



**DRAFT**  
**MEETING MINUTES**  
**CITY OF FORT LAUDERDALE**  
**MARINE ADVISORY BOARD**  
**FORT LAUDERDALE FIRE RESCUE DEPARTMENT**  
**528 NW 2<sup>ND</sup> STREET, STATION #2**  
**FORT LAUDERDALE, FLORIDA 33311**  
**3<sup>RD</sup> FLOOR CONFERENCE ROOM**  
**THURSDAY, OCTOBER 3, 2024 – 6:00 P.M.**

**Cumulative Attendance**  
**May 2024-April 2025**

Steve Witten, Chair	P	4	1
James Harrison, Vice Chair	P	3	2
Norm Bekoff	P	1	0
Tyler Brunelle	P	4	1
Robyn Chiarelli	A	3	2
Jason Dunbar	P	4	1
Barry Flanigan	P	4	1
Robert Franks	P	3	2
Brewster Knott	A	2	3
John Lynch	P	4	1
Noelle Norvell	P	3	2
Ed Rebholz	A	2	3
Bill Walker	P	3	2
Robert Washington	P	4	1

As of this date, there are 14 appointed members to the Board, which means 8 would constitute a quorum.

**Staff**

Andrew Cuba, Marine Facilities Manager  
 Jonathan Luscomb, Marine Facilities Supervisor  
 Sgt. Travis O’Neal, Marine Unit Supervisor  
 Stephen Gollan, Fire Chief  
 K. Cruitt, Recording Secretary, Prototype, Inc.

**Communications to City Commission**

None.

- I. Call to Order / Roll Call

Chair Witten called the meeting to order at 6:04 p.m. He advised the members that the next Board meeting is scheduled for Tuesday, November 12, 2024 in order to avoid a scheduling conflict with the Fort Lauderdale City Commission.

## **II. Statement of Quorum**

Roll was called and it was noted a quorum was present.

## **III. Approval of Minutes – September 5, 2024**

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

## **IV. Waterway Crime & Boating Safety Report – Sgt. Travis O’Neal**

Chair Witten showed slides of a super-yacht which had been stuck against the 17<sup>th</sup> Street Bridge. Marine Unit Sergeant Travis O’Neal confirmed that the large vessel had blocked traffic at the bridge for some time.

Sgt. O’Neal reported the following activity from September 2024:

- 87 calls for service
- 6 accidents with minor or no injuries
- 67 citations
- 1 break-in and burglary

Sgt. O’Neal continued that there are currently seven vessels at risk of being declared derelict. Marine Unit Officers monitor these boats on a regular basis.

Mr. Luscomb advised that the City is currently in the process of executing a \$50,000 grant agreement related to derelict vessels.

Chair Witten recalled that he recently saw public notice related to an incident that occurred near SE 20<sup>th</sup> Street and 14<sup>th</sup> Avenue. A contractor unintentionally cut through a 54 in. force main facility which carries treated effluent from the George T. Lohmeyer Regional Wastewater Treatment Plant to a deep injection wellfield. Sgt. O’Neal stated that the City’s Public Works Department was notified of this incident.

Mr. Bekoff advised that the treated effluent in this case is the same product that is dumped offshore. Solids are removed from the liquid, but caustic elements such as chlorine are used to treat the remaining material. He recommended against operating boats in this general area until the effluent has had some time to disperse, as there may be health risks in that area as well as downstream.

### **a. Code Enforcement Update**

This update was not provided.

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

**VI. Presentation – Fort Lauderdale International Boat Show w/John Nigro**

- a. Owned by the Marine Industries Association of South Florida (MIASF) and produced by Informa Markets, the Fort Lauderdale International Boat Show (FLIBS) is recognized as the largest in-water boat show in the world. Celebrate its 65<sup>th</sup> year!**

Chair Witten introduced John Nigro, representing Informa Markets, which produces the Fort Lauderdale International Boat Show. The Boat Show began in 1959 and includes over 1000 exhibitors and more than 1300 boats on display. It is based at the Bahia Mar Resort and runs from October 30 through November 3, 2024 at seven locations throughout Fort Lauderdale and along the Intracoastal Waterway. The Boat Show is owned by the Marine Industries Association of South Florida (MIASF).

Mr. Nigro stated that many exhibitors at the Boat Show have attended and worked together successfully for several years. He emphasized the importance of following the Boat Show's calendar to keep the event on schedule.

Mr. Dunbar commented that the Palm Beach Boat Show provides dock space so individuals can attend their show by boat. He asked if there are any plans for a similar feature at the Fort Lauderdale show. Mr. Nigro replied that there is no capacity for this type of service in Fort Lauderdale. He also noted that exhibitors who did not bring their boats to the show may attempt to leave their vessels for sale at the designated dock.

Mr. Dunbar also pointed out that vehicular traffic on A1A is one of the greatest deterrents to attendees of the Boat Show. Mr. Nigro referred the Board members to a document he had provided on the Fort Lauderdale show which included parking and transportation information. The show's producers have negotiated the use of 2000 parking spaces at \$20 each at the Broward County Convention Center. He reviewed other traffic arrangements related to the event, noting that visitors can also park in the Las Olas parking garage, the Galleria Mall, and the Las Olas Riverfront.

Mr. Nigro continued that the Water Taxi also eliminates a great deal of traffic congestion. He concluded that the Boat Show encourages attendees to use the Water Taxi or public bus transportation whenever possible. Large hotels with parking garages also help accommodate traffic.

Mr. Dunbar noted that vendors exhibiting at the Boat Show use up a great many parking spaces before the event begins. Mr. Nigro confirmed that there are over 30,000 credentials issued for the show. He added that vendors have a scheduled time in which

they must undertake staging at various locations. The producer's staff works day and night to direct traffic and expedite staging.

Mr. Walker observed that access to the event can change every year due to construction, and pointed out that the Boat Show continues to be successful. Roughly 0.04 gallons of diesel fuel is spent per Water Taxi passenger when moving throughout the Boat Show. This greatly lessens the carbon footprint of the event by taking cars off the roadways.

Mr. Nigro continued that the Boat Show also has evacuation plans in case of emergency. All personnel, including the Fort Lauderdale Fire Department and the Marine Unit, are briefed at operations meetings on how to control any safety issues. Multiple local and national law enforcement entities are present at these meetings. He strongly emphasized the importance of safety before, during, and after the event across all its venues.

Fort Lauderdale Fire Chief Stephen Gollan also recognized that there are a great many precautionary measures taken at the Boat Show. The producers continue to meet public safety concerns for all aspects of the event. He added that there have been lightning concerns in the past which resulted in evacuations, and all procedures were followed according to plan.

Mr. Nigro noted that the Boat Show also operates a tender service throughout the event which allows identifiable "VIP tenders" to shuttle private clients to all tender docks. Golf cart service is also available at the Boat Show. Mr. Nigro estimated that in 2023, these vehicles moved approximately 20,000 attendees. This also helped to alleviate automobile traffic.

Mr. Nigro also reviewed the Bahia Mar and Convention Center locations, noting that the Convention Center space sold out very quickly. This location provides 2000 parking spaces. Traffic maintenance is supported by Fort Lauderdale Police Department (FLPD) and Broward Sheriff's Office (BSO) personnel. He shared an agenda with the Board members related to behind-the-scenes activities at the event. The Boat Show and its buses are compliant with the requirements of the Americans with Disabilities Act (ADA).

Mr. Nigro also provided the Board members with a copy of a daily schedule for the Boat Show from early September through the conclusion of the event. The schedule includes the event's multiple locations. The goal is to have all docks in the water at the Las Olas Marina no later than October 15 in order to focus more closely on the Bahia Mar location as the event approaches.

The Boat Show uses approximately 2000 dock units as well as over 300,000 sq. ft. of tent space. Beginning on October 11, Informa staff constructs the yacht builders' tent in the Bahia Mar parking lot. The tent is equipped with electrical power and a plastic floor. Another provider constructs an additional 45,000 sq. ft. of specialty tent space.

The Boat Show includes 291,000 sq. ft. of 10x40 dock space as well as 104,000 sq. ft. of 10x20 dock units. Dock units total approximately 406,000 sq. ft. Mr. Nigro concluded that the Boat Show's goal is to complete all work by 2 a.m. on October 29 in order for the event to open on October 30. Staff is on hand overnight to keep the locations and facilities clean.

Mr. Nigro showed a brief video on the Boat Show.

Mr. Connelly asked how many attendees are anticipated in 2024. Mr. Nigro replied that ticket sales have been very high and both exhibitor and visitor numbers are expected to be up. Attendance increases slightly each year.

Mr. Washington asked if the Boat Show affects the waterway channel. Mr. Nigro advised that the event's boat traffic does not encroach upon the channel, which is 45 ft. wide and 15 ft. over dredge.

**VII. Introduction to "Captains on Call" – Presentation by Captain Tony Estrada**

- a. "Individually we are one drop, together we are an ocean." Captains on Call is a private group of South Florida-based mariners whose sole objective is to pay it forward to our industry.**

Chair Witten stated that Captain Tony Estrada was unable to attend tonight's meeting and will provide this presentation in November 2024.

**VIII. Old / New Business**

- a. News, articles, trends and concerns of our waterfront community as well as anything impactful on the local and national boating scene (local achievements, accomplishments, awards, etc. – related to people and companies in Fort Lauderdale).**

Chair Witten thanked former Board members Norbert McLaughlin and Elisabeth George for their time and service to the Marine Advisory Board (MAB).

Chair Witten addressed a program called Ramp, which is a ride-sharing service for boat owners. Patience Cohn, representing MIAASF, stated that this service will pick up boat trailers for customers.

Chair Witten continued that he has reached out to Garmin and invited one of the company's national sales managers to attend a later meeting. He had explained that Garmin devices are often stolen from vessels, and the representative indicated that he may be able to provide better education to the public.

A “captains and crew” event is scheduled for November 1, 2024 as part of the Fort Lauderdale International Boat Show. Board members are invited to attend.

Chair Witten recalled that at the September 2024 meeting, State Representative Chip LaMarca had discussed the issue of anchoring in lakes with the Board. The City does not have a Resolution on this issue thus far, although it is in process.

Mr. Luscomb further clarified that it has been suggested a Resolution of this nature address locations other than Lake Sylvia, such as the area north of Las Olas Marina and Sunrise Bay. There are approximately 36 acres of land remaining in Broward County available for designation as anchoring space. The City is asked to draft a memorandum to the Broward County Administrator, who will then move forward to draft an Ordinance and inter-local agreement with Fort Lauderdale.

Mr. Bekoff reported that on Tuesday, October 8, 2024, there will be a water quality forum at George English Park from 6 p.m. to 8 p.m. He strongly encouraged attendance at this event to discuss water quality issues. Candidates for office are expected to be present at the forum.

#### **V. Introduction of New Member – Norm Bekoff**

Chair Witten noted that Mr. Cuba had distributed a Code of Conduct Affirmation Statement to the Board members. This document states that members shall refrain from inappropriate language, including statements that could be perceived as malicious, threatening, slanderous, disparaging, or profane.

Chair Witten introduced new MAB member Norm Bekoff, recalling that he had previously referred to the Board as “corrupt.” He pointed out that the information which had led to that statement was inaccurate, and requested that Mr. Bekoff address the issue further.

Mr. Bekoff confirmed that he had made the above statement on a social media post in April 2024. He acknowledged that it was inaccurate to refer to the entire Board as corrupt, although he expressed concern with activities that had occurred at a Board meeting. He requested additional information and clarification of that meeting, stating that he had believed the Board to be entertaining the idea of a 25 ft. limit on the distance between seawalls and “a combination of vessels at docks.” Chair Witten asserted that this had not been the case. Mr. Bekoff continued that he had spoken to other members of the public who had the same perception of the meeting.

Chair Witten stated that the Board had discussed a potential moratorium for 18 months and had spoken at a Planning and Zoning Board meeting. They also met with the City Commission. He concluded that the Board had consistently intended to make sure that large vessels which need to access marine industry facilities could do so, and had addressed only new waivers.

Mr. Bekoff explained that he had been wrong regarding the intent of the moratorium proposal, and apologized to the Board members. He pointed out, however, that he had made his comments as a private citizen and had misconstrued or misunderstood the information before him, as had other members of the public.

Mr. Bekoff continued that his intent was to be better educated about the many issues facing the marine community. He hoped to serve as a proactive member of the Board and become more closely involved in similar discussions in the future.

Chair Witten commented that the Board members are also very committed to addressing marine issues. He emphasized the importance of having all available information on both sides of an argument before making decisions or comments.

Vice Chair Harrison directly addressed the issue on which comments had been made, explaining that the Board is asked to approve distance waivers for dolphin pilings at locations where boats are docked perpendicularly to the seawall. In some cases, a property owner may dock a boat at their property which extends beyond the dolphin pilings into the waterway. This can be difficult to both monitor and address through enforcement.

Vice Chair Harrison continued that the Board had discussed a waiver request from a specific property and had felt it would be easy for the property owner to dock a boat that extended into the waterway in this manner, affecting the travel of vessels on the river. The Board did not recommend approval of the application, although the City Commission later approved it. The Board continued to receive similar waiver applications and ultimately proposed requesting a moratorium on waivers until the issue could be studied and addressed further.

Vice Chair Harrison emphasized the importance of the marine industry to Broward County, pointing out that boats encroaching into the waterway could pose a problem to marine businesses which travel on the river. Options discussed had included asking the United States Coast Guard to declare a portion of the New River a federally navigable waterway; however, they had wished for the City to determine if smaller steps could be taken first.

Vice Chair Harrison continued that because the Board is required to follow Florida's Sunshine Law and hold all discussions in a public forum, there had been a perception that they were encouraging action on specific proposals. He concluded that the proposed moratorium on waivers had been denied by the City Commission. The marine industry continues to explore ideas on how to improve waterway traffic on the local level without involving the Coast Guard.

Mr. Bekoff asked how involved property owners had been in the Board's discussions. Mr. Cuba replied that all of the City's homeowners' and neighborhood associations were

provided with notice of Board meetings, as had MIA SF and towing companies. The meetings were noticed according to the requirements of the Sunshine Law.

Chair Witten concluded that the Board may address these issues further at some point in the future. He asked all the Board members to provide Mr. Cuba with any local or national news they would like to see addressed under Old/New Business in the future.

## **IX. Adjournment**

There being no further business to come before the Board at this time, the meeting was adjourned at 7:33 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 VII**

**MEMORANDUM MF NO. 24-15**

DATE: October 10, 2024  
TO: Marine Advisory Board Members  
FROM: Andrew Cuba, Marine Facilities and Parks Manager  
RE: MAB Meeting - Dock Waiver of Distance Limitations – Nicholas J. & Sharon Dilorio / 1414 SE 12<sup>th</sup> Street #2C Slip 11

Attached for your review is an application from Nicholas J. & Sharon L. Dilorio / 1414 SE 12<sup>th</sup> Street #2C Slip 11.

**APPLICATION AND BACKGROUND INFORMATION**

The applicant is requesting approval for an existing 31.5' x 12' floating vessel platform extending a maximum of +/-36.4' into the adjacent Cerro Gordo River. The distance this structure extends from the property line into waterway is shown in the survey and summarized in the Table below:

**TABLE**

<b>EXISTING STRUCTURE</b>	<b>STRUCTURE DISTANCE FROM PROPERTY LINE</b>	<b>PERMITTED DISTANCE WITHOUT WAIVER</b>	<b>AMOUNT OF DISTANCE REQUIRING WAIVER</b>
<b>Floating vessel Platform</b>	<b>36.4'</b>	<b>25'</b>	<b>11.4'</b>

The City’s Unified Land and Development Regulations (UDLR) Secs. 47-19.3.C limits the maximum distance of mooring structures to 25’ or 25% of the width of the waterway, whichever is less. Section 47-19.3. E authorizes the City Commission to waive that limitation based on a finding of extraordinary circumstances. The applicant cites the floating vessel platform’s positive environmental impact derived from the vessels’ removal from the water. In addition, the platform’s serves to reduce potential damage to the watercraft while docked.

**PROPERTY LOCATION AND ZONING**

The property is located in the Rio Vista Isles neighborhood where the Zoning is RML-25, Residential Multi Family Low Rise / Medium Density District. It is situated on the northern shore of the Cerro Gordo River where the width of the waterway to the adjacent shoreline is +/- 118 feet, according to the Summary Description.

RECOMMENDATIONS

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

1. The applicant is required to comply with all applicable building and zoning regulations as well as any other Federal and State laws and permitting requirements including the Broward County Environmental Protection and Growth Management Department, the Florida Department of Environmental Protection and the U.S. Army Corps of Engineers.

AC  
Attachment

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

Nicholas J. & Sharon L. DiIorio

1414 Southeast 12th Street, #2C, Fort Lauderdale, Florida 33316

APPLICATION FOR WAIVER OF DISTANCE  
LIMITATION FOR EXISTING  
FLOATING VESSEL PLATFORM (FVP)

Nicholas J. & Sharon L. DiIorio

1414 Southeast 12th Street, #2C, Fort Lauderdale, Florida 33316

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Nicholas J. & Sharon L. DiIorio

1414 Southeast 12th Street, #2C, Fort Lauderdale, Florida 33316

## APPLICATION

**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: Nicholas Joseph DiIorio and Sharon Lynn DiIorio

TELEPHONE NO: (707) 815-1000      N/A      EMAIL: landplanco@aol.com  
(home/cellular)      (business)

2. APPLICANT'S ADDRESS (if different than the site address):

1248 Bags Blvd, Sonoma, CA 95476

3. TYPE OF AGREEMENT AND DESCRIPTION OF REQUEST:

Request waiver of distance limitation for existing floating vessel platform (FVP)

4. SITE ADDRESS: 1414 Southeast 12 Street, #2C, Fort Lauderdale, FL 33316


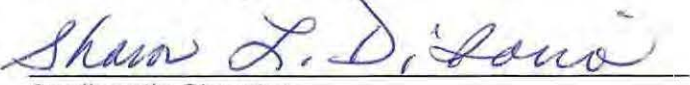
ZONING: RML-25 - Residential Multifamily Low Rise/Medium High Density

LEGAL DESCRIPTION HEMINGWAY LANDINGS CONDO BLDG 1 UNIT 2C (AKA 6) PER CDO  
BK/PG: 46599/19

FOLIO NUMBER: 504214BF0060

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

Proof of ownership documents and exhibits listed in Table of Contents

  
  
Applicant's Signature

SEP 16, 2024  
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 \_\_\_\_\_

Nicholas J. & Sharon L. DiIorio

1414 Southeast 12th Street, #2C, Fort Lauderdale, Florida 33316

## NARRATIVE

## NARRATIVE

Nicholas J. & Sharon L. DiIorio (“Applicant”) file this Marine Advisory Board application for an after-the-fact distance waiver with respect to an existing floating vessel platform (“FVP”) owned by the Applicant.

The existing FVP received Broward County, Environmental Permitting Division, Environmental Resource General License, GL-FTL2201-040 and installed in January 2022.

The Applicant acquired the real property in April of 2023 with the subject FVP located within Applicant’s assigned slip #11, in the Hemingway Landings Condominium marina located on the Cerro Gordo River along 1414 Southeast 12th Street, Fort Lauderdale, Florida 33316.

The City of Fort Lauderdale issued violation of Sec. 47-19.3(c) of the ULDC. With respect to Section 47-19.3(c), the City claims: “There is a floating dock that extends beyond twenty-five (25) feet into the waterway when measured from the recorded property line.”

The Applicant has disputed the City of Fort Lauderdale Code Compliance, Citation CE24050303, issued May 09, 2024. Applicant contends the FVP qualified for an Exemption per FL Statute 403.813(1)(s), however the City has questioned the applicability of the Exemption. Rather than pursuing enforcement proceedings or litigating, the city offered to support the Applicant’s Marine Advisory Board application for an after-the-fact distance waiver.

This distance waiver request is justified due to the extraordinary circumstances surrounding the FVP, for the following reasons:

1. The Applicant’s FVP is not projecting into the waterway as to create a “navigational hazard”. FVP dock is 31.5’ long and projects 36.4’ from wet face of seawall, which is well shorter than docked boats in adjacent slips. See slide 3.
2. FVP has a positive environmental impact derived from removing vessel from the water. FVPs are environmentally friendly products that secure boats out of the water while docked. In addition to protecting watercraft and reducing the potential for damage to watercraft while docked, floating vessel platforms keep bottom paints out of Florida’s waters and reduce the possibility of pollution incidents from watercraft while they are docked on floating vessel platforms.
3. The FVP was permitted and installed per the FL Statutes 403.813(1)(s) Exemption being applicable, with the FVP installed in reliance upon, in good faith and with no malice or intent to violate City ordinances or zoning requirements.
4. Due to the extraordinary width of the waterway at this location at its thinnest point being  $\pm$  118 feet from wetface to wetface, the existing FVP does not impede navigation within the Cerro Gordo River, as attested to at Marine Advisory Board during meeting of September 05, 2024 where Hemingway Landings Condominium Association waiver hearing for mooring or dolphin piles were discussed. Speaker (name of speaker not identified, beginning at 2:16:18 of the Zoom video) noted he docked in this area of the Cerro Gordo River with a catamaran with around 30-foot beam, with no issues or concerns due to pilings or boats in the slips. This provides evidence of no issue of the existing FVP impeding navigation.

Applicant requests the support of the Marine Advisory Board and the approval of the distance waiver recommendation.

Nicholas J. & Sharon L. DiIorio

1414 Southeast 12th Street, #2C, Fort Lauderdale, Florida 33316

## PROOF OF OWNERSHIP



<b>Site Address</b>	1414 SE 12 STREET #2C, FORT LAUDERDALE FL 33316	<b>ID #</b>	5042 14 BF 0060
<b>Property Owner</b>	DIORIO, NICHOLAS JOSEPH DIORIO, SHARON LYNN	<b>Millage</b>	0312
<b>Mailing Address</b>	1248 BAGS BLVD SONOMA CA 95476	<b>Use</b>	04
<b>Abbr Legal Description</b>	HEMINGWAY LANDINGS CONDO BLDG 1 UNIT 2C (AKA 6) PER CDO BK/PG: 46599/19		

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)**.

\* 2024 values are considered "working values" and are subject to change.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024*	\$135,000	\$1,215,000	\$1,350,000	\$1,350,000	
2023	\$117,000	\$1,053,000	\$1,170,000	\$1,170,000	\$22,491.50
2022	\$83,680	\$753,150	\$836,830	\$708,490	\$12,797.80

2024* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$1,350,000	\$1,350,000	\$1,350,000	\$1,350,000
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$1,350,000	\$1,350,000	\$1,350,000	\$1,350,000
<b>Homestead</b>	0	0	0	0
<b>Add. Homestead</b>	0	0	0	0
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type</b>	0	0	0	0
<b>Taxable</b>	\$1,350,000	\$1,350,000	\$1,350,000	\$1,350,000

Sales History			
Date	Type	Price	Book/Page or CIN
4/17/2023	WD-Q	\$1,500,000	118802327
1/11/2022	WD-Q	\$1,300,000	117863526
2/7/2013	SWD-Q	\$775,000	111372194
11/16/2011	QC*-T	\$100	48322 / 575
11/17/2011	SW*-D	\$10,000,000	48322 / 570

Land Calculations		
Price	Factor	Type
<b>Adj. Bldg. S.F.</b>		2107
<b>Units/Beds/Baths</b>		1/2/2.5
<b>Eff./Act. Year Built: 2010/2009</b>		

\* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F2		
R								
1						2036		

Prepared by:  
**Taryn Wise**  
Attorney at Law  
**Levinson, Gritter & Wise, LLP**  
200 S. Andrews Ave. Suite 903  
Fort Lauderdale, FL 33301  
954-548-3351  
File Number: 23-1027

Return to:  
Mark Allsworth, Esq.  
Doumar, Allsworth, Laystrom, Voigt,  
Wachs, Adair & Dishowitz, LLP  
1177 SE 3rd Ave  
Ft. Lauderdale, FL 33316

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## Warranty Deed

**This Warranty Deed** made this 17th day of April, 2023 between **Michael J. Morse and Robyn Morse, husband and wife** whose post office address is **3428 Riverside Drive, Saugatuck, MI 49453**, grantor, and **Nicholas Joseph DiIorio and Sharon Lynn DiIorio, husband and wife** whose post office address is **1248 Bags Blvd, Sonoma, CA 95476**, grantee:

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

**Witnesseth**, that said grantor, for and in consideration of the sum 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:

**Unit No. 1-2C, Building 1414 of HEMINGWAY LANDINGS, a Condominium, according to the Declaration of Condominium recorded in O.R. Book 46599, Page 19, and all exhibits and amendments thereof, Public Records of Broward County, Florida, together with an undivided interest in the common elements appurtenant thereto.**

**Parcel Identification Number: 5042 14 BF 0060**

**Subject to taxes for 2023 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.**

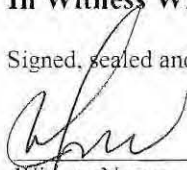
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.


**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, 2022**.

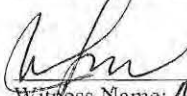
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.


Signed, sealed and delivered in our presence:


  
Witness Name: MARY JO CHOW

  
Michael J. Morse (Seal)

  
Witness Name: Taryn Wise

  
Witness Name: MARY JO CHOW

  
Robyn Morse (Seal)


  
Witness Name: Taryn Wise

State of Florida  
County of Broward

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 14 day of April, 2023 by Michael J. Morse and Robyn Morse, who  are personally known or  have produced a driver's license as identification.

[Notary Seal]



  
Notary Public

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

OXYGEN ASSOCIATION  
SERVICES, INC.  
361 East Hillsboro Blvd.  
Deerfield Beach FL 33441

Telephone: (561) 999-9701 Fax: (561) 999-9703

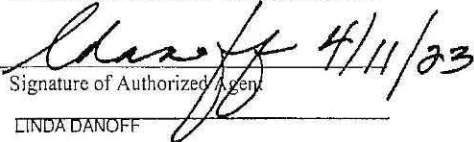
CERTIFICATE OF APPROVAL FOR PURCHASE APPLICANTS

This is to certify that: NICHOLAS JOSEPH DIORIO & SHARON LYNN DIORIO

Has been approved by LINDA DANOFF  
as the purchaser of the following address:

1414 SE 12<sup>th</sup> STREET # 2C, FORT LAUDERDALE, FL 33316

Such approval has been given pursuant to the Declaration of Covenants & Restrictions, on the 30<sup>th</sup> of MARCH, 2023.

 4/11/23  
Signature of Authorized Agent

LINDA DANOFF

Printed name of Authorized Agent

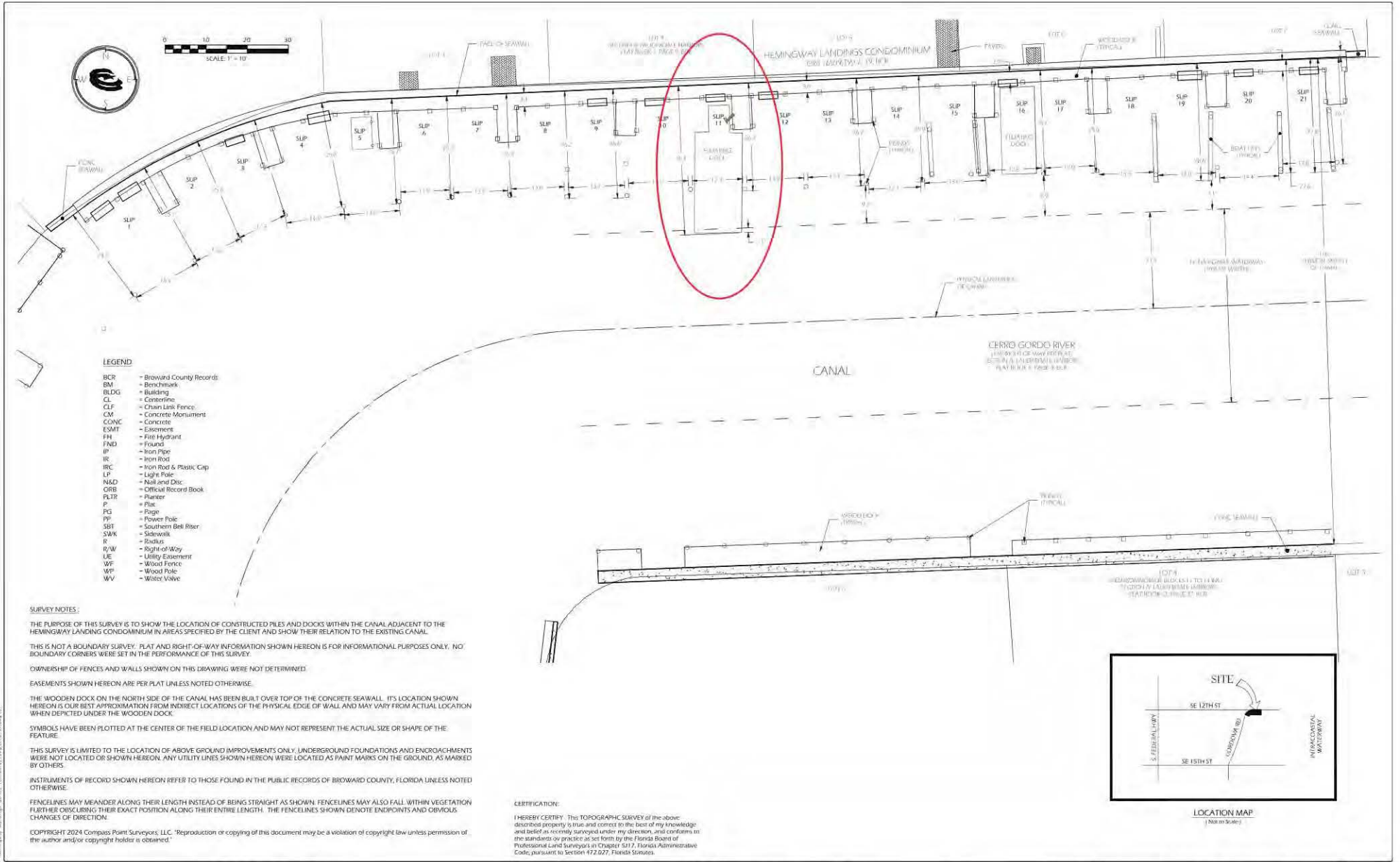
SECRETARY

Title

Nicholas J. & Sharon L. DiIorio

1414 Southeast 12th Street, #2C, Fort Lauderdale, Florida 33316

## SURVEY OF CURRENT CONDITIONS



- LEGEND**
- BCR - Broward County Records
  - BM - Benchmark
  - BLDG - Building
  - CL - Centerline
  - CLF - Chain Link Fence
  - CM - Concrete Monument
  - CONC - Concrete
  - EWMT - Encroachment
  - FH - Fire Hydrant
  - FND - Found
  - IP - Iron Pipe
  - IR - Iron Rod
  - IRC - Iron Rod & Plastic Cap
  - LP - Light Pole
  - N&D - Nail and Disc
  - ORB - Official Record Book
  - PLTR - Planter
  - P - Plat
  - PG - Page
  - PP - Power Pole
  - SBT - Southern Bell Rear
  - SWK - Sidewalk
  - R - Radius
  - R/W - Right-of-Way
  - UE - Utility Encroachment
  - WF - Wood Fence
  - WP - Wood Pole
  - WV - Water Valve

**SURVEY NOTES:**

THE PURPOSE OF THIS SURVEY IS TO SHOW THE LOCATION OF CONSTRUCTED PILES AND DOCKS WITHIN THE CANAL ADJACENT TO THE HEMINGWAY LANDINGS CONDOMINIUM IN AREAS SPECIFIED BY THE CLIENT AND SHOW THEIR RELATION TO THE EXISTING CANAL.

THIS IS NOT A BOUNDARY SURVEY. PLAT AND RIGHT-OF-WAY INFORMATION SHOWN HEREON IS FOR INFORMATIONAL PURPOSES ONLY. NO BOUNDARY CORNERS WERE SET IN THE PERFORMANCE OF THIS SURVEY.

OWNERSHIP OF FENCES AND WALLS SHOWN ON THIS DRAWING WERE NOT DETERMINED.

EASEMENTS SHOWN HEREON ARE PER PLAT UNLESS NOTED OTHERWISE.

THE WOODEN DOCK ON THE NORTH SIDE OF THE CANAL HAS BEEN BUILT OVER TOP OF THE CONCRETE SEAWALL. ITS LOCATION SHOWN HEREON IS OUR BEST APPROXIMATION FROM INDIRECT LOCATIONS OF THE PHYSICAL EDGE OF WALL AND MAY VARY FROM ACTUAL LOCATION WHEN DEPICTED UNDER THE WOODEN DOCK.

SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SIZE OR SHAPE OF THE FEATURE.

THIS SURVEY IS LIMITED TO THE LOCATION OF ABOVE GROUND IMPROVEMENTS ONLY. UNDERGROUND FOUNDATIONS AND ENCROACHMENTS WERE NOT LOCATED OR SHOWN HEREON. ANY UTILITY LINES SHOWN HEREON WERE LOCATED AS PAINT MARKS ON THE GROUND, AS MARKED BY OTHERS.

INSTRUMENTS OF RECORD SHOWN HEREON REFER TO THOSE FOUND IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA UNLESS NOTED OTHERWISE.

FENCELINES MAY MEANDER ALONG THEIR LENGTH INSTEAD OF BEING STRAIGHT AS SHOWN. FENCELINES MAY ALSO FALL WITHIN VEGETATION FURTHER OBTUSING THEIR EXACT POSITION ALONG THEIR ENTIRE LENGTH. THE FENCELINES SHOWN DENOTE ENDPOINTS AND OBVIOUS CHANGES OF DIRECTION.

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**CERTIFICATION:**

I HEREBY CERTIFY This TOPOGRAPHIC SURVEY of the above described property to true and correct to the best of my knowledge and belief as recently surveyed under my direction, and conforms to the standards or practice as set forth by the Florida Board of Professional Land Surveyors in Chapter 5517, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

TOPOGRAPHIC SURVEY  
**HEMINGWAY LANDINGS CONDO**  
 SECTION 14, TOWNSHIP 50 SOUTH, RANGE 42 EAST, CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND LICENSED NUMBER SIGN OF A PROFESSIONAL LAND SURVEYOR.

*Scott A. Reid*

SCOTT A. REID, P.S.M.  
 FLORIDA SURVEYORS REGISTRATION NO. 6258

NO.	REVISION
1	PRELIMINARY SURVEY
2	AS SHOWN

NO.	REVISION	PLotted DATE	BY
1	PRELIMINARY SURVEY	03/25/24	SAR
2	AS SHOWN		

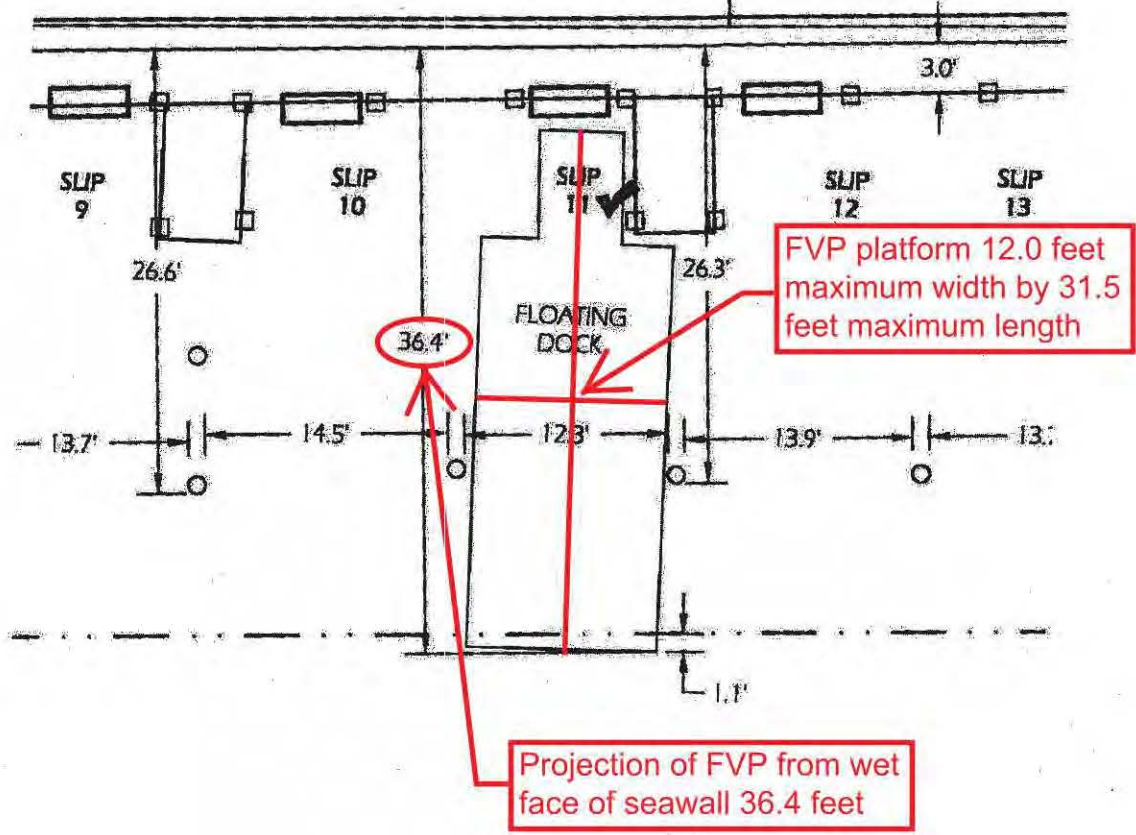
PROJECT MGR: SAR  
 CHECKED BY: SAR  
 FIELD DATE: 03/25/24  
 1350 S.W. 23rd Terrace, Ft. Lauderdale, FL 33304 - PH: 954-333-8800 | DLN: 2511

**Compass Point**  
 surveyors

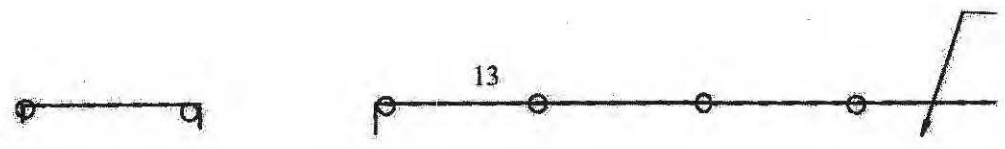
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EPS: 24012.dwg  
 DRAWN BY: SAR

SHEET **01**  
 OF **01**



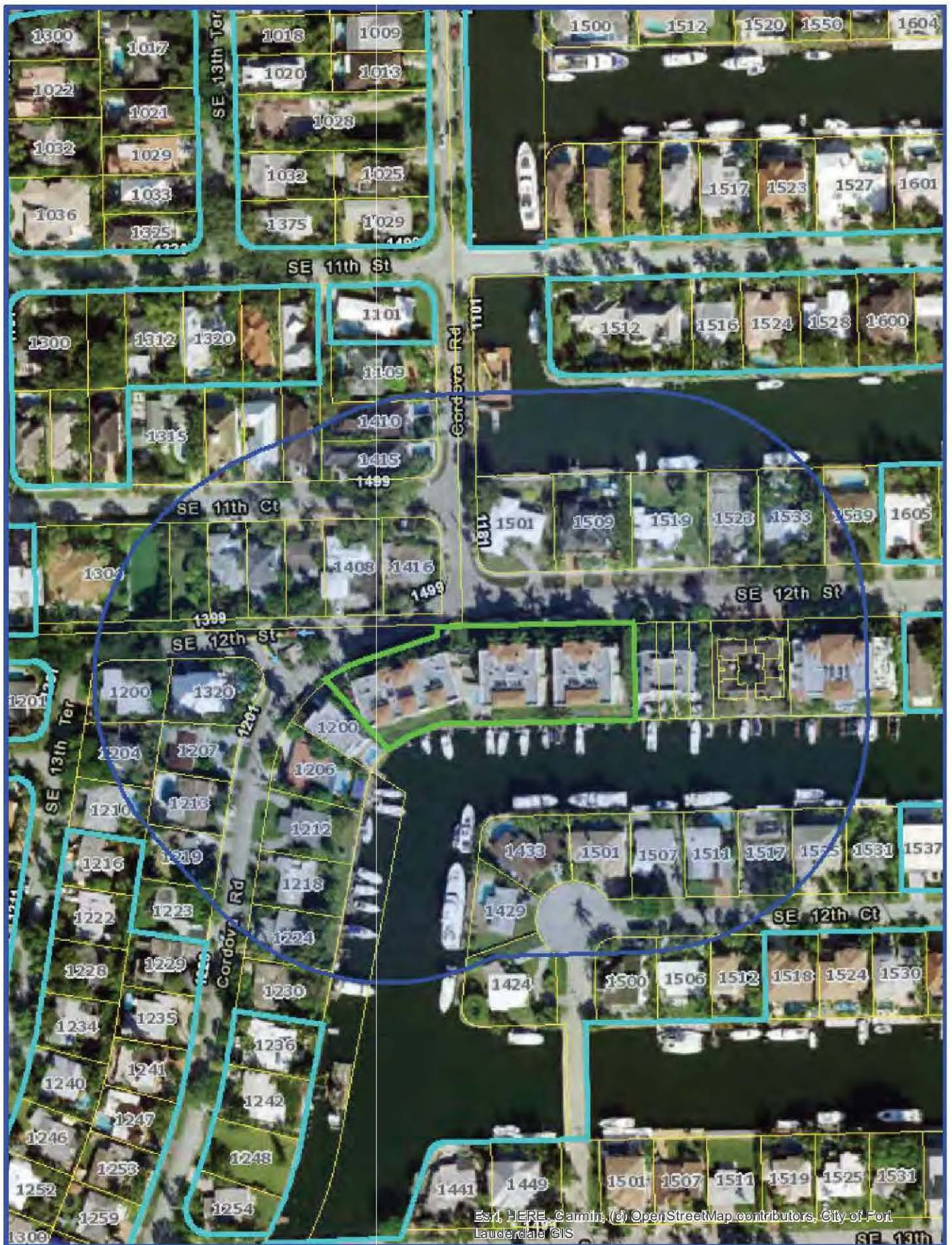
CAN.



Nicholas J. & Sharon L. DiIorio

1414 Southeast 12 Street, #2C, Fort Lauderdale, Florida 33316

## ZONING AERIAL



CITY OF FORT LAUDERDALE

1414 SE 12 Street, #2C



**GIS**  
Fort Lauderdale

Nicholas J. & Sharon L. DiIorio

1414 Southeast 12th Street, #2C, Fort Lauderdale, Florida 33316

## SITE PHOTOGRAPHS



Slip #11 with FVP



# ITEM VIII

## MEMORANDUM MF NO. 24-16

DATE: October 22, 2024

TO: Marine Advisory Board Members

FROM: Andrew Cuba, Marine Facilities and Parks Manager

RE: MAB Meeting - Dock Waiver of Distance Limitations – Larry & Cathy Danielle / 357 Idlewyld Drive

Attached for your review is an application from Larry & Cathy Danielle / 357 Idlewyld Drive

### APPLICATION AND BACKGROUND INFORMATION

The applicant is requesting approval for a proposed 160'+/- x 8'+/- floating concrete dock and one (1) set of relocated triple pile cluster extending a maximum of 61'4"+/- into the adjacent basin/New River Sound, which connects directly to the Intracoastal Waterway. The eastern pilings would be relocated from their current position, and moved approximately +/-7 feet to the east. The distance these proposed structures extend from the property line at the wet face into the basin is shown in the survey and summarized in the Table below:

**TABLE**

<b>PROPOSED STRUCTURES</b>	<b>STRUCTURE DISTANCE FROM PROPERTY LINE</b>	<b>PERMITTED DISTANCE WITHOUT WAIVER</b>	<b>AMOUNT OF DISTANCE REQUIRING WAIVER</b>
<b>Concrete Floating Dock</b>	<b>34'4"+/-</b>	<b>25'</b>	<b>9'4"+/-</b>
<b>Relocated Pile Cluster</b>	<b>61'4"+/-</b>	<b>25'</b>	<b>36'4"</b>

The City's Unified Land and Development Regulations (UDLR) Secs. 47-19.3.C limits the maximum distance of mooring structures to 25' or 25% of the width of the waterway, whichever is less, and limits mooring piles to 25' or 30%, 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 existing floating vessel platform is necessary due to shallow water depths along the seawall, as well as to safely moor the owner's vessel, especially during severe weather.

### PROPERTY LOCATION AND ZONING

The property is located in the Idlewyld Isles neighborhood where the Zoning is RS-8, Residential Single Family /Low Medium Density District. It is situated on the southern shore of the basin adjacent to the New River Sound on the western shore of the

Intracoastal Waterway where the width of the waterway to the adjacent shoreline is 325+/- feet, according to the Summary Description.

DOCK PLAN AND BOATING SAFETY

Marine Facilities records indicate that there have been seventeen (17) Waivers of Docking Distance Limitations approved by the City Commission since 1986 with the most recent at 357 Idlewyld Drive approved by the City Commission at their meeting of October 18, 2016.

<b>DATE</b>	<b>ADDRESS</b>	<b>MAXIMUM DISTANCE</b>
1986	801 Idlewyld Drive	54.00'
1994	407 Idlewyld Drive	63.75'
1995	517 Idlewyld Drive	42.00'
2000	629 Idlewyld Drive	50.70'
2001	606 Idlewyld Drive	55.80'
2005	413 Idlewyld Drive	81.45'
2007	649 Idlewyld Drive	45.00'
2007	375 Idlewyld Drive	68.00'
2008	674 Idlewyld Drive	58.00'
2008	637 Idlewyld Drive	58.00'
2009	709 Idlewyld Drive	53.20'
2011	815 Idlewyld Drive	42.70'
2011	417 Idlewyld Drive	78.00'
2013	801 Idlewyld Drive	38.10'
2014	721 Idlewyld Drive	61.50'
2014	505 Idlewyld Drive	68.50'
2016	357 Idlewyld Drive	71.40'

RECOMMENDATIONS

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

1. The applicant is required to comply with all applicable building and zoning regulations as well as any other Federal and State laws and permitting requirements including the Broward County Environmental Protection and Growth Management Department, the Florida Department of Environmental Protection and the U.S. Army Corps of Engineers.

AC

Attachment

cc:

Enrique Sanchez, Deputy Director of Parks and Recreation

Jon Luscomb, Marine Facilities Supervisor



PREPARED BY:

Alejandra Giraldo

954-504-8815

[agiraldo@lovellmarine.com](mailto:agiraldo@lovellmarine.com)

**CITY OF FORT LAUDERDALE  
MARINE FACILITIES**

Application for Waterway

Waiver of Concrete Dock & Tripple mooring Piles Limitations

Subject Address:

357 Idlewyld Drive

Fort Lauderdale, FL 33301

Larry & Cathy Danielle

3601 NW 10th Avenue, Oakland Park, FL 33309

[www.lovellmarine.com](http://www.lovellmarine.com)

954-467-5055



Lovell Marine Construction  
3601 NW 10th Avenue,  
Oakland Park, FL 33309  
[agiraldo@lovellmarine.com](mailto:agiraldo@lovellmarine.com)  
357 Idlewyld Drive  
Fort Lauderdale, Florida 33301

**Applications for Waterway Waiver of Limitations**

Table of Contents

Application..... Page 1

Summary Description..... Page 2

Broward County-Property Appraiser-Proof of Ownership-Warranty Deed..... Page 3-4-5

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Zoning Aerial ..... Page 7

Waterway Map View ..... Page 8

Photos ..... Page 9-10

Project Plans..... Page 11-12-13-14-15-16

Neighbors Letter.....Page 17-18

Other agencies approvals-In progress.





Lovell Marine Construction  
 3601 NW 10th Avenue,  
 Oakland Park, FL 33309  
[agiraldo@lovelldmarine.com](mailto:agiraldo@lovelldmarine.com)

**SUMMARY DESCRIPTION**

357 Idlewylld Drive  
 Fort Lauderdale, Florida 33301

This project is located at 357 Idlewylld Drive. Avenue. Idlewylld 1-19 B POR of LOT 1& 2 in the City of Fort Lauderdale, Florida. Folio Number: 5042 12 02 0010. Broward County, Florida.

The purpose of the project is to (1) install one new +/- 160' x +/- 8' Concrete Dock. (2) and relocate one existing set of triple mooring pile clusters. The proposed piles will be approximately 7 feet south of their current location, and approximately 117' +/- feet from the upland property line on the west side of Idlewylld Drive. These structures/pilings require a Waiver of Limitations. The waterway width at this site, from wet face to wet face, is approximately 325.4 feet. The proposed concrete dock (+/- 34'4") would extend approximately 11% of the waterway's width, and the proposed, relocated pilings (+/- 61'4") would extend approximately 19% of the width.

City code **47-19.3 Sec (C)** specifies the mooring structures can extend 25 ft or 25 % from the property line whichever is less.

**47-19.3 (D)** specifies that mooring piles can only extend 25ft or 30% of the width of the waterway from the property line, whichever is less.

**47-19.3 (E)** Allows for a waiver of limitations based upon proof of extraordinary circumstances.

**The following extraordinary circumstances justify this waiver request:**

1. The proposed Concrete Dock is necessary for the safe mooring of the resident's vessel, especially during severe weather.
2. The extra distance is necessary due to shallow water depths along the property line.
3. The waterway width at this location from the outside edge of the dock to the opposite side of seawall is +/- 294.4 feet. and +/- 325.4' feet from wet face to wet face.
4. This request is consistent with other waivers that have been granted.

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

<b>PROPOSED STRUCTURES</b>	<b>STRUCTURE DISTANCE FROM PROPERTY LINE ADJACENT TO WETFACE</b>	<b>PERMITTED DISTANCE WITHOUT WAIVER</b>	<b>AMOUNT OF DISTANCE REQUIRING WAIVER</b>
<b>Concrete Dock</b>	<b>+/-34'4"</b>	<b>25'</b>	<b>+/-9'4"</b>
<b>Mooring Piles</b>	<b>+/-61'4"</b>	<b>25'</b>	<b>+/-36'4"</b>

<b>Site Address</b>	<a href="#">357 IDLEWYLD DRIVE, FORT LAUDERDALE FL 33301</a>	<b>ID #</b>	5042 12 02 0010
<b>Property Owner</b>	DANIELLE, LARRY & DANIELLE, CATHY	<b>Millage</b>	0312
<b>Mailing Address</b>	357 IDLEWYLD DR FORT LAUDERDALE FL 33301	<b>Use</b>	01-01

<b>Abbreviated Legal Description</b>	IDLEWYLD 1-19 B POR OF LOT 1 & 2 DESC AS:COMM SW COR SAID LOT 2,N 22.75 TO POB; CONT N 115.63,SELY ARC DIST OF 89.10,CONT SELY 46.85,SW 95.49, NW 53.31 TO POB TOGETHER WITH WATER FRONTAGE AREA LYING BET OCEAN VIEW DR & NEW RIVER SOUND WHICH LIES NLY & ELY OF LOT 1 BLK 1 MORE PARTICULARY DESC'D IN OR 29160/704
--------------------------------------	--

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\(8\)](#).

**Property Assessment Values**  
[Click here to see 2023 Exemptions and Taxable Values as reflected on the Nov. 1, 2023 tax bill.](#)

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024	\$689,540	\$5,339,230	\$6,028,770	\$2,422,950	
2023	\$689,540	\$4,687,300	\$5,376,840	\$2,352,380	\$44,111.84
2022	\$689,540	\$3,812,620	\$4,502,160	\$2,283,870	\$42,114.94

**2024 Exemptions and Taxable Values by Taxing Authority**

	County	School Board	Municipal	Independent
<b>Just Value</b>	\$6,028,770	\$6,028,770	\$6,028,770	\$6,028,770
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH 08</b>	\$2,422,950	\$2,422,950	\$2,422,950	\$2,422,950
<b>Homestead 100%</b>	\$25,000	\$25,000	\$25,000	\$25,000
<b>Add. Homestead</b>	\$25,000	0	\$25,000	\$25,000
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type</b>	0	0	0	0
<b>Taxable</b>	\$2,372,950	\$2,397,950	\$2,372,950	\$2,372,950

<b>Sales History -- <a href="#">Search Subdivision Sales</a></b>			
Date	Type	Price	Book/Page or CIN
4/19/2007	WD-Q	\$3,500,000	<a href="#">43999 / 1465</a>
1/4/1999	WD	\$750,000	<a href="#">29160 / 710</a>
1/4/1999	WD	\$43,000	<a href="#">29160 / 704</a>
1/16/1997	WD	\$550,000	<a href="#">25927 / 222</a>

<b>Land Calculations</b>		
Price	Factor	Type
\$66.00	9,828	SF
\$64.80	631	SF
<b>Adj. Bldg. S.F. (<a href="#">Card</a>, <a href="#">Sketch</a>)</b>		7556
<b>Units/Beds/Baths</b>		1/6/6.1
<b>Eff./Act. Year Built: 2002/2001</b>		

Record & Return To

This Document Prepared By and Return to:  
Robert S. Forman, Esquire  
Forman & Altino, P. A.  
2101 West Commercial Boulevard,  
Suite 2800  
Fort Lauderdale, Florida 33309

Parcel ID Number: 10212-02-00100

# Warranty Deed

This Indenture, Made this <sup>23th</sup> ~~20th~~ day of **April**, 2007 A.D., **Between**  
**Kenneth L. Shimm, a single man**

of the County of **Palm Beach**, State of **Florida**, **grantor**, and  
**Larry Danielle and Cathy Danielle, husband and wife**

whose address is: **357 Idlewyld Drive, Fort Lauderdale, FL 33301**

of the County of **Broward**, State of **Florida**, **grantees.**

**Witnesseth** that the GRANTOR, for and in consideration of the sum of

----- DOLLARS,  
and other good and valuable consideration to GRANTOR in hand paid by GRANTEES, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEES and GRANTEES' heirs, successors and assigns forever, the following described land, situate, lying and being in the County of **Broward** State of **Florida** to wit:

**A parcel of land, being a portion of Lots 1 and 2, Block 1 of IDLEWYLD, according to the Plat thereof, as recorded in Plat Book 1, Page 19, of the Public Records of Broward County, Florida, being more particularly described as follows:**

**PARCEL 1 (Upland Portion) Commence at the Southwest corner of said Lot 2; thence along the West line of said Lot 2, North 00°45'15" East, 22.75 feet to the Point of Beginning; thence continue along said line and along the West line of said Lot 1, North 00°45'15" East, 115.63 feet to the Northwest corner of said Lot 1 (said point being on the arc of a curve with a radial line through said point bearing North 13°15'12" East); thence along the Northerly line of said Lot 1 and Southeasterly along the arc of said curve being concave to the Southwest, having a radius of 475.00 feet, a central angle of 10°44'52", an arc distance of 89.10 feet to a point of compound curvature; thence continue along said line and Southeasterly along the arc of said curve being concave to the Southwest, having a radius of 160.00 feet, a central angle of 16°46'41", an arc distance of 46.85 feet; thence South 48°52'51" West, 95.49 feet; thence North 89°17'09" West, 53.31 feet to the Point of Beginning; and**  
**(Continued on Attached)**

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

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

Signed, sealed and delivered in our presence:

Jean Seibold  
Printed Name: Jean Seibold  
Witness

Kenneth L. Shimm (Seal)  
P.O. Address: 647 Osprey Point Circle, Boca Raton, FL 33431

Victoria Luckett  
Printed Name: VICTORIA LUCKETT  
Witness

STATE OF **Florida**  
COUNTY OF **Broward**

The foregoing instrument was acknowledged before me this 19th day of **April**, 2007 by **Kenneth L. Shimm, a single man**

he is personally known to me or he has produced his **Florida driver's license** as identification.

 **Jean Seibold**  
Commission # DD306503  
Expires April 4, 2008  
Bonded Troy Firm - Insurance, Inc. 800-885-7019

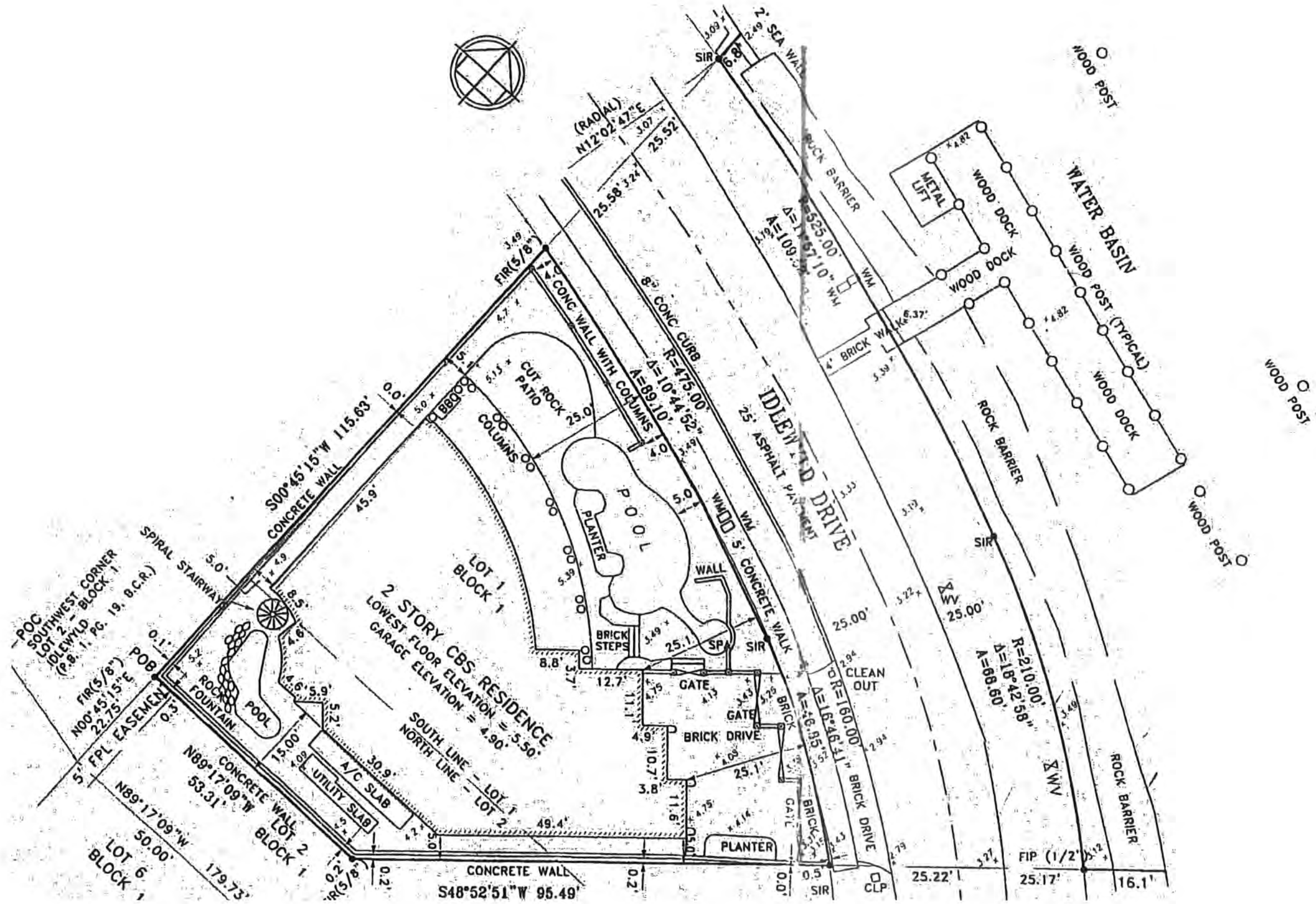
Jean Seibold  
Printed Name: \_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

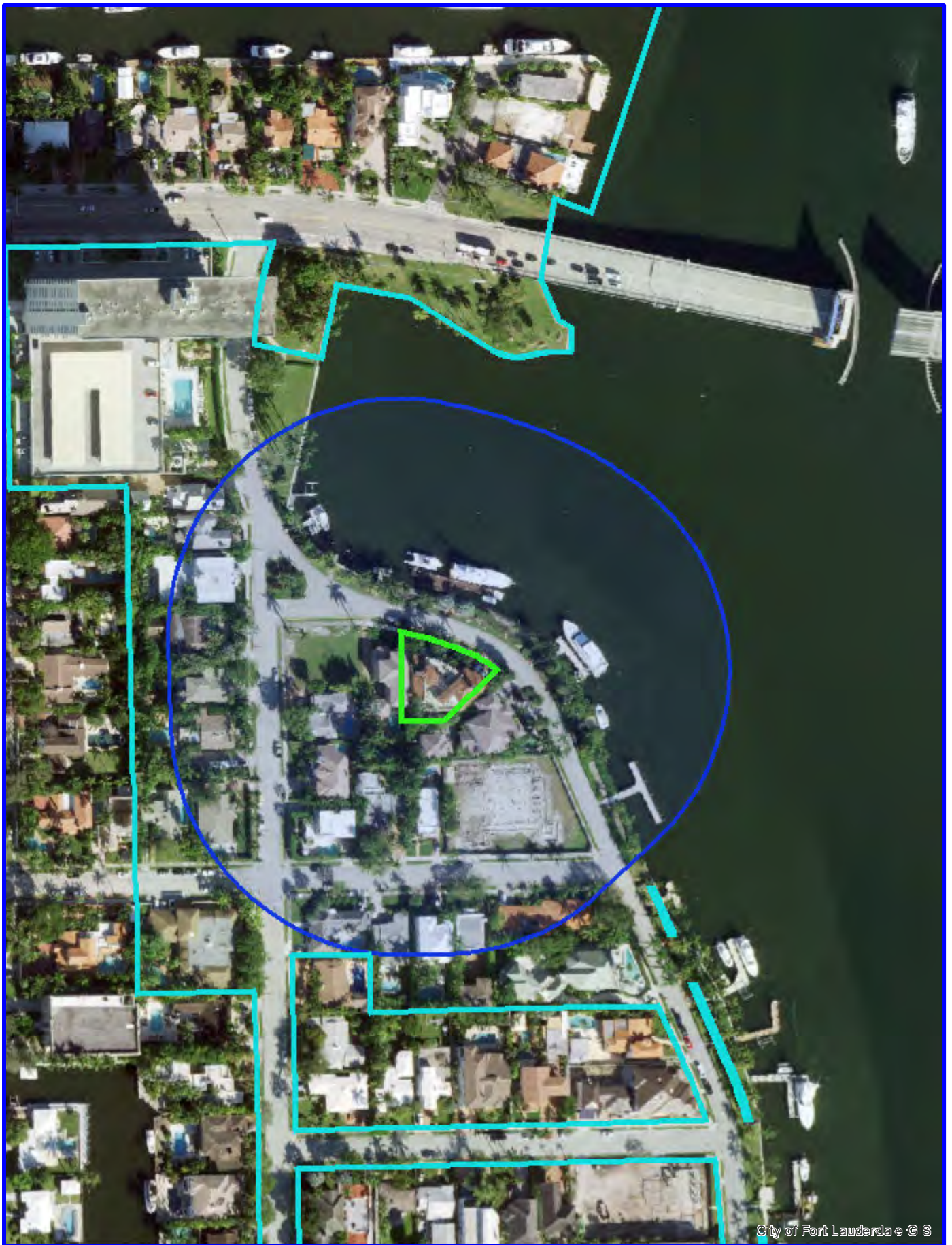
## Warranty Deed - Page 2

Parcel ID Number: 10212-02-00100

PARCEL II (Water Frontage Area): A strip of land, approximately 178' in length, lying between Ocean View Drive (Idlewyld Drive) and New River South bounded on the West by the West line of Lot 1 of PARCEL I extended Northward to the New River Sound and on the East by the Eastern lot line of PARCEL I described above, extended Northeasterly to the New River Sound.

Subject to covenants, conditions, restrictions, reservations, limitations, easements, zoning ordinances and other regulatory laws and ordinances affecting the land, if any, which are not reimposed hereby, and taxes for the year 2006 and subsequent years.





City of Fort Lauderdale © S



CITY OF FORT LAUDERDALE

357 Idlewyld



0 90 180 Feet

**GIS**  
Fort Lauderdale

The waterway width distance from the outside edge of the dock to the opposite side of seawall is + or -294.4 ft.



**VIEW FROM EAST**



**VIEW FROM WEST**

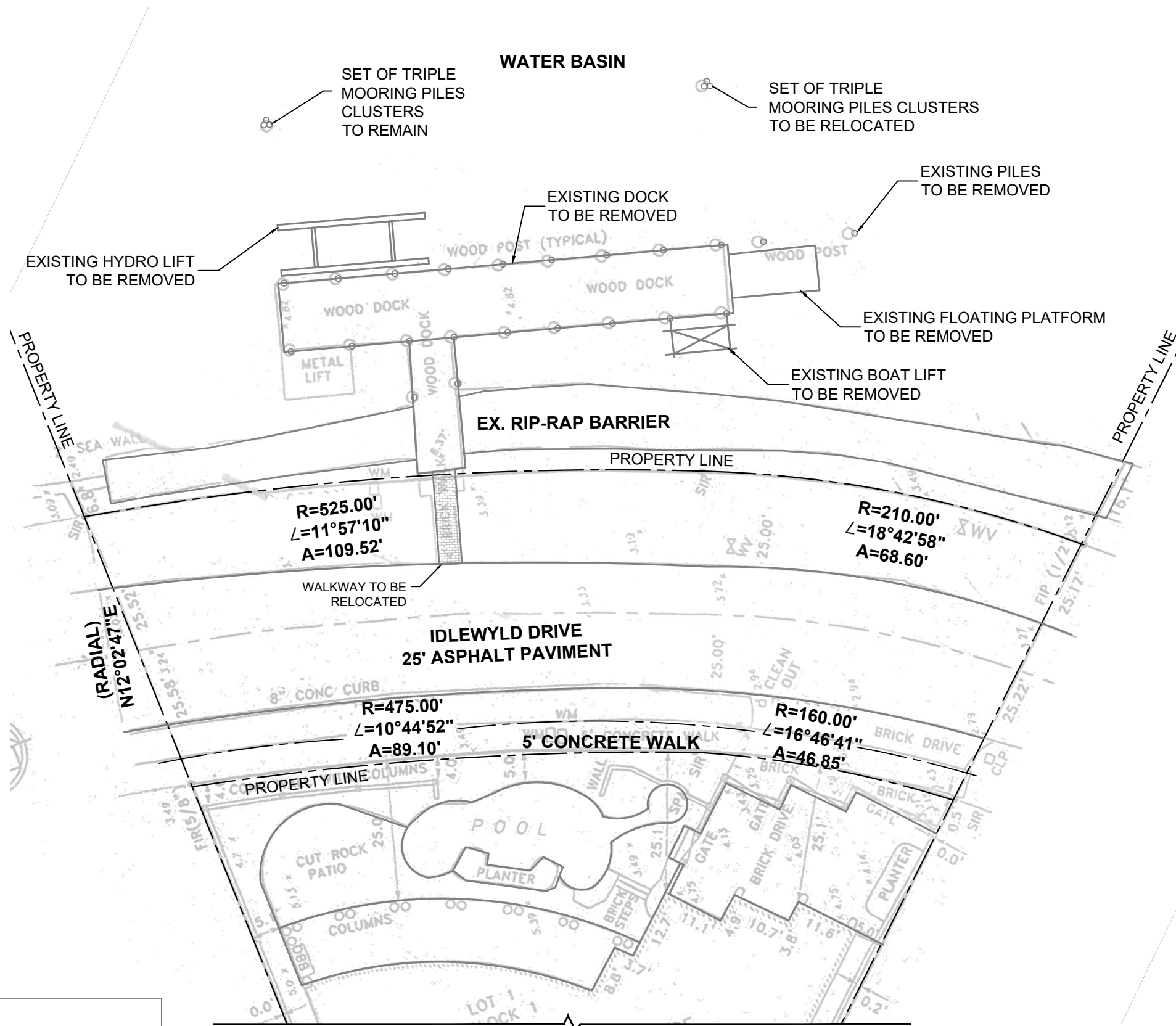
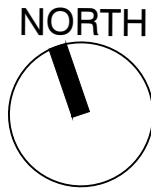


**DOCK PILLINGS VIEW FROM WEST**



**PILLING CLUSTER TO BE RELOCATED**





SCOPE OF WORK	
1	REMOVE EX. DOCK
2	REMOVE (24) DOCK PILES
3	REMOVE (7) CLUSTERS OF 3
4	REMOVE (6) FEND OFF PILES
5	REMOVE BOAT LIFT
6	REMOVE HYDRO LIFT
7	REMOVE FLOATING PLATFORM
8	RELOCATE WALKWAY

ZONING DESCRIPTION	
FLOOD ZONE:	"AE5"
PANEL NO:	1251050576H
DATE:	08/18/14
A PARCEL OF LAND, BEING A PORTION OF LOTS 1 AND 2, BLOCK 1, OF "IDLEWYLD", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 19, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.	
SEE SURVEY FOR LEGAL DESCRIPTION, AND EXACT PROPERTY INFORMATION	

1
EXISTING  
A1-1
Scale: 1" = 250'

No.	DATE	REVISION

CHECKED	FC
DRAWN	JV
DATE	071624
PROJECT No.	24128

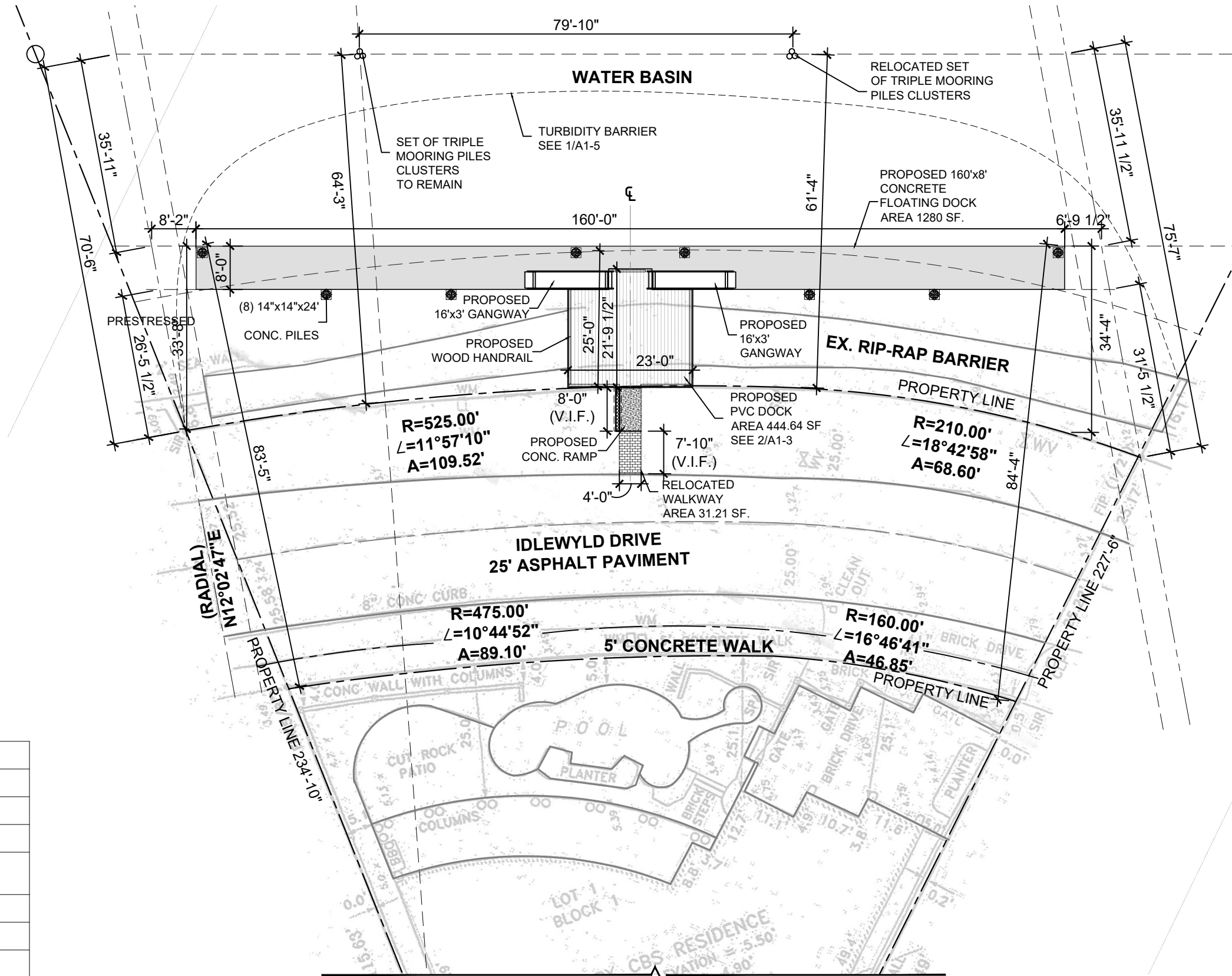
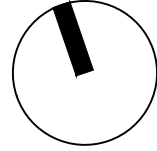
SHEET No. **A1-1** of **6**

ARCHITECT OF RECORD

**ROBERT A. LENAHAN**  
 ARCHITECT P. C.  
 AR98881  
 2121 N Ocean Boulevard 401 E  
 Boca Raton, FL 33431  
 Ofc: 845.639.7492  
[Rlenahan@optonline.net](mailto:Rlenahan@optonline.net)

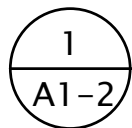
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NORTH



SCOPE OF WORK	
1	NEW PVC DOCK 23'-0" x 21'-9 1/2"
2	(8) NEW 12" Ø WOOD PILES
3	(2) NEW 16'-0" x 3'-0" GANGWAY
4	NEW 160'-0" x 8'-0" CONCRETE FLOATING DOCK
5	(8) NEW CONCRETE PILES
6	RELOCATE WALKWAY
7	NEW CONC. RAMP 8'-0" x 4'-0"

AREA	
CONC. FLOATING DOCK	1,280.00 SF
PVC DOCK	444.31 SF
TOTAL	1,724.31 SF



# SITE PLAN - PROPOSED

Scale: 1" = 250'

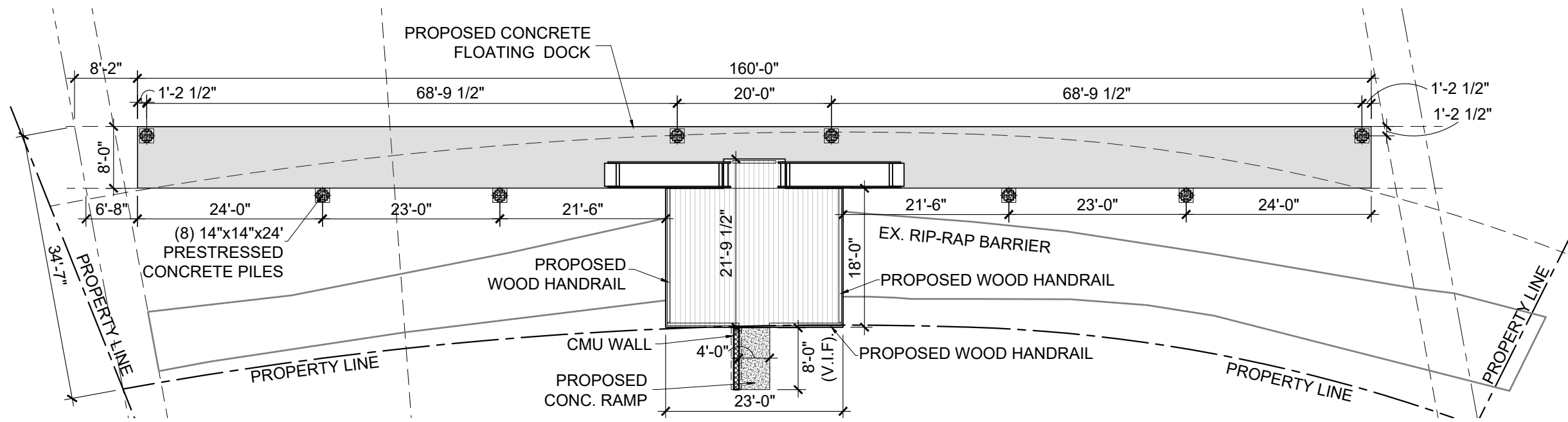
No.	DATE	REVISION

CHECKED	FC
DRAWN	JV
DATE	071624
PROJECT No.	24128

SHEET No. **A1-2** of **6**

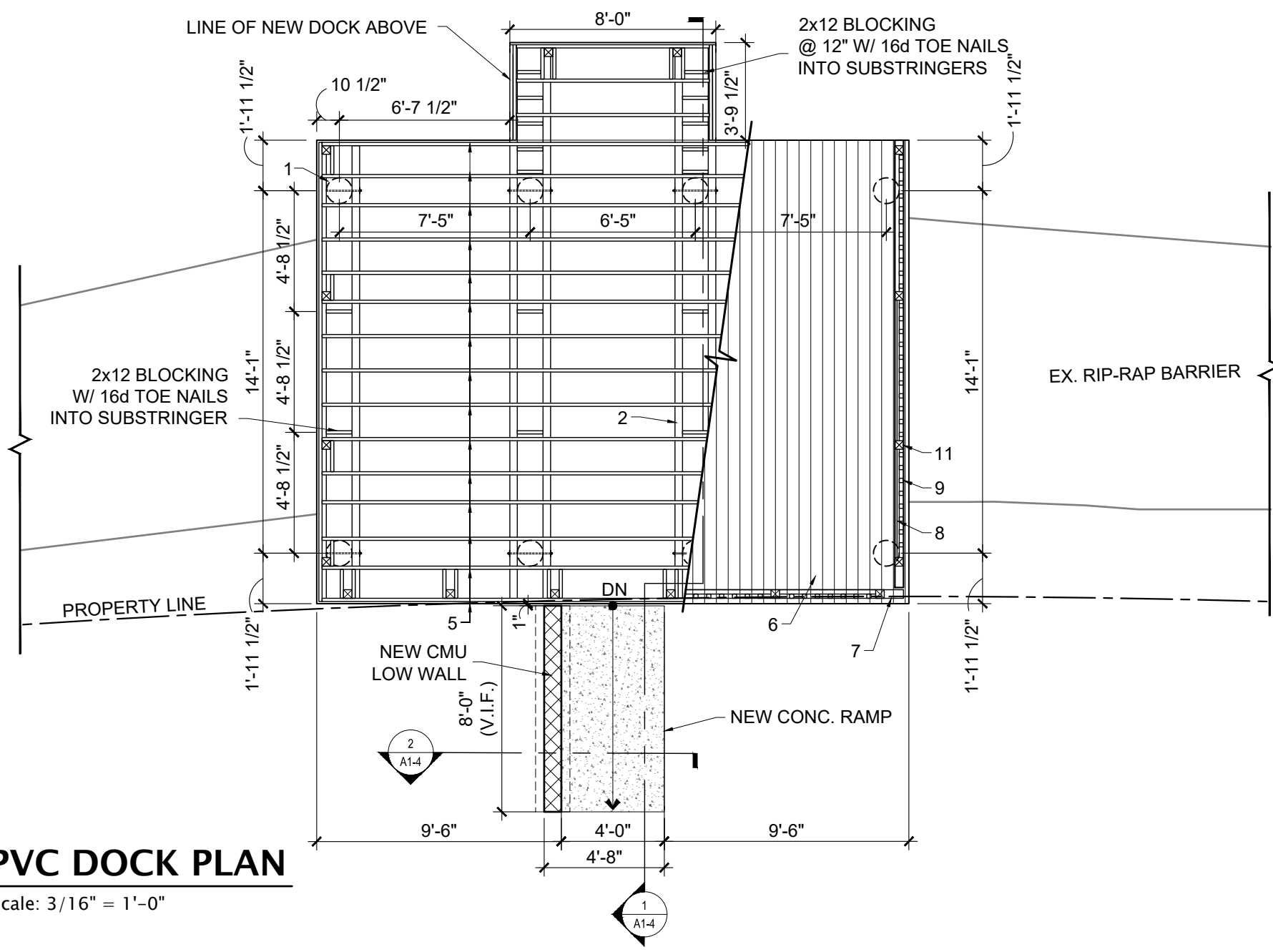
ARCHITECT OF RECORD  
**ROBERT A. LENAHAN**  
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**1 DOCK PLAN**  
 A1-3 Scale: 1/16" = 1'-0"

SCHEDULE	
1	(8) 12 Ø NEW WOOD PILES, CUTOFF BELOW DECK
2	(2) 4x12 SUBSTRINGERS WITH (2) 5/8" Ø THRU BOLTS @ EACH PILE
3	N.A.
4	N.A.
5	2x8 STRINGER @ 16" MAX. SPACING WITH 16d TOE NAILS INTO SUBSTRINGERS, USE 16" MAX. SPACING FOR PVC DECKING
6	1x6 PVC DECKING WITH (2) # 10 x 2 1/2" SS SCREWS PER STRINGER
7	2"x4" HANDRAIL INTO TOP RAIL WITH (1) #10 x 2 1/2" FLAT HEAD SS SCREWS @ 24" O.C. MAX.
8	2"x4" TOP RAIL WITH (2) # 10 x 3" SS SCREWS INTO 4"x4" WOOD POST @ EACH END
9	1 1/2"x2" BALUSTER INTO 2"x4" TOP AND BOTTOM RAILS WITH (2) # 8 x 2 1/2" FLAT HEAD SS SCREWS (SPACING MUST NOT ALLOW PASSAGE OF 4" SPHERE)
11	4"x4" PT WOOD POST @ 6' MAX. SPACING WITH (2) SDWS16212 SCREWS INTO STRINGERS @ EACH SIDE



**2 PVC DOCK PLAN**  
 A1-3 Scale: 3/16" = 1'-0"

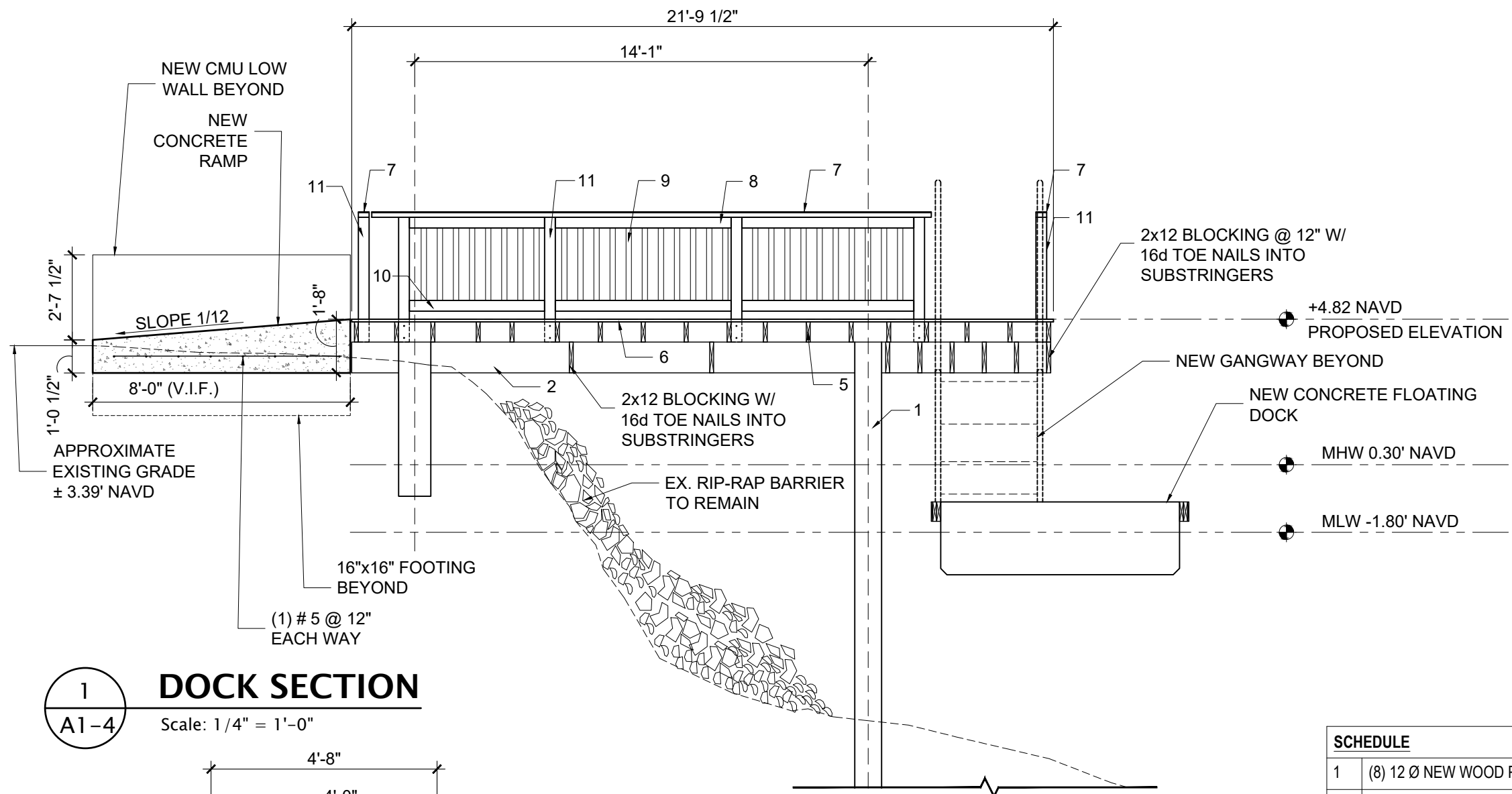
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PROJECT No.	24128

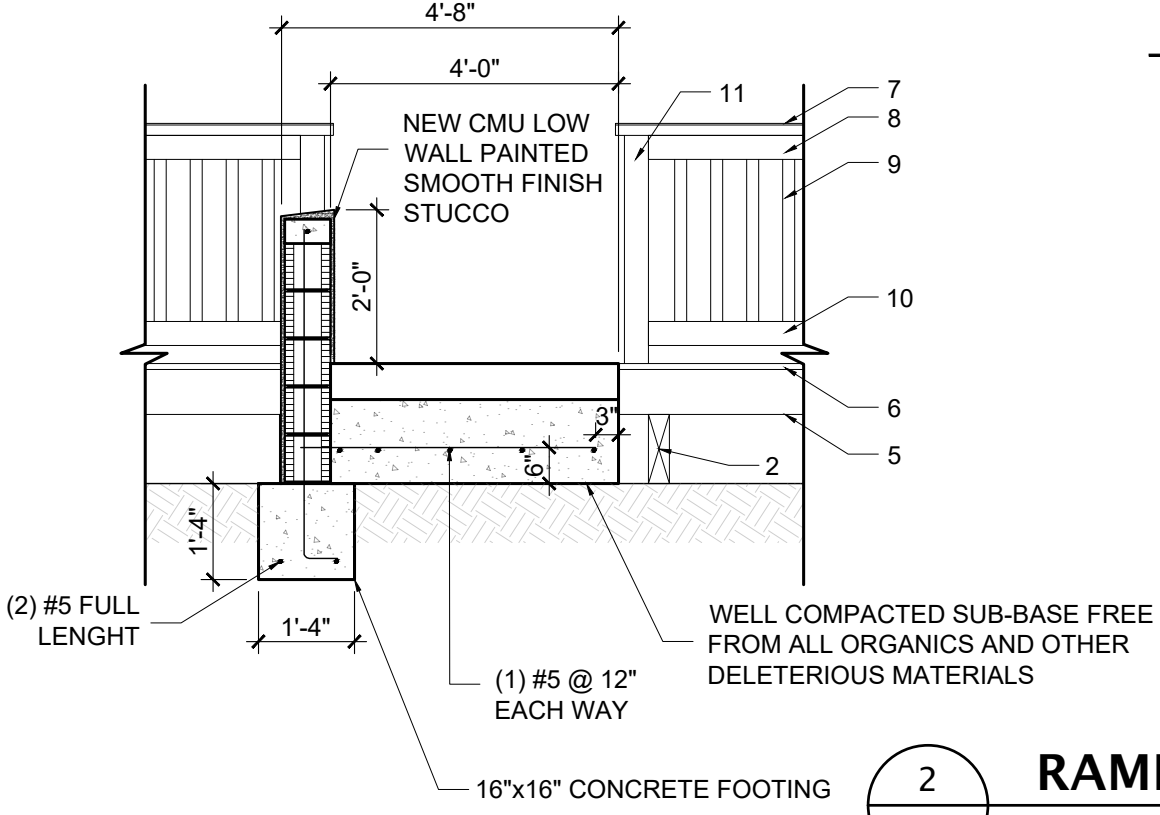
SHEET No. **A1-3 of 6**

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**1 DOCK SECTION**  
 A1-4 Scale: 1/4" = 1'-0"



**2 RAMP SECTION**  
 A1-4 Scale: 3/8" = 1'-0"

SCHEDULE	
1	(8) 12 Ø NEW WOOD PILES , CUTOFF BELOW DECK
2	(2) 4x12 SUBSTRINGERS WITH (2) 5/8"Ø THRU BOLTS @ EACH PILE
3	N.A.
4	N.A.
5	2x8 STRINGER @ 16" MAX. SPACING WITH 16d TOE NAILS INTO SUBSTRINGERS, USE 16" MAX. SPACING FOR PVC DECKING
6	1x6 PVC DECKING WITH (2) # 10 x 2 1/2" SS SCREWS PER STRINGER
7	2"x4" HANDRAIL INTO TOP RAIL WITH (1) #10 x 2 1/2" FLAT HEAD SS SCREWS @ 24" O.C. MAX.
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9	1 1/2"x2" BALUSTER INTO 2"x4" TOP AND BOTTOM RAILS WITH (2) # 8 x 2 1/2" FLAT HEAD SS SCREWS (SPACING MUST NOT ALLOW PASSAGE OF 4" SPHERE)
10	2"x4" BOTTOM RAIL WITH (2) # 10 x 3" SS SCREWS INTO 4"x4" WOOD POST @ EACH END
11	4"x4" PT WOOD POST @ 6' MAX. SPACING WITH (2) SDWS16212 SCREWS INTO STRINGERS @ EACH SIDE

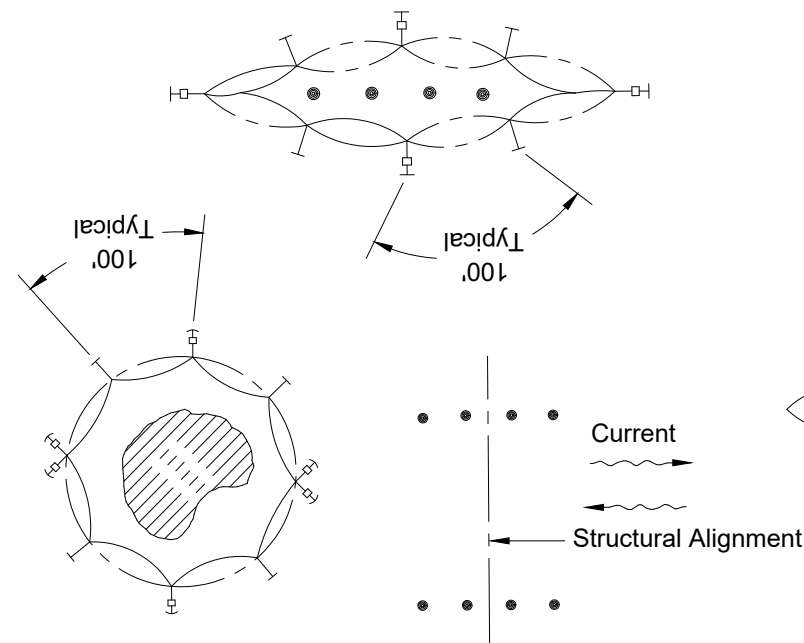
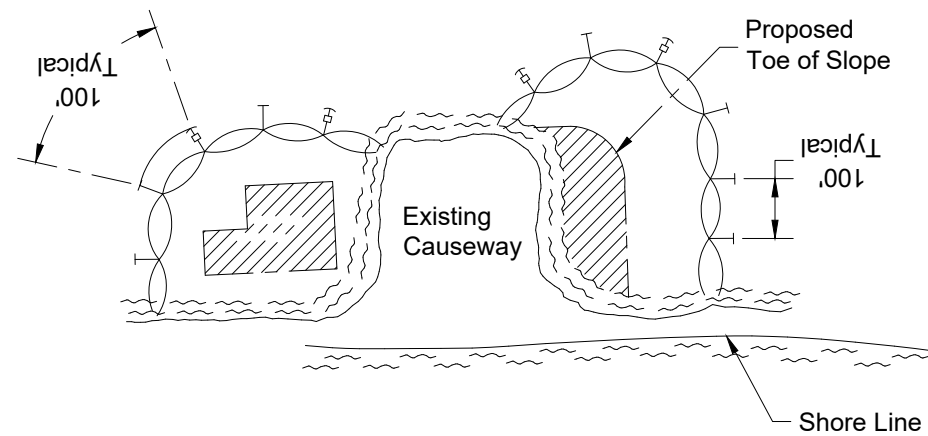
No.	DATE	REVISION

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 DRAWN **JV**  
 DATE **071624**  
 PROJECT No. **24128**

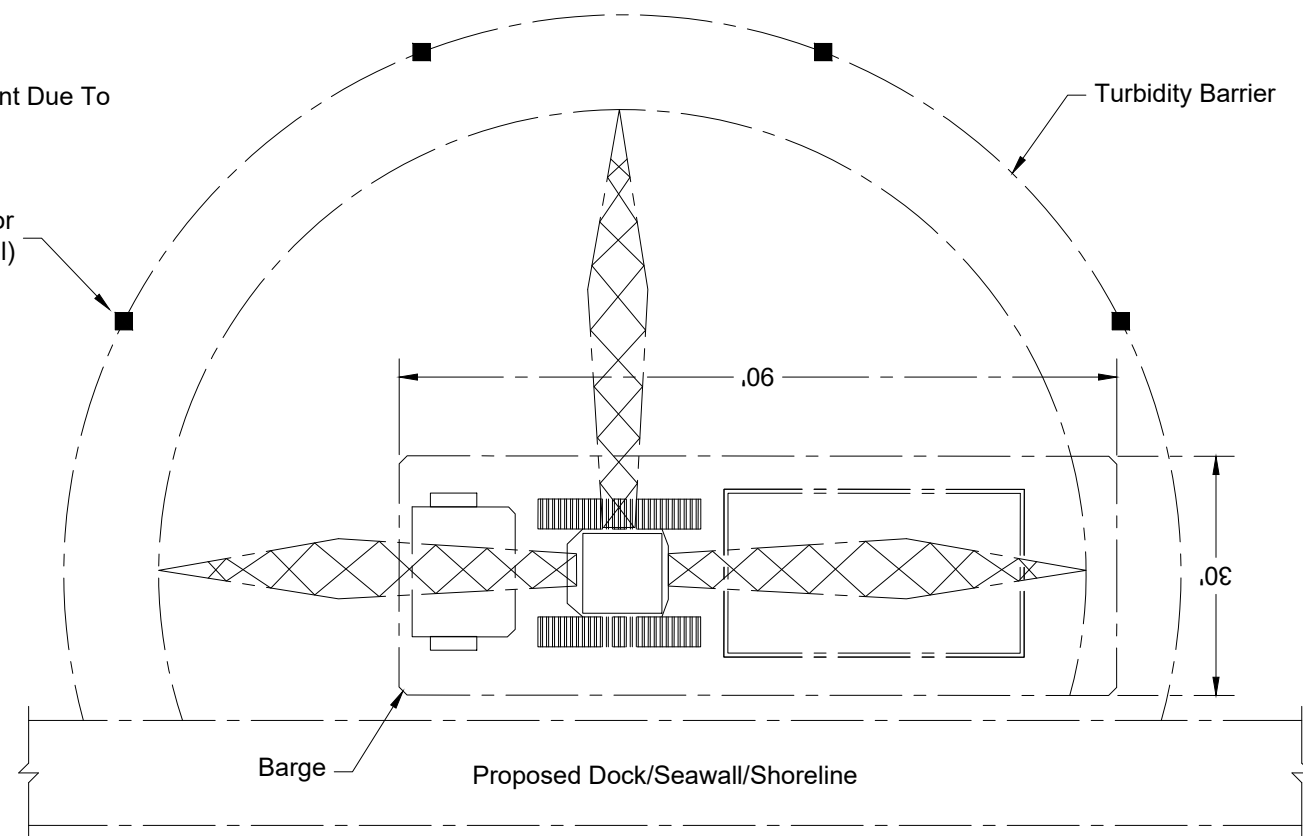
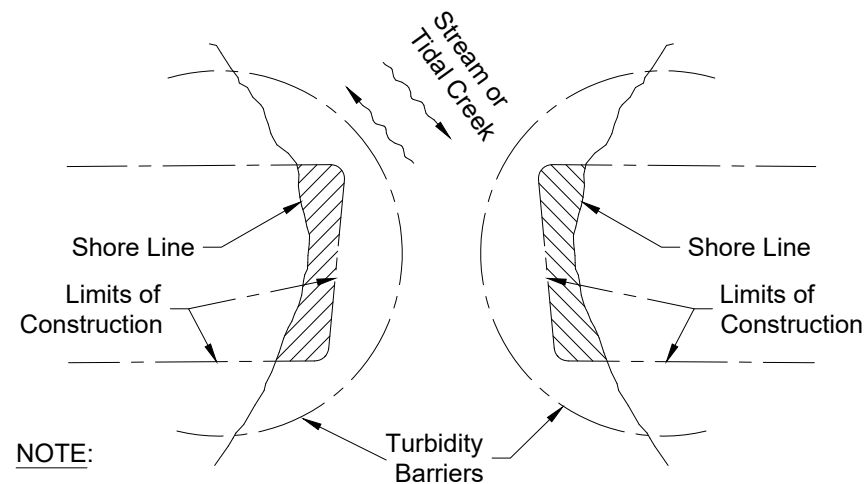
**SHEET No. A1-4 of 6**

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- LEGEND**
- Pile Locations
  - Dredge or Fill Area
  - Mooring Buoy with Anchor
  - Anchor
  - Barrier Movement Due To Current Action



**TURBIDITY BARRIER APPLICATIONS**

**NOTES:**

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.

1  
A1-5

**TURBIDITY BARRIER**

Scale: N.T.S.

**NEW FLOATING DOCK**

Mr. Larry Danielle  
 357 Idlewyld Dr  
 Fort Lauderdale, FL 33304

**SHEET TITLE**

**TURBIDITY BARRIER**

No.	DATE	REVISION

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PROJECT No.	<b>24128</b>

**SHEET No. A1-5 of 6**

**ARCHITECT OF RECORD**

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<b>GENERAL NOTES</b>	
1	CONSTRUCTION TO FOLLOW THE FLORIDA BUILDING CODE 8th EDITION (2023) AND AMENDMENTS AS APPLICABLE AND ALL LOCAL, STATE AND FEDERAL LAWS
2	LICENSED CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING UTILITIES AND EXISTING CONDITIONS PRIOR TO THE 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 IN CONNECTION WITH THEIR WORK
3	DO NOT SCALE DRAWINGS FOR DIMENSIONS. ALL DIMENSIONS AND ELEVATIONS MUST BE FIELD VERIFY BY THE CONTRACTOR OF RECORD. THE LICENSED CONTRACTOR SHALL INSTALL AND REMOVE ALL SHORING AND BRACING AS REQUIRED FOR THE PROPER INSTALLATION OF THE WORK. LICENSED CONTRACTOR TO OBTAIN ALL PERMITS AS NECESSARY FROM ALL LOCAL, STATE, AND FEDERAL AGENCIES
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	THE LICENSED CONTRACTOR TO INSTALL AND REMOVE ALL SHORING AND BRACING AS REQUIRED FOR THE PROPER EXECUTION OF THE WORK
10	LICENSED CONTRACTOR TO OBTAIN ALL PERMITS AS NECESSARY FROM ALL LOCAL, STATE, AND FEDERAL AGENCIES
11	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
12	WIND LOADS PER ASCE 7-16 170 MPH FOR BROWARD COUNTY
<b>CONCRETE / STEEL NOTES</b>	
1	CONCRETE SHALL CONFORM TO MOST CURRENT ACCEPTED STANDARD OF ACI 318 PER FBC AND SHALL BE REGULAR WEIGHT, SULFATE RESISTANT, WITH A DESIGN STRENGTH OF 5,000 psi AT 28 DAYS WITH A MAXIMUM WATER-CEMENTITIOUS MATERIALS RATIO, BY WEIGHT AGGREGATE CONCRETE OF 0.40
2	OWNER SHALL EMPLOY AND PAY FOR TESTING SERVICES FROM AN INDEPENDENT TESTING LABORATORY FOR CONCRETE SAMPLING AND TESTING IN ACCORDANCE WITH ASTM
3	LICENSED CONTRACTOR IS RESPONSIBLE FOR THE ADEQUACY OF FORMS AND SHORING AND FOR THE SAFE PRACTICE IN THEIR USE AND REMOVAL
4	CONCRETE COVER SHALL BE 3 INCHES UNLESS OTHERWISE NOTED ON THE APPROVED DRAWINGS
5	REINFORCING STEEL SHALL BE IN CONFORMANCE WITH THE LATEST VERSION OF ASTM A615 GRADE 60 SPECIFICATIONS
6	SPLICES IN REINFORCING BARS SHALL BE NOT LESS THAN 48 BAR DIAMETERS AND REINFORCING SHALL BE CONTINUOUS AROUND ALL CORNERS AND CHANGES IN DIRECTION. CONTINUITY SHALL BE PROVIDED AT CORNERS OR CHANGES IN DIRECTION BY BENDING THE LONGITUDINAL STEEL AROUND THE CORNER 48 BAR DIAMETERS
7	DEFECTIVE, CRACKED OR LOOSE CONCRETE AREAS MUST BE CUT OUT, THE REBAR MUST BE CLEANED, COATED WITH ZINC AND REPAIRED WITH AT LEAST 3 INCHES OF EPOXY- CONCRETE MIX OR GUNNITE CONCRETE WITH SULFATE-RESISTANT CEMENT

<b>PILE NOTES</b>	
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 9 INCH, MIAMI DADE COUNTY REQUIRES A MINIMUM DIAMETER OF 12 INCH
3	CONCRETE PILES SHALL ATTAIN 6000 psi COMPRESSIVE IN 28 DAYS
4	CONCRETE PILES SHALL BE REINFORCED WITH 4 -7/16" DIAMETER LO-LAX STRANDS, 270 kips, AND 5 ga. SPIRAL TIES
5	CONCRETE PILES SHALL BE 12"x12" SQUARE
6	CONCRETE PILES SHALL BE CUT TO LEAVE STRANDS EXPOSED A MIN. OF 18" AND TIED TO DOCK OR CAP STEEL OR DRILL AND EPOXY (2) # 5 12"x12" HOOK BARS 6" INTO PILE
7	THE CONTRACTOR OF RECORD SHALL VERIFY PILE TYPE, INSTALLATION, AND DRIVING IN COMPLIANCE WITH THE FLORIDA BUILDING CODE CURRENT EDITION
8	ANY EXISTING PILINGS DESCRIBED HEREIN ARE CONSIDERED TO BE PART OF THE HOST STRUCTURE. THESE EXISTING PILINGS AND EXISTING HOST STRUCTURE, IF ANY, MUST BE CAPABLE OF SUPPORTING THE LOADED SYSTEM AS VERIFIED BY THE PERMIT HOLDER AND CONTRACTOR OF RECORD. NO WARRANTY, EITHER EXPRESS OR IMPLIED, IS CONTAINED HEREIN.
<b>PILE DRIVING</b>	
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 REQUIRED CAPACITY OF 10 tons FOR WOOD, 25 tons FOR CONCRETE, AND 5 tons FOR PIN PILES, A MINIMUM OF 8 FEET 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 FEET
4	PILES SHALL BE DRIVEN WITH A VARIATION OF NOT MORE THAN 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 3 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
<b>WOOD DOCK NOTES</b>	
1	ALL MATERIALS TO BE PRESSURE TREATED PINE UNLESS NOTED OTHERWISE
2	ALL FRAME WORK MATERIALS TO BE GRADE 2
3	ALL DECKING MATERIALS TO BE GRADE 2 UNLESS NOTED OTHERWISE
4	ALL HARDWARE TO BE STAINLESS STEEL OR GALVANIZED UNLESS NOTED OTHERWISE

**CORONEL**  
ASSOCIATES

www.coronellassociates.com  
fcoronel@coronellassociates.com  
954.254.4911

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F. 954-563-9299  
www.lovellmarine.com  
info@lovellmarine.com

**NEW FLOATING DOCK**

Mr. Larry Danielle  
357 Idlewyld Dr  
Fort Lauderdale, FL 33304

SHEET TITLE

**NOTES**

No.	DATE	REVISION

CHECKED	<b>FC</b>
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DATE	<b>071624</b>
PROJECT No.	<b>24128</b>

SHEET No. **A1-6 of 6**

ARCHITECT OF RECORD

**ROBERT A. LENAHAN**  
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September 19, 2024

Property Owner of Proposed Project:

Larry & Cathy Danielle  
357 Idlewyld Dr  
Fort Lauderdale FL 33301

Subject: Marine Structure requiring waiver of Distance Limitations.

**Neighbor Letter of consent.**

To whom it may concern:

Larry & Cathy Danielle have applied to the Marine Advisory Board, City of Fort Lauderdale for a marine project with the scope of work to install one (1) floating dock and one (1) triple pile cluster which exceeds the distance a structure can extend from the property line per the limits set forth in the City Code of Ordinances.

ULDR Section 47-19.3 C and D limit the maximum distance of mooring structures to 25 feet or 25% of the width of the waterway, whichever is less, and mooring piles to 25 feet, or 30%, whichever is less. The proposed floating dock and mooring pile clusters will be constructed along the intercoastal waterway and extend a maximum distance of 61'-4" from the property line. The proposed structures will not impede navigation, and are necessary for safe mooring of their vessel, especially during severe weather.

I, Michael V. Evangelist am the legal owner of the property located at 349 Idlewyld Dr. Ft. Lauderdale, FL 33301. I am aware of the proposed project and scope of work at the subject property, and I have no objection to granting my consent for the aforementioned project to proceed in support of a waiver being granted by the city commission.

Neighbor Signature: [Signature] Print name: Michael Evangelist  
Date: 9/27/24