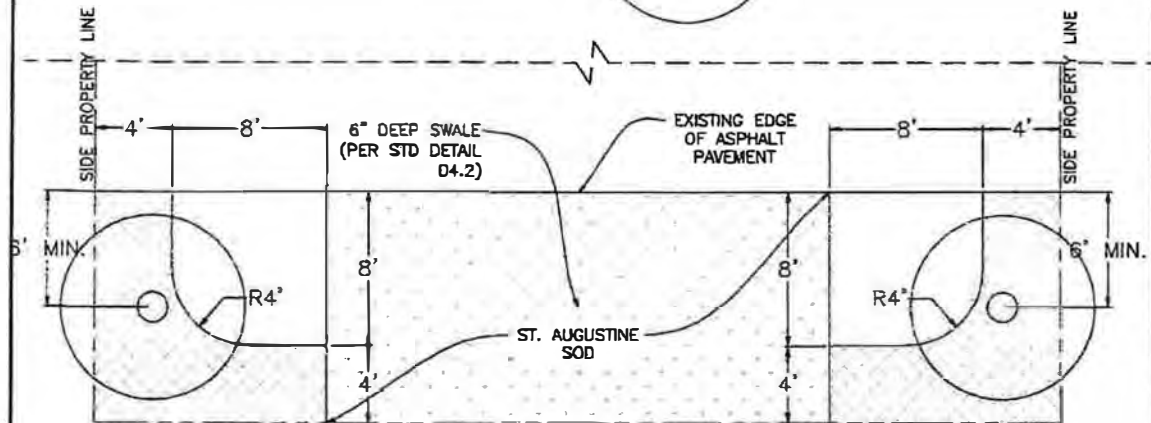
MUHLY GRASS:
18" - 24" TALL
18" - 24" ON CENTER



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



12' SILVER BUTTONWOOD TREE
MULTI



PLAN

GENERAL NOTES:

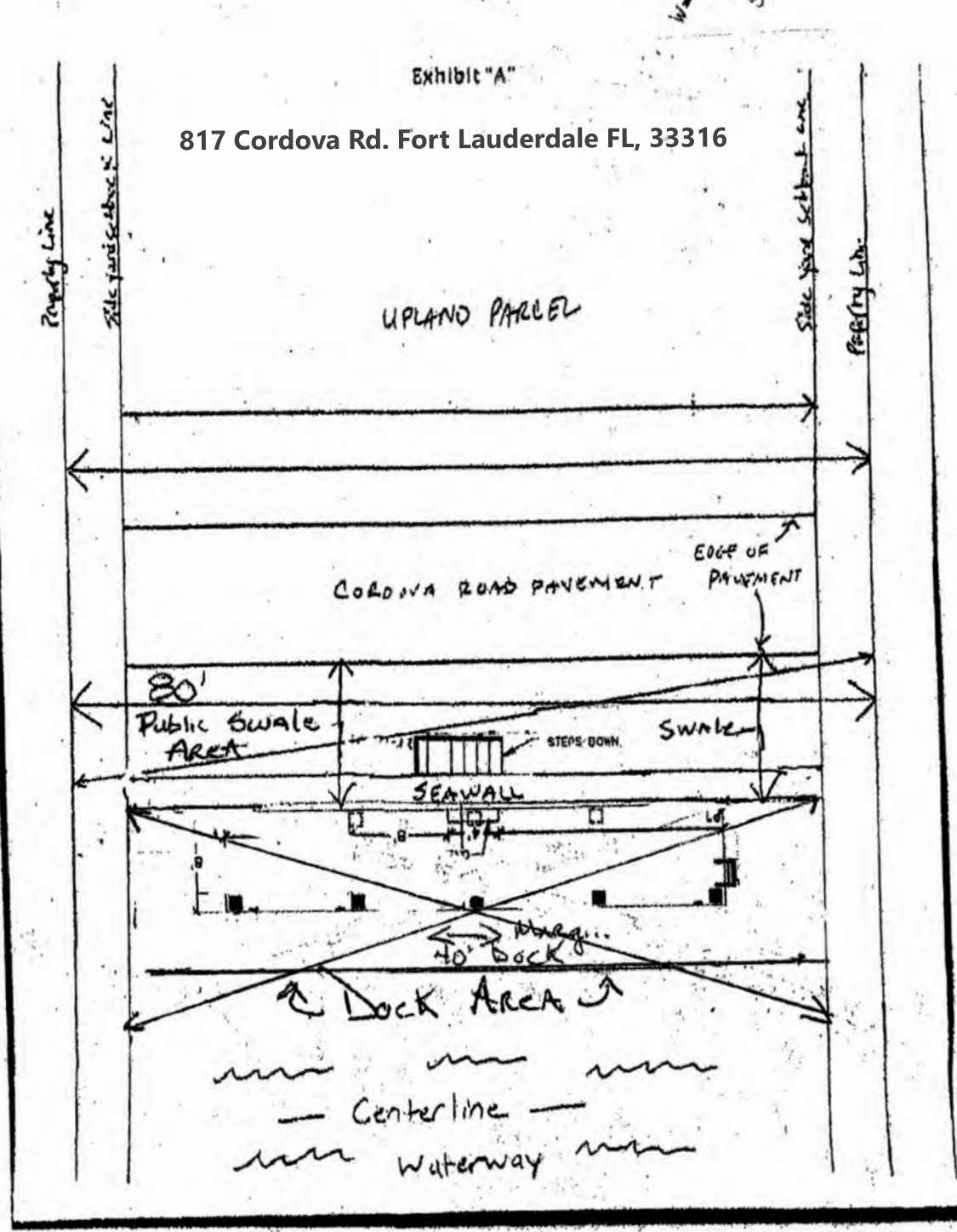
1. ALL IRRIGATION & PLANT MATERIAL SHALL BE INSTALLED & MAINTAINED BY APPLICANT.
2. ALL PLANT MATERIAL SHALL BE FLORIDA #1 GRADE OR BETTER.
3. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH INDUSTRY BEST MANAGEMENT PRACTICES.
4. ALL AREAS TO RECEIVE AUTOMATIC IRRIGATION FROM A PERMANENT WATER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

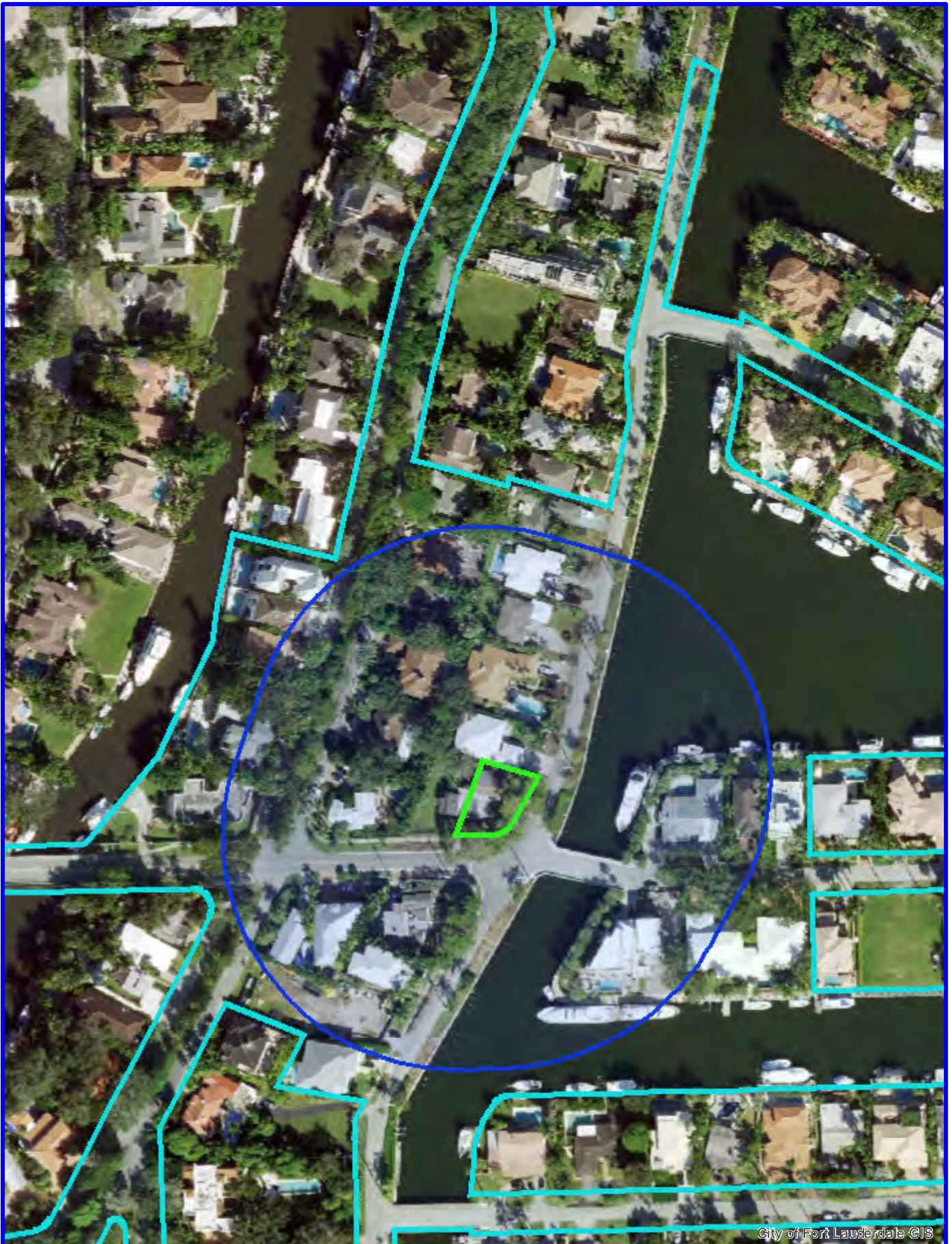
ISSUED: 2/2015		CITY OF FORT LAUDERDALE DEPT. OF SUSTAINABLE DEVELOPMENT		
REVISED:		URBAN DESIGN & PLANNING ENGINEERING DIVISION	LANDSCAPING PLAN (ROW)	SCALE: 1"=10'



Exhibit "A"

817 Cordova Rd. Fort Lauderdale FL, 33316





City of Fort Lauderdale GIS



CITY OF FORT LAUDERDALE

817 Cordova Road



0 90 180 Feet

GIS
Fort Lauderdale

ORDINANCE NO. C-23-

AN ORDINANCE OF THE CITY OF FORT LAUDERDALE, FLORIDA ESTABLISHING A ONE YEAR MORATORIUM ON THE SUBMITTAL, PROCESSING, RECOMMENDED APPROVAL, APPROVAL AND GRANTING OF ANY WAIVERS UNDER UNIFORM LAND DEVELOPMENT REGULATIONS ("ULDR") § 47-19.3 (E) AS TO THE PROVISIONS OF ULDR § 47-19.3 (C) &. (D) AS APPLIED TO BOAT SLIPS, DOCKS, BOAT HOISTS MOORING PILES OR DOLPHIN PILES RECOMMENDING OR AUTHORIZING ENCROACHMENTS THEREOF IN EXCESS OF TWENTY-FIVE (25) FEET BEYOND THE APPLICAN'TS PROPERTY LINE INTO THE ADJACENT WATERS OF WESTERN NEW RIVER, AS HEREINAFTER DEFINED; PROVIDING FOR A DEFINITION OF WESTERN NEW RIVER; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICITING ORDINANCE PROVSIONS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, when the State of Florida was admitted into the Union on March 3, 1845 New River was a major highway of commercial activity for the community and, since then, New River has pumped a unparalleled level of maritime vitality into the City of Fort Lauderdale which has blossomed into becoming known as the Venice of America and Yachting Capital of the World; and

WHEREAS, the maritime industry is a major economic hub for the City of Fort Lauderdale which is home to the largest in-water boat show in the world that provides an annual economic impact of \$1.3 billion to the State, showcases about 1,300 vessels and displays approximately \$4 billion of product throughout the annual boat show and because of the close proximity of the commercial marine centers along Western New River, the City has also become known as the Yachting Refit and Repair Capital of the world; and

WHEREAS, the City's 165 miles of waterways constitute a commercial and recreational waterborne circulatory system for the City and, by comparison, New River and Western New River serve as the indispensable aorta for that circulatory system; and

WHEREAS, with the growth of the community over the years, New River

remains as a major highway of commerce, but the viability of the functional navigability of New River as a major artery of commerce is under increased pressure due to the (i) rapid development of the waterfront community, both in terms of more residential and commercial properties on New River, (ii) the increased use of New River in conjunction with commercial marine centers located approximately five (5) miles inland on New River, West of the intersection of Sospiro Canal and New River (“Western New River”), (iii) berthing of larger yachts and vessels along the banks of Western New River, (iv) and the granting of dock waivers pursuant to Uniform Land Development Regulations (“ULDR”) § 47-19.3 (e) which may authorize boat slips, docks, boat hoists, mooring piles and dolphin piles to encroach beyond twenty-five (25) feet from the applicant’s property line into the adjacent navigable waters of Western New River; and

WHEREAS, approximately thirteen commercial marine centers are located on Western New River with such commercial marine centers including, but not limited to, Safe Harbor – Lauderdale Marine Center, Bradford Marine, Universal Marine Center, Marina Bay, Lauderdale Boat Yard, Marina Mile Yachting Center, which commercial marine centers are reliant on maintaining the functional navigability of Western New River to accommodate inbound and outbound traffic composed of commercial and recreational large yachts, vessels and barges, which often require both bow and stern tow-vessels to assist such traffic through the narrow twists and turns on Western New River; and

WHEREAS, these commercial marine centers have a major impact on the economic viability of the City of Fort Lauderdale with estimated annual revenues in the range of \$150 million to \$200 million, exclusive of the approximately 149,000 regional marine jobs driving an annual economic output of \$12.5 billion; and

WHEREAS, there are predominantly two major towing companies towing approximately 1,200 yachts in excess of 100 feet that get towed through this portion of Western New River, to destinations, both to and from the aforementioned commercial marine centers which accommodate boat yard facilities work including yacht painting, metal work, fiberglass work, carpentry work, welding work, haul-outs for bottom painting, below water thru hull maintenance and other services critically essential for keeping yachts seaworthy; and

WHEREAS, in addition large yachts use these commercial marine centers on Western New River for safe hurricane dockage required by marine insurance companies as a safer refuge that along the coast; and

WHEREAS, Western New River is important for the movement of large cranes on barges for commercial, industrial and residential uses which often require both bow and stern tow-vessels to assist in navigational challenges on Western New River; and

WHEREAS, as homes along Western New River rebuild their seawalls to accommodate the City’s and County’s Resiliency Standards for Tidal Flood Protection

requiring elevating seawalls, banks and berms to 5.0 feet NAVD88 there will be a need for increased barge traffic on Western New River; and

WHEREAS, Florida Power & Light Company will be requiring a piece of heaving equipment used in their plant adjacent to Western New River that is too large and heavy to transport by truck over bridges and therefore will require a barge of 50 feet in width to transport the equipment through the waters of Western New River; and

WHEREAS, the City's Uniform Land Development Regulations ("ULDR") § 47-19.3 (e) provides a mechanism which permits the City Commission, under extraordinary circumstances, to grant a waivers to permit the construction of boat slips, docks, boat hoists, mooring piles or dolphin piles to encroach in excess of 25-feet beyond the applicant's property line into the waters of Western New River; and

WHEREAS, the granting of such waivers under ULDR § 47-19.3 (e) may serve as a significant impediment to the safe functional navigation of large vessels and barges along Western New River which will have a profoundly deleterious economic impact to the commercial and recreational interests utilizing Western New River; and

WHEREAS, the City's Marine Advisory Board has recommended a moratorium on waivers as applied to boat slips, docks, boat hoists, mooring piles or dolphin piles under ULDR § 47-19.3 (e) to provide more time to study the impact of such waivers on Western New River and methods by which such dock waivers could be administered going forward to minimize or eliminate impediments to the safe and functional navigational needs for large vessels and barges along Western New River; and

WHEREAS, the purposes of this moratorium is to allow the City's Marine Advisory Board and City staff time to thoroughly research and analyze the impacts of granting waivers under ULDR 47-19.3 (e) on the functional navigation challenges of yachts, large vessels, barges and tow-vessels in traversing Western New River, absent a moratorium, and studying and evaluating methods by which the provisions of ULDR 47-19.3 could be revised to better accommodate enhancement of functional navigability of Western New River of such vessels;

WHEREAS, the City of Fort Lauderdale City Commission finds it to be in the best interests of the citizens of Fort Lauderdale to establish a one-year moratorium on the submittal, processing, recommended approvals, approvals and granting of any waivers pursuant to ULDR § 47-19.3 (e) as to boat slips, docks, boat hoists, mooring piles or dolphin piles authorizing encroachments in excess of twenty-five (25) feet beyond the applicant's property line into the adjacent waters of Western New River;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA:

SECTION 1. The foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance. These clauses represent the legislative findings of the City Commission to promote the health,

safety and welfare of the commercial interests of the citizens of and visitors to the City of Fort Lauderdale.

SECTION 2. . The City Commission hereby imposes a one-year moratorium from the effective date hereof on the submittal, processing, recommended approval and approval and granting of any waivers pursuant to ULDR § 47-19.3 (e) as to the provisions of ULDR § 47-19.3 (c) & (d) as to boat slips, docks, boat hoists, mooring piles or dolphin piles recommending or authorizing encroachments thereof in excess of twenty-five (25) feet from the applicant's property line into the adjacent waters of Western New River.

SECTION 3. . The term "Western New River" shall mean that segment of New River within the City limits of the City of Fort Lauderdale, such Western New River being bounded on the East by the intersection of Sospiro Canal and the New River (**GPS coordinates**) and bounded on the West by the Western boundary of the City limits of the City of Fort Lauderdale (**GPS coordinates**).

SECTION 4. That if any clause, section or other part or application of this ordinance shall be held by any court of competent jurisdiction to be unconstitutional or invalid, such unconstitutional or invalid part or application shall be considered as eliminated and so not affecting the validity of the remaining portions or application remaining in full force and effect.

SECTION 5. That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 6 That this Ordinance shall become effective immediately upon its passage.

PASSED FIRST READING this ____ day of _____, 2023.

PASSED SECOND READING this ____ day of _____, 2023.

Mayor
DEAN J. TRANTALIS

ATTEST:

City Clerk
DAVID R. SOLOMAN