



CITY OF FORT LAUDERDALE

DRAFT
MEETING MINUTES
CITY OF FORT LAUDERDALE
MARINE ADVISORY BOARD
FORT LAUDERDALE FIRE RESCUE DEPARTMENT
528 NW 2ND STREET, STATION #2
FORT LAUDERDALE, FLORIDA 33311
3RD FLOOR CONFERENCE ROOM
TUESDAY, JULY 8, 2025 – 6:00 P.M.

Cumulative Attendance
May 2025-April 2026

Steve Witten, Chair	P	3	0
Robert Washington, Vice Chair	P	3	0
Norm Bekoff	P	2	1
Tyler Brunelle	P	3	0
Jeffrey Coburn	P	3	0
Jason Dunbar	P	3	0
Barry Flanigan	A	1	2
Robert Franks	P	2	1
John Lynch (dep. 7:00)	P	2	1
Dr. Bret Ribotsky	P	2	0
Bob Swindell	P	1	2
LaRhonda Ware (dep. 8:00)	P	3	0

As of this date, there are 12 appointed members to the Board, which means 7 would constitute a quorum.

Staff

- Andrew Cuba, Marine Facilities Manager
- Luis Villanueva, Marine Facilities Senior Administrator
- Marco Aguilera, Chief Waterways Officer
- Bob Dunckel, Assistant City Attorney
- Sergeant Travis O’Neal, Marine Unit
- Deputy Chief Garrett Pingol, Fire Rescue Marine Team
- Edward Eason, Code Compliance Officer
- Kate McConville, Harbormaster, Block Island, RI (via Zoom)
- N. Day, Recording Clerk, Prototype, Inc.

Communications to City Commission

None.

I. Call to Order / Roll Call

Chair Witten called the meeting to order at 6:02 p.m.

II. Statement of Quorum

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

III. Approval of Minutes – June 5, 2025

Motion made by Dr. Ribotsky, seconded by Mr. Brunelle, to approve. In a voice vote, the **motion** passed unanimously.

IV. Waterway Crime and Boating Safety Report

- **Sgt. Travis O’Neal (FLPD) / Chief Eric Knowles (Fire) / Edward Eason (Code)**

Code Compliance Officer Edward Eason reviewed a Code case involving a boat that was too wide for the waterway on which it was docked. The subject property was cited in February 2025 and was given 35 days in which to comply with Code at a recent Special Magistrate hearing. The Code Inspector is working with the property owner to address the issue. Zoning Code at the subject area requires vessels or structures to remain within 33% of the waterway’s width as measured from the property line.

Officer Eason addressed another Code case involving a derelict vessel without registration which also extended too far into the waterway at its location. As of today, the vessel is registered and has been moved to a wider portion of the property. Code Compliance will continue to monitor this issue.

Sergeant Travis O’Neal of the Fort Lauderdale Police Department’s Marine Unit described a recent incident in which the Marine Unit responded to an illegally chartered vessel that had run aground. The U.S. Coast Guard also responded to the incident and cited the operator of the vessel for a number of violations.

Sergeant O’Neal reviewed the following activity from June 2025:

- 120 calls for service
- 6 boat accidents
- 6 citations

He added that multiple Garmin electronics were stolen from a vessel, although processing of the incident did not identify evidence.

Deputy Chief Garrett Pingol of the Fire Rescue Marine Team stated that there were two significant marine fire incidents in June 2025. Fire Rescue was able to control both incidents. They also provided marine support for the recent Florida Panthers championship parade. He noted that there were 110 medical calls during the parade,

most of which were related to heat exhaustion. Fire Rescue also provided marine support during the Fourth of July event and fireworks show.

Several personnel have recently undergone dive and marine training in addition to their regular Firefighter training. Their certification will bring the dive team to approximately 80 certified divers.

V. Discussion – Kathleen (Kate) McConville / Harbormaster Block Island, RI

Chair Witten stated that the town of Block Island, Rhode Island is known as the smallest town in the smallest U.S. state. He characterized the town as leading the marine industry with respect to clean water. He explained that Fort Lauderdale is expecting the purchase of its first 1,000-gallon pump-out boat, and requested information on best practices.

Kate McConville, Harbormaster of Block Island, stated that there are two harbors in that municipality. Her fleet currently includes five pump-out boats of varying sizes which offload directly into the town's sewage line. Regular water quality testing occurs at 17 sites throughout Rhode Island and in the harbors.

Harbormaster McConville continued that her pump-out fleet manages 800 to 1,500 boats across three marinas. Beginning in 2022, marinas were charged a fee of \$5 per pump-out. The service fee is capped at \$5 by the grant requirements which fund the program. There is no charge to boats in anchorage or on private property.

Chair Witten requested information on enforcement. Harbormaster McConville advised that an individual discharging illegally may face a fine of up to \$2,000 and may be banned from the harbor. She noted, however, that Fort Lauderdale has a very different waterway system than Block Island. She recommended that any system to be implemented be made as user-friendly and accessible as possible, emphasizing the importance of consistency.

Chair Witten commented that while Fort Lauderdale has sought to limit anchoring within the City, Block Island has embraced transient boaters and encouraged them to take pride in keeping waterways clean. He noted that public outreach will be necessary to inform boaters of where the City's pump-out vessel will be available, as well as its hours of operation. The Block Island pump-out boats operate seven days per week from Memorial Day to Columbus Day, 7 a.m. until 5 p.m., depending upon calls. Their season comes to an end on November 1, when residents typically winterize their boats and no longer need pump-out service.

Mr. Dunbar asked if the pump-out vessels' ranges are broken up into different areas throughout the week. Harbormaster McConville replied that the vessels go to the locations that call for them.

Harbormaster McConville continued that her office applies for state and federal grants which cover maintenance of the pump-out boats and could be used toward the cost of a new boat if needed. Her office maintains and winterizes its boats through an in-house mechanic.

Chair Witten requested additional information on the use of mooring walls as an alternative to anchoring. Harbormaster McConville explained that the town's mooring field is state-regulated, with 290 private moorings for which permits can be issued. Regulations for private mooring fields differ from state-regulated areas. When moorings are not in use, the town may rent them out.

Vice Chair Washington asked if the Harbormaster works with the town's code enforcement entity when fines are issued, or if they may issue fines on their own. Harbormaster McConville replied that her office, including pump-out boat operators, may cite boats for illegal dumping and notify the appropriate state and Coast Guard authorities. A vessel fined for this activity would be banned from the harbor.

Chair Witten requested additional information regarding insurance requirements. Harbormaster McConville confirmed that vessels moored or anchored in the town's waters for more than two consecutive weeks are required to show proof of insurance to her office.

Chair Witten asked if there was any additional advice that could be offered to Fort Lauderdale on this issue. Harbormaster McConville stated that her community takes great pride in maintaining its water quality, again emphasizing the importance of public outreach and accessibility.

Mr. Bekoff asked how many pump-outs can be accomplished during an average day. Harbormaster McConville replied that on an average day, four working boats can accomplish 150 to 200 pump-outs. In 2024, just over 80,000 gallons were collected.

The Board members briefly discussed potential options for the City's proposed pump-out service. It was noted that a pump-out boat will allow an additional view of the City's waterways so there is less reliance on the Marine Unit for activities other than law enforcement. The pump-out operator could serve as a de facto Code Compliance presence, as they can provide photos of violations to that department. He recognized Chief Waterways Officer Marco Aguilera for his work in sourcing a grant to fund the purchase of a pump-out boat.

Mr. Lynch left the meeting at 7:00 p.m.

The following Item was taken out of order on the Agenda.

VII. "10 Minutes with an Industry Expert" – Tim Griffin / Griffin Yacht Services

- **Marine plumbing, head systems, and other wastewater treatment devices**

Tim Griffin, representing Griffin Yacht Services, stated that his business specializes in yacht plumbing. He noted that while marine communities such as Block Island, RI take pride in their compliance regarding waterway cleanliness, this is not typically the case in South Florida. Issues often include cost, as well as the need to properly maintain blackwater and holding tanks.

Mr. Griffin continued that enforcement is a major concern regarding illegal dumping, recalling that the Florida Legislature recently passed a law which prohibits local law enforcement from stopping and/or boarding a vessel without a primary reason. This prohibition does not apply to the Coast Guard.

Mr. Bekoff expressed concern with the City's perceived culture of indifference to marine waste management, citing the example of marinas that do not offer public pump-out facilities, or in which pump-out facilities are continually inoperable. He emphasized the importance of requiring these facilities for new marinas. Mr. Griffin pointed out that when marinas are upgraded, they are required to install pump-out equipment; however, the equipment may not be regularly used or maintained. Some private marinas offer pump-out services but limit access to vessels using the marina. Chair Witten observed that if the City provides an easy alternative for pump-outs, such as a City vessel, this may eliminate some of these problems.

Mr. Griffin stated that residential pump-out applications are another alternative, although there are challenges to this option. Because landward plumbing relies upon a slope for drainage, most property slopes downward toward seawalls, which would require pumping uphill and could contribute to backups.

Chair Witten requested additional information on steps that can be taken to encourage pump-outs. Mr. Griffin recommended that any outreach include a public campaign to show marine waste treatment as a desirable option rather than a chore.

VI. Proposed Ordinance Amending Code Sec. 8-145 entitled "Regulation of vessels anchored in public waterways," restricting anchorage of vessels for a period of one (1) hour or more between one-half (1/2) hour before sunrise for more than thirty (30) days in any six (6) month period, subject to exclusions.

Assistant City Attorney Bob Dunckel briefly addressed the Board's governing Ordinance, which states the MAB may consider any subject it deems appropriate. They are also specifically directed to consider and make recommendations on subjects including the conditions of waterways and waterway safety.

Attorney Dunckel explained that when the City first designated Lake Sylvia as a location for mooring purposes, there was a significantly smaller population of boats anchored

there than at present. In 2008, the state preempted the City's ability to regulate anchorage in municipal waters. This preemption remained in effect until May 19, 2025, when House Bill (HB) 481 adopted legislation allowing municipalities to once again regulate the anchorage of vessels.

A recently proposed Ordinance would make it unlawful to anchor a vessel within Fort Lauderdale's public waterways for a period of one hour or more between one half-hour after sunset and one half-hour before sunrise for more than 30 days within a six-month period, excluding the overnight anchoring of a vessel for purposes of permitted marine construction.

Attorney Dunckel concluded by requesting that the MAB recommend adoption of the proposed Ordinance by the City Commission. He estimated that the Ordinance would be presented to the Commission in September 2025.

Dr. Ribotsky commented that the proposed Ordinance seems to be restrictive with regard to the revenue that may be generated by transient boaters on their way to other locations, who may spend a number of weeks in the City. He asked if there is an estimated value of this revenue. Attorney Dunckel replied that this information has not been collected, although there is a requirement for a business impact statement. He also pointed out that there is a large segment of the transient boating population that does not contribute significantly to the local economy.

Mr. Bekoff expressed concern that the Ordinance could negatively affect the boats whose owners may be attending or participating in the Fort Lauderdale International Boat Show, the Winterfest Boat Parade, or other major community events that take place at night.

The Board members recalled that when this issue was previously addressed by the Board, there was discussion of potential exemptions which could apply, such as boats undergoing marine maintenance. It was clarified that the Ordinance is intended to address nuisance boats; boats moving through the City are not expected to be a problem.

It was noted that the city of Hollywood has recently designated mooring areas within its jurisdiction. Attorney Dunckel explained that this was part of an anchorage limitation area option, which some municipalities have chosen to adopt. HB 481 provides an entirely different option.

Dr. Ribotsky asked if it would be possible to modify the Ordinance's time frame. Attorney Dunckel recommended adopting the exact language provided by the state.

Chair Witten recalled a public meeting held in June 2025 in the Lake Sylvia area which discussed the proposed Ordinance based on HB 481. Most of the attendees at that meeting indicated they were in favor of the Ordinance rather than the adoption of an anchorage limitation area.

Motion made by Mr. Coburn, seconded by Mr. Franks, to send up a recommendation supporting Ordinance 8-145 as written. In a roll call vote, the **motion** passed 8-2 (Dr. Ribotsky and Ms. Ware dissenting).

Attorney Dunckel advised that the next action under the purview of the MAB will address the regulation of live-aboard vessels. He advised that the owner or operator of a live-aboard vessel or houseboat equipped with a marine sanitation device will need to maintain a record of the date of each pump-out of that device and the location of the pump-out station used.

Sergeant O'Neal addressed enforcement of the proposed Ordinance recommended by the Board, stating that Marine Unit Officers would check "hot spot" locations such as Lake Sylvia on a daily basis and keep a log of the vessels there, including their condition. Attorney Dunckel added that he was not involved in determining potential fines or enforcement actions.

Tim Stocksdale, member of the public, commented that boats moving through the City on their way to other destinations do not create an issue; problems arise from boats that remain continuously.

VIII. Mid-Year Update: Marine Advisory Board 2025 Initiatives

Chair Witten distributed a document listing the MAB's 2025 initiatives as discussed at their December 2024/January 2025 meetings, as well as an overview of activities at meetings since that time. Items included water quality, illegal discharge, maintenance on the waterways, City seawalls and infrastructure, illegal charters, day dockage for the beach, and more.

IX. Communication from the Bridge – Marco Aguilera, Chief Waterways Officer

Chief Waterway Officer Marco Aguilera reported the following activity since the June Board meeting:

- Signage has been ordered to educate all charter passengers about the credentials needed by a captain, inspection decals, and emergency and regulatory phone numbers; the signage was developed with input from the Coast Guard and will be posted at all locations where charters commonly pick up passengers
- Pre-application for grant funding for a City pump-out vessel has been delivered to the City Manager's Office for approvals from all required Departments
- Channel 9 has been designated as the communication channel monitored by City Dockmasters

Mr. Aguilera advised that the Florida Department of Environmental Protection (FDEP) would contribute 75% of the cost of a pump-out vessel, as well as 75% of the cost of an employee's salary and ongoing maintenance over the next five years. The Coastal

Conservation Association of Florida (CCAF) and Lauderdale Isles Water Management District have both contributed toward the City's portion of this expense.

Mr. Aguilera also noted that there have been several recommendations regarding the use of Y-valve locks or dye packs. He cautioned against this use at present, pointing out that the City should ensure it has the infrastructure for vessels to comply before enforcement may begin. He characterized the pump-out boat as the first step toward a solution.

The CCAF has partnered with Fort Lauderdale on an oyster rope installation in the New River. They have received a permit and are working with the Marine Facilities Department to begin identifying and marking potential locations for the ropes.

Mr. Aguilera continued that Broward County's Traffic Engineering Department will undertake a bridge scour project on the three bascule bridges over the New River. A representative of this Department will be present at the next MAB meeting to provide a more in-depth presentation on the project, which was recommended by the Florida Department of Transportation (FDOT). The City's Marine Facilities Department is aware of the project and can make arrangements to move large vessels to different slips if necessary.

Mr. Bekoff requested information on intermittent waterway closures. Mr. Aguilera advised that Broward County has made it clear to the contractor that installation must take place at night in order to avoid impacts to marine traffic. The contractor must provide the means and methods of any required closures in order to have the least impact on the marine industry or other boaters. The bridge will also need to be closed to vehicular traffic at times during this project.

Mr. Aguilera continued that FDOT also acknowledges the need for approximately 14 days of intermittent waterway closures when the Davie Boulevard Bridge project begins in spring 2027. The closures will not be continuous, and equipment can be moved in some areas to allow for waterway traffic.

The City Commission recently passed a Waterway Noise Ordinance which requires that sound shall not be plainly audible at a distance of 25 ft. or greater from a motorboat or any other sound source. No specific hours of the day or night are associated with this Ordinance, which will be enforced as a Police matter. The Ordinance will take effect on September 28, 2025. Videos further explaining the Ordinance will be made available to the public.

Mr. Aguilera stated that there were 14 different types of waterway requests available through the FixItFTL mobile app for various items in the water, as well as five request types for waterway spills. He explained that this can be confusing to residents and can result in requests going to the wrong departments, which can delay the City's response. To avoid confusion, he has reviewed and consolidated several of the categories and

assigned them to the most appropriate personnel. His office is copied on all waterway requests.

Dr. Ribotsky requested clarification of which entity should be called for fuel spills. Mr. Aguilera replied that this can depend upon the size of the spill, and clarified that while the Coast Guard may document a fuel spill, they do not take part in the actual cleanup process. Depending upon the material and amount of a spill, there may be a need for the Fire Department to respond. He recommended both sending a FixItFTL request as well as calling his office in the event of a fuel spill.

The City has four pump-out stations that are open to the public, and improved signage will be provided to them to promote public awareness of their locations.

Mr. Bekoff reported that there are issues with slips 43 and 44 on the New River, where the only public pump-out facility is available for larger boats. These slips have become increasingly shallow toward the east end, making it difficult to access.

Mr. Aguilera continued that he has worked with Attorney Dunckel to develop the proposed Ordinance approved by the Board at tonight's meeting, which he felt will have a significant impact on the City's waterways, particularly in conjunction with the new pump-out boat.

Mr. Aguilera recalled that he had received a complaint regarding dredging at the Las Olas Marina. The City's Building Inspector was notified of activity at that location, but the contractor stopped work before the Inspector could arrive at the scene. Code Compliance was also notified and issued a citation related to turbidity. Broward County also inspected the construction site. He emphasized that citizens are watching activity at the site. The City is also working with the County to limit the hours in which work can be done to ensure the availability of Inspectors as needed.

Dr. Ribotsky commented that several violations have been photographed at that site by residents of a nearby condominium, and problems are ongoing. Mr. Aguilera noted that as citations accumulate, fines may increase significantly.

Mr. Aguilera continued that there is discussion of identifying a full-time marine Code Compliance Officer to work on the City's waterways. He explained that he previously served the City as a Code Compliance Officer on both land and water, which divided his time between land and waterway investigations. At present, there are four to six Code Compliance Officers who work the waterways on a part-time basis, which provides limited marine enforcement. He advised that other municipalities employ full-time marine Code Compliance Officers and he would like to see this implemented in Fort Lauderdale as well.

X. Old / New Business – Ladders on Docks

Chair Witten stated that the next meeting will include a discussion of dredging. He also recalled that a representative of the City's Procurement Department will attend a future meeting to discuss the procurement process.

Ms. Ware left the meeting at 8:15 p.m.

Chair Witten also addressed ladders on docks, which are not required by Fort Lauderdale. He has spoken with City representatives about this issue, which one of the City's plans examiners has indicated should be a future Code requirement as a life safety issue.

Mr. Franks recalled that at a previous Board meeting, there had been discussion of where vessels such as the Water Taxi are allowed to pick up passengers. He requested additional clarification of this issue, including which vessels can dock at City-owned spaces. Attorney Dunckel replied that commercial boats are not allowed to use the City's floating docks, as they were provided by a Florida Inland Navigation District (FIND) grant and are limited to personal watercraft.

Attorney Dunckel further clarified that because some Water Taxi stops are considered public rights-of-way, other commercial vessels may use them to pick up passengers. Water Taxi stops that are not public rights-of-way may not be used by other vessels. Commercial boats using other public areas, such as pump-out stations at City docks, may use these spaces with approval from the Dockmaster.

Dr. Ribotsky requested an update on dockage fees charged by the Las Olas Marina. Chair Witten replied that this will be discussed further at a subsequent meeting.

Mr. Bekoff stated that the Aquatic Control Group (ACG) has a very important job with the City and has improved its cleaning services significantly since Mr. Aguilera's appointment as Chief Waterways Officer. He expressed concern, however, with some of the language in ACG's contract and how that contract is executed, and recommended that the Board look into this. The ACG contract is set to expire in 2027, but includes extension clauses, which he felt should be examined further.

Mr. Bekoff asked if the Board members could be sent copies of the ACG contract in advance of this future discussion. He concluded that he would recommend Mr. Aguilera be named the contract administrator for this service.

XI. Adjournment – See You on September 4th (No August Meeting)

There being no further business to come before the Board at this time, the meeting was adjourned at 8:22 p.m.

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

Marine Advisory Board
July 8, 2025
Page 11

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

ITEM XI

MEMORANDUM MF NO. 25-11

DATE: June 23, 2025

TO: Marine Advisory Board

FROM: Andrew Cuba, Marine Facilities & Parks Manager

RE: September 4, 2025 MAB - Dock Waiver of Distance Limitations
-Peter Jago, Manager of Ocean Harbor Properties, LLC / 3013-3019 Harbor Drive

Attached for your review is an application from Peter Jago, Manager of Ocean Harbor Properties, LLC / 3013-3019 Harbor Drive.

APPLICATION AND BACKGROUND INFORMATION

The applicant is requesting approval for the installation of three (3) finger piers and fourteen (14) mooring piles. The distances these structures extend from the property line into the New River Sound is shown in the survey and summarized in **Table 1** below:

TABLE 1

PROPOSED STRUCTURES	STRUCTURE DISTANCE FROM PROPERTY LINE	PERMITTED DISTANCE WITHOUT WAIVER	DISTANCE REQUIRING A WAIVER
7 Mooring Piles (A1-A7)	54.5' +/-	25'	29.5' +/-
8 Mooring Piles (A8-A14)	38' +/-	25'	13' +/-
3 Finger Piers (B1-B3)	28' +/-	25'	3' +/-

ULDR Section 47-19.3 C limits the maximum distance of mooring structures, including finger piers, to 25' or 25% of the width of the waterway, whichever is less, and Section 47-19.3 D. limits the maximum distance of mooring piles to 25 feet, or 30% 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 distances for the mooring piles and finger piers allow for vessels to be positioned perpendicularly to the property, allowing for the vessel's bows to be oriented towards consistent boat wakes and waves in the basin. In addition, the waterway width of +/- 1000' does not impede with navigation within the New River Sound.

PROPERTY LOCATION AND ZONING

The property is located within the RMH-60 Residential High Rise / High Density Zoning District. It is situated on the New River Sound where the distance from wet face to wet face is 1000'+/-, according to the Summary Description.

DOCK PLAN AND BOATING SAFETY

Marine Facilities records reflect that there have been at least nine (9) waivers of distance limitations approved by the City Commission in the immediate area. A comparison of these as shown in **Table 2**:

TABLE 2

ADDRESS	MAXIMUM DISTANCE
505 Idlewyld Drive	68.5' +/-
515 Idlewyld Drive	89.3' +/-
517 Idlewyld Drive	42' +/-
605 Idlewyld Drive	55.8' +/-
629 Idlewyld Drive	50.7' +/-
637 Idlewyld Drive	58' +/-
649 Idlewyld Drive	58' +/-
709 Idlewyld Drive	53.2' +/-
435 Seabreeze Blvd.	695' +/-
Subject Site	54.5' +/-

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
Luis Villanueva, Marine Facilities Supervisor



3013 & 3019 HARBOR DRIVE APPLICATION FOR CITY WAIVER

714 East McNab Road, Pompano Beach, FL 33060 *tel.* 954.782.1908 *fax.* 954.782.1108 www.thechappellgroup.com

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

**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: **Peter Jago, Manager of Ocean Harbor Properties, LLC**

TELEPHONE NO: _____ 954-448-7951 EMAIL: peterjago1@gmail.com
(home) (business)

2. APPLICANT'S ADDRESS (if different than the site address): **1776 Polk Street, Suite 200, Hollywood, FL, 33020**

3. TYPE OF AGREEMENT AND DESCRIPTION OF REQUEST:
The applicant requests a waiver for the proposed installation of finger piers and mooring piles beyond 25 feet from the property line.

4. SITE ADDRESS: **3013-3019 Harbor Drive
Fort Lauderdale, FL 33316** ZONING: **RMH-60**

LEGAL DESCRIPTION AND FOLIO NUMBER:
**OCEAN HARBOR 26-39 B LOT 10, 11
Folio No. 504212240070**

5. EXHIBITS (In addition to proof of ownership, list all exhibits provided in support of the applications).
Warranty Deed, Survey, Zoning Aerial, Photos, Project Plans


Applicant's Signature

6/19/2025
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 _____

Table of Contents

SUMMARY DESCRIPTION	3
WARRANTY DEED.....	6
ZONING AERIAL.....	9
SITE PHOTOGRAPHS	11
PROJECT PLANS.....	14
DISTANCE EXHIBIT	21
LETTERS OF SUPPORT.....	24
EXISTING WAIVERS IN THE VICINITY	38

EXHIBIT II SUMMARY DESCRIPTION

Summary Description **3013 & 3019 Harbor Drive** **TCG Project No. 22-0090**

The project site is located along the New River Sound at 3013-3019 Harbor Drive, in Section 12, Township 50, Range 42, in the City of Fort Lauderdale, Broward County, Florida.

The property is located along the New River Sound, which is tidal water. The nearest direct connection to the Atlantic Ocean is approximately 1.0 miles to the south at the Port Everglades Inlet. As the project site is located along the New River Sound, the incoming tidal waters (flood) at the site move to the west and the outgoing waters (ebb) move to the east.

The project site consists of an existing wood dock to be removed (± 840 ft²), an existing concrete dock to be removed ($\pm 1,129$ ft²), an existing concrete panel seawall to remain (± 222 ft²), and eight (8) mooring piles to be removed. The proposed project consists of concrete panel seawall with a 3.0-foot cap and batter piles (± 200 ln.ft.), proposed finger piers (± 264 ft²), and fourteen (14) proposed mooring piles. As these distances are over the allowable 25' distance into the waterway from the property line, the proposed mooring piles will require a variance waiver.

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

The following three (3) matters provide justification for this waiver request:

1. Due to the extraordinary width of the waterway at this location from wetface to wetface ($\pm 1,000'$), the proposed project will not impede navigation within the New River Sound.
2. The proposed structures are designed to be perpendicular to the property to allow the bow of the vessel to be oriented towards consistent boat wakes and waves in the basin. This area is utilized by Water Tax: stationed to the east, fire boat emergency, and Bahia Mar navigation traffic.

3. This project previously had finger piers and a sovereign submerged land lease on one of the properties. The project is now combining two properties together and reconfiguring the existing finger piers to meet the proper setback requirements of FDEP and the City of Fort Lauderdale.

STRUCTURE	PROPOSED STRUCTURES	STRUCTURE DISTANCE FROM PROPERTY LINE	PERMITTED DISTANCE WITHOUT WAIVER	DISTANCE REQUIRING A WAIVER
A1	Mooring Pile	±54.5'	25'	29.5'
A2	Mooring Pile	±54.5'	25'	29.5'
A3	Mooring Pile	±54.5'	25'	29.5'
A4	Mooring Pile	±54.5'	25'	29.5'
A5	Mooring Pile	±54.5'	25'	29.5'
A6	Mooring Pile	±54.5'	25'	29.5'
A7	Mooring Pile	±54.5'	25'	29.5'
A8	Mooring Pile	±38.0'	25'	13.0'
A9	Mooring Pile	±38.0'	25'	13.0'
A10	Mooring Pile	±38.0'	25'	13.0'
A11	Mooring Pile	±38.0'	25'	13.0'
A12	Mooring Pile	±38.0'	25'	13.0'
A13	Mooring Pile	±38.0'	25'	13.0'
A14	Mooring Pile	±38.0'	25'	13.0'
B1	Finger Pier	±28.0'	25'	3.0'
B2	Finger Pier	±28.0'	25'	3.0'
B3	Finger Pier	±28.0'	25'	3.0'

EXHIBIT III WARRANTY DEED



PROPERTY SUMMARY

Tax Year: 2025	Property Use: 10-01 Vacant Commercial	Deputy Appraiser: Commercial Department
Property ID: 504212240070	Millage Code: 0312	Appraisers Number: 954-357-6835
Property Owner(s): OCEAN HARBOR PROPERTIES LLC	Adj. Bldg. S.F: 0	Email: commercialtrim@bcpa.net
Mailing Address: 1000 BRICKELL AVE STE 300 MIAMI, FL 33131	Bldg Under Air S.F:	Zoning : RMH-60 - RESIDENTIAL MULTIFAMILY HIGH RISE/HIGH DENSITY
Physical Address: 3013 - 3019 HARBOR DRIVE FORT LAUDERDALE, 33316	Effective Year: 0	Abbr. Legal Des.: OCEAN HARBOR 26-39 B LOT 10, 11
	Year Built:	
	Units/Beds/Baths: 0 / /	

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2025	\$6,716,600	0	0	\$6,716,600	\$4,678,370	
2024	\$6,716,600	0	0	\$6,716,600	\$4,253,070	\$105,574.68
2023	\$3,300,000	\$977,810	0	\$4,277,810	\$4,277,810	\$86,526.58

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$6,716,600	\$6,716,600	\$6,716,600	\$6,716,600
Portability	0	0	0	0
Assessed / SOH	\$4,678,370	\$4,678,370	\$4,678,370	\$4,678,370
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$4,678,370	\$6,716,600	\$4,678,370	\$4,678,370

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
04/13/2022	Warranty Deed Disqualified Sale	\$8,000,000	118100951
06/16/2003	Warranty Deed	\$1,700,000	35418 / 86
09/30/1999	Warranty Deed	\$1,650,000	29928 / 663
01/09/1995	Warranty Deed	\$1,446,000	23072 / 336
06/01/1994	Deed	\$901,500	22317 / 651

LAND CALCULATIONS

Unit Price	Units	Type
\$200.00	33,583	Square Foot
	SqFt	Foot

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
504212240180	11/20/2024	Warranty Deed	Qualified Sale	\$8,000,000	119914000	3081 HARBOR DR FORT LAUDERDALE, FL 33316
504212240210	07/05/2023	Special Warranty Deed	Qualified Sale	\$5,500,000	118960026	3030 HARBOR DR FORT LAUDERDALE, FL 33316
504212240030	04/14/2022	Warranty Deed	Qualified Sale	\$7,900,000	118090451	3049 HARBOR DR #1-8 FORT LAUDERDALE, FL 33316
504212240070	04/13/2022	Warranty Deed	Disqualified Sale	\$8,000,000	118100951	3013 HARBOR DR FORT LAUDERDALE, FL 33316
504212240110	10/07/2021	Multi Special Warranty Deed	Disqualified Sale	\$117,875,000	117666065	1101 SEABREEZE BLVD FORT LAUDERDALE, FL 33316

SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
Ft Lauderdale Fire-rescue (03)						FT Laud Stormwater Cat III (F3)		
Vacant Lots (L)								
1						33,583.00		

SCHOOL

Harbordale Elementary
School: A
Sunrise Middle School: B
Fort Lauderdale High
School: A

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	4	Lamar P. Fisher	23	Jared Moskowitz
Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
100	Chip LaMarca	37	Jason W. B. Pizzo	Sarah Leonardi

EXHIBIT IV ZONING AERIAL



CITY OF FORT LAUDERDALE

3019 Harbor Drive



0 90 180 Feet

GIS
Fort Lauderdale

EXHIBIT V SITE PHOTOGRAPHS



1. Eastern portion of the subject site, facing southeast along the New River Sound.



2. Western portion of the subject site, facing south along the New River Sound.



3. Eastern portion of the subject site, facing east along the New River Sound.



4. Central Portion of the subject site, facing south along the New River Sound.

EXHIBIT VI PROJECT PLANS

3013 & 3019 HARBOR DRIVE

CITY OF FORT LAUDERDALE

PLAN SET



LOCATION MAP (N.T.S.)

DRAWING INDEX

SHEET 1: COVER

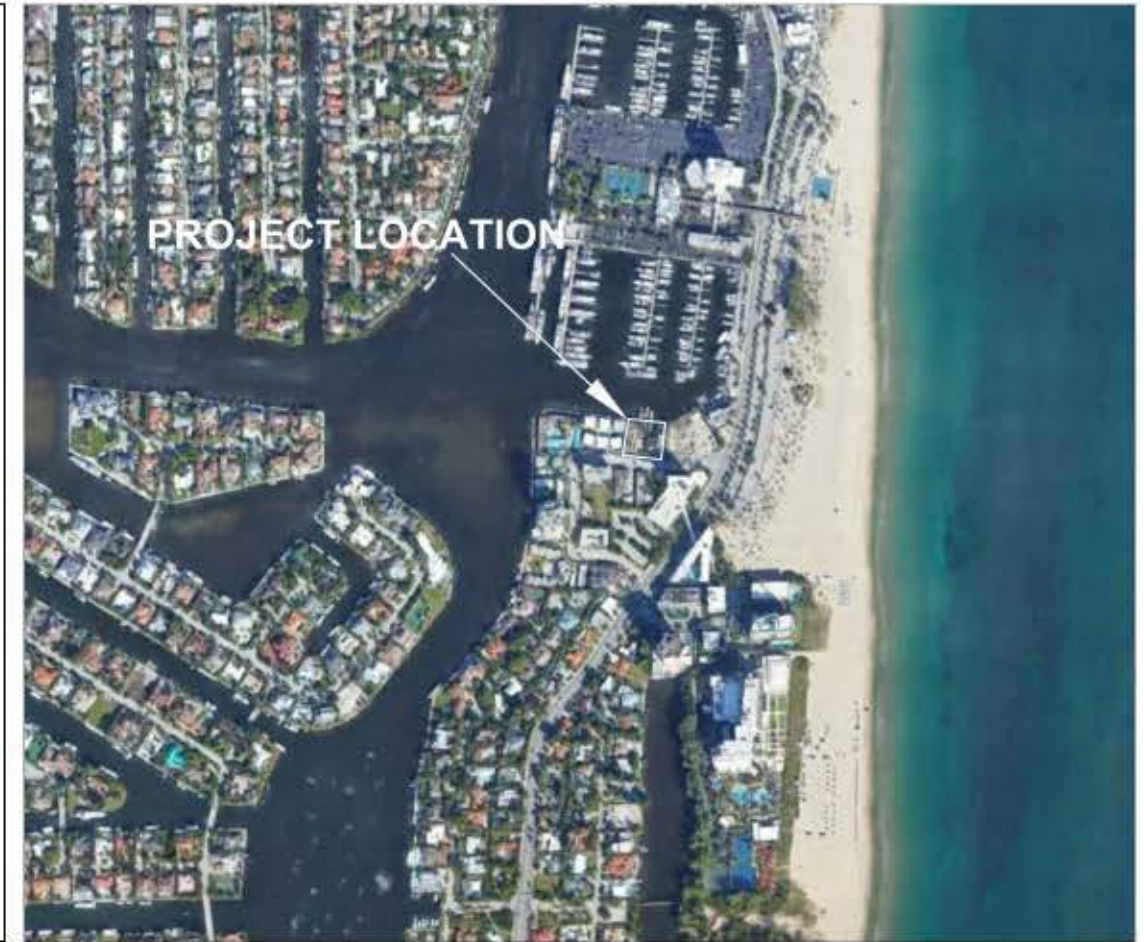
SHEET 2: EXISTING
CONDITIONS

SHEET 3: PROPOSED
CONDITIONS

SHEET 4: WAIVERS

SHEET 5: SECTION A

SHEET 6: DETAILS



VICINITY AERIAL (N.T.S.)

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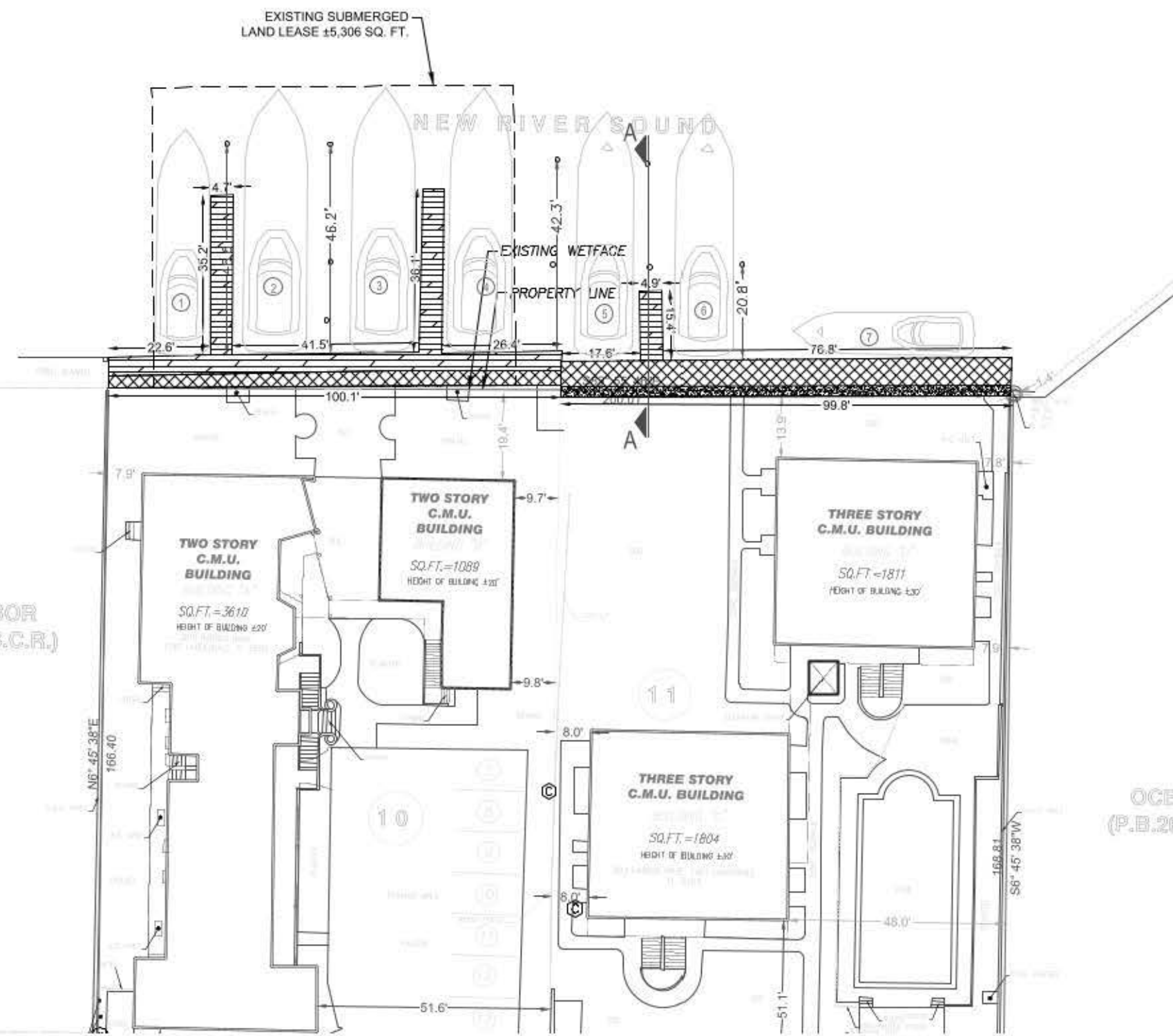
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3013 & 3019 HARBOR DRIVE

PREPARED FOR:
OCEAN HARBOR PROPERTIES, LLC

COVER

Date: 6/19/2025	Sheet : 1	of : 6
Proj No.: 22-0090		



EXISTING SLIP TABLE			
SLIP #	LENGTH	WIDTH	DRAFT
2 - 4	58'	15'	4.0'
1, 5, & 6	50'	12'	4.0'
7	40'	10'	3.0'

LEGEND

- SUBJECT SITE (0.76 AC)
- EXISTING WOOD DOCK TO BE REMOVED (±840 SQ.FT.)
- EXISTING CONCRETE DOCK TO BE REMOVED (±1,129 SQ. FT.)
- EXISTING CONCRETE SEAWALL TO REMAIN (±222 SQ. FT.)
- EXISTING MOORING PILES TO BE REMOVED (9)
- EXISTING SLIPS (7)

M.H.W. = 0.25' NAVD88 M.L.W. = (-)2.13' NAVD88
 NOTE: SURVEY INFORMATION PROVIDED BY ORTHOTEK GEOSPATIAL SOLUTIONS.

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EXISTING CONDITIONS		
Date: 6/19/2025	Sheet : 2	of : 6
Proj No.: 22-0090		



25' SETBACK FOR >10' DOCKS, STRUCTURES & OTHER ACTIVITIES (FDEP)

PROPOSED SUBMERGED LAND LEASE ±8,000 SQ. FT.

25' SETBACK FOR >10' DOCKS, STRUCTURES & OTHER ACTIVITIES (FDEP)

APPROXIMATE RIPARIAN RIGHTS LINE

APPROXIMATE RIPARIAN RIGHTS LINE

PROPOSED SLIP TABLE			
SLIP #	LENGTH	WIDTH	DRAFT
2-5	65'	16'	5.0'
1 & 6	50'	14'	5.0'

LEGEND

- SUBJECT SITE (0.76 AC)
- PROPOSED CONCRETE PANEL SEAWALL WITH 3.0' CAP & BATTERS (±200 LN. FT.)
- PROPOSED FINGER PIERS (±264 SQ. FT.)
- PROPOSED MOORING PILES (14)
- EXISTING SLIPS (6)

M.H.W. = 0.25' NAVD88 M.L.W. = (-)2.13' NAVD88

NOTES:

1. SURVEY INFORMATION PROVIDED BY ORTHOTEK GEOSPATIAL SOLUTIONS; THE EASTERN RIPARIAN RIGHTS LINE NEEDS TO BE CONFIRMED BY FDEP.
2. SUBMERGED LAND LEASE MAY BE REQUIRED THROUGH FDEP.
3. CITY VARIANCE REQUIRED FOR MOORING PILES EXCEEDING 25' FROM PROPERTY LINE.
4. LETTER OF CONCURRENCE REQUIRED FROM ADJACENT NEIGHBORS.
5. MARINE FACILITY OPERATING LICENSE (MFOL) MAY BE REQUIRED THROUGH BCRED FOR PROPOSED SLIPS.

CITY WAIVER REQUEST

PROPOSED STRUCTURES	STRUCTURE DISTANCE FROM PROPERTY LINE	PERMITTED DISTANCE WITHOUT WAIVER	DISTANCE REQUIRING A WAIVER
MOORING PILES (A1-A7)	54.5'	25'	29.5'
MOORING PILES (A8-A14)	38.0'	25'	13.0'
FINGER PIERS (B1-B3)	28.0'	25'	3.0'

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PROPOSED CONDITIONS

Date: 6/19/2025	Sheet : 3	of : 6
Proj No.: 22-0090		

CITY WAIVER REQUEST

PROPOSED STRUCTURES	STRUCTURE DISTANCE FROM PROPERTY LINE	PERMITTED DISTANCE WITHOUT WAIVER	DISTANCE REQUIRING A WAIVER
MOORING PILE (A1)	±54.5'	25'-0"	29.5'
MOORING PILE (A2)	±54.5'	25'-0"	29.5'
MOORING PILE (A3)	±54.5'	25'-0"	29.5'
MOORING PILE (A4)	±54.5'	25'-0"	29.5'
MOORING PILE (A5)	±54.5'	25'-0"	29.5'
MOORING PILE (A6)	±54.5'	25'-0"	29.5'
MOORING PILE (A7)	±54.5'	25'-0"	29.5'
MOORING PILE (A8)	±38.0'	25'-0"	13.0'
MOORING PILE (A9)	±38.0'	25'-0"	13.0'
MOORING PILE (A10)	±38.0'	25'-0"	13.0'
MOORING PILE (A11)	±38.0'	25'-0"	13.0'
MOORING PILE (A12)	±38.0'	25'-0"	13.0'
MOORING PILE (A13)	±38.0'	25'-0"	13.0'
MOORING PILE (A14)	±38.0'	25'-0"	13.0'
FINGER PIER (B1)	±28.0'	25'-0"	3.0'
FINGER PIER (B2)	±28.0'	25'-0"	3.0'
FINGER PIER (B3)	±28.0'	25'-0"	3.0'

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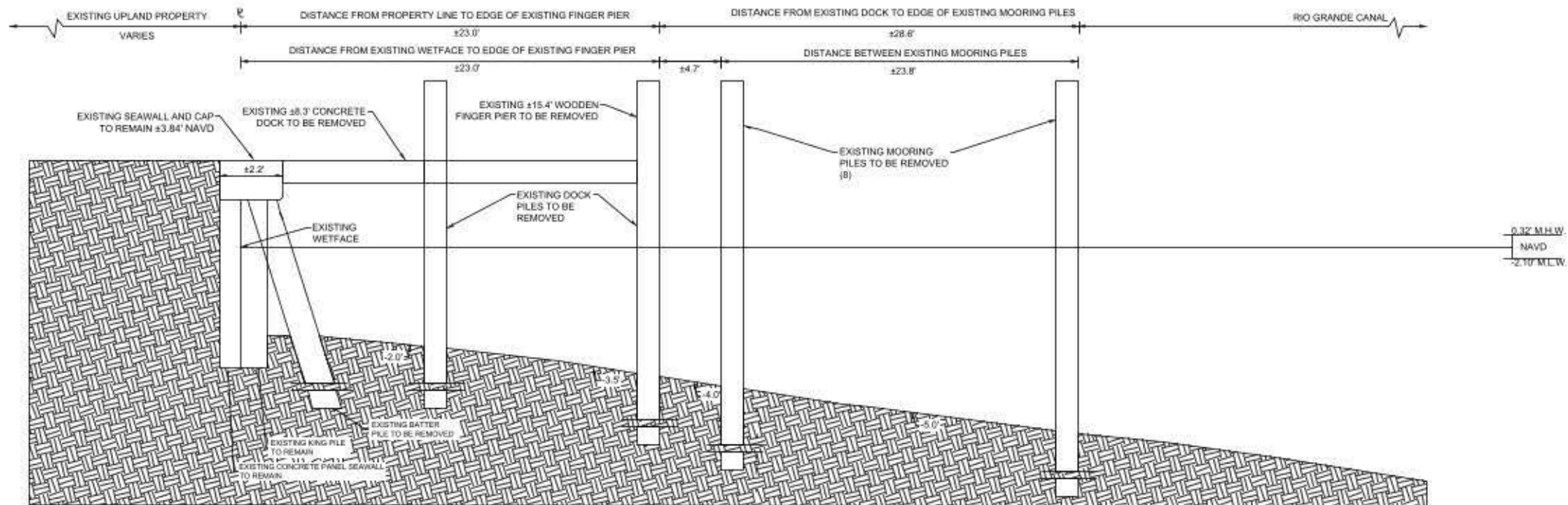
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WAIVERS

Date: 6/19/2025	Sheet : 4	of : 6
Proj No.: 22-0090		

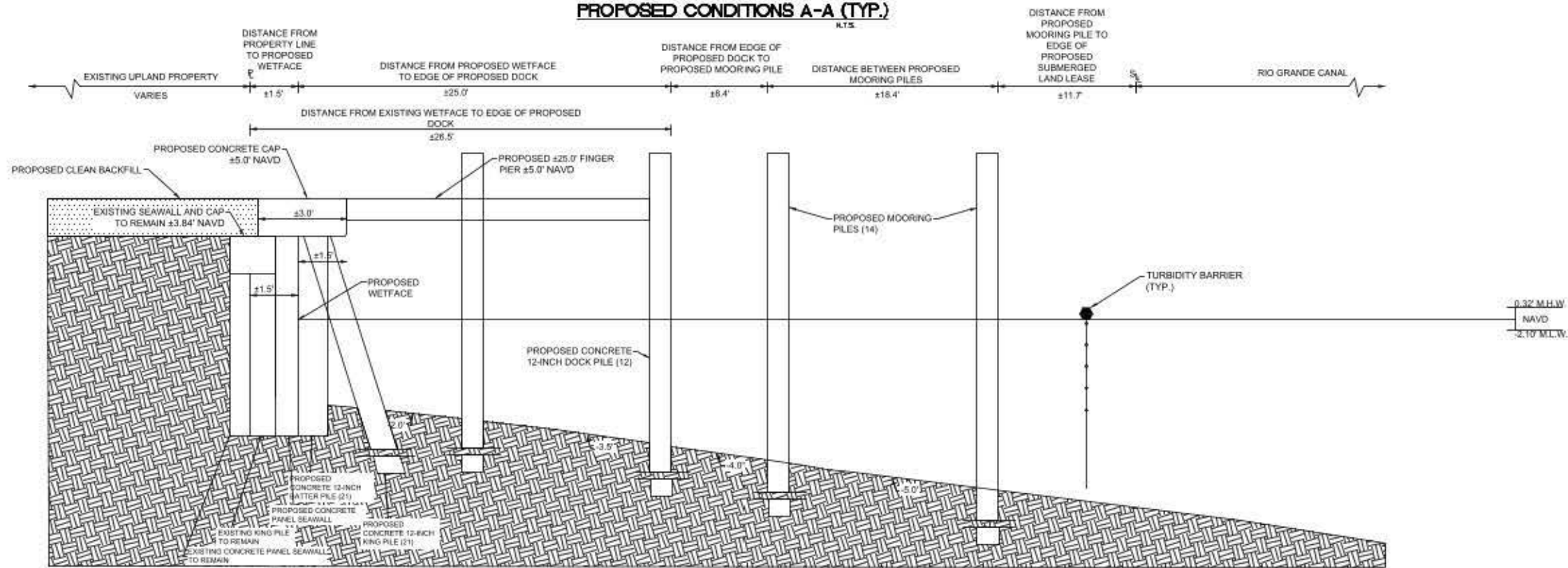
EXISTING CONDITIONS A-A (TYP.)

N.T.S.



PROPOSED CONDITIONS A-A (TYP.)

N.T.S.



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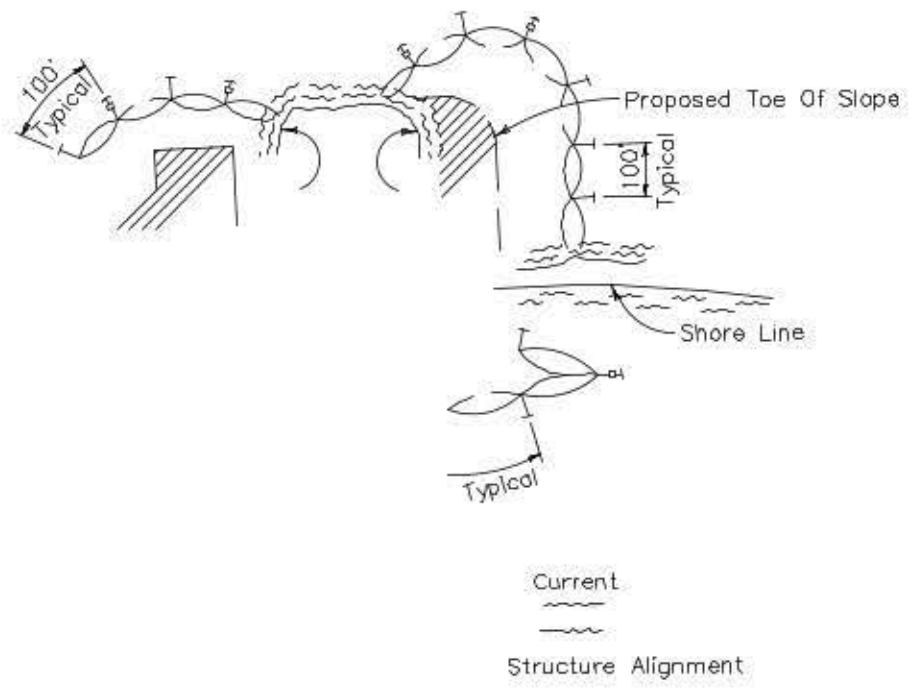
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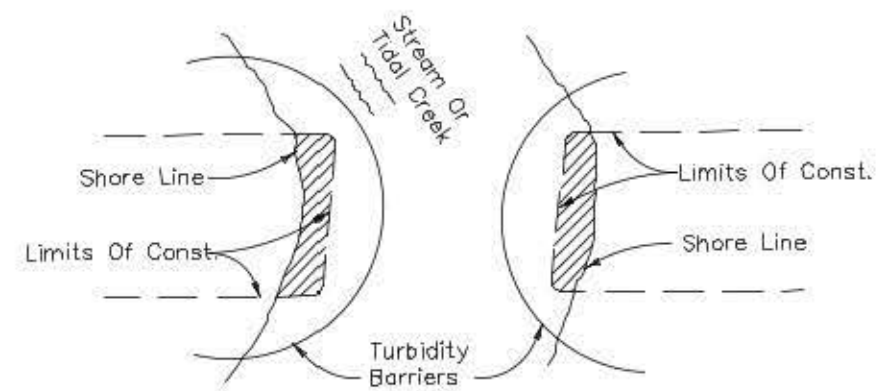
EXISTING CONDITIONS

Date: 6/19/2025	Sheet : 5	of : 6
Proj No.: 22-0090		

**CONSTRUCTION BARGE
(TYP.)**



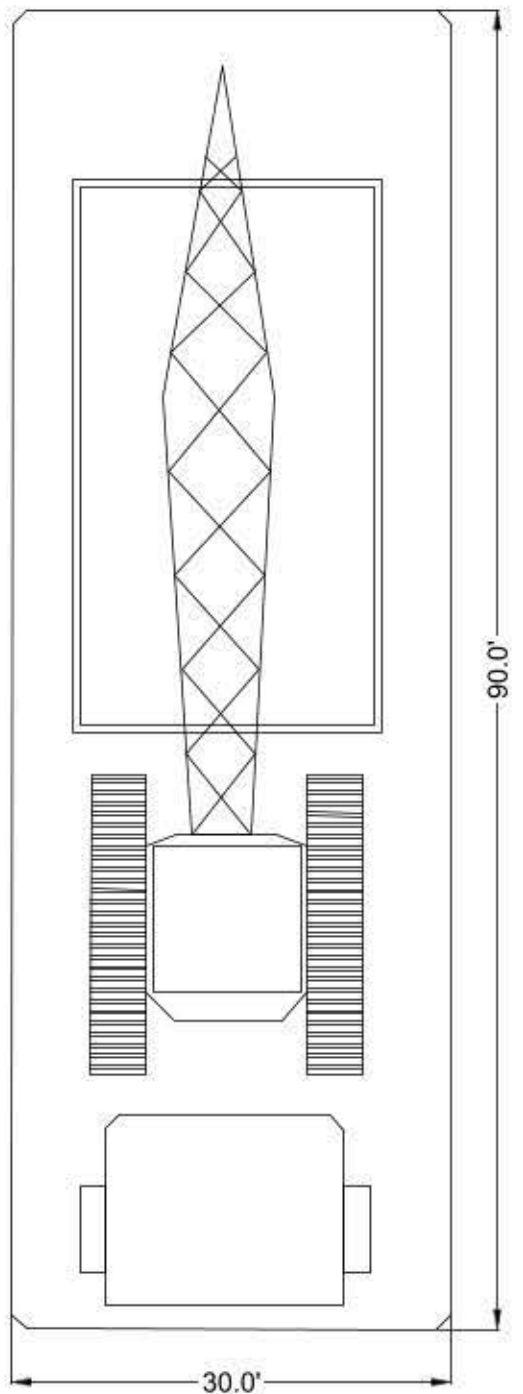
- LEGEND**
- Pile Locations
 - ▨ Dredge Or Fill Area
 - ⊕ Mooring Buoy w/Anchor
 - Anchor
 - Barrier Movement Due To Current Action



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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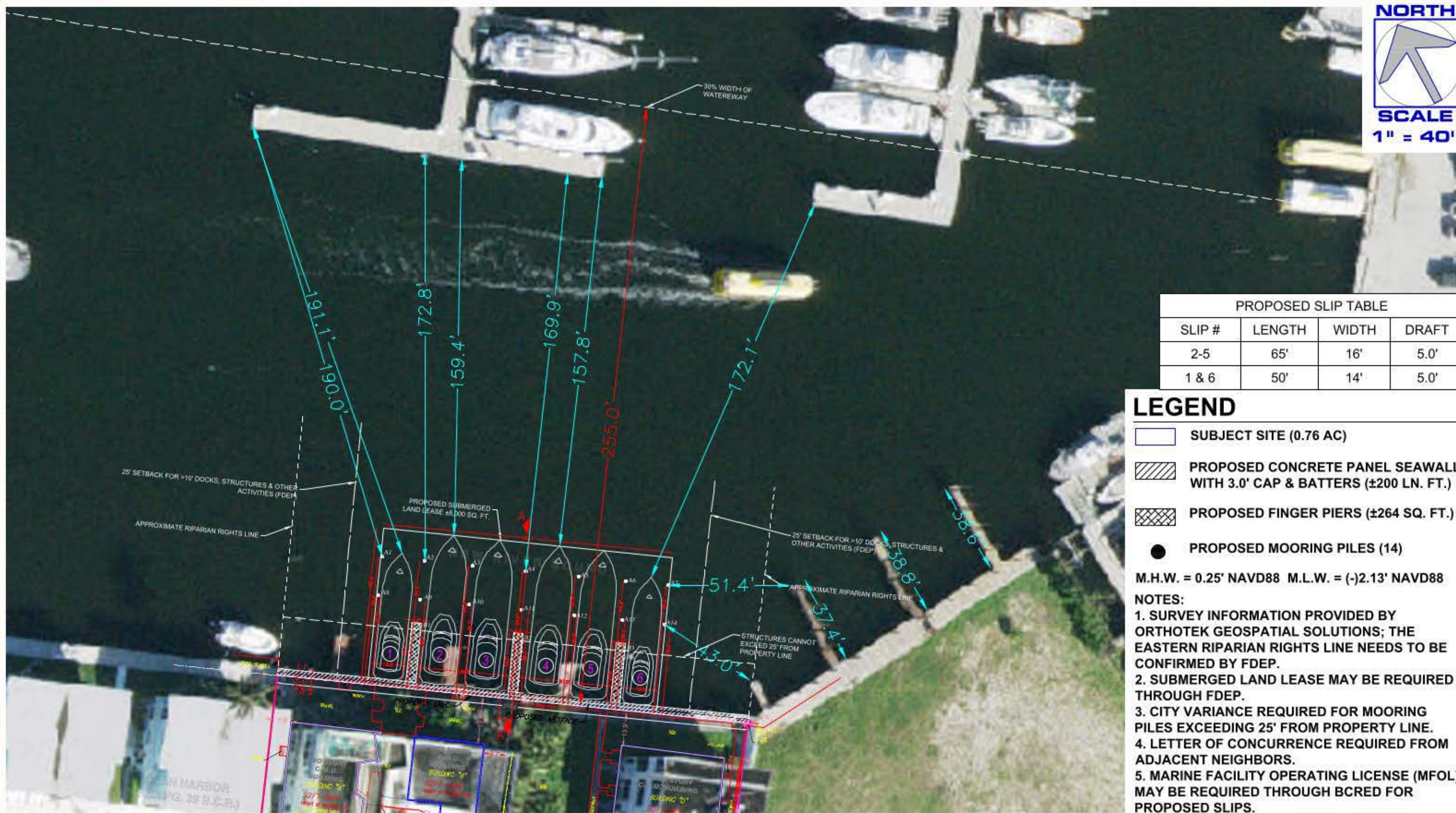
3013 & 3019 HARBOR DRIVE

PREPARED FOR:
OCEAN HARBOR PROPERTIES, LLC

DETAILS

Date: 6/19/2025	Sheet : 6	of : 6
Proj No.: 22-0090		

EXHIBIT VII DISTANCE EXHIBIT



PROPOSED SLIP TABLE			
SLIP #	LENGTH	WIDTH	DRAFT
2-5	65'	16'	5.0'
1 & 6	50'	14'	5.0'

LEGEND

- SUBJECT SITE (0.76 AC)
- PROPOSED CONCRETE PANEL SEAWALL WITH 3.0' CAP & BATTERS (±200 LN. FT.)
- PROPOSED FINGER PIERS (±264 SQ. FT.)
- PROPOSED MOORING PILES (14)

M.H.W. = 0.25' NAVD88 M.L.W. = (-)2.13' NAVD88

- NOTES:**
1. SURVEY INFORMATION PROVIDED BY ORTHOTEK GEOSPATIAL SOLUTIONS; THE EASTERN RIPARIAN RIGHTS LINE NEEDS TO BE CONFIRMED BY FDEP.
 2. SUBMERGED LAND LEASE MAY BE REQUIRED THROUGH FDEP.
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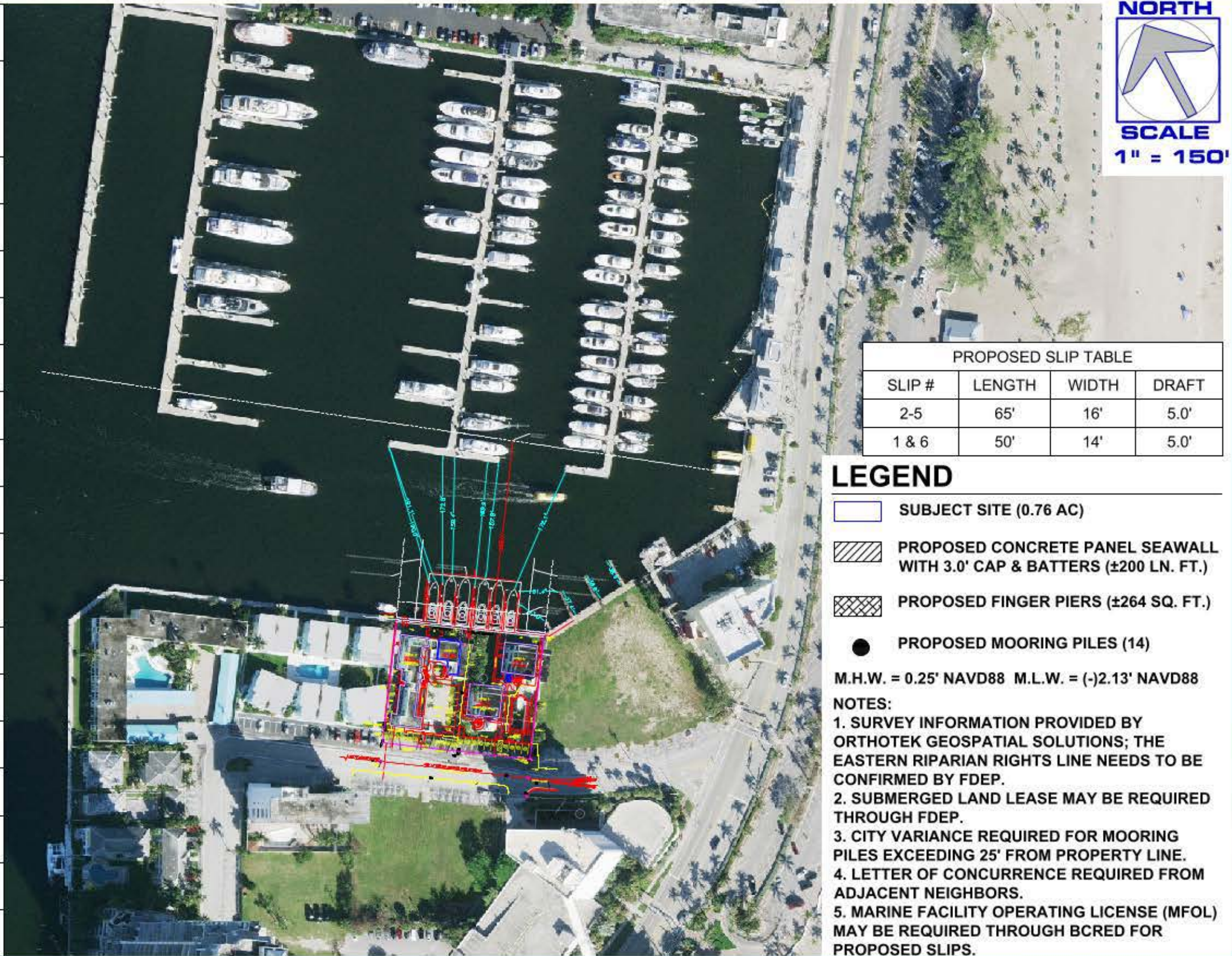
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3013 & 3019 HARBOR DRIVE
PREPARED FOR:
OCEAN HARBOR PROPERTIES, LLC

EXISTING/PROPOSED CONDITIONS W/ FLIPS		
Date: 6/20/2025	Sheet : 1	of : 2
Proj No.: 22-0090		

CITY WAIVER REQUEST

PROPOSED STRUCTURES	STRUCTURE DISTANCE FROM PROPERTY LINE	PERMITTED DISTANCE WITHOUT WAIVER	DISTANCE REQUIRING A WAIVER
MOORING PILE (A1)	±54.5'	25'-0"	29.5'
MOORING PILE (A2)	±54.5'	25'-0"	29.5'
MOORING PILE (A3)	±54.5'	25'-0"	29.5'
MOORING PILE (A4)	±54.5'	25'-0"	29.5'
MOORING PILE (A5)	±54.5'	25'-0"	29.5'
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FINGER PIER (B2)	±28.0'	25'-0"	3.0'
FINGER PIER (B3)	±28.0'	25'-0"	3.0'



PROPOSED SLIP TABLE			
SLIP #	LENGTH	WIDTH	DRAFT
2-5	65'	16'	5.0'
1 & 6	50'	14'	5.0'

LEGEND

- SUBJECT SITE (0.76 AC)
- PROPOSED CONCRETE PANEL SEAWALL WITH 3.0' CAP & BATTERS (±200 LN. FT.)
- PROPOSED FINGER PIERS (±264 SQ. FT.)
- PROPOSED MOORING PILES (14)

M.H.W. = 0.25' NAVD88 M.L.W. = (-)2.13' NAVD88

NOTES:

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3013 & 3019 HARBOR DRIVE
 PREPARED FOR:
 OCEAN HARBOR PROPERTIES, LLC

PROPOSED CONDITIONS W/ FLIBS		
Date: 6/20/2025	Sheet : 2	of : 2
Proj No.: 22-0090		

EXHIBIT VIV LETTERS OF SUPPORT

Name Harry Bashian
Address 2800 e sunrise blvd apt 4C

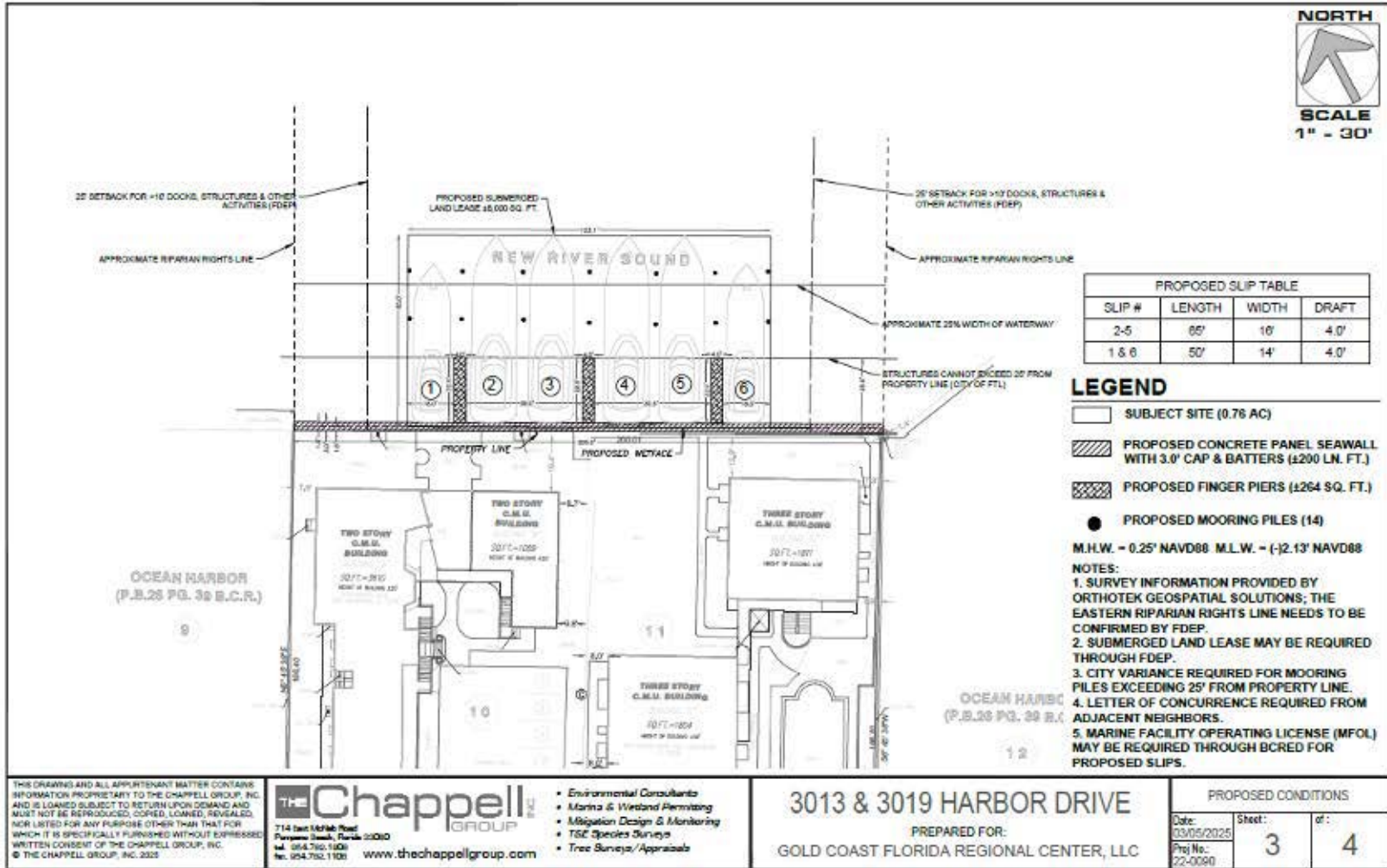
RE: 3019 Harbor Drive
City of Fort Lauderdale Waiver Request

Dear Mr. Eduardo Pelaez,

I have reviewed the plans for the proposed project to remove the existing wood dock, concrete dock, mooring piling clusters, and wooden finger piers, and install a concrete panel seawall with 3.0' cap and batter piles, three (3) finger piers, mooring pilings, and six (6) boat slips. 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 2800 E Sunrise Blvd Apt 4C and support the project as proposed.

Sincerely,

Name: Harry Bashian _____
Company: _____
Address: _____



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- Environmental Consultants
- Marina & Wetland Permitting
- Migration Design & Monitoring
- TSE Species Surveys
- Tree Surveys/Appraisals

3013 & 3019 HARBOR DRIVE
PREPARED FOR:
GOLD COAST FLORIDA REGIONAL CENTER, LLC

PROPOSED CONDITIONS

Date: 03/05/2025	Sheet: 3	of: 4
Proj No: 22-0090		

Name Beatriz Calis
Address 1009 nw 53rd street

RE: 3019 Harbor Drive
City of Fort Lauderdale Waiver Request

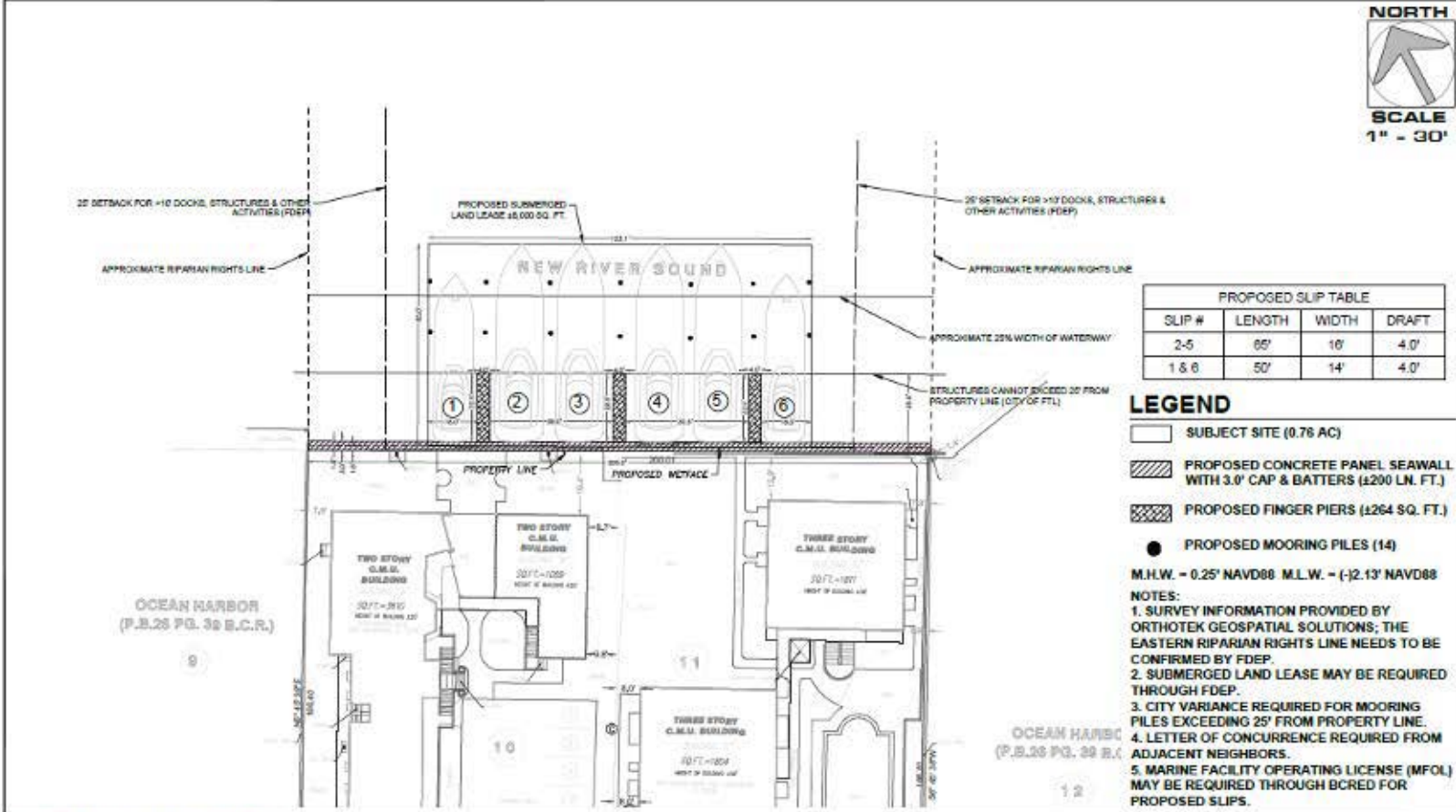
Dear Mr. Eduardo Pelaez,

I have reviewed the plans for the proposed project to remove the existing wood dock, concrete dock, mooring piling clusters, and wooden finger piers, and install a concrete panel seawall with 3.0' cap and batter piles, three (3) finger piers, mooring pilings, and six (6) boat slips. 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 1009 nw 53rd street and support the project as proposed.

Sincerely,

Name: Beatriz Calis
Company: CMC BY MARINUS
Address: 1000 nw north river drive

MIAMI FL
33136 United States



PROPOSED SLIP TABLE			
SLIP #	LENGTH	WIDTH	DRAFT
2-5	65'	10'	4.0'
1 & 6	50'	14'	4.0'

- LEGEND**
- SUBJECT SITE (0.76 AC)
 - PROPOSED CONCRETE PANEL SEAWALL WITH 3.0' CAP & BATTERS (±200 LN. FT.)
 - PROPOSED FINGER PIERS (±264 SQ. FT.)
 - PROPOSED MOORING PILES (14)

M.H.W. - 0.25' NAVD88 M.L.W. - (-)2.13' NAVD88

NOTES:

1. SURVEY INFORMATION PROVIDED BY ORTHOTEK GEOSPATIAL SOLUTIONS; THE EASTERN RIPARIAN RIGHTS LINE NEEDS TO BE CONFIRMED BY FDEP.
2. SUBMERGED LAND LEASE MAY BE REQUIRED THROUGH FDEP.
3. CITY VARIANCE REQUIRED FOR MOORING PILES EXCEEDING 25' FROM PROPERTY LINE.
4. LETTER OF CONCURRENCE REQUIRED FROM ADJACENT NEIGHBORS.
5. MARINE FACILITY OPERATING LICENSE (MFOI) MAY BE REQUIRED THROUGH BCRC FOR PROPOSED SLIPS.

THIS DRAWING AND ALL APPURTENANT MATTER CONTAINS INFORMATION PROPRIETARY TO THE CHAPPELL GROUP, INC. AND IS LOANED SUBJECT TO RETURN UPON DEMAND AND MUST NOT BE REPRODUCED, COPIED, LOANED, REVEALED, NOR LISTED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT IS SPECIFICALLY FURNISHED WITHOUT EXPRESS WRITTEN CONSENT OF THE CHAPPELL GROUP, INC.
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3013 & 3019 HARBOR DRIVE

PREPARED FOR:
GOLD COAST FLORIDA REGIONAL CENTER, LLC

PROPOSED CONDITIONS		
Date:	Sheet:	of:
03/05/2025	3	4
Proj No:	22-0090	

Initial:

Name Ricardo Arevalo
Address 2831 N Ocean Blvd

RE: 3019 Harbor Drive
City of Fort Lauderdale Waiver Request

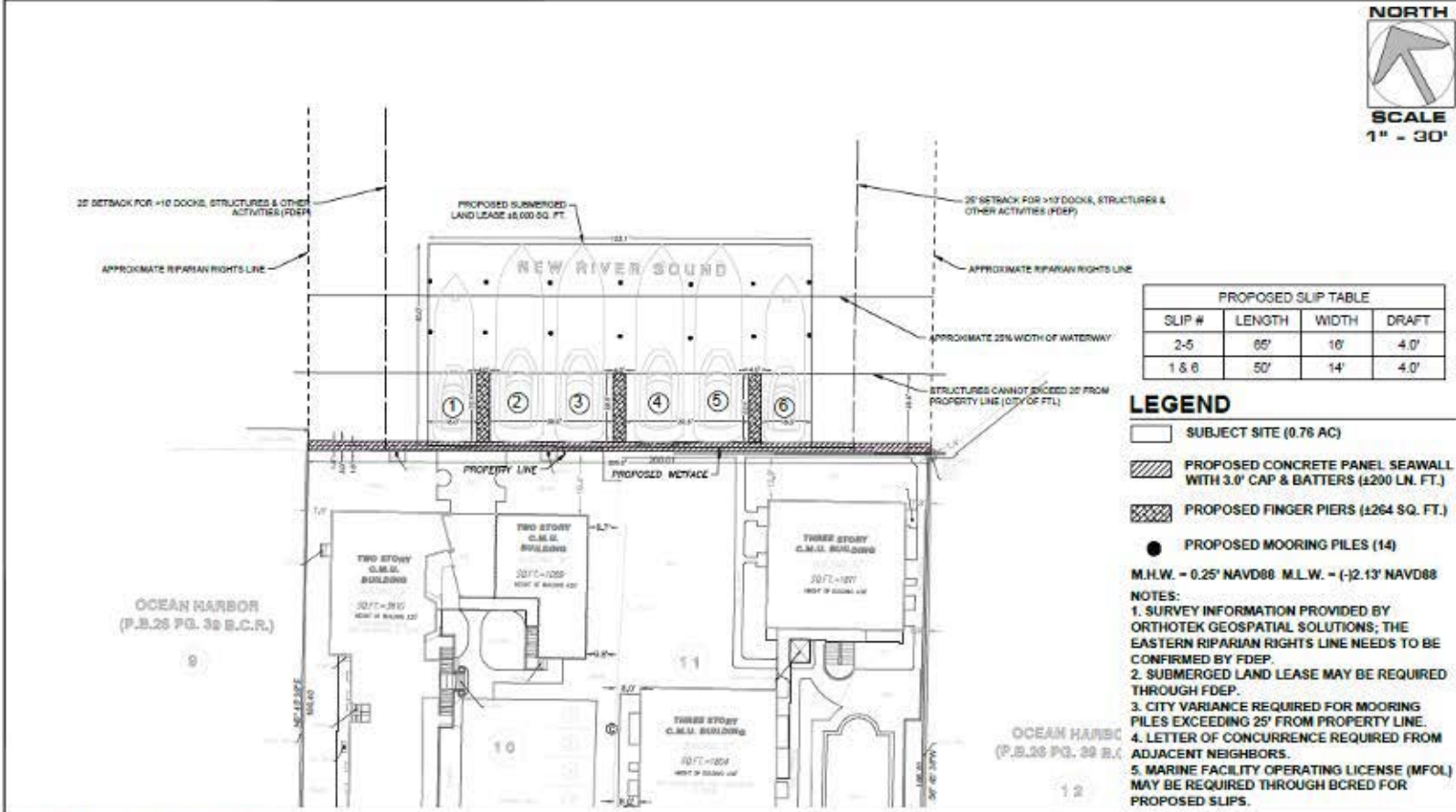
Dear Mr. Eduardo Pelaez,

I have reviewed the plans for the proposed project to remove the existing wood dock, concrete dock, mooring piling clusters, and wooden finger piers, and install a concrete panel seawall with 3.0' cap and batter piles, three (3) finger piers, mooring pilings, and six (6) boat slips. 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 2831 NOcean blvd and support the project as proposed.

Sincerely,

Name: Ricardo Arevalo
Company: Escafandra yacht ...
Address: 2831 N.Ocean Blvd 403N

Fort ... FL
33308 United States



PROPOSED SLIP TABLE			
SLIP #	LENGTH	WIDTH	DRAFT
2-5	65'	10'	4.0'
1 & 6	50'	14'	4.0'

- LEGEND**
- SUBJECT SITE (0.76 AC)
 - PROPOSED CONCRETE PANEL SEAWALL WITH 3.0' CAP & BATTERS (±200 LN. FT.)
 - PROPOSED FINGER PIERS (±264 SQ. FT.)
 - PROPOSED MOORING PILES (14)

M.H.W. - 0.25' NAVD88 M.L.W. - (-)2.13' NAVD88

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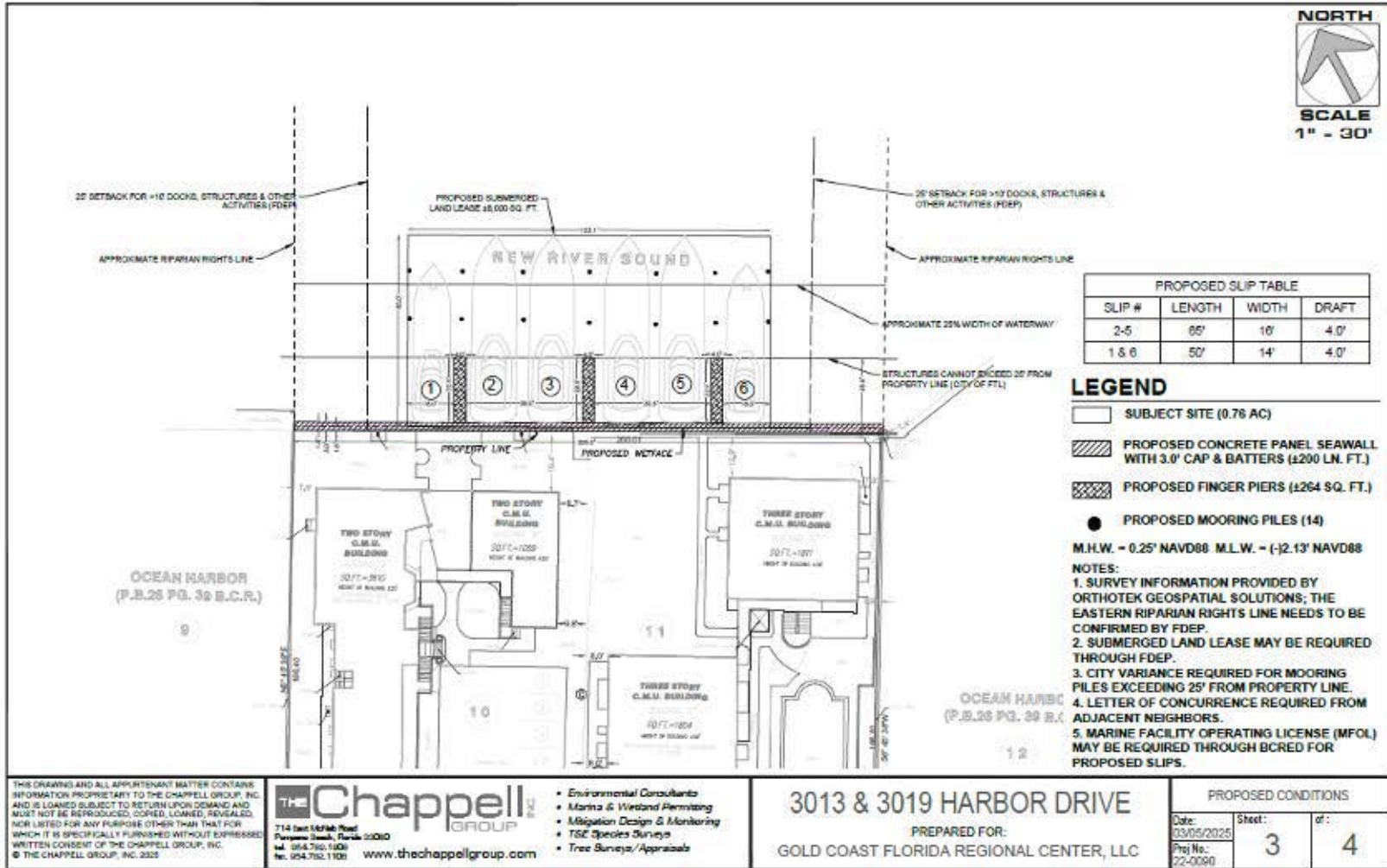
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3013 & 3019 HARBOR DRIVE

PREPARED FOR:
GOLD COAST FLORIDA REGIONAL CENTER, LLC

PROPOSED CONDITIONS		
Date:	Sheet:	of:
03/05/2025	3	4
Proj No:	22-0090	

Initial:



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3013 & 3019 HARBOR DRIVE
PREPARED FOR:
GOLD COAST FLORIDA REGIONAL CENTER, LLC

PROPOSED CONDITIONS		
Date: 03/05/2025	Sheet: 3	of: 4
Proj No: 22-0090		

Initial: BM

Name Valeria Velez
Address 410 SE 16TH COURT

RE: 3019 Harbor Drive
City of Fort Lauderdale Waiver Request

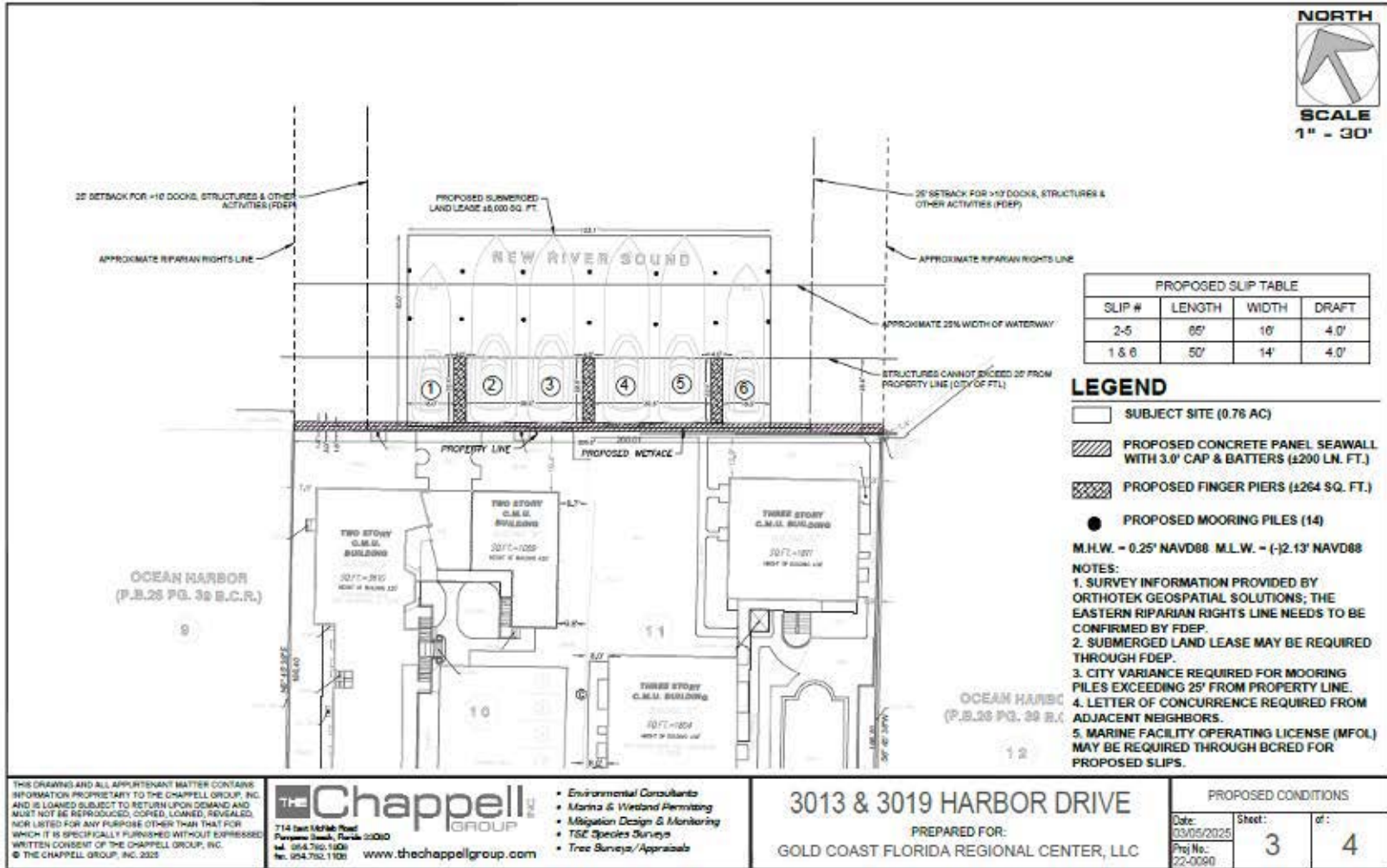
Dear Mr. Eduardo Pelaez,

I have reviewed the plans for the proposed project to remove the existing wood dock, concrete dock, mooring piling clusters, and wooden finger piers, and install a concrete panel seawall with 3.0' cap and batter piles, three (3) finger piers, mooring pilings, and six (6) boat slips. 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 410 SE 16TH COURT and support the project as proposed.

Sincerely,

Name: Valeria Velez
Company: _____
Address: 410 SE 16TH COURT

Fort ... FL
33316 United States



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3013 & 3019 HARBOR DRIVE
PREPARED FOR:
GOLD COAST FLORIDA REGIONAL CENTER, LLC

PROPOSED CONDITIONS

Date: 03/05/2025	Sheet: 3	of: 4
Proj No: 22-0090		

Initial: *W*

Name Valentina Velez
Address 410 SE 16th CT

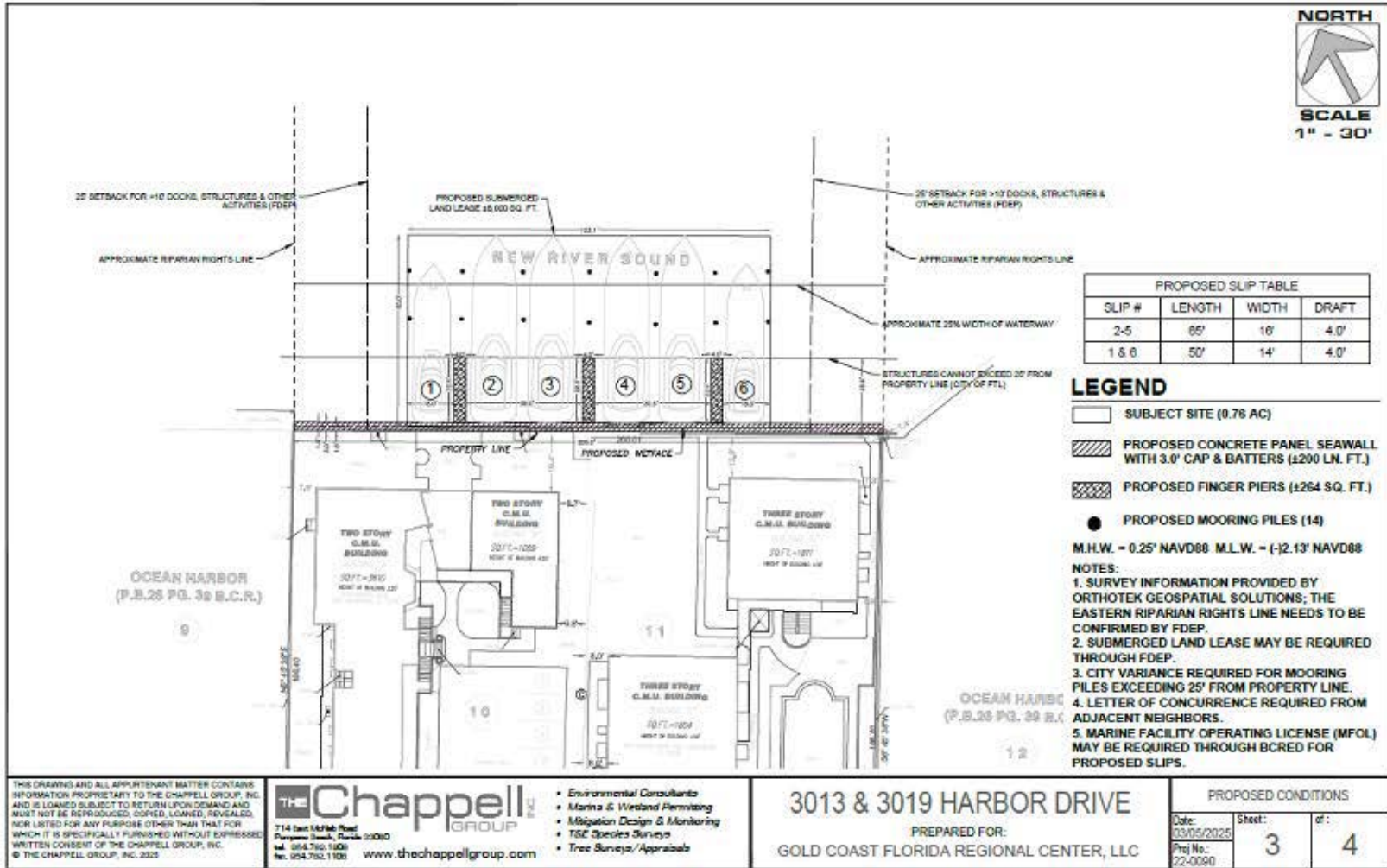
RE: 3019 Harbor Drive
City of Fort Lauderdale Waiver Request

Dear Mr. Eduardo Pelaez,

I have reviewed the plans for the proposed project to remove the existing wood dock, concrete dock, mooring piling clusters, and wooden finger piers, and install a concrete panel seawall with 3.0' cap and batter piles, three (3) finger piers, mooring pilings, and six (6) boat slips. 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 410 se 16th ct and support the project as proposed.

Sincerely,

Name: Valentina Velez
Company: _____
Address: _____



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3013 & 3019 HARBOR DRIVE
PREPARED FOR:
GOLD COAST FLORIDA REGIONAL CENTER, LLC

PROPOSED CONDITIONS		
Date: 03/05/2025	Sheet: 3	of: 4
Proj No: 22-0090		

Velez
Initial:

THE
LANE
ORGANIZATION

Matthew Lane
3081 Harbor Drive
Fort Lauderdale, FL 33316

RE: 3019 Harbor Drive
City of Fort Lauderdale Waiver Request

Dear Mr. Papaikonomou,

I have reviewed the plans for the proposed project to remove the existing wood dock, concrete dock, mooring piling clusters, and wooden finger piers, and install a concrete panel seawall with 3.0' cap and batter piles, three (3) finger piers, mooring pilings, and six (6) boat slips. 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 am the property owner at 3081 Harbor Drive, Fort Lauderdale Florida 33316 and support the project as proposed.

Sincerely,

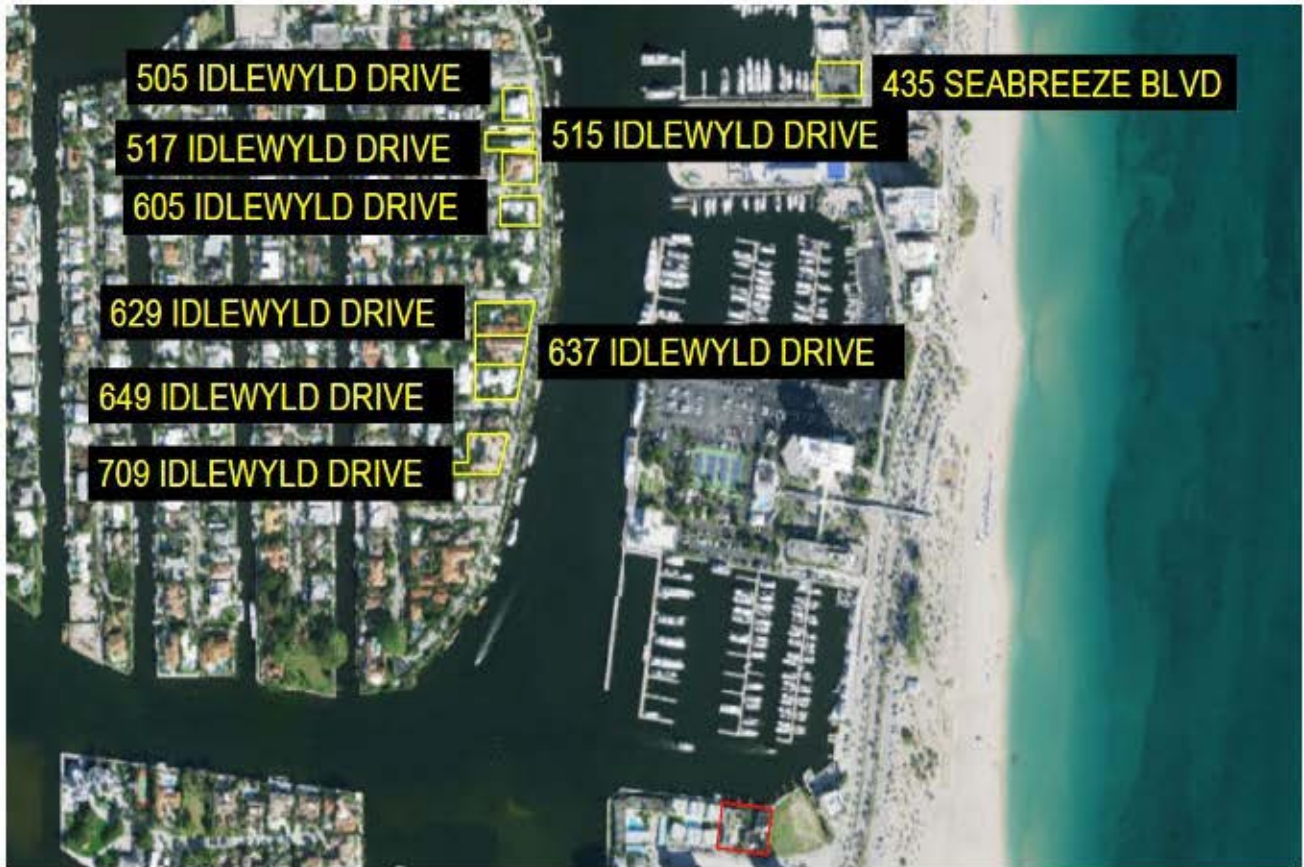


Matthew Lane

Company: _Trabajando Capital 5 JV LLC dba Sea Beach Plaza Hotel
Address: 3081 Harbor Drive, Fort Lauderdale Florida 33316

EXHIBIT VIII EXISTING WAIVERS IN THE VICINITY

EXISTING WAIVERS IN THE VICINITY



ADDRESS	MAXIMUM DISTANCE
505 Idlewyld Drive	68.5'
515 Idlewyld Drive	89.3'
517 Idlewyld Drive	42.0'
605 Idlewyld Drive	55.8'
629 Idlewyld Drive	50.7'
637 Idlewyld Drive	58.0'
649 Idlewyld Drive	58.0'
709 Idlewyld Drive	53.2'
435 Seabreeze Boulevard	695.0'
Subject Site	54.5'

ITEM XII

MEMORANDUM MF NO. 25-13

DATE: August 20, 2025

TO: Marine Advisory Board Members

FROM: Andrew Cuba, Marine Facilities and Parks Manager

RE: September 4, 2025 MAB – Application - Dock Waiver of Distance Limitations
– The Hogan Group LLC / 309 Sunset Drive

Attached for your review is an application from The Hogan Group, 309 Sunset Drive (see **Exhibit 1**).

APPLICATION AND BACKGROUND INFORMATION

The applicant is requesting approval for the replacement of existing dock structures and piles including two (2) finger piers and three (3) mooring piles requiring a Dock Waiver. These structures would be placed in the same footprint as currently exists, and extend a maximum distance of +/-37' from the property line into Sunset Lake as shown in the proposed site plan and as summarized in Table 1:

TABLE 1

PROPOSED STRUCTURES	STRUCTURE DISTANCE FROM PROPERTY LINE	PERMITTED DISTANCE WITHOUT WAIVER	DISTANCE REQUIRING A WAIVER
South Mooring Pile	+/- 37'	25'	+/- 12'
North Mooring Pile	+/- 26'3"	25'	+/- 1'3"
North Mooring Pile Centered on Pier	+/- 35'	25'	+/- 10'
South Finger Pier	+/- 32'3"	25'	+/- 7'3"
North Finger Pier	+/- 30'2"	25'	+/- 5'2"

The City's Unified Land and Development Regulations (UDLR), Section 47-19.3.C limits the maximum distance of mooring structures, including finger piers, to 25' or 25%, whichever is less, and 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's summary specifies that the finger piers and mooring piles are necessary to comply with City Code, as they wish to replace the structures within the existing footprint, requiring a dock waiver. In addition, the piers and piles are necessary to safely moor resident's vessels.

PROPERTY LOCATION AND ZONING

The property is located within the Riviera Isles RMM-25 Residential Multifamily Mid Rise / Medium High Density Zoning District.

DOCK PLAN AND BOATING SAFETY

Marine Facilities records reflect that there have been at least two (2) waivers of distance limitations approved by the City Commission in the immediate area. A comparison of these as shown in **Table 2**:

TABLE 2

ADDRESS	MAXIMUM DISTANCE
333 Sunset Drive	+/- 64.8'
353/363 Sunset Drive	+/- 54.9'

RECOMMENDATIONS

Should the Marine Advisory Board consider approval of the application, the resolution under consideration for approval by the City Commission should include at least the following:

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

AC
Attachment

cc: Enrique Sanchez, Deputy Director of Parks and Recreation
Luis Villanueva, Marine Facilities Supervisor



UNLIMITED PERMIT SERVICES, INC.

City of Fort Lauderdale
Marine Facilities

Application for Waterway
Dock Distance Waiver

Subject Address:

309 Sunset Drive #1-5, Fort Lauderdale, FL 33301

Prepared by:

Lisa McConnell

954-532-0129 ext 1

lisam@unlimitedps.net



Table of Contents

1. Summary with Extraordinary Circumstances
2. Site Plan Legend to Distances Chart
3. Aerial Map Overlay
4. Application Distance for Waiver
5. Property Ownership Records
6. Property Surveys – current and historical
7. Project Construction Permitting Plans
8. Environmental Agency Approvals



Summary – Dock Distance Waiver Request

The applicant is the owner of 309 Sunset Drive located along the Sunset Lake, Class III Waters in Fort Lauderdale (Section 12, Township 50 South, Range 42 East), in Broward County (Latitude N 26°7'10.8372, Longitude W 80°6'53.2064). Folio: 504212050070.

The applicant respectfully requests approval of a waiver of the distance limitations under ULDR Section 47-19.3(c) to repair and replace the existing dock structures and piles in the same footprint as has existed for decades.

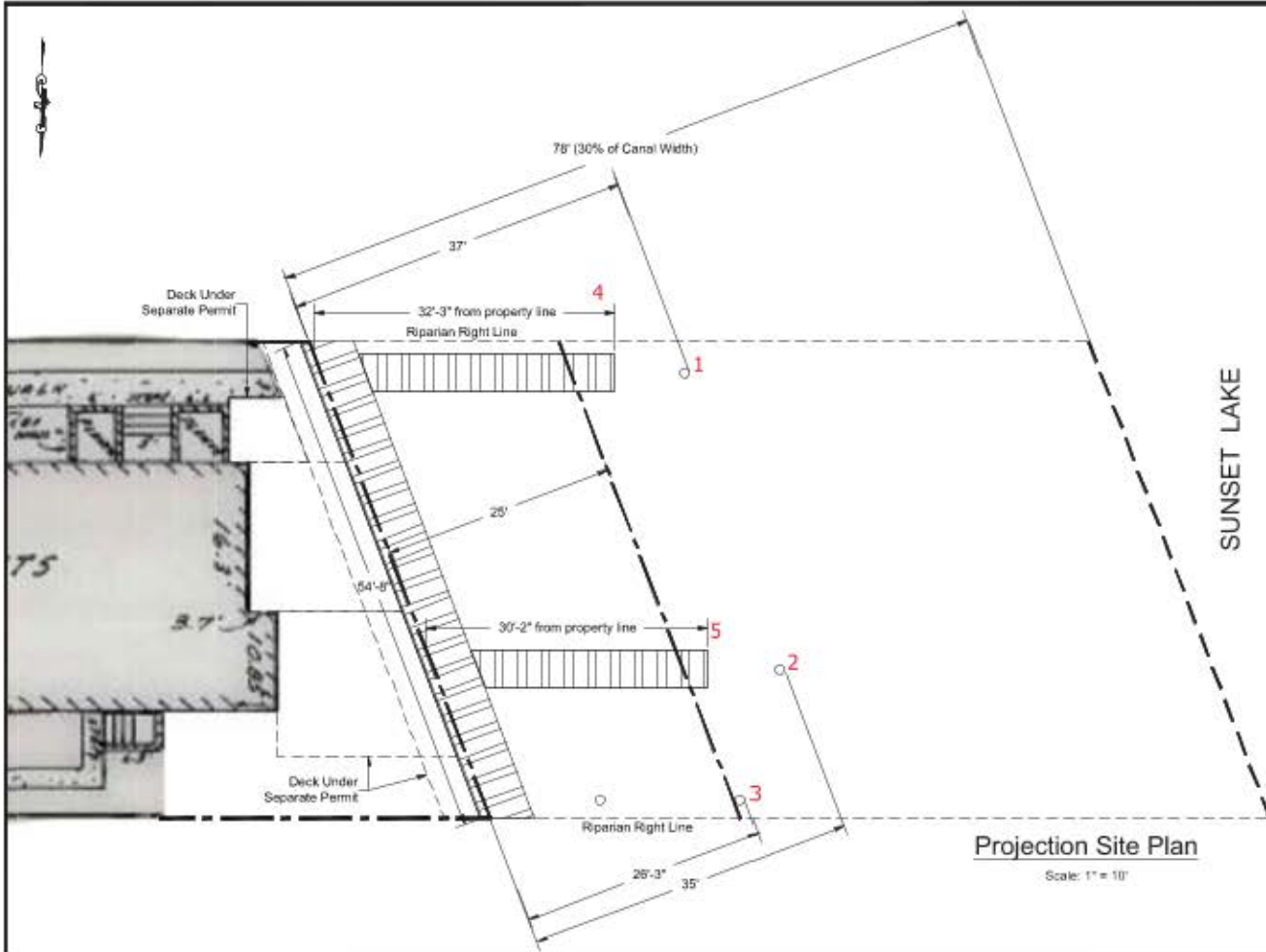
The extraordinary circumstances are for the approval of the specific waiver for code compliance in order to replace these existing structures in the exact same footprint that has had longstanding use. The safe mooring of the residents' vessels requires these structures to be maintained. The piers and mooring area is in alignment with the neighbors supporting this distance for the greatest safety and in avoiding navigational hazards.

The scope of work as detailed on enclosed plans includes the existing seawall, footer, and cap to remain, while existing docks, piers, piles, and mooring piles are to be removed and replaced the same size in the same footprint.

The plans include a projection site layout on Sheet 3 of 6. The pier and mooring piling extensions at varied lengths from the property line are depicted with the maximum waterward distance of 37'. This waterway +/- 260' wide across from the property, meeting compliance with the 30% rule, as these structures are not impeding navigation in any way.

LABEL	PROPOSED STRUCTURES	STRUCTURE DISTANCE FROM PL/WETFACE	PERMITTED DISTANCE WITHOUT A WAIVER	DISTANCE REQUIRING A WAIVER
1	South Mooring Pile centered on pier	37'	25'	+/- 12'
2	North Mooring Pile	26'-3"	25'	+/- 1'-3"
3	North Mooring Pile centered on pier	35'	25'	+/- 10'
4	South Finger Pier	32'-3"	25'	+/- 7'-3"
5	North Finger Pier	30'-2"	25'	+/- 5'-2"

Approval has already been granted for the proposed layout consistent with this waiver request by the Broward County Resilient Environmental Department as per GL-FTL2409-033, the Florida Department of Environmental Protection per File No.: 06-0169233-002,003-EE, and the Army Corps of Engineers pursuant to the State Programmatic General Permit VI-R1.



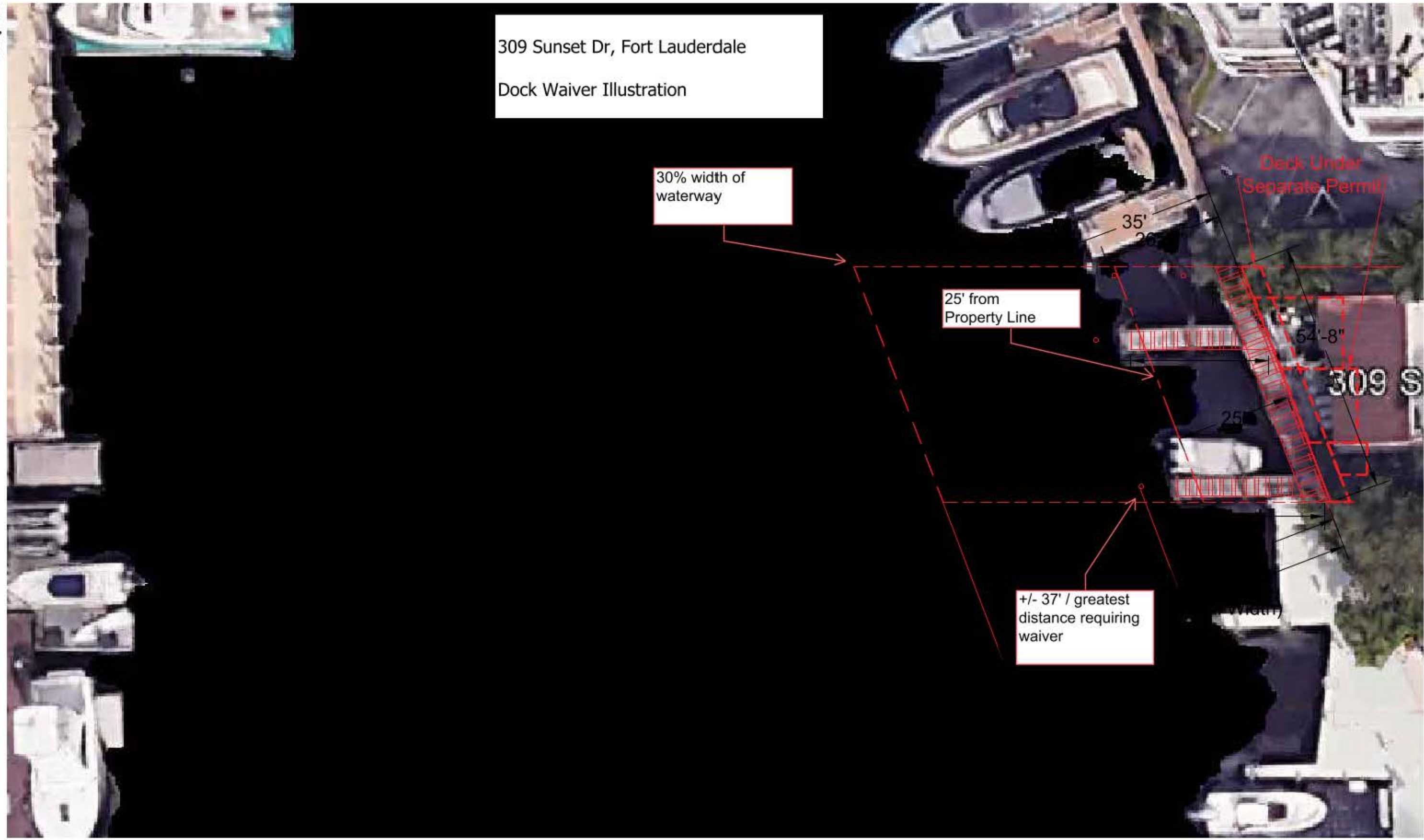
Projection Site Plan

Scale: 1" = 10'

<p>Consultant UNLIMITED PERMIT SERVICES, INC Marine Design & Consulting 902 NE 1st Street #2 Pompano Beach, FL 33060 (954) 532-0129 Office@unlimitedps.net</p>
<p>Project Engineer MW ENGINEERING, INC 902 NE 1 Street Suite #2 Pompano Beach, FL 33060 Ofc: 954-532-0129 WWW.MwEngineering.net</p>
<p>Contractor SOUTHEAST MARINE CONSTRUCTION, INC 1121 NW 51 Court Fort Lauderdale, FL 33309 (954) 630-2300</p>
<p>Project Information New Dock / New Decks The Hogan Group LLC 309 Sunset Drive #1-5 Fort Lauderdale, FL 33301</p>
<p>DATE</p>
<p>8-23-24</p>
<p>10-16-24</p>
<p>8-16-25</p>
<p>MARK E. WOOD, P.E. LICENSE #20888 CA 0702 MW ENGINEERING, INC 902 NE 1 Street Suite #2 Pompano Beach, Florida 33060 Ofc: 954-532-0129 www.MwEngineering.net</p>
<p>Sheet 3 of 6</p>



309 Sunset Dr, Fort Lauderdale
Dock Waiver Illustration



30% width of waterway

25' from Property Line

+/- 37' / greatest distance requiring waiver

Deck Under Separate Permit

309 S

width

**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: The Hogan Group LLC

TELEPHONE NO: 516.384.7160 516.759.4270 EMAIL: tomhogan2@yahoo.com
(home/cellular) (business)

2. APPLICANT'S ADDRESS (if different than the site address):
108 Forest Ave., Locust Valley, NY 11560

3. TYPE OF AGREEMENT AND DESCRIPTION OF REQUEST:
Waiver of distance limitations for dock Piers and moorings piles waiver distance of 12-ft

4. SITE ADDRESS: 309 SUNSET DRIVE, FT. LAUDERDALE ZONING: RMM-25

LEGAL DESCRIPTION AND FOLIO NUMBER:

Resub Blks 13 & 14 Idlewyld 7-38 B Lot 3 Blk 14; Folio: 504212050070

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

H.T. Hogan, Managing Member
Applicant's Signature

11.25.24
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 _____



Site Address	309 SUNSET DRIVE #1-5, FORT LAUDERDALE FL 33301	ID #	5042 12 05 0070
Property Owner	THE HOGAN GROUP L L C	Millage	0312
Mailing Address	108 FOREST AVE LOCUST VALLEY NY 11560	Use	08
Abbr Legal Description	RESUB BLKS 13 & 14 IDLEWYLD 7-38 B LOT 3 BLK 14		

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*	\$492,840	\$1,249,530	\$1,742,370	\$1,742,370	
2023	\$492,840	\$1,250,430	\$1,743,270	\$1,703,250	\$34,608.61
2022	\$492,840	\$1,100,820	\$1,593,660	\$1,548,410	\$31,115.47

2024* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$1,742,370	\$1,742,370	\$1,742,370	\$1,742,370
Portability	0	0	0	0
Assessed/SOH	\$1,742,370	\$1,742,370	\$1,742,370	\$1,742,370
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$1,742,370	\$1,742,370	\$1,742,370	\$1,742,370

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
12/10/1999	TD	\$750,000	30110 / 1916	\$65.07	7,574	SF
7/21/1998	QC*	\$100	28645 / 557			
1/1/1983	WD	\$60,000	19834 / 701			
4/1/1964	WD	\$14,100				
				Adj. Bldg. S.F. (Card, Sketch)		4891
				Units		5
				Eff./Act. Year Built: 1960/1940		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F2		
R								
5						7574		



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

Detail by Entity Name

Florida Limited Liability Company
THE HOGAN GROUP, L.L.C.

Filing Information

Document Number	L99000008412
FEI/EIN Number	22-3695155
Date Filed	12/02/1999
State	FL
Status	INACTIVE
Last Event	ADMIN DISSOLUTION FOR ANNUAL REPORT
Event Date Filed	09/24/2010
Event Effective Date	NONE

Principal Address

108 FOREST AVE.
BOX 447
LOCUST VALLEY, NY 11560

Mailing Address

108 FOREST AVE.
BOX 447
LOCUST VALLEY, NY 11560

Registered Agent Name & Address

HOGAN, HOWARD TJR
309 SUNSET DRIVE
FORT LAUDERDALE, FL 33301

Address Changed: 03/29/2000

Authorized Person(s) Detail

Name & Address

Title MGR

HOGAN, HOWARD TJR
108 FOREST AVE.
LOCUST VALLEY, NY 11560

Annual Reports

Report Year	Filed Date
--------------------	-------------------

Return to:
Robert H. Staley, Esquire
Saunders, Curtis, Ginnestra & Gore, P.A.
1650 NE 26th Street, Suite 101
Fort Lauderdale, FL 33305 1431
LU: 1100 11 Box 147



INSTR # 99761179
OR BK 30110 PG 1916
RECORDED 12/20/1999 06:59 AM
COMMISSION
BROWARD COUNTY
DOC STMP-D 5,250.00
DEPUTY CLERK 1932

PREPARED BY: Daniel P. J. O'Connor
English, McCaughan & O'Bryan, P.A.
P. O. Box 14098
Fort Lauderdale, FL 33302

Parcel Tax Identification Nos.:
0212 05 010; 0212 05 011; 0212 05 007;
0212 05 009; 0212 05 008

TRUSTEE'S DEED

THIS DEED, executed this 10th day of December, 1999, by

HENDRIK W. VIETOR, AS TRUSTEE OF THE HENDRIK W. VIETOR TRUST DATED 6/26/98, whose post office address is 6152 N. Verde Trail, D0223, Boca Raton, Florida 33433, first party, to

THE HOGAN GROUP, L.L.C., a Florida limited liability company, whose post office address is 108 Forest Avenue, Locust Valley, NY 11560, second party.

WITNESSETH, that said first party, for and in consideration of the sum of TEN DOLLARS (\$10.00) in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, convey, confirm, remise, release and quit claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described land situate, lying and being in Broward County, Florida, to wit:

Lot 3, Block 14, A RESUBDIVISION OF BLOCKS 13 AND 14 AND A PART OF BLOCK A OF IDLEWYLD, according to the Plat thereof, recorded in Plat Book 7, Page 38, of the Public Records of Broward County, Florida.

SUBJECT TO easements, restrictions and reservations of record, and taxes for the year 1999 and subsequent years.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behalf of the said second party forever; first party further covenants with the second party that the first party has good right and lawful authority to sell and convey the property and first party warrants the title to the property for any acts of first party and will defend the title against the lawful claims of all persons claiming by, through or under first party.

2

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

[Handwritten Signature]
Print Name: Jan Olmstead

Print Name: ROGER H. STALEY

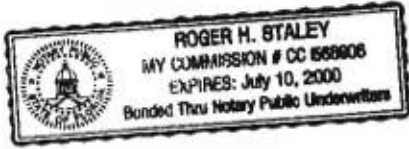
[Handwritten Signature]
HENDRIK W. VIETOR, Trustee of the Hendrik W. Vietor Trust dated 6/26/98

STATE OF FLORIDA)
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 10th day of December, 1999, by HENDRIK W. VIETOR, Trustee of the Hendrik W. Vietor Trust dated 6/26/98, who is personally known to me or who has produced KA as identification.

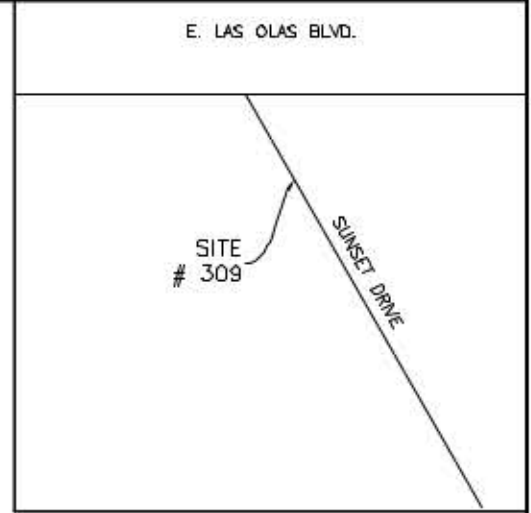
[Handwritten Signature]
Notary Public
Print Name: _____
My Commission expires: _____

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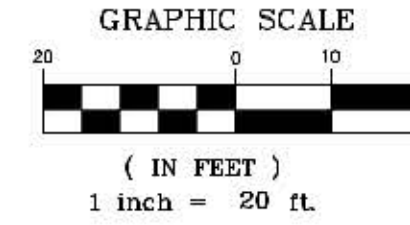


AS-BUILT SEAWALL ELEVATION CERTIFICATE

PROPERTY ADDRESS IS 309 SUNSET DRIVE, FORT LAUDERDALE, FLA.



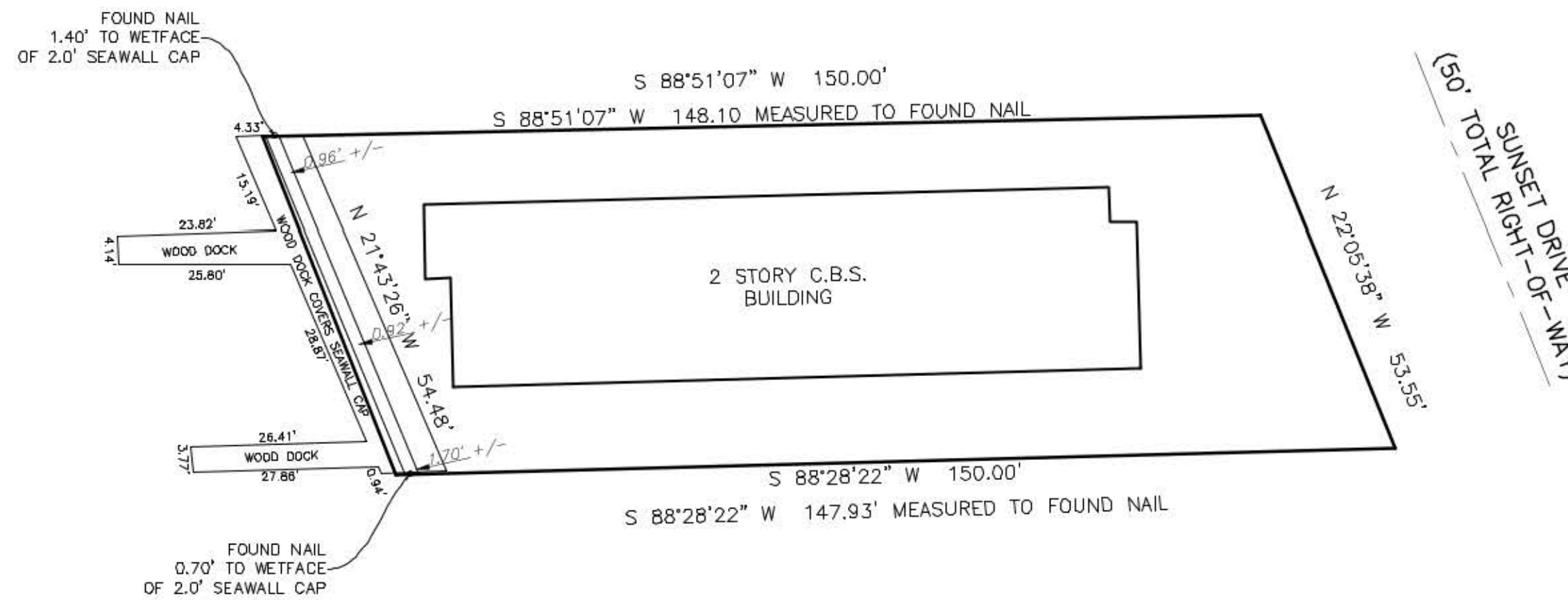
LOCATION MAP
NOT TO SCALE



LEGAL DESCRIPTION:

LOT 3, BLOCK 14, A RE-SUBDIVISION OF BLOCKS 13 AND 14 AND A PORTION OF BLOCK A IDLEWYLD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 38 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE LYING AND BEING IN THE CITY OF FT. LAUDERDALE, BROWARD COUNTY, FLORIDA.



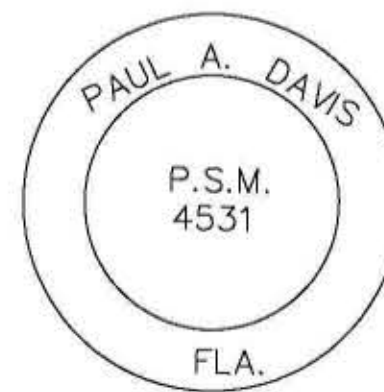
SURVEYOR'S NOTES:

- ALL BEARINGS OR ANGLES SHOWN HEREON ARE BASED ON THE RECORD PLAT UNLESS OTHERWISE NOTED. (ASSUMED)
- THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S SIGNATURE AND EMBOSSED SEAL.
- ELEVATIONS SHOWN REFER TO NORTH AMERICAN VERTICAL DATUM (1988) AND ARE INDICATED THUS: 6.55
- THIS IS A BOUNDARY SURVEY.
- REFERENCE BENCHMARK G.P.S.
- REFERENCE BEARING, N. LINE LOT 3
- ELEVATIONS PER NAVD (1988) DATUM DERIVED FROM NGVD (1929) DATUM AND CONVERTED UTILIZING U.S. ARMY CORP OF ENGINEERS SOFTWARE (CORPSOON 6.0.1) OBTAINED HTTP://WWW.TECH.ARMY.MIL/

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE, AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, CHAPTER 5J-17, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. SUBJECT TO QUALIFICATIONS HEREON.

DATE: 07/26/2024



Digitally signed by Paul Davis
 Date: 2024.07.26 13:00:28 -04'00'

PAUL A. DAVIS
 P.S.M. #4531
 STATE OF FLORIDA.

NO.	DATE	REVISION DESCRIPTION	BY



PAUL A. DAVIS, INC.

Land Surveyors • Land Development • Consultants • Planners

4710 N.E. 17TH AVE., POMPAHO BEACH, FLA. 33064-5837
 Phone: (954) 954-263-3102

Subdivisions & Condominiums Land & Site Planning
 Lot Surveys • Mortgage Surveys • Acreage Surveys • Topographic Surveys • Record Plats • Condominium Plats • Construction Layout.

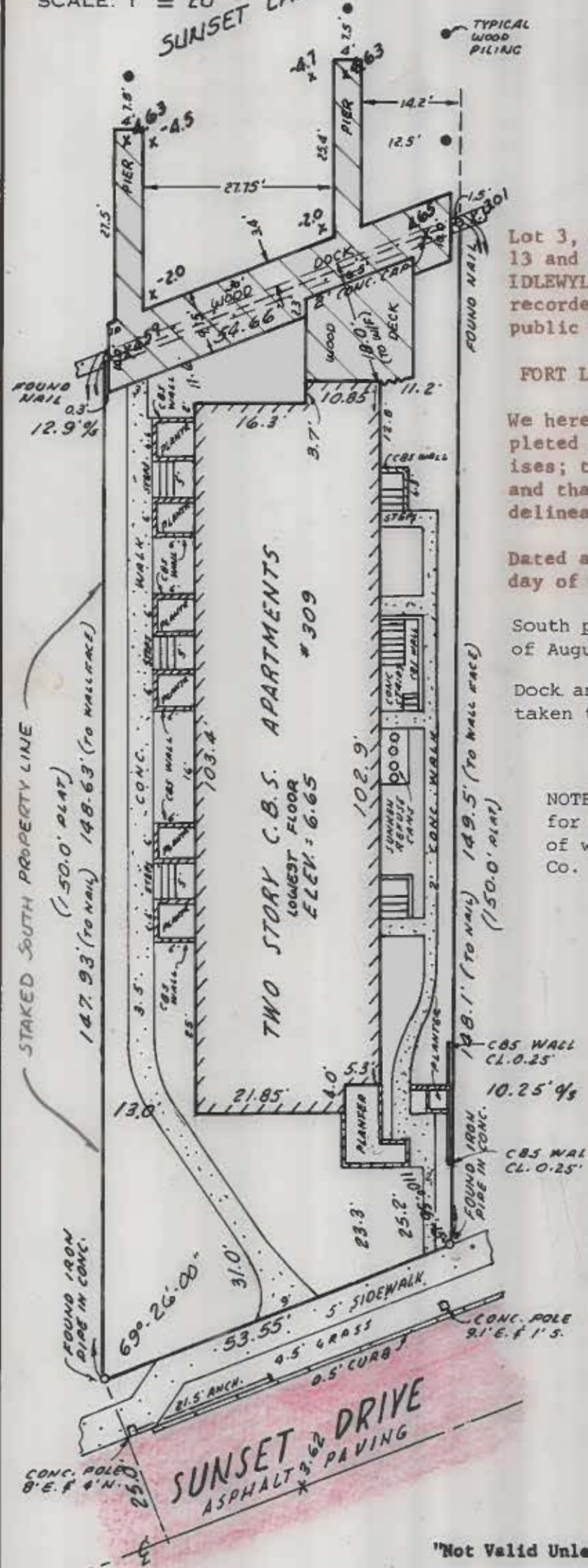
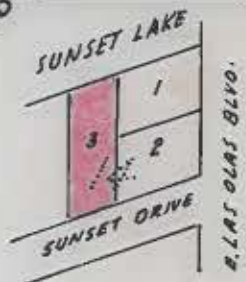
SCALE	1" = 20'
DRAWN BY	PAD/A.M.D.
DATE	07/26/2024
JOB NO:	11724
F.B./PG.	CARLSON
FILE	
SHEET NO.	1 OF 1



○ INDICATES MARKERS

SCALE: 1" = 20'

SUNSET LAKE



CERTIFICATE OF SURVEY

Lot 3, Block 14, a Re-Subdivision of Blocks 13 and 14, and a portion of Block "A", IDLEWYLD, according to the plat thereof, recorded in Plat Book 7, Page 38, of the public records of Broward County, Florida.

FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

We hereby certify that we have this day completed a survey of the above described premises; that markers have been set as indicated and that this drawing is a true and correct delineation thereof.

Dated at Fort Lauderdale, Florida this 15th day of May, 1981.

South property line staked this 1st day of August, 1986.

Dock and Pier location made and elevations taken this 13th day of December, 1986.

NOTE: This property was not abstracted for easements, reservations or right of way of record, by McLaughlin Engin Co.

NOTE:

ELEVATIONS SHOWN REFER TO NATIONAL GEODETIC VERTICAL DATUM (1929) INDICATED THIS: REFERENCE BENCH MARK: W. RIM OF MANHOLE AT IDLEWYLD DRIVE & HIBISCUS ROAD, ELEVATION = 4.04.

McLAUGHLIN ENGINEERING CO.

Subt CM
REGISTERED LAND SURVEYOR NO. 3356

McLAUGHLIN ENGINEERING COMPANY

W. F. Smith
Registered Land Surveyor No. 2021
State of Florida

"Not Valid Unless Sealed with an embossed Surveyors Seal"

No tree will be removed or replanted as part of this permit

See attached survey supplied by owner for exact property information.

Site Address	309 SUNSET DRIVE #1-5, FORT LAUDERDALE FL 33301	ID #	5042 12 05 0070
Property Owner	THE HOGAN GROUP LLC	Millage	0312
Mailing Address	108 FOREST AVE LOCUST VALLEY NY 11560	Use	08-05
Abbreviated Legal Description	RESUB BLKS 13 & 14 IDLEWYLD 7-38 B LOT 3 BLK 14		

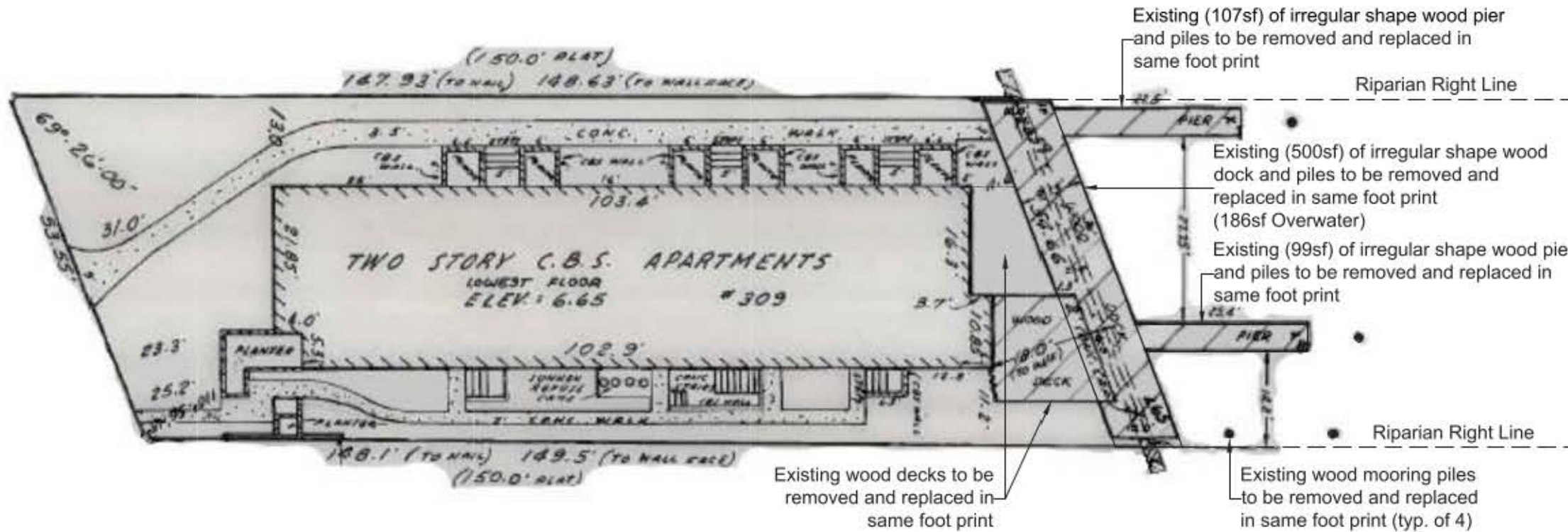
Consultant
UNLIMITED PERMIT SERVICES, INC
 Marine Design & Consulting
 902 NE 1st Street #2
 Pompano Beach, FL 33060
 (954) 532-0129
 Office@unlimiteddps.net

Project Engineer
MW ENGINEERING, INC
 902 NE 1 Street Suite #2
 Pompano Beach, FL 33060
 Ofc: 954-532-0129
 WWW.MwEngineering.net

Contractor
SOUTHEAST MARINE CONSTRUCTION, INC
 1121 NW 51 Court
 Fort Lauderdale, FL 33309
 (954) 630-2300

Project Information
New Dock / New Decks
 The Hogan Group LLC
 309 Sunset Drive #1-5
 Fort Lauderdale, FL 33301

DATE
8-23-24
10-16-24
8-18-25



SUNSET LAKE

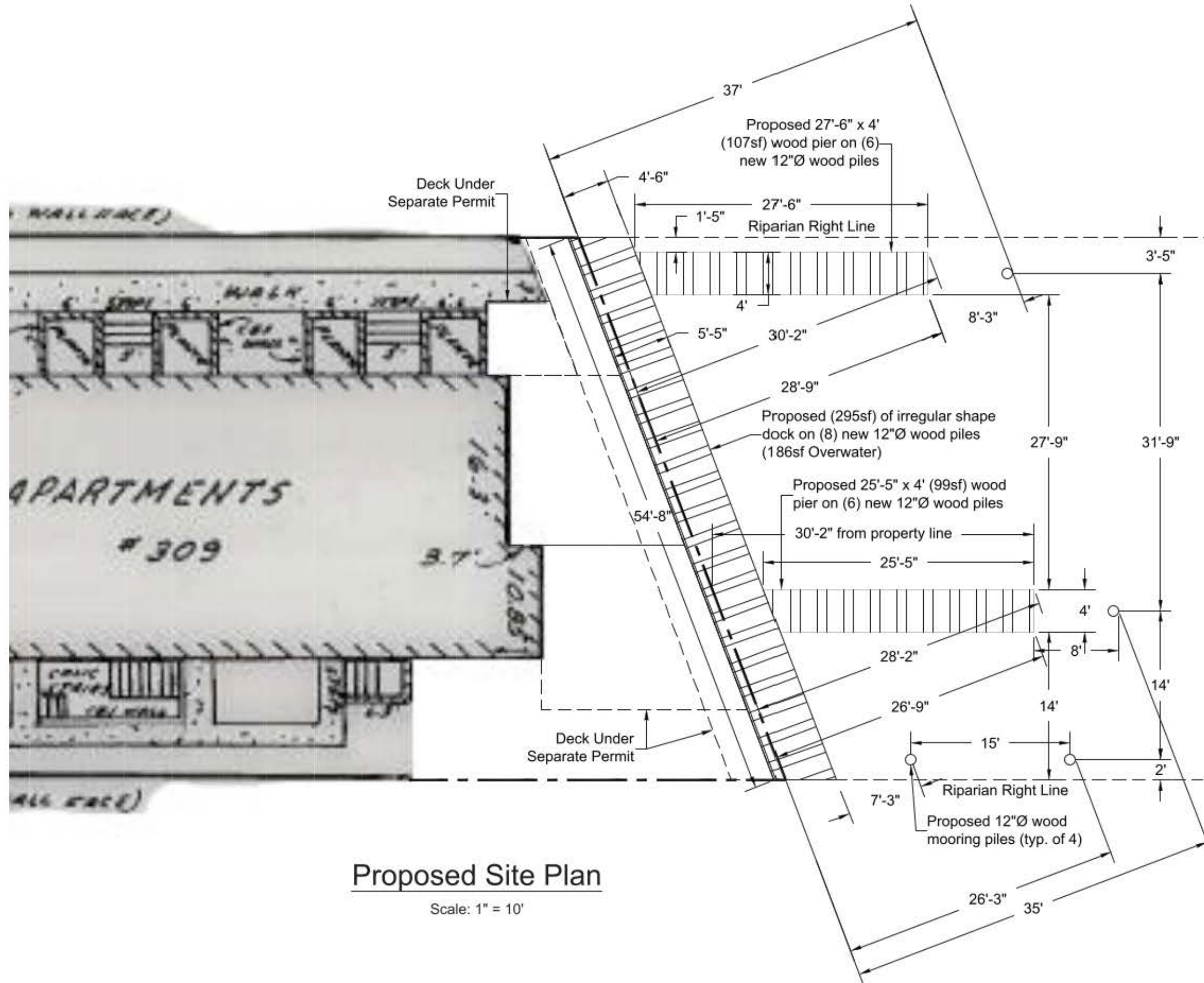
Location Map



Existing Site Plan

Scale: 1" = 20'

MARK E. WEBER, P.E.
 LICENSE #53895 | CA 30702
 MW ENGINEERING, INC
 902 NE 1 Street Suite #2
 Pompano Beach, Florida 33060
 Ofc: 954-532-0129
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Proposed Site Plan

Scale: 1" = 10'

SUNSET LAKE

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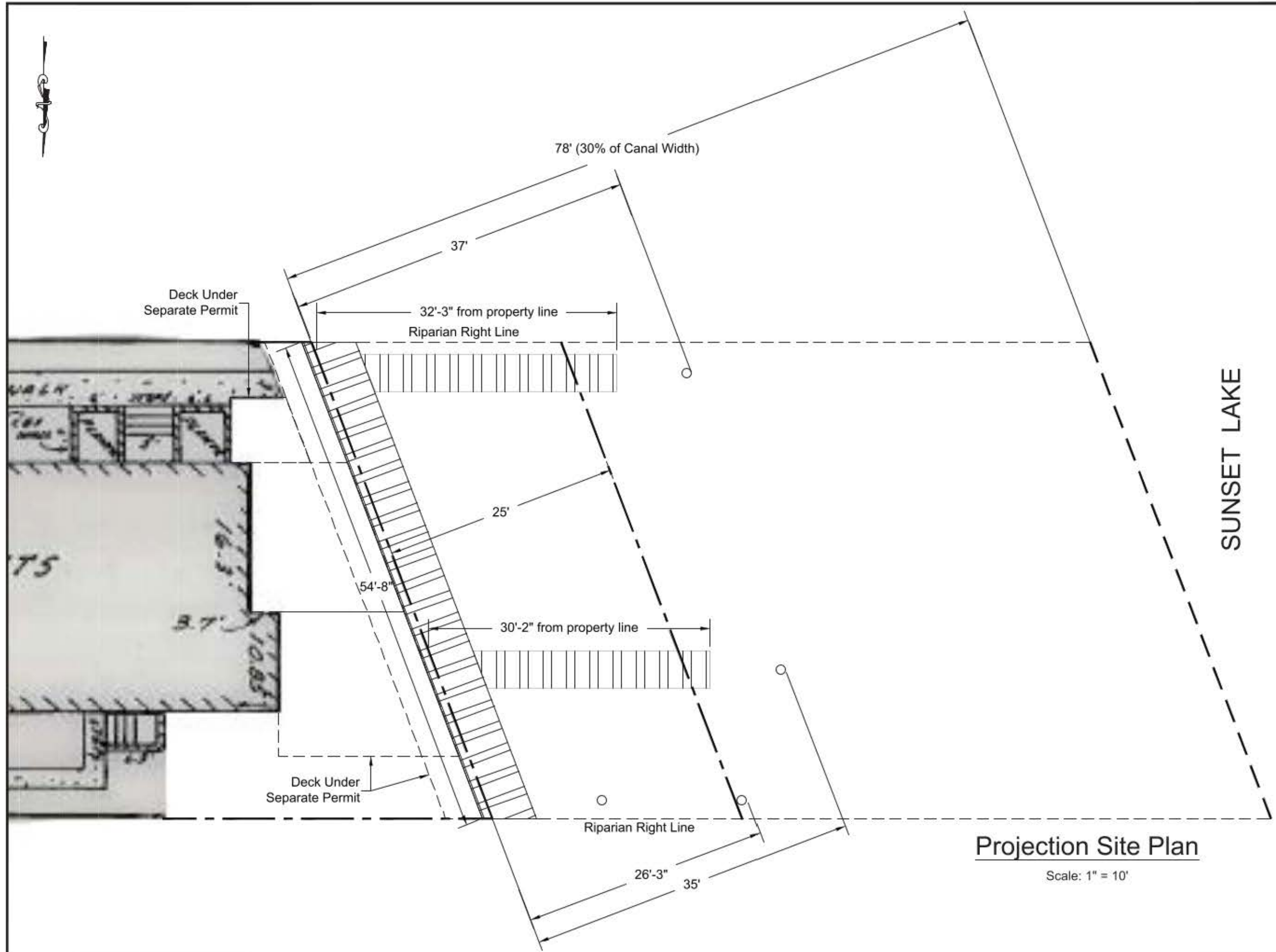
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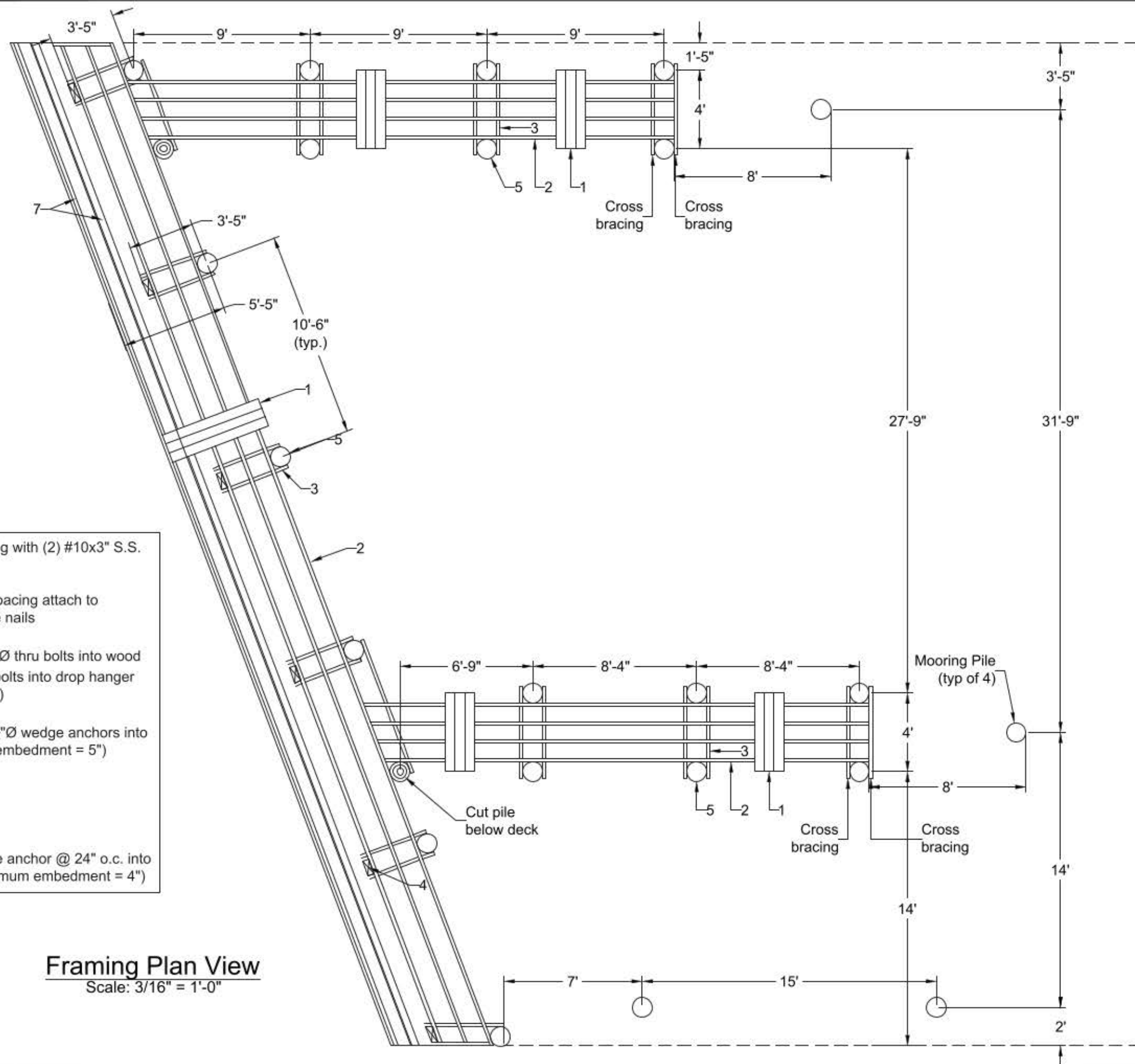
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Projection Site Plan

Scale: 1" = 10'

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1. 1x6 "Azek" or "Trex" decking with (2) #10x3" S.S. wood Screws per stringer
2. 2x8 stringers @ 16" max spacing attach to substringer with (2) 16d toe nails
3. 2x10 substringer with (2) 3/4"Ø thru bolts into wood dock piles and (2) 3/4"Ø lag bolts into drop hanger (minimum embedment = 4")
4. 4x12 drop hanger with (2) 3/4"Ø wedge anchors into existing seawall cap (min. embedment = 5")
5. New 12"Ø wood piles
6. 3x8 cross bracing (2 sets)
7. 4x4 sleeper with 1/2"Ø wedge anchor @ 24" o.c. into existing concrete cap (minimum embedment = 4")

Framing Plan View
Scale: 3/16" = 1'-0"

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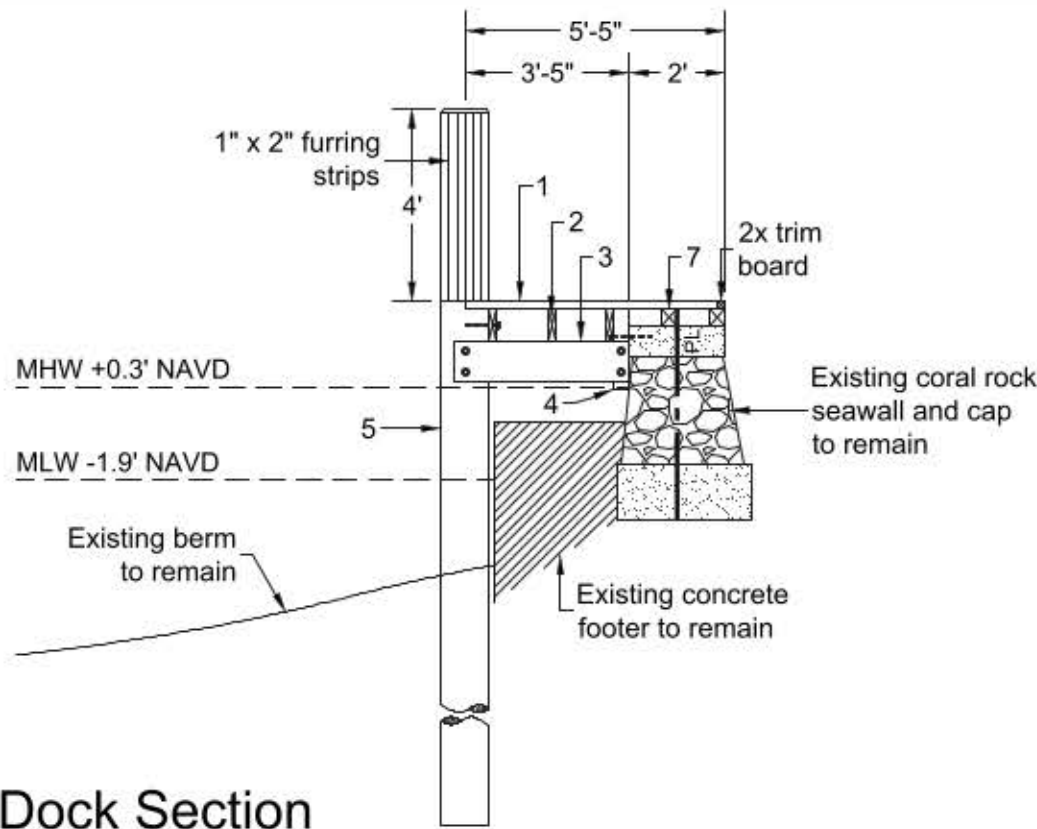
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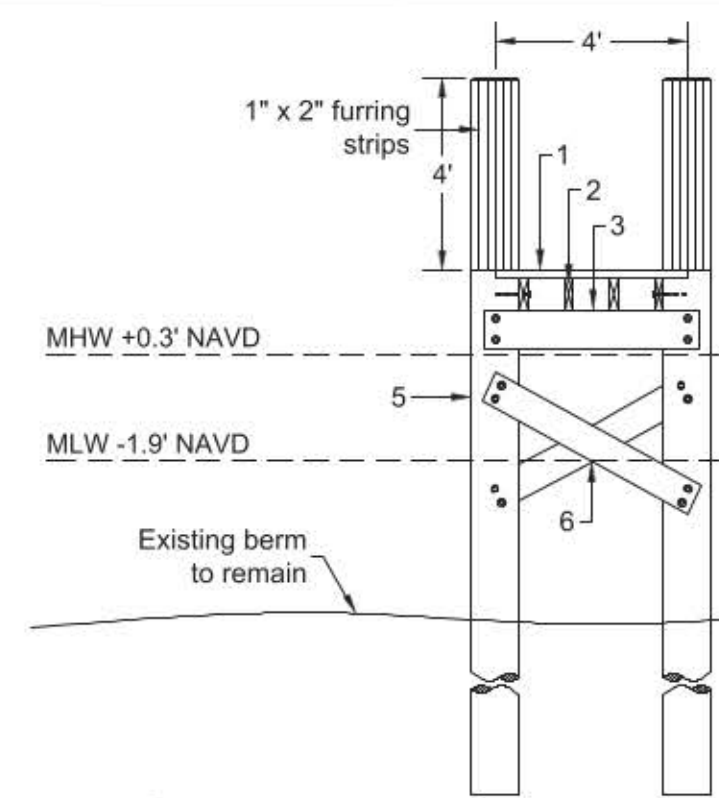


Dock Section

Scale 1/4" = 1'-0"

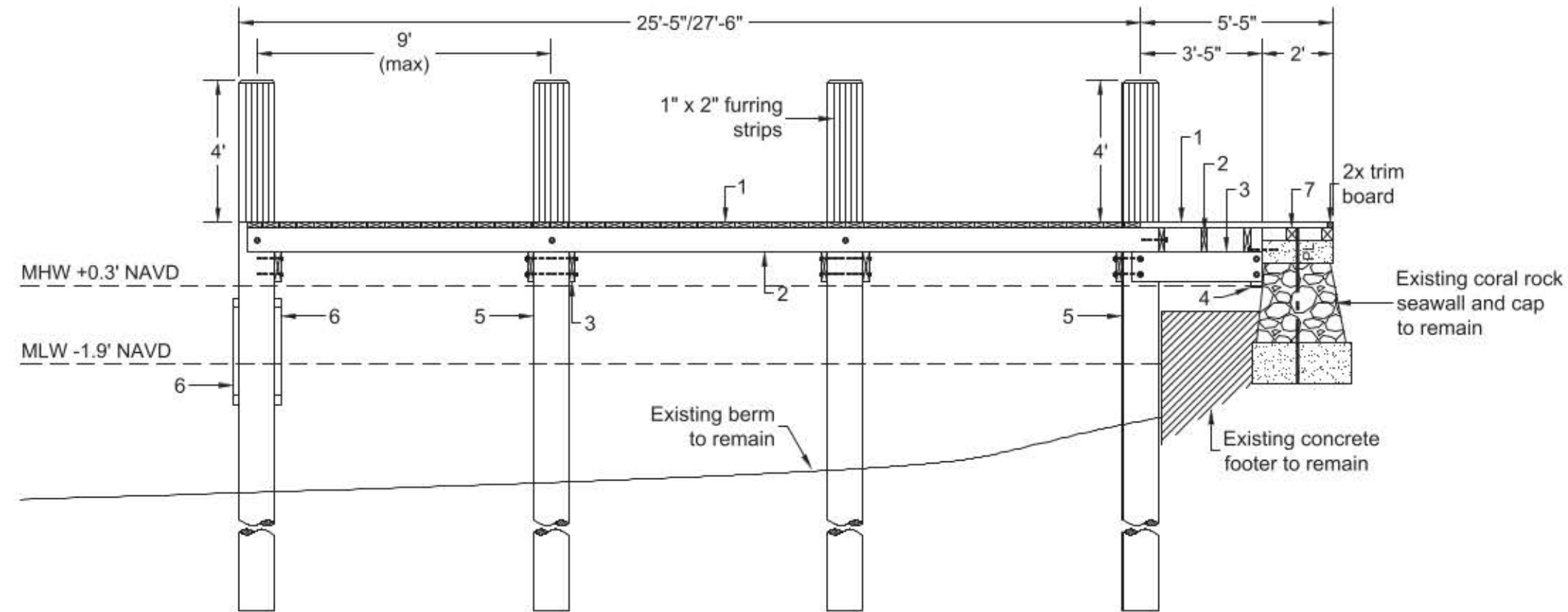
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5. New 12"Ø wood piles
6. 3x8 cross bracing (2 sets)
7. 4x4 sleeper with 1/2"Ø wedge anchor @ 24" o.c. into existing concrete cap (minimum embedment = 4")

Note: Each wood pile will have 5' of PermaWrap to 1' above M.H.W.



Pier Section

Scale 1/4" = 1'-0"



Dock / Pier Section

Scale 1/4" = 1'-0"

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GENERAL NOTES:

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 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, 25 tons for concrete, and 5 tons for pin piles, 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 ¼ 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.

CONCRETE NOTES:

1. Concrete shall conform to ACI 318-14 and shall be regular weight, sulfate resistant, with a design strength of 5000 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 safe practice in their use and removal.
4. Concrete cover shall be 3" unless otherwise noted on the approved drawings.
5. Reinforcing steel shall be in conformance with the latest version of ASTM A615 Grade 60 specifications. All reinforcement shall be placed in accordance with ACI 315 and ACI Manual of Standard Practice.
6. Fiber Reinforced Polymer (FRP) Reinforcing Bars may be used in lieu of reinforcing steel. FRP shall meet FDOT specification 932-3.1 - Use only solid, round, thermoset basalt fiber reinforced polymer (BFRP), glass fiber reinforced polymer (GFRP) or carbon fiber reinforced polymer (CFRP) reinforcing bars from producers currently on the FDOT's Production Facility Listing.
7. Splices in reinforcing bars shall be not be 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.
8. Defective, cracked or loose concrete areas must be cut out, the rebar must be cleaned, coated with zinc and repaired with at least 3" of epoxy-concrete mix or gunnite concrete with sulfate-resistant cement.

PILE NOTES:

1. Wood piles to be 2.5 lb. ACQ treated in accordance with the Florida Building Code.
2. Wood piles shall be a minimum diameter of 10", Miami Dade County requires minimum diameter of 12".
3. Concrete piles shall attain 6000 psi compressive strength in 28 days.
4. Concrete piles shall be reinforced with four - 7/16"Ø lo-lax strands, 270 kips, and 5 ga. spiral ties.
5. Concrete piles shall be 12"x12" square, minimum length of 20'.
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"x18" hook bars 6" into pile.

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.

Consultant

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**BROWARD COUNTY
ENVIRONMENTAL PERMITTING DIVISION
ENVIRONMENTAL RESOURCE GENERAL LICENSE**

GL-FTL2409-033

Broward County Code of Ordinance(s): 27-336(a)(1)a.

Applicant: Howard T Hogan Jr

309 SUNSET DR, Fort Lauderdale

Description: Existing seawall, footer, and cap to remain. Existing docks, piers, piles, and mooring piles to be removed and replaced same size same footprint, as follows: 295 sf irregular shape marginal wood dock on 8 new wood dock piles (109 sf over cap and 186 sf overwater); 107 sf wood finger pier on 6 new wood pier piles; 99 sf wood finger pier on 6 new wood dock piles; install 4 new wood mooring piles.

Issue Date: 09/24/2024

Expiration Date: 09/24/2026

The above project has been reviewed and was verified to meet the criteria outlined in Chapter 27-336 (a) of the Broward County Natural Resource Protection Code (Code) for the issuance of this Environmental Resource General License (GL). This approval is specific for the plans and description described on this verification.

Construction shall be in accordance with the submitted Application, the approved plans and the General Conditions required for all licenses pursuant to Section 27-58(b) of the Code. This approval does not authorize impacts to natural resources (mangroves, sea grasses, etc). Failure to comply with the license conditions may result in suspension or revocation of the license and/or enforcement actions.

Issuance of this license does not relieve the licensee from obtaining any other required federal, state or local permits or authorizations required for this project prior to commencement.

Per Section 27-58(b)(9) of the Code, "The licensee, by acceptance of this license, specifically agrees to allow access and shall allow access to the licensed source, activity, or facility at times to the COUNTY personnel for the purposes of inspection and testing to determine compliance with this license and this chapter."

Aquatic and Wetland Resources Reviewer: Francisco Alvaro

Telephone: (954) 519-1410

email: falvaro@broward.org

1. The terms, conditions, requirements, limitations and restrictions set forth herein are accepted by the licensee and enforceable by the Resilient Environment Department (RED) pursuant to Chapter 27 of the Broward County Code of Ordinances. RED will review this license periodically and may revoke the license, initiate administrative and/or judicial action for any violation of the conditions by the licensee, its agents, employees, servants or representatives or principals.
2. This license is valid only for the specific uses set forth in the license application, and any deviation from the approved uses may constitute grounds for revocation and enforcement action by RED.
3. The licensee agrees to comply with Chapter 27 of the Broward County Code of Ordinances, as amended.
4. Enforcement of the terms and provisions of this license shall be at the reasonable discretion of RED, and any forbearance on behalf of RED to exercise its rights hereunder in the event of any breach by the licensee shall not be deemed or construed to be a waiver of RED's rights hereunder.
5. In addition to the general conditions set forth above, each license issued by RED shall contain specific conditions determined by site conditions and requirements pursuant to the regulations as determined by the director of RED. The licensee agrees that specific conditions are enforceable by RED for any violation thereof.
6. If the licensee wishes to renew a license or extend its term, the licensee shall make application sixty (60) days prior to its expiration. Expired licenses are not renewable.
7. This license does not constitute a waiver or approval of any other license that may be required for other aspects of the total project.
8. The licensee, by acceptance of this license, specifically agrees to allow access to the licensed source at reasonable times by RED personnel for the purposes of inspection and testing to determine compliance with this license and Chapter 27 of the Broward County Code of Ordinances.
9. This license must be available for inspection on the licensee's premises during the entire life of the license.
10. The issuance of this license does not convey any vested rights or exclusive privileges, nor does it authorize any injury to public or private property or any invasion of personal rights, or any violations of federal, state or local laws or regulations.
11. In the event the licensee is temporarily unable to comply with any of the conditions of the license, the licensee shall notify RED within twelve (12) hours. Within five (5) working days of the event, the licensee shall submit a written report to RED that describes the incident, its cause, the measures being taken to correct the problem and prevent its reoccurrence, the owner's intention toward repair, replacement, and reconstruction of destroyed facilities, and a schedule of action leading toward operation within the license conditions.
12. Any new owner of a licensed facility shall apply by letter for a transfer of license within thirty (30) days after sale or legal transfer. The transferor shall remain liable for performance in accordance with the license until the transferee applies for, and is granted the transfer of license. The transferee shall also be liable for performance in accordance with the license.
13. By accepting this license, the licensee understands and agrees that all records, notes, monitoring data and other information relating to the construction or operation of this permitted source, that are submitted to RED, may be used by RED as evidence in any enforcement proceeding arising under Chapter 27 of the Broward County Code of Ordinances, except where such use is prohibited by Section 403.111, F.S.

Standard Specific Conditions
(Required for all licenses)

GL-FTL2409-033

1. Notify the Department in writing a minimum of forty-eight (48) hours prior to project commencement and a maximum of forty-eight (48) hours after project completion.
2. Any project caused environmental problem(s) shall be reported immediately to the Department's Environmental Response Line at 954-519-1499.
3. All project generated solid waste and/or spoil material must be disposed of in a suitable approved manner in accordance with current regulations at an upland location (not including surface waters and wetlands).
4. This license does not eliminate the necessity to obtain any required federal, state, local or special district permit/license/approval prior to the start of any activity authorized by this license.

Project Specific Conditions

GL-FTL2409-033

1. All watercraft associated with the construction and use of the permitted structure shall only operate within waters of sufficient depth so as to preclude bottom scouring or prop dredging. Specifically, there shall be a minimum 12-inch clearance between the deepest draft of the vessel (with the motor in the down position) and the top of any submerged resources or canal bottom at mean low water.
2. Construction shall be in accordance with the attached plans and drawings. Any deviation may require a new license and may cause enforcement actions to be initiated.
3. Turbidity levels shall be monitored and recorded if a visible turbidity plume is observed leaving the site during construction activities. If monitoring reveals that turbidity levels exceed 29 NTU's above natural background 50 feet downstream of the point of discharge, project activities shall immediately cease, and work shall not resume until turbidity levels drop to within these limits (62-302.530(69) Florida Administrative Code [FAC]).
4. Turbidity screens, silt fences, or equivalent shall be properly employed and maintained as necessary to effectively contain suspended sediments and/or runoff during construction activities. Dredging, filling, excavation, seawall removal, seawall construction, and other projects which result in similar degrees of disturbance to wet sediments shall in all cases employ turbidity control measures designed to effectively enclose the entire work area. Connected turbidity curtain segments shall be overlapped and tied at the top and bottom so as to prevent turbidity from escaping through gaps between segments.

Sec. 27-14. Administrative review of EPGMD determinations.

- (a) A person with a substantial interest may file a petition to request review of or to intervene in a review of a final administrative determination made pursuant to this chapter concerning:
- (1) The requirement that a facility or activity obtain a license or environmental review approval.
 - (2) Interpretations of license or environmental review approval conditions.
 - (3) Interpretations of variance conditions.
 - (4) The decision to suspend or revoke a license or environmental review approval.
 - (5) The requirement of certain license conditions.
 - (6) The issuance of a license or environmental review approval.
 - (7) The denial of a license or environmental review approval.
 - (8) The scope of a license or environmental review approval, geographic or otherwise.
 - (9) The scope of a variance, geographic or otherwise.
 - (10) The issuance of a stop work order.
 - (11) Similar final administrative determinations.

This administrative review procedure shall be the only means of review available for the above final administrative determinations by either the petitioner or the intervenor (the parties).

- (b) person may not obtain review by this procedure of:
- (1) The issuance or adjudication of or other matters involving a notice of violation or a citation.
 - (2) Internal policy decisions
- (c) A person desiring a review of a staff determination made pursuant to this Chapter shall first bring the determination to the attention of the appropriate section supervisor to attempt to resolve the matter. If a resolution cannot be reached, then the decision shall be reviewed by successive supervisory levels until the issue is resolved or reaches the level of the director or his or her designee for the final determination.
- (d) A person desiring administrative review of a final determination made by the director or the designee shall file a petition with the director for review by the hearing examiner. The petition shall be filed within ten (10) days from the rendition of the action taken or of the decision made by the director. An entity whose license or approval is being challenged shall be a party to the action.
- (e) The review shall not be heard until the provisions of subsection (f) are met. Upon motion to the hearing examiner, an insufficient petition shall be dismissed with or without leave to refile. If a petition is determined to be insufficient by the hearing examiner and the petitioner has been given leave to refile by the hearing examiner, unless otherwise ordered by the hearing examiner, the petitioner must refile within ten (10) days of the rendition of the order of dismissal or the petition will be dismissed with prejudice.

- (f) A sufficient petition for review or petition for intervention in the review shall, at a minimum, contain the following information:
- (1) The nature of the determination sought to be reviewed.
 - (2) A short, plain statement of the facts which form the subject matter upon which the determination was made as asserted by all parties of record at the time that the petition is filed; a statement of the material facts in dispute, if any. If any party is unable to state the matters in sufficient detail at the time initial petition is filed, the petition may be limited to a statement of the issues involved; and thereafter, upon timely written motion, a more definite and detailed statement shall be furnished not less than seven (7) days prior to the date set for the hearing.
 - (3) The specific determination for which the review is sought.
 - (4) The specific legal grounds upon which the parties seek review of the determination.
 - (5) A short statement of the petitioner's or the intervenor's substantial interest in the matter to be reviewed.
 - (6) The specific section of this chapter on which the decision is based, if known, and the specific section that the parties allege should control the decision, if known.
 - (7) A copy of the director's or the designee's written final determination.
 - (8) A statement of the relief requested stating precisely the action that the petitioner wants EPGMD to take with respect to the final determination.
- (g) All pleadings or other documents filed in the proceeding must be signed by a party, the party's attorney, or the party's qualified representative. The signature of a party, the party's attorney or a party's qualified representative constitutes a certificate that he or she has read the pleading or other document and that to the best of his or her knowledge, information, and belief formed after reasonable inquiry, it is not brought for any improper purposes, such as to harass or to cause unnecessary delay or for frivolous purpose or needless increase in the cost of litigation. If a pleading or other document is signed in violation of these requirements, the hearing examiner, upon motion or his or her own initiative, shall dismiss the matter.
- (h) A petitioner or intervenor may request an emergency hearing to stay all activities or work conducted pursuant to the challenged license or approval. Such petitioner or intervenor has the burden of proof to show by a preponderance of the evidence that the continued activities would cause substantial pollution or degradation to the environment. An emergency hearing shall be scheduled by EPGMD and be held within five (5) days of said request or as soon thereafter as possible subject to the availability of the hearing examiner. The petitioner or intervenor shall comply with the notice provisions of section 27-14(j)(2)a. and c. and section 27-14(j)(3) and (4) of this chapter.
- (i) The petition for review will not stay environmental protection activities required for the remediation or mitigation of a site or facility, the protection of the environment or the health, safety and welfare of the citizens of Broward County, or the prevention of further environmental degradation. The person responsible for these activities must take all necessary steps to prevent environmental degradation and must conduct the remediation or mitigation activities required by this chapter. The director may allow these activities to be delayed until after the hearing examiner's decision by certifying to

the hearing examiner that, by reason of facts stated in the certificate, a delay in the initiation or completion of these activities would not cause substantial environmental degradation or peril to life or property. The delay for conducting these activities may be subject to appropriate terms to ensure protection of the environment. The person responsible for these activities shall be responsible for any environmental damage or any violation of this chapter caused by the delay.

(j) Notice and Scheduling Requirements:

(1) The hearing on the review shall be scheduled within a reasonable time. It shall be the responsibility of the petitioner to request through EPGMD that the hearing date be scheduled. It shall also be the responsibility of the petitioner to give notice in accordance with this section at least ten (10) days prior to the hearing.

(2) The petitioner shall give notice of the hearing by:

- a. Giving personal notice to all proper parties; and
- b. Publishing notice on two (2) days in a newspaper of general circulation in the county; and
- c. Posting notice at a location determined by the Broward County Administrator's Office.

(3) The petitioner shall bear the cost of giving notice.

(4) The notice shall contain, at a minimum:

- a. A description and location of the facility or the activity to be conducted by the petitioner; and
- b. The time and place of the hearing.

(k) The petitioner shall bear the cost of accurately and completely preserving all testimony and providing full or partial transcripts to all parties.

(l) The hearing shall be a quasi-judicial hearing.

(1) The applicant/petitioner requesting the administrative review, any intervenor/petitioner and EPGMD shall have an opportunity to respond to and to present witnesses, other evidence and argument on all issues involved, to conduct cross-examination and submit rebuttal evidence, to submit proposed findings of facts and orders, and to be represented by counsel. Members of the general public who are not intervenors as set forth in Section 27-14 of this chapter are not parties to the proceeding.

(2) When appropriate, the general public may be given an opportunity to present oral or written communications. If the hearing examiner proposes to consider such material, then all parties shall be given an opportunity to cross-examine, challenge or rebut it.

(m) Denial, protest of, revocation, or suspension of a license, environmental review approval, or any other approval:

(1) In regard to denial or protest of approval of a license and any other review of an administrative decision, notwithstanding (2) below, the petitioner shall have the burden of showing, by a preponderance of the evidence, that the determination of the director was an arbitrary and/or capricious abuse of discretion, not supported by competent, substantial evidence or not in conformance with the

essential requirements of this chapter. The hearing examiner shall not substitute his or her judgment for that of EPGMD on an issue of discretion even though the hearing examiner may have reached a different conclusion based on the same facts.

- (2) In an action to revoke or suspend a valid license or approval, the burden shall be upon EPGMD to prove, by a preponderance of the evidence in an administrative hearing, the grounds for revocation or suspension. The license holder or approval recipient shall be provided notice of the hearing and a copy of the petition stating the grounds for revocation or suspension as provided in section 27-63 of this chapter. The petition shall state with specificity the acts complained of in order to allow the license holder or approval recipient an opportunity to prepare a defense. The hearing shall be conducted in accordance with the provisions of Section 27-37 of this chapter.
- (n) Findings of fact shall be based exclusively on the evidence of record and on matters officially recognized.
- (o) If the hearing examiner finds that the director or his or her designee has erroneously interpreted a provision and that a correct interpretation compels a particular action, he or she shall remand the case to the director or his or her designee for further action under a correct interpretation of the provision.
- (p) The hearing examiner shall complete and submit to the director and all parties a final order consisting of his or her findings of fact and conclusions of law.
- (q) A party to the hearing may obtain appellate review of the final order as provided by section 27-42 of this chapter.
- (r) A petitioner or intervenor shall pay a filing fee at the time the application for review is filed. The amount of the filing fee shall be set by resolution of the Board.

(Ord. No. 2003-34, § 1, 9-23-03; Ord. No. 2005-08, § 2.03, 4-26-05)
Secs. 27-15--27-19. Reserved.

No tree will be removed or replanted as part of this permit

See attached survey supplied by owner for exact property information.

Site Address	309 SUNSET DRIVE #1-5, FORT LAUDERDALE FL 33301	ID #	5042 12 05 0070
Property Owner	THE HOGAN GROUP LL C	Millage	0312
Mailing Address	108 FOREST AVE LOCUST VALLEY NY 11560	Use	08-05
Abbreviated Legal Description	RESUB BLKS 13 & 14 IDLEWYLD 7-38 B LOT 3 BLK 14		

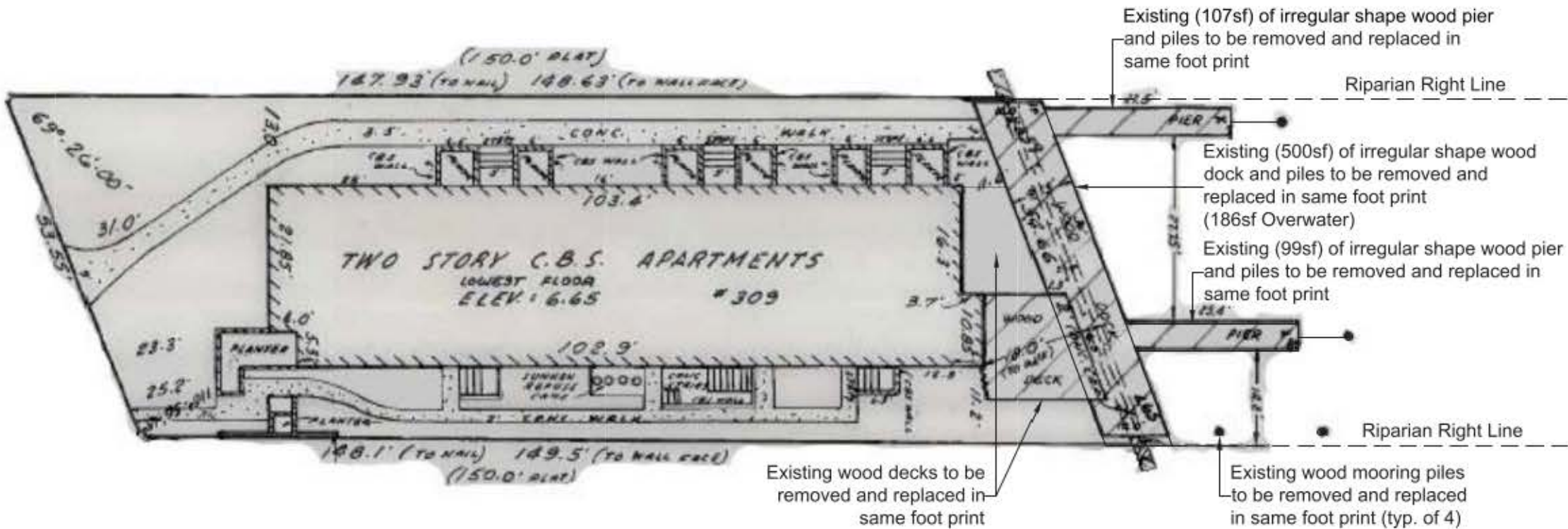
Consultant
UNLIMITED PERMIT SERVICES, INC
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 Pompano Beach, FL 33060
 (954) 532-0129
 Office@unlimiteddps.net

Project Engineer
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 Ofc: 954-532-0129
 WWW.MwEngineering.net

Contractor
SOUTHEAST MARINE CONSTRUCTION, INC
 1121 NW 51 Court
 Fort Lauderdale, FL 33309
 (954) 630-2300

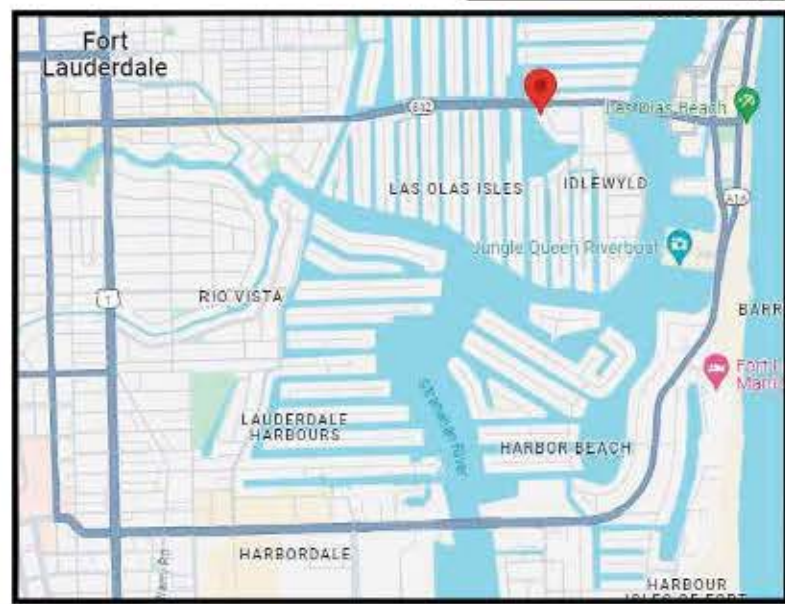
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 The Hogan Group LLC
 309 Sunset Drive #1-5
 Fort Lauderdale, FL 33301

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8-23-24



SUNSET LAKE

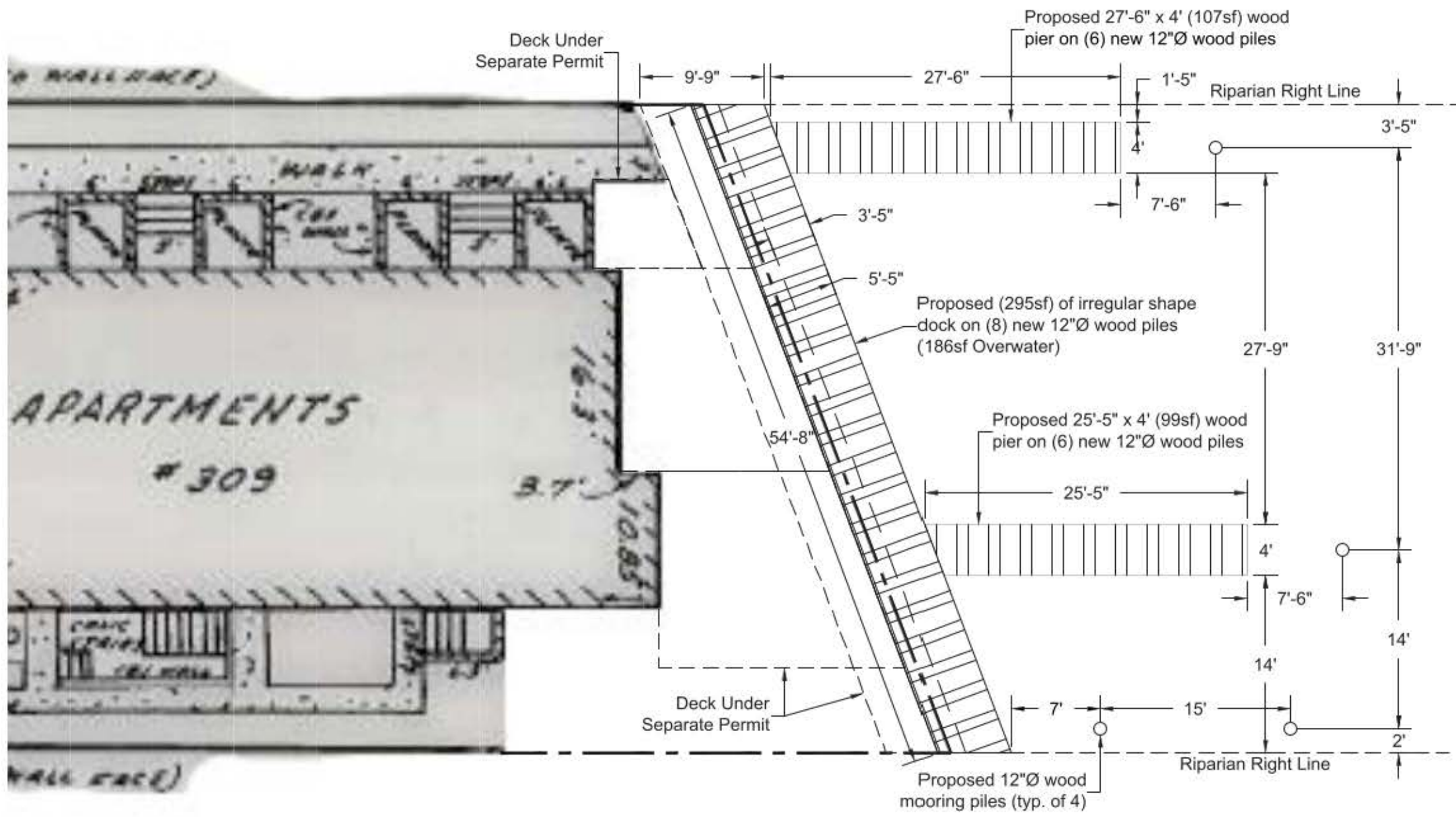
Location Map



Existing Site Plan

Scale: 1" = 20'

MARK E. WEBER, P.E.
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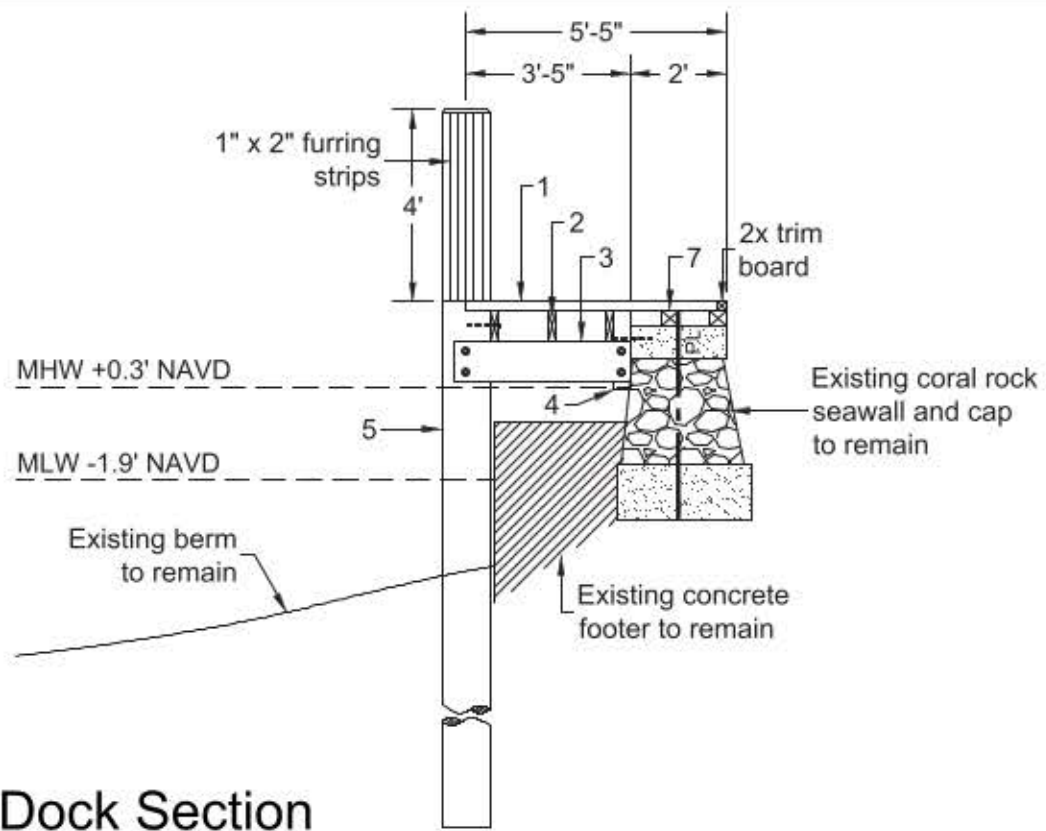
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Proposed Site Plan

Scale: 1" = 20'

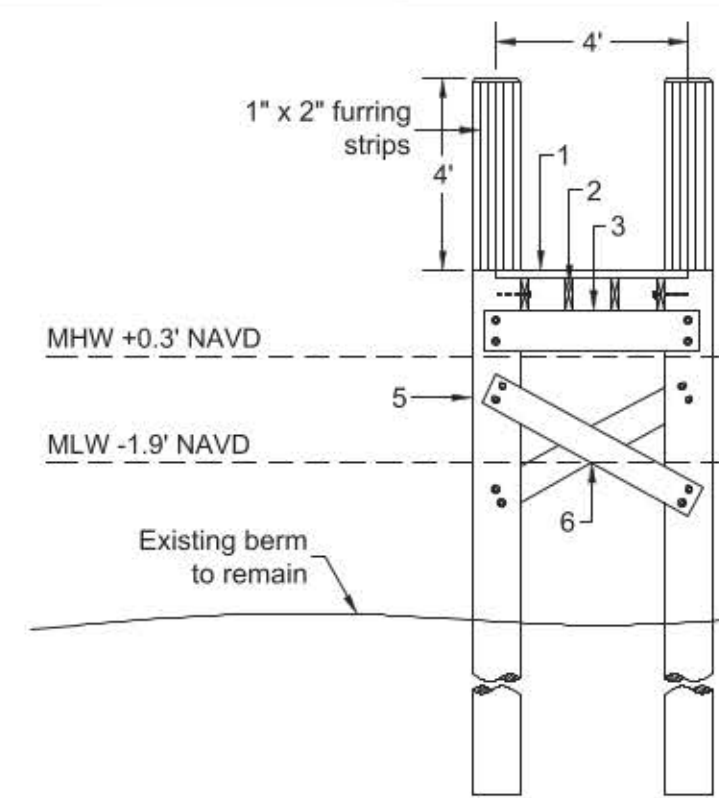


Dock Section

Scale 1/4" = 1'-0"

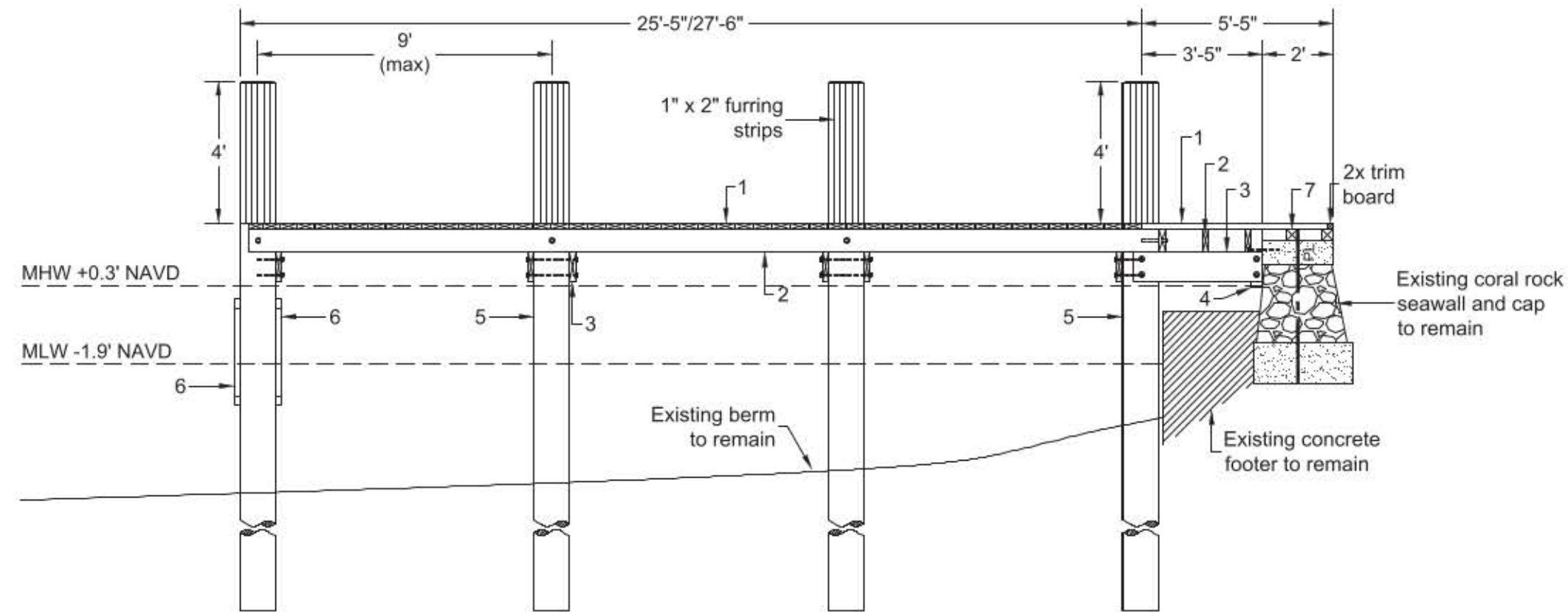
1. 1x6 "Azek" or "Trex" decking with (2) #10x3" S.S. wood Screws per stringer
2. 2x8 stringers @ 16" max spacing attach to substringer with (2) 16d toe nails
3. 2x10 substringer with (2) 3/4"Ø thru bolts into wood dock piles and (2) 3/4"Ø lag bolts into drop hanger (minimum embedment = 4")
4. 4x12 drop hanger with (2) 3/4"Ø wedge anchors into existing seawall cap (min. embedment = 5")
5. New 12"Ø wood piles
6. 3x8 cross bracing (2 sets)
7. 4x4 sleeper with 1/2"Ø wedge anchor @ 24" o.c. into existing concrete cap (minimum embedment = 4")

Note: Each wood pile will have 5' of PermaWrap to 1' above M.H.W.



Pier Section

Scale 1/4" = 1'-0"



Dock / Pier Section

Scale 1/4" = 1'-0"

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GENERAL NOTES:

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 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, 25 tons for concrete, and 5 tons for pin piles, 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 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.

CONCRETE NOTES:

1. Concrete shall conform to ACI 318-14 and shall be regular weight, sulfate resistant, with a design strength of 5000 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 safe practice in their use and removal.
4. Concrete cover shall be 3" unless otherwise noted on the approved drawings.
5. Reinforcing steel shall be in conformance with the latest version of ASTM A615 Grade 60 specifications. All reinforcement shall be placed in accordance with ACI 315 and ACI Manual of Standard Practice.
6. Fiber Reinforced Polymer (FRP) Reinforcing Bars may be used in lieu of reinforcing steel. FRP shall meet FDOT specification 932-3.1 - Use only solid, round, thermoset basalt fiber reinforced polymer (BFRP), glass fiber reinforced polymer (GFRP) or carbon fiber reinforced polymer (CFRP) reinforcing bars from producers currently on the FDOT's Production Facility Listing.
7. Splices in reinforcing bars shall be not be 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.
8. Defective, cracked or loose concrete areas must be cut out, the rebar must be cleaned, coated with zinc and repaired with at least 3" of epoxy-concrete mix or gunnite concrete with sulfate-resistant cement.

PILE NOTES:

1. Wood piles to be 2.5 lb. ACQ treated in accordance with the Florida Building Code.
2. Wood piles shall be a minimum diameter of 10", Miami Dade County requires minimum diameter of 12".
3. Concrete piles shall attain 6000 psi compressive strength in 28 days.
4. Concrete piles shall be reinforced with four - 7/16"Ø lo-lax strands, 270 kips, and 5 ga. spiral ties.
5. Concrete piles shall be 12"x12" square, minimum length of 20'.
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"x18" hook bars 6" into pile.

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.

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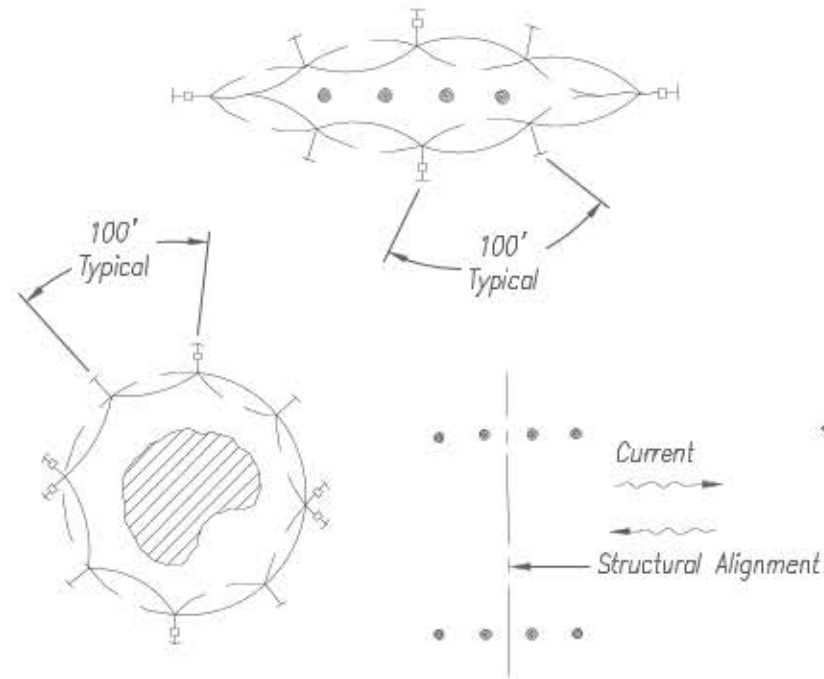
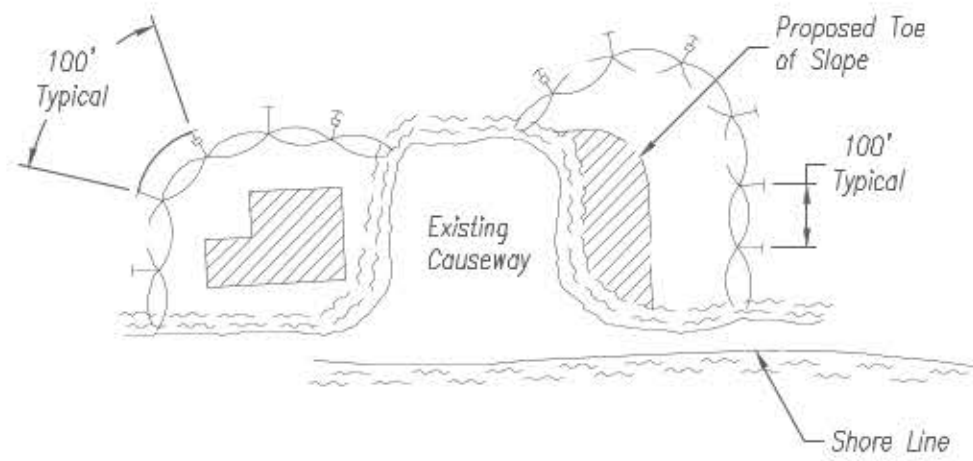
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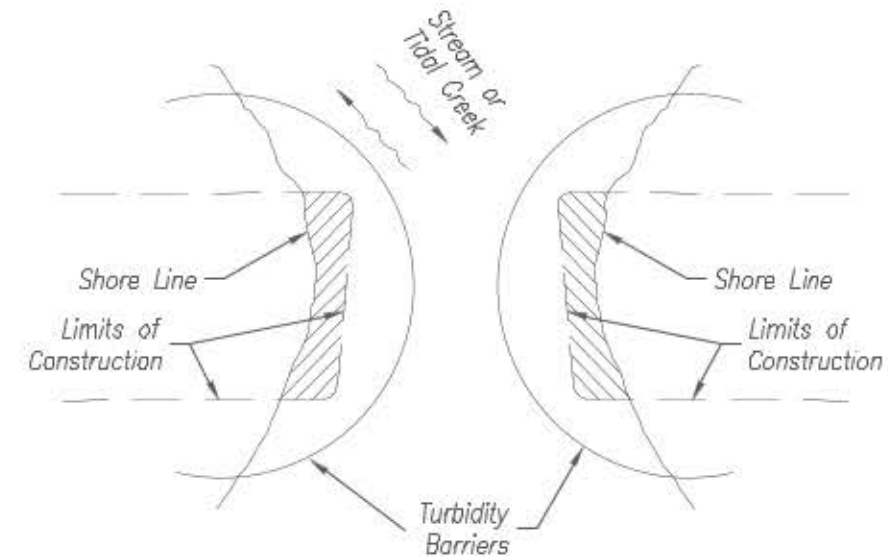
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LEGEND

- ⊙ Pile Locations
- ▨ Dredge or Fill Area
- Mooring Buoy with Anchor
- Anchor
- ⌒ Barrier Movement Due To Current Action



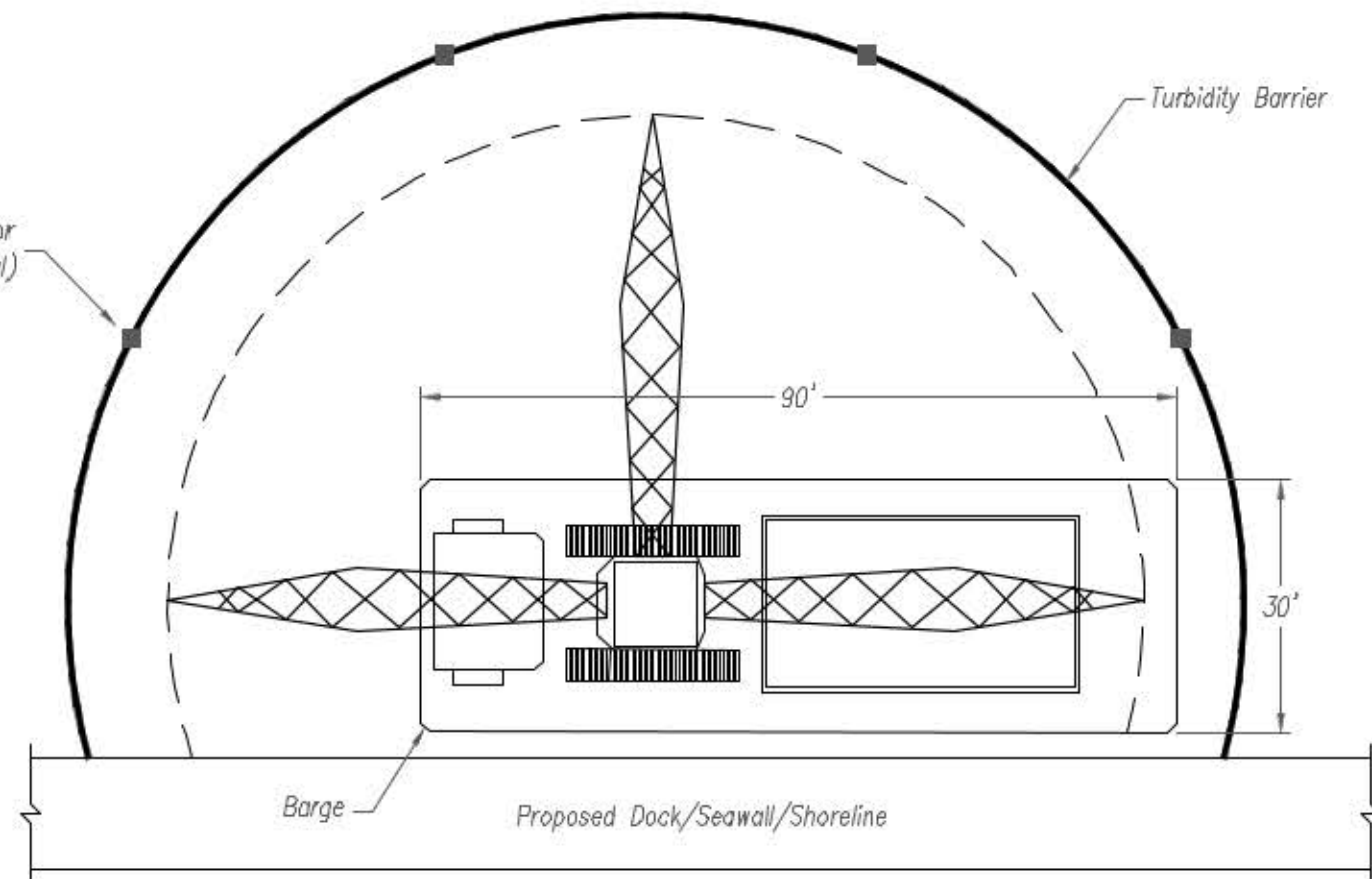
NOTE:

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 of Record.

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.

Stake or Anchor every 100' (typical)



TURBIDITY BARRIER APPLICATIONS



Resilient Environment Department
URBAN PLANNING DIVISION

1 North University Drive, Building A, Box 102 Plantation, Florida 33324 954-357-6666 FAX 954-357-6521

Broward County Environmental Review Approval Certificate

Issue Date: 10/01/2024

ER Review #: 000451874

Title of Drawings: GL-FTL2409-033

Project#: -

Plan Last Revision Date: 24-SEP-24

Bldg Dept Jurisdiction: Fort Lauderdale

Legal Description: Plat Name: RESUB BLKS 13 & 14 IDLEWYLD

Lot: 3

Block: 14

Address: 309 Sunset DR 1-5. Fort Lauderdale. Fl. 33301

Construction Type: Other

This approval is issued in accordance with Sec. 27.66 of the Broward County Natural Resource Protection Code. This approval is specific for the plans and description described on this approval, any changes in footprint, Lot #, or bedrooms or use will require a new approval.

APPROVED

- ATTENTION** the building department is not required to electronically update building permit and co for this project.
- COMMENTS** Existing seawall, footer, and cap to remain. Existing docks, piers, piles, and mooring piles to be removed and replaced same size same footprint, as follows: 295 sf irregular shape marginal wood dock on 8 new wood dock piles; 107 sf wood finger pier on 6 new wood pier piles; 99 sf wood finger pier on 6 new wood dock piles; install 4 new wood mooring piles.
-309 Sunset Drive

If a building permit is not applied for within 90 days of the Development and Environmental Review Approval, plans must be re-submitted to the Urban Planning Division for re-evaluation.

Environmental Reviewer Name: Scott Strauss



Broward County Transportation Concurrency Satisfaction Certificate

*** Please note that this approval does not constitute Environmental Review Approval. You will still need the Environmental Approval Certificate to submit to the Building Department.**

Issue Date: 10/01/2024

DR Review #: 0094402

Application Number: 000451874

Title of Drawings: GL-FTL2409-033

Project#: -

Plan Last Revision Date: 24-SEP-24

Bldg Dept Jurisdiction: Fort Lauderdale

Legal Description: Plat Name: RESUB BLKS 13 & 14 IDLEWYLD

Plat Number: Book: 7 Page: 38 Lot: 3 Block: 14

Address: 309 Sunset DR 1-5, Fort Lauderdale, Fl. 33301

Construction Type: Other

This approval is issued in accordance with Sec. 27.66 of the Broward County Natural Resource Protection Code. This approval is specific for the plans and description described on this approval. Any changes in footprint, Lot #, or bedrooms or use will require a new approval.

Development Review

BUILDING OFFICIAL:

Existing seawall, footer, and cap to remain. Existing docks, piers, piles, and mooring piles to be removed and replaced same size same footprint, as follows: 295 sf irregular shape marginal wood dock on 8 new wood dock piles; 107 sf wood finger pier on 6 new wood pier piles; 99 sf wood finger pier on 6 new wood dock piles; install 4 new wood mooring piles.

-309 Sunset Drive

Receipt#: 0094402

TRANSPORTATION CONCURRENCY SATISFACTION:

Certificate is hereby issued

*Any revision to these plans requires a new development review by the division.

This application was routed in accordance with the Broward County Land Development Code, Chapter 5, Article IX, Section 5-181.

If a building permit is not applied for within 90 days of the Development and Environmental Review Approval, plans must be re-submitted to the Urban Planning Division for re-evaluation.

Development Reviewer Name: Scott Strauss



FLORIDA DEPARTMENT OF Environmental Protection

Southeast District
3301 Gun Club Road, MSC 7210-1
West Palm Beach, FL 33406
561-681-6600

October 7, 2024

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Shawn Hamilton
Secretary

Howard Hogan
309 Sunset Drive #1-5
Fort Lauderdale, FL 33301
Sent via e-mail: kathyc@unlimitedps.net

Re: File No.: 06-0169233-002,003-EE
File Name: The Hogan Group LLC-Peg Marker

Dear Howard Hogan:

On September 12, 2024, we received your request for verification of exemption to perform the following activities: to repair and replace the existing dock (706 square feet) and piles in the same footprint. The project is located in the Sunset Lake, Class III Waters, adjacent to 309 Sunset Drive, Fort Lauderdale (Section 12, Township 50 South, Range 42 East), in Broward County (Latitude N 26°7'10.8372, Longitude W 80°6'53.2064).

Your request has been reviewed to determine whether it qualifies for (1) regulatory exemption, (2) proprietary authorization (related to state-owned submerged lands), and (3) federal approval that may be necessary for work in wetlands or waters of the United States.

Your project qualifies for all three. However, this letter does not relieve you from the responsibility of obtaining other federal, state, or local authorizations that may be required for the activity.

If you change the project from what you submitted, the authorization(s) granted may no longer be valid at the time of commencement of the project. Please contact us prior to beginning your project if you wish to make any changes.

If you have any questions regarding this matter, please contact Caroline Richardson at the letterhead address or at Caroline.Richardson@FloridaDEP.gov.

1. Regulatory Review – VERIFIED

Based on the information submitted, the Department has verified that the activities as proposed are exempt, under Chapter 62-330.051 (5)(a) & (5)(d), Florida Administrative Code, from the need to obtain a regulatory permit under Part IV of Chapter 373 of the Florida Statutes.

This exemption verification is based on the information you provided the Department and the statutes and rules in effect when the information was submitted. This verification may not be valid if site conditions materially change, the project design is modified, or the statutes or rules governing the exempt activity are amended. In the event you need to re-verify the exempt status for the activity, a new request and verification fee will be required. Any substantial modifications to the project design should be submitted to the Department for review, as changes may result in a permit being required.

2. Proprietary Review- GRANTED

The Department acts as staff to the Board of Trustees of the Internal Improvement Trust Fund (Board of Trustees) and issues certain authorizations for the use of sovereign submerged lands. The Department has the authority to review activities on sovereign submerged lands under Chapters 253 and 258 of the Florida Statutes, and Chapters 18-20 and 18-21 of the Florida Administrative Code.

The activity appears to be located on sovereign submerged lands owned by the Board of Trustees. The activity is not exempt from the need to obtain the applicable proprietary authorization. As staff to the Board of Trustees, the Department has reviewed the activity described above, and has determined that the activity qualifies for an automatic consent by rule under Rule 18-21.005(1)(b) and Section 253.77 of the Florida Statutes to construct and use the activity on the specified sovereign submerged lands, as long as the work performed is located within the boundaries as described herein and is consistent with the terms and conditions herein. No further application is required for this consent by rule.

Special Consent Conditions

1. The applicant agrees to indemnify, defend and hold harmless the Board of Trustees and the State of Florida from all claims, actions, lawsuits and demands in any form arising out of the authorization to use sovereignty submerged lands or the applicant's use and construction of structures on sovereignty submerged lands. This duty to indemnify and hold harmless will include any and all liabilities that are associated with the structure or activity including special assessments or taxes that are now or in the future assessed against the structure or activity during the period of the authorization.
2. Failure by the Board of Trustees to enforce any violation of a provision of the authorization or waiver by the Board of Trustees of any provision of the authorization will not invalidate the provision not enforced or waived, nor will the failure to enforce or a waiver prevent the Board of Trustees from enforcing the unenforced or waived provision in the event of a violation of that provision.
3. Applicant binds itself and its successors and assigns to abide by the provisions and conditions set forth in the authorization. If the applicant or its successors or assigns fails or refuses to comply with the provisions and conditions of the authorization, the authorization may be terminated by the Board of Trustees after written notice to the

applicant or its successors or assigns. Upon receipt of such notice, the applicant or its successors or assigns will have thirty (30) days in which to correct the violations. Failure to correct the violations within this period will result in the automatic revocation of this authorization.

4. All costs incurred by the Board of Trustees in enforcing the terms and conditions of the authorization will be paid by the applicant. Any notice required by law will be made by certified mail at the address shown on page one of the authorization. The applicant will notify the Board of Trustees in writing of any change of address at least ten days before the change becomes effective.
5. This authorization does not allow any activity prohibited in a conservation easement or restrictive covenant that prohibits the activity.

General Conditions for Authorizations for Activities

All authorizations granted by rule or in writing under Rule 18-21.005, F.A.C., except those for geophysical testing, shall be subject to the general conditions as set forth in paragraphs (a) through (i) below. The general conditions shall be part of all authorizations under this chapter, shall be binding upon the grantee, and shall be enforceable under Chapter 253 or 258, Part II, F.S.

(a) Authorizations are valid only for the specified activity or use. Any unauthorized deviation from the specified activity or use and the conditions for undertaking that activity or use shall constitute a violation. Violation of the authorization shall result in suspension or revocation of the grantee's use of the sovereignty submerged land unless cured to the satisfaction of the Board.

(b) Authorizations convey no title to sovereignty submerged land or water column, nor do they constitute recognition or acknowledgment of any other person's title to such land or water.

(c) Authorizations may be modified, suspended or revoked in accordance with their terms or the remedies provided in Sections 253.04 and 258.46, F.S., or Chapter 18-14, F.A.C.

(d) Structures or activities shall be constructed and used to avoid or minimize adverse impacts to sovereignty submerged lands and resources.

(e) Construction, use, or operation of the structure or activity shall not adversely affect any species which is endangered, threatened or of special concern, as listed in Rules 68A-27.003, 68A-27.004, and 68A-27.005, F.A.C.

(f) Structures or activities shall not unreasonably interfere with riparian rights. When a court of competent jurisdiction determines that riparian rights have been unlawfully affected, the structure or activity shall be modified in accordance with the court's decision.

(g) Structures or activities shall not create a navigational hazard.

(h) Structures shall be maintained in a functional condition and shall be repaired or removed if they become dilapidated to such an extent that they are no longer functional. This shall not be construed to prohibit the repair or replacement subject to the provisions of Rule 18-21.005, F.A.C., within one year, of a structure damaged in a discrete event such as a storm, flood, accident, or fire.

(i) Structures or activities shall be constructed, operated, and maintained solely for water dependent purposes, or for non-water dependent activities authorized under Paragraph 18-21.004(1)(f), F.A.C., or any other applicable law.

3. Federal Review - APPROVED

Your proposed activity as outlined in your application and attached drawings qualifies for Federal authorization pursuant to the State Programmatic General Permit VI-R1, and a **SEPARATE permit or authorization will not be required** from the U.S. Army Corps of Engineers. Please note that the Federal authorization expires on July 27, 2026. However, your authorization may remain in effect for up to 1 additional year, if provisions of Special Condition 15 of the SPGP VI-R1 permit instrument are met. You, as permittee, are required to adhere to all General Conditions and Special Conditions that may apply to your project. Special conditions required for your project are attached. A copy of the SPGP VI-R1 with all terms and conditions and the General Conditions may be found online in the Jacksonville District Regulatory Division Sourcebook (<https://www.saj.usace.army.mil/Missions/Regulatory/Source-Book/>).

Authority for review - an agreement with the USACOE entitled "Coordination Agreement Between the U. S. Army Corps of Engineers (Jacksonville District) and the Florida Department of Environmental Protection (or Duly Authorized Designee), State Programmatic General Permit", Section 10 of the Rivers and Harbor Act of 1899, and Section 404 of the Clean Water Act.

Additional Information

Please retain this letter. The activities may be inspected by authorized state personnel in the future to ensure compliance with appropriate statutes and administrative codes. If the activities are not in compliance, you may be subject to penalties under Chapter 373, F.S., and Chapter 18-14, F.A.C.

NOTICE OF RIGHTS

This action is final and effective on the date filed with the Clerk of the Department unless a petition for an administrative hearing is timely filed under Sections 120.569 and 120.57, F.S., before the deadline for filing a petition. On the filing of a timely and sufficient petition, this action will not be final and effective until a subsequent order of the Department. Because the administrative hearing process is designed to formulate final agency action, the hearing process may result in a modification of the agency action or even denial of the application.

Petition for Administrative Hearing

A person whose substantial interests are affected by the Department's action may petition for an administrative proceeding (hearing) under Sections 120.569 and 120.57, F.S. Pursuant to Rules 28-

106.201 and 28-106.301, F.A.C., a petition for an administrative hearing must contain the following information:

- (a) The name and address of each agency affected and each agency's file or identification number, if known;
- (b) The name, address, any e-mail address, any facsimile number, and telephone number of the petitioner, if the petitioner is not represented by an attorney or a qualified representative; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests will be affected by the agency determination;
- (c) A statement of when and how the petitioner received notice of the agency decision;
- (d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate;
- (e) A concise statement of the ultimate facts alleged, including the specific facts that the petitioner contends warrant reversal or modification of the agency's proposed action;
- (f) A statement of the specific rules or statutes that the petitioner contends require reversal or modification of the agency's proposed action, including an explanation of how the alleged facts relate to the specific rules or statutes; and
- (g) A statement of the relief sought by the petitioner, stating precisely the action that the petitioner wishes the agency to take with respect to the agency's proposed action.

The petition must be filed (received by the Clerk) in the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at Agency_Clerk@dep.state.fl.us. Also, a copy of the petition shall be mailed to the applicant at the address indicated above at the time of filing.

Time Period for Filing a Petition

In accordance with Rule 62-110.106(3), F.A.C., petitions for an administrative hearing by the applicant and persons entitled to written notice under Section 120.60(3), F.S., must be filed within 14 days of receipt of this written notice. Petitions filed by any persons other than the applicant, and other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 14 days of publication of the notice or within 14 days of receipt of the written notice, whichever occurs first. You cannot justifiably rely on the finality of this decision unless notice of this decision and the right of substantially affected persons to challenge this decision has been duly published or otherwise provided to all persons substantially affected by the decision. While you are not required to publish notice of this action, you may elect to do so pursuant Rule 62-110.106(10)(a).

The failure to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the discretion of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C. If you do not publish notice of this action, this waiver will not apply to persons who have not received written notice of this action.

Extension of Time

Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at Agency_Clerk@dep.state.fl.us, before the deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

Mediation

Mediation is not available in this proceeding.

FLAWAC Review

The applicant, or any party within the meaning of Section 373.114(1)(a) or 373.4275, F.S., may also seek appellate review of this order before the Land and Water Adjudicatory Commission under Section 373.114(1) or 373.4275, F.S. Requests for review before the Land and Water Adjudicatory Commission must be filed with the Secretary of the Commission and served on the Department within 20 days from the date when this order is filed with the Clerk of the Department.

Judicial Review

Once this decision becomes final, any party to this action has the right to seek judicial review pursuant to Section 120.68, F.S., by filing a Notice of Appeal pursuant to Florida Rules of Appellate Procedure 9.110 and 9.190 with the Clerk of the Department in the Office of General Counsel (Station #35, 3900 Commonwealth Boulevard, Tallahassee, Florida 32399-3000) and by filing a copy of the Notice of Appeal accompanied by the applicable filing fees with the appropriate district court of appeal. The notice must be filed within 30 days from the date this action is filed with the Clerk of the Department.

EXECUTION AND CLERKING

Executed in Palm Beach County, Florida.

STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION



John Tracey
Environmental Consultant
Southeast District

Enclosures:

Attachment A- Specific Exemption Rule
Special Conditions for Federal Authorization for SPGP VI-R1
General Conditions for Federal Authorization for SPGP VI-R1
Project drawings, 6 pages

CERTIFICATE OF SERVICE

The undersigned duly designated deputy clerk hereby certifies that this document and all attachments were sent on the filing date below to the following listed persons:

FDEP – Caroline Richardson, John Tracey
Kathy Cartier, Unlimited Permit Services Inc., kathyc@unlimitedps.net

Additional mailings:

SPGP, nmfs.ser.statewideprogrammatic@noaa.gov ; spgp@usace.army.mil
Linda Sunderland, Broward County EPD, LSunderland@broward.org

FILING AND ACKNOWLEDGMENT

FILED, on this date, pursuant to Section 120.52, F. S., with the designated Department Clerk, receipt of which is hereby acknowledged.

Danielle Lucido October 7, 2024
Clerk Date

Attachment A

Chapter 62-330.051 Exempt Activities.

The activities meeting the limitations and restrictions below are exempt from permitting. However, if located in, on, or over state-owned submerged lands, they are subject to a separate authorization under Chapters 253 and 258, F.S., and Chapters 18-18, 18-20, and 18-21, F.A.C., as applicable.

(5) Dock, Pier, Boat Ramp and Other Boating-related Work –

(a) Installation or repair of pilings and dolphins associated with private docking facilities or piers that are exempt under section 403.813(1)(b), F.S.;

(d) Replacement or repair of existing docks and piers, including mooring piles, in accordance with Section 403.813(1)(d), F.S., provided the existing structure is still functional or has been rendered non-functional within the last year by a discrete event, such as a storm, flood, accident, or fire.

Rulemaking Authority 373.026(7), 373.043, 373.4131, 373.4145, 403.805(1) FS. Law Implemented 373.406, 373.4131, 373.4145, 373.415, 403.813(1) FS. History—New 10-1-13, Amended 6-1-18.

Special Conditions for Federal Authorizations for SPGP VI-R1

1. Authorization, design and construction must adhere to the terms of the SPGP VI instrument including the General Conditions for All Projects, Special Conditions for All Projects, Applicable activity-specific special conditions, Procedure and Work Authorized sections.
2. Design and construction must adhere to the PDCs for In-Water Activities (Attachment 28, from PDCs AP.7 through AP11, inclusive, of JAXBO) (Reference: JAXBO PDC AP.1.).
3. All activities must be performed during daylight hours (Reference: JAXBO PDC AP.6.).
4. For all projects involving the installation of piles, sheet piles, concrete slab walls or boatlift I-beams (Reference Categories A, B and C of JAXBO *PDCs for In-Water Noise from Pile and Sheet Pile Installation*, page 86):
 - a. Construction methods limited to trench and fill, pilot hole (auger or drop punch), jetting, vibratory, and impact hammer (however, impact hammer limited to installing no more than 5 per day).
 - b. Material limited to wood piles with a 14-inch diameter or less, concrete piles with a 24-inch diameter/width or less, metal pipe piles with a 36-inch diameter or less, metal boatlift I-beams, concrete slab walls, vinyl sheet piles, and metal sheet piles.
 - c. Any installation of metal pipe or metal sheet pile by impact hammer is not authorized (Reference: Categories D and E of JAXBO *PDCs for In-Water Noise from Pile and Sheet Pile Installation*, page 86.).
 - d. Projects within the boundary of the NOAA Florida Keys National Marine Sanctuary require prior approval from the Sanctuary (Reference: JAXBO PDCs AP.14 and A1.6).
5. The Permittee shall comply with the “Standard Manatee Conditions for In-Water Work – 2011” (Attachment 29).
6. No structure or work shall adversely affect or disturb properties listed in the National Register of Historic Places or those eligible for inclusion in the National Register. Prior to the start of work, the Applicant/Permittee or other party on the Applicant’s/Permittee’s behalf, shall conduct a search of known historical properties by contracting a professional archaeologist, and contacting the Florida Master Site File at 850-245-6440 or SiteFile@dos.state.fl.us. The Applicant/Permittee can also research sites in the National Register Information System (NRIS). Information can be found at <http://www.cr.nps.gov/nr/research>.

- a. If, during the initial ground disturbing activities and construction work, there are archaeological/cultural materials unearthed (which shall include, but not be limited to: pottery, modified shell, flora, fauna, human remains, ceramics, stone tools or metal implements, dugout canoes or any other physical remains that could be associated with Native American cultures or early colonial or American settlement), the Permittee shall immediately stop all work in the vicinity and notify the Compliance and Review staff of the State Historic Preservation Office at 850-245- 6333 and the Corps Regulatory Archeologist at 904-232-3270 to assess the significance of the discovery and devise appropriate actions, including salvage operations. Based on the circumstances of the discovery, equity to all parties, and considerations of the public interest, the Corps may modify, suspend, or revoke the permit in accordance with 33 C.F.R. § 325.7.
 - b. In the unlikely event that human remains are identified, the remains will be treated in accordance with Section 872.05, Florida Statutes; all work in the vicinity shall immediately cease and the local law authority, and the State Archaeologist (850-245-6444) and the Corps Regulatory Archeologist at 904-232-3270 shall immediately be notified. Such activity shall not resume unless specifically authorized by the State Archaeologist and the Corps.
7. The Permittee is responsible for obtaining any “take” permits required under the U.S. Fish and Wildlife Service’s regulations governing compliance with these laws. The Permittee should contact the appropriate local office of the U.S. Fish and Wildlife Service to determine if such “take” permits are required for a particular activity.
8. Mangroves. The design and construction of a Project must comply with the following (Reference: JAXBO PDCs AP.3 and AP.12.):
 - a. All projects must be sited and designed to avoid or minimize impacts to mangroves.
 - b. Mangrove removal must be conducted in a manner that avoids any unnecessary removal and is limited to the following instances:
 - (1) Removal to install up to a 4-ft-wide walkway for a dock.
 - (2) Removal of mangroves above the mean high water line (MHWL) provided that the tree does not have any prop roots that extend into the water below the MHWL.
 - (3) Mangrove trimming. Mangrove trimming refers to the removal (using hand equipment such as chain saws and/or machetes) of lateral branches (i.e., no alteration of the trunk of the tree) in a manner that ensures survival of the tree.
 - (a) Projects with associated mangrove trimming waterward of the MHWL are authorized if the trimming: (a) occurs within the area where the authorized structures are placed or will be placed (i.e., removal of branches that overhang a dock or lift),
 - (b) is necessary to provide temporary construction access, and (c) is conducted in a

manner that avoids any unnecessary trimming.

(b) Projects proposing to remove red mangrove prop roots waterward of the MHWL are not authorized, except for removal to install the dock walkways as described above.

9. For Projects authorized under this SPGP VI in navigable waters of the U.S., the Permittee understands and agrees that, if future operations by the United States require the removal, relocation, or other alteration, of the structures or work herein authorized, or if, in the opinion of the Secretary of the Army or his authorized representative, said structure or work shall cause unreasonable obstruction to the free navigation of the navigable waters, the Permittee will be required, upon due notice from the Corps of Engineers, to remove, relocate, or alter the structural work or obstructions caused thereby, without expense to the United States. No claim shall be made against the United States on account of any such removal or alteration.

10. Notifications to the Corps. For all authorizations under this SPGP VI, including Self-Certifications, the Permittee shall provide the following notifications to the Corps:

a. Commencement Notification. Within 10 days from the date of initiating the work authorized by this permit the Permittee shall submit a completed "Commencement Notification" form (Attachment 8).

b. Corps *Self-Certification Statement of Compliance* form. Within 60 days of completion of the work authorized by this permit, the Permittee shall complete the "Self-Certification Statement of Compliance" form (Attachment 9) and submit it to the Corps. In the event that the completed work deviates in any manner from the authorized work, the Permittee shall describe the deviations between the work authorized by this permit and the work as constructed on the "Self-Certification Statement of Compliance" form. The description of any deviations on the "Self-Certification Statement of Compliance" form does not constitute approval of any deviations by the Corps.

c. Permit Transfer. When the structures or work authorized by this permit are still in existence at the time the property is transferred, the terms and conditions of this permit will continue to be binding on the new owner(s) of the property. To validate the transfer of this permit and the associated liabilities associated with compliance with its terms and conditions, have the transferee sign and date the enclosed form (Attachment 10).

d. Reporting Address. The Permittee shall submit all reports, notifications, documentation, and correspondence required by the general and special conditions of this permit to the following address.

(1) For standard mail: U.S. Army Corps of Engineers, Regulatory Division, Enforcement Section, P.O. Box 4970, Jacksonville, FL, 32232-0019.

(2) For electronic mail: SAJ-RD-Enforcement@usace.army.mil (not to exceed 10 MB). The Permittee shall reference this permit number, SAJ-2015-2575 on all submittals.

11. The District Engineer reserves the right to require that any request for authorization under this SPGP VI be evaluated as an Individual Permit. Conformance with the terms and conditions of the SPGP VI does not automatically guarantee Federal authorization.
12. On a case-by-case basis, the Corps may impose additional Special Conditions which are deemed necessary to minimize adverse environmental impacts.
13. Failure to comply with all conditions of the SPGP VI constitutes a violation of the Federal authorization.
14. The SPGP VI will be valid through the expiration date unless suspended or revoked by issuance of a public notice by the District Engineer. The Corps, in conjunction with the Federal resource agencies, will conduct periodic reviews to ensure that continuation of the permit during the period ending expiration date, is not contrary to the public interest. The SPGP VI will not be extended beyond the expiration date but may be replaced by a new SPGP. If revocation occurs, all future applications for activities covered by the SPGP VI will be evaluated by the Corps.
15. If the SPGP VI expires, is revoked, or is terminated prior to completion of the authorized work, authorization of activities which have commenced or are under contract to commence in reliance upon the SPGP VI will remain in effect provided the activity is completed within 12 months of the date the SPGP VI expired or was revoked.

Special Conditions for Docks, Piers, Associated Facilities, and other Minor Piling-Supported Structures.

16. Chickees must be less than 500 ft² and support no more than 2 slips (Reference: JAXBO PDC A2.1.6.).
17. The design and construction of a Project over marsh (emergent vegetation) must comply with the following:
 - a. The piling-supported structure shall be aligned so as to have the smallest over-marsh footprint as practicable.
 - b. The over-marsh portion of the piling-supported structure (decking) shall be elevated to at least 4 feet above the marsh floor.
 - c. The width of the piling-supported is limited to a maximum of 4 feet. Any exceptions to the width must be accompanied by an equal increase in height requirement.
18. Mangroves. For pile-supported structures, the following additional requirements for

mangroves found in the joint U.S. Army Corps of Engineers'/National Marine Fisheries Service's "Construction Guidelines in Florida for Minor Piling-Supported Structures Constructed in or over Submerged Aquatic Vegetation (SAV), Marsh or Mangrove Habitat" U.S. Army Corps of Engineers/National Marine Fisheries Service updated November 2017 (Attachment 11) shall apply:

- a. The width of the piling-supported structure is limited to a maximum of 4 feet.
- b. Mangrove clearing is restricted to the width of the piling-supported structure.
- c. The location and alignment of the piling-supported structure should be through the narrowest area of the mangrove fringe.

19. Regarding SAV, the design and construction of a Project must comply with the following:

a. A pile supported structure

(1) that is located on a natural waterbody (i.e. outside an artificial waterway that was excavated for boating access and is bordered by residential properties); and

(2) that is within the range of seagrass (estuarine waters within all coastal counties except for Nassau, Duval, St Johns, Flagler and Volusia north of Ponce Inlet), but outside of the range of Johnson's seagrass (the range of Johnson's seagrass is defined as Turkey Creek/Palm Bay south to central Biscayne Bay in the lagoon systems on the east coast of Florida) will be constructed to the following standards:

(a) If no survey is performed in accordance with the methods described in the Procedure section of this document, section I.3, then SAV is presumed present and the pile-supported structure must comply with, or provide a higher level of protection than, the protective criteria in the joint U.S. Army Corps of Engineers'/National Marine Fisheries Service's "*Construction Guidelines in Florida for Minor Piling- Supported Structures Constructed in or over Submerged Aquatic Vegetation (SAV), Marsh or Mangrove Habitat*" U.S. Army Corps of Engineers/National Marine Fisheries Service updated November 2017 (Attachment 11). For the purposes of SPGP, two uncovered boatlifts are allowed.

(i) If the pile supported structure is currently serviceable, repair and replacement may occur in the same footprint without completion of a benthic survey.

(ii) Boatlifts and minor structures in Monroe County may be installed within existing boat slips without completion of a SAV survey. Boatlift accessory structures, like catwalks, shall adhere to "*Construction Guidelines in Florida for Minor Piling- Supported Structures Constructed in or over Submerged Aquatic Vegetation (SAV), Marsh or Mangrove Habitat*" U.S. Army Corps of Engineers/National Marine Fisheries Service updated November 2017 (Attachment 11) if a SAV survey has not been completed.

(iii) A marginal dock may be constructed a maximum of 5 feet overwater, as measured from the waterward face (wet face) of the seawall).

(b) If a survey is performed in accordance with the methods described in the Procedure section of this document, section I.3, and SAV is present (including seagrass, tidal freshwater SAV and emergent vegetation), then the pile-supported structure must comply with, or provide a higher level of protection than, the protective criteria in the joint U.S. Army Corps of Engineers'/National Marine Fisheries Service's "Construction Guidelines in Florida for Minor Piling-Supported Structures Constructed in or over Submerged Aquatic Vegetation (SAV), Marsh or Mangrove Habitat" U.S. Army Corps of Engineers/National Marine Fisheries Service updated November 2017 (Attachment 11). For the purposes of this permit, two uncovered boatlifts are allowed.

(i) If the pile supported structure is currently serviceable, repair and replacement may occur in the same footprint without completion of a benthic survey.

(ii) Boatlifts may be installed within existing boat slips without completion of a SAV survey.

(iii) A marginal dock may be constructed a maximum of 5 feet overwater, as measured from the waterward face (wet face) of the seawall).

(c) If a survey is performed in accordance with the methods described in the Procedure section of this document, section I.3, and SAV is absent (including seagrass, tidal freshwater SAV and emergent vegetation), then no design restrictions are required and boatlifts may include a cover.

(d) A pile supported structure

(i) that is located on a natural waterbody (i.e. outside an artificial waterway that was excavated for boating access and is bordered by residential properties); and

(ii) that is within the range of Johnson's seagrass (the range of Johnson's seagrass is defined as Turkey Creek/Palm Bay south to central Biscayne Bay in the lagoon systems on the east coast of Florida) but not within Johnson's seagrass critical habitat will be constructed to the following standards:

(iii) If no survey is performed in accordance with the methods described in the Procedure section of this document, section I.3, then seagrass is presumed present and the pile-supported structure must comply with or provide a higher level of protection than, the protective criteria in the joint U.S. Army Corps of Engineers'/National Marine Fisheries Service's "Construction Guidelines in Florida for Minor Piling-Supported Structures Constructed in or over Submerged Aquatic Vegetation (SAV), Marsh or Mangrove Habitat" U.S. Army Corps of Engineers/National Marine Fisheries Service updated November 2017 (Attachment 11) with the sole exception of the number of allowable boat lifts. For the purposes of this permit, two uncovered boatlifts are allowed.

(e) If a survey is performed in accordance with the methods described in the Procedure section of this document, section I.3, and SAV is present (including seagrass, tidal freshwater SAV and emergent vegetation), THEN pile-supported structure must comply with or provide a higher level of protection than, the protective criteria in the joint U.S. Army Corps of Engineers'/National Marine Fisheries Service's "Construction Guidelines in Florida for Minor Piling-Supported Structures Constructed in or over Submerged Aquatic Vegetation (SAV), Marsh or Mangrove Habitat" U.S. Army Corps of Engineers/National Marine Fisheries Service updated November 2017 (Attachment 11). For the purposes of this permit, two uncovered boatlifts are allowed.

(f) If a survey is performed in accordance with the methods described in the procedure section of this document, section I.3, and SAV is absent (including seagrass, tidal freshwater SAV and emergent vegetation), THEN no design restrictions are required and boatlifts may include a cover.

(g) A pile supported structure located within Johnson's seagrass critical habitat will be constructed to the following standards:

(i) If no survey is performed in accordance with the methods described in the Procedure section of this document, section I.3, then seagrass is presumed present and the pile-supported structure must comply with or provide a higher level of protection than, the protective criteria in the joint U.S. Army Corps of Engineers'/National Marine Fisheries Service's "Construction Guidelines in Florida for Minor Piling-Supported Structures Constructed in or over Submerged Aquatic Vegetation (SAV), Marsh or Mangrove Habitat" U.S. Army Corps of Engineers/National Marine Fisheries Service updated November 2017 (Attachment 11) with the sole exception of the number of allowable boat lifts. For the purposes of this permit, two uncovered boatlifts are allowed.

(ii) If a survey is performed in accordance with the methods described in the Procedure section of this document, section I.3, and SAV is absent and the project is

1. A dock replacement in the same footprint, no design restrictions are required.
2. A new dock or dock expansion THEN pile-supported structure must comply with or provide a higher level of protection than, the protective criteria in the joint U.S. Army Corps of Engineers'/National Marine Fisheries Service's "Construction Guidelines in Florida for Minor Piling-Supported Structures Constructed in or over Submerged Aquatic Vegetation (SAV), Marsh or Mangrove Habitat" U.S. Army Corps of Engineers/National Marine Fisheries Service updated November 2017 (Attachment 11). For the purposes of this permit, two uncovered boatlifts are allowed.

(iii) If a survey is performed in accordance with the methods described in the Procedure section of this document, section I.3, and SAV is present (including seagrass, tidal freshwater SAV and emergent vegetation), then pile-supported structure

must comply with or provide a higher level of protection than, the protective criteria in the joint U.S. Army Corps of Engineers'/National Marine Fisheries Service's "Construction Guidelines in Florida for Minor Piling-Supported Structures Constructed in or over Submerged Aquatic Vegetation (SAV), Marsh or Mangrove Habitat" U.S. Army Corps of Engineers/National Marine Fisheries Service updated November 2017 (Attachment 11). For the purposes of this permit, two uncovered boatlifts are allowed.

20. North Atlantic Right Whale. The attached North Atlantic Right Whale Information Form (Attachment 30) describes the presence of North Atlantic right whales in the area and the Federal regulations governing the approach to North Atlantic right whales. The FDEP or Designee will attach the North Atlantic Right Whale Information Form to their authorizations for any dock project (new construction, repair, or replacement) at a private residence located within 11 nautical miles of an inlet that leads to areas within the known range of North Atlantic right whale. These zones, with an 11 nm radius, are described by the North Atlantic Right Whale Educational Sign Zones, Attachment 7 (from Section 2.1.1.4 of JAXBO, pages 31 and 32, inclusive). (Reference JAXBO PDC A2.4).
21. Educational Signs. For commercial, multi-family, or public facilities, and marine events, signs must be posted as described below (Reference: These replicate JAXBO PDCs A.2.2 and A.2.2.1 to A.2.2.3., inclusive, within the table PDCs Specific to Activity 2 - Pile Supported Structures and Anchored Buoys, starting on page 112.):
 - a. For commercial, multi-family, or public facilities, and marine events, signs must be posted in a visible location(s), alerting users of listed species in the area susceptible to vessel strikes and hook-and-line captures. The most current version of the signs that must be downloaded and sign installation guidance are available at: (<https://www.fisheries.noaa.gov/southeast/consultations/protected-species-educational-signs>). The signs required to be posted by area are stated below: <https://www.fisheries.noaa.gov/southeast/consultations/protected-species-educational-signs>
 - (1) All projects in Florida shall use the Save Sea Turtle, Sawfish, and Dolphin sign. These signs shall include contact information to the sea turtle and marine mammal stranding networks and smalltooth sawfish encounter database.
 - (2) Projects within the North Atlantic right whale educational sign zone shall post the Help Protect North Atlantic Right Whales sign.
 - (3) On the east coast of Florida, projects located within the St. Johns River and those occurring north of the St. Johns River to the Florida-Georgia line shall post the Report Sturgeon sign. On the west coast of Florida, projects occurring from the Cedar Key, Florida north to the Florida-Alabama line.
22. Monofilament Recycling Bins. For commercial, multi-family, or public facilities,

monofilament recycling bins must be provided as described below (Reference: The below replicates PDC A.2.3 within the table PDCs Specific to Activity 2 –Pile Supported Structures and Anchored Buoys, the PDC itself on page 113 of the JAXBO.):

a. For commercial, multi-family, or public facilities, monofilament recycling bins must be provided at the docking facility to reduce the risk of turtle or sawfish entanglement in, or ingestion of, marine debris. Monofilament recycling bins must:

(1) Be constructed and labeled according to the instructions provided at <http://mrrp.myfwc.com>.

(2) Be maintained in working order and emptied frequently (according to <http://mrrp.myfwc.com> standards) so that they do not overflow.

23. Lighting for docks installed within visible distance of ocean beaches. If lighting is necessary, then turtle-friendly lighting shall be installed. Turtle-friendly lighting is explained and examples are provided on the Florida Fish and Wildlife Conservation Commission website: <http://myfwc.com/wildlifehabitats/managed/sea-turtles/lighting/> (Reference: JAXBO PDC A2.8.).
24. Construction Location. Project construction shall take place from uplands or from floating equipment (e.g., barge); prop or wheel-washing is prohibited (Reference: JAXBO PDC A2.9.).
25. Aids to Navigation (ATONs). ATONs must be approved by and installed in accordance with the requirements of the U.S. Coast Guard (i.e., 33 C.F.R., chapter I, subchapter C, part 66, Section 10 of the Rivers and Harbors Act, and any other pertinent requirements) (Reference: JAXBO PDC A2.5.).
26. Aids to Navigation (ATONs) in Acropora critical habitat. The distance from ATONs to ESA-listed corals and Acropora critical habitat (Attachment 20) shall ensure there are no impacts to the corals or the essential feature of Acropora critical habitat from the movement of buoys and tackle. The appropriate distance shall be based on the size of the anchor chain or other tackle to be installed to secure the buoy to its anchor, particularly when the design of the ATON does not prohibit the contact of tackle with the marine bottom. In all cases, buoy tackle will include flotation to ensure there is no contact between the anchor chain or line and the marine bottom (Reference: JAXBO PDC A2.10.).
27. Within Loggerhead sea turtle critical habitat (Reference: JAXBO PDC A2.15.):
- (1) ATONs (pile-supported and anchored buoys) are allowed in nearshore reproductive habitat of the Northwest Atlantic Distinct Population Segment (NWA DPS) of loggerhead sea turtle critical habitat.
- (2) No other pile-supported structures are allowed in nearshore reproductive habitat.

General Conditions for All Projects:

1. The time limit for completing the work authorized ends on July 27, 2026.
2. You must maintain the activity authorized by this permit in good condition and in conformance with the terms and conditions of this permit. You are not relieved of this requirement if you abandon the permitted activity, although you may make a good faith transfer to a third party in compliance with General Condition 4 below. Should you wish to cease to maintain the authorized activity or should you desire to abandon it without a good faith transfer, you must obtain a modification of this permit from this office, which may require restoration of the area.
3. If you discover any previously unknown historic or archeological remains while accomplishing the activity authorized by this permit, you must immediately notify this office of what you have found. We will initiate the Federal and State coordination required to determine if the remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.
4. If you sell the property associated with this permit, you must obtain the signature of the new owner on the enclosed form (Attachment 10) and forward a copy of the permit to this office to validate the transfer of this authorization.
5. If a conditioned water quality certification has been issued for your project, you must comply with the conditions specified in the certification as special conditions to this permit.
6. You must allow representatives from this office to inspect the authorized activity at any time deemed necessary to ensure that it is being or has been accomplished in accordance with the terms and conditions of your permit.

Further Information:

1. Limits of this authorization.
 - a. This permit does not obviate the need to obtain other Federal, State, or local authorizations required by law.
 - b. This permit does not grant any property rights or exclusive privileges.
 - c. This permit does not authorize any injury to the property or rights of others.
 - d. This permit does not authorize interference with any existing or proposed Federal projects.
2. Limits of Federal Liability. In issuing this permit, the Federal Government does not assume any liability for the following:

- a. Damages to the permitted project or uses thereof as a result of other permitted or unpermitted activities or from natural causes.
 - b. Damages to the permitted project or uses thereof as a result of current or future activities undertaken by or on behalf of the United States in the public interest.
 - c. Damages to persons, property, or to other permitted or unpermitted activities or structures caused by the activity authorized by this permit.
 - d. Design or Construction deficiencies associated with the permitted work.
 - e. Damage claims associated with any future modification, suspension, or revocation of this permit.
3. Reliance on Applicant's Data: The determination of this office that issuance of this permit is not contrary to the public interest was made in reliance on the information you provided.
 4. Reevaluation of Permit Decision: This office may reevaluate its decision on this permit at any time the circumstances warrant. Circumstances that could require a reevaluation include, but are not limited to, the following:
 - a. You fail to comply with the terms and conditions of this permit.
 - b. The information provided by you in support of your permit application proves to have been false, incomplete, or inaccurate (see 3 above).
 - c. Significant new information surfaces which this office did not consider in reaching the original public interest decision.
 5. Such a reevaluation may result in a determination that it is appropriate to use the suspension, modification, and revocation procedures contained in 33 CFR 325.7 or enforcement procedures such as those contained in 33 CFR 326.4 and 326.5. The referenced enforcement procedures provide for the issuance of an administrative order requiring you comply with the terms and conditions of your permit and for the initiation of legal action where appropriate. You will be required to pay for any corrective measures ordered by this office, and if you fail to comply with such directive, this office may in certain situations (such as those specified in 33 CER 209.170) accomplish the corrective measures by contract or otherwise and bill you for the cost.
 6. When the structures or work authorized by this permit are still in existence at the time the property is transferred, the terms and conditions of this permit will continue to be binding on the new owner(s) of the property. To validate the transfer of this permit and the associated liabilities associated with compliance with its terms and conditions, have the transferee sign and date the enclosed form.

7. The Permittee understands and agrees that, if future operations by the United States require the removal, relocation, or other alteration, of the structures or work herein authorized, or if, in the opinion of the Secretary of the Army or his authorized representative, said structure or work shall cause unreasonable obstruction to the free navigation of the navigable waters, the Permittee will be required, upon due notice from the U.S. Army Corps of Engineers, to remove, relocate, or alter the structural work or obstructions caused thereby, without expense to the United States. No claim shall be made against the United States on account of any such removal, relocation or alteration.

Department of the Army Permit Transfer for SPGP VI-R1

PERMITEE: _____

PERMIT NUMBER: _____ DATE: _____

ADDRESS/LOCATION OF PROJECT:

(Subdivision)

(Lot)

(Block)

When the structures or work authorized by this permit are still in existence at the time the property is transferred, the terms and conditions of this permit will continue to be binding on the new owner(s) of the property. Although the construction period for works authorized by Department of the Army permits is finite, the permit itself, with its limitations, does not expire.

To validate the transfer of this permit and the associated responsibilities associated with compliance with its terms and conditions, have the transferee sign and date below and mail to the U.S. Army Corps of Engineers, Enforcement Branch, Post Office Box 4970, Jacksonville, FL 32232-0019.

(Transferee Signature)

(Date)

(Name Printed)

(Street address)

(Mailing address)

(City, State, Zip Code)

STANDARD MANATEE CONDITIONS FOR IN-WATER WORK

2011

The permittee shall comply with the following conditions intended to protect manatees from direct project effects:

- a. All personnel associated with the project shall be instructed about the presence of manatees and manatee speed zones, and the need to avoid collisions with and injury to manatees. The permittee shall advise all construction personnel that there are civil and criminal penalties for harming, harassing, or killing manatees which are protected under the Marine Mammal Protection Act, the Endangered Species Act, and the Florida Manatee Sanctuary Act.
- b. All vessels associated with the construction project shall operate at "Idle Speed/No Wake" at all times while in the immediate area and while in water where the draft of the vessel provides less than a four-foot clearance from the bottom. All vessels will follow routes of deep water whenever possible.
- c. Siltation or turbidity barriers shall be made of material in which manatees cannot become entangled, shall be properly secured, and shall be regularly monitored to avoid manatee entanglement or entrapment. Barriers must not impede manatee movement.
- d. All on-site project personnel are responsible for observing water-related activities for the presence of manatee(s). All in-water operations, including vessels, must be shutdown if a manatee(s) comes within 50 feet of the operation. Activities will not resume until the manatee(s) has moved beyond the 50-foot radius of the project operation, or until 30 minutes elapses if the manatee(s) has not reappeared within 50 feet of the operation. Animals must not be herded away or harassed into leaving.
- e. Any collision with or injury to a manatee shall be reported immediately to the FWC Hotline at 1-888-404-3922. Collision and/or injury should also be reported to the U.S. Fish and Wildlife Service in Jacksonville (1-904-731-3336) for north Florida or Vero Beach (1-772-562-3909) for south Florida, and to FWC at ImperiledSpecies@myFWC.com
- f. Temporary signs concerning manatees shall be posted prior to and during all in-water project activities. All signs are to be removed by the permittee upon completion of the project. Temporary signs that have already been approved for this use by the Florida Fish and Wildlife Conservation Commission (FWC) must be used (see MyFWC.com/manatee). One sign which reads *Caution: Boaters* must be posted. A second sign measuring at least 8 1/2" by 11" explaining the requirements for "Idle Speed/No Wake" and the shut down of in-water operations must be posted in a location prominently visible to all personnel engaged in water-related activities. Questions concerning these signs can be sent to the email address listed above.

CAUTION: MANATEE HABITAT

All project vessels

IDLE SPEED / NO WAKE

When a manatee is within 50 feet of work
all in-water activities must

SHUT DOWN

Report any collision with or injury to a manatee:

Wildlife Alert:

1-888-404-FWCC(3922)

cell *FWC or #FWC





**UNITED STATES DEPARTMENT OF
COMMERCE**

**National Oceanic and Atmospheric Administration
NATIONAL MARINE FISHERIES SERVICE**

Southeast Regional Office
263 13th Avenue South
St. Petersburg, FL 33701

SEA TURTLE AND SMALLTOOTH SAWFISH CONSTRUCTION CONDITIONS

The permittee shall comply with the following protected species construction conditions:

- a. The permittee shall instruct all personnel associated with the project of the potential presence of these species and the need to avoid collisions with sea turtles and smalltooth sawfish. All construction personnel are responsible for observing water-related activities for the presence of these species.
- b. The permittee shall advise all construction personnel that there are civil and criminal penalties for harming, harassing, or killing sea turtles or smalltooth sawfish, which are protected under the Endangered Species Act of 1973.
- c. Siltation barriers shall be made of material in which a sea turtle or smalltooth sawfish cannot become entangled, be properly secured, and be regularly monitored to avoid protected species entrapment. Barriers may not block sea turtle or smalltooth sawfish entry to or exit from designated critical habitat without prior agreement from the National Marine Fisheries Service's Protected Resources Division, St. Petersburg, Florida.
- d. All vessels associated with the construction project shall operate at "no wake/idle" speeds at all times while in the construction area and while in water depths where the draft of the vessel provides less than a four-foot clearance from the bottom. All vessels will preferentially follow deep-water routes (e.g., marked channels) whenever possible.
- e. If a sea turtle or smalltooth sawfish is seen within 100 yards of the active daily construction/dredging operation or vessel movement, all appropriate precautions shall be implemented to ensure its protection. These precautions shall include cessation of operation of any moving equipment closer than 50 feet of a sea turtle or smalltooth sawfish. Operation of any mechanical construction equipment shall cease immediately if a sea turtle or smalltooth sawfish is seen within a 50-ft radius of the equipment. Activities may not resume until the protected species has departed the project area of its own volition.
- f. Any collision with and/or injury to a sea turtle or smalltooth sawfish shall be reported immediately to the National Marine Fisheries Service's Protected Resources Division (727-824-5312) and the local authorized sea turtle stranding/rescue organization.

- g. Any special construction conditions, required of your specific project, outside these general conditions, if applicable, will be addressed in the primary consultation.
- h. Any collision(s) with and/or injuries to any whale, or sturgeon occurring during the construction of a project, shall be reported immediately to NMFS's Protected Resources Division (PRD) at (727-824-5312).
- i. Reports to NMFS's Protected Resources Division (PRD) may be made by email to takereport.nmfsser@noaa.gov.
- j. Sea turtle and marine stranding/rescue organizations' contact information is available by region at <http://www.nmfs.noaa.gov/pr/health/networks.htm>.
- k. Smalltooth sawfish encounters shall be reported to <http://www.flmnh.ufl.edu/fish/sharks/sawfish/sawfishencounters.html>.
- l. All work must occur during daylight hours.





No tree will be removed or replanted as part of this permit See attached survey supplied by owner for exact property information.

Site Address	309 SUNSET DRIVE #1-5, FORT LAUDERDALE FL 33301	ID #	5042 12 05 0070
Property Owner	THE HOGAN GROUP LLC	Millage	0312
Mailing Address	108 FOREST AVE LOCUST VALLEY NY 11560	Use	08-05
Abbreviated Legal Description	RESUB BLKS 13 & 14 IDLEWYLD 7-38 B LOT 3 BLK 14		

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 Office@unlimiteddps.net

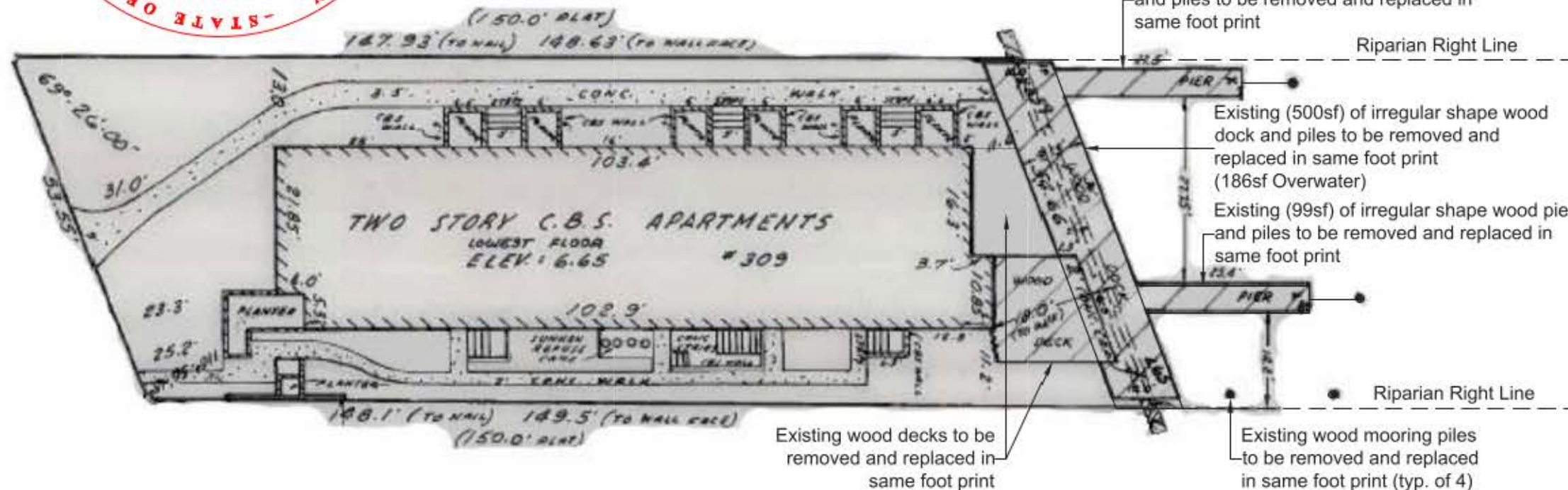
Project Engineer
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 Ofc: 954-532-0129
 WWW.MwEngineering.net

Contractor
SOUTHEAST MARINE CONSTRUCTION, INC
 1121 NW 51 Court
 Fort Lauderdale, FL 33309
 (954) 630-2300

Project Information
New Dock / New Decks
 The Hogan Group LLC
 309 Sunset Drive #1-5
 Fort Lauderdale, FL 33301

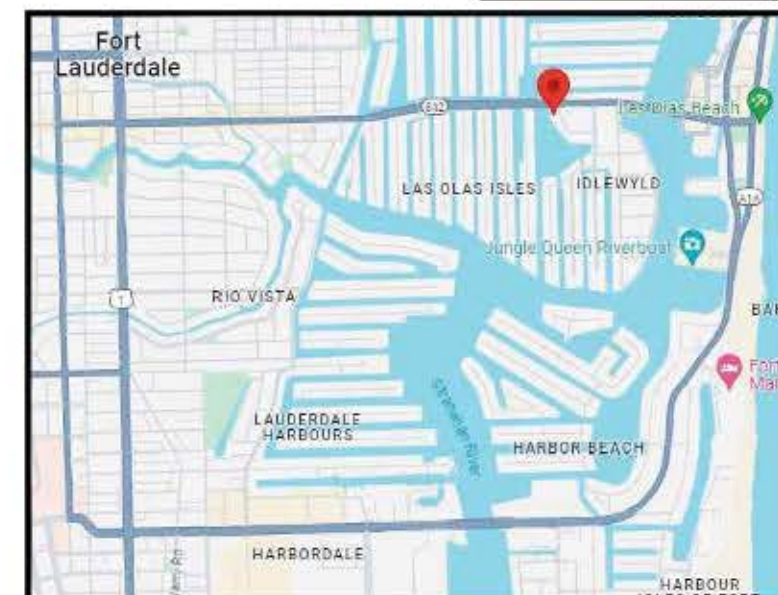
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SUNSET LAKE

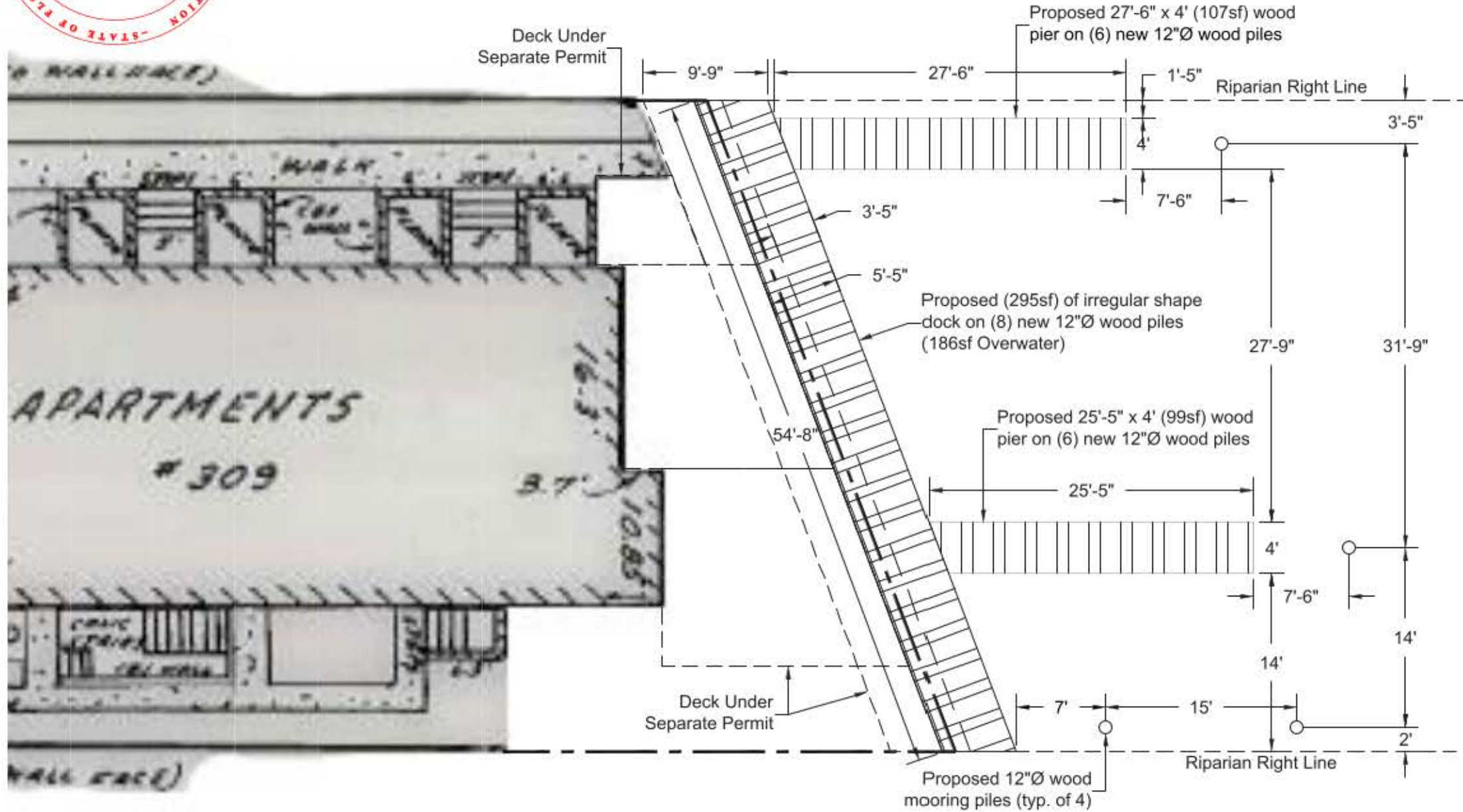
Location Map



Existing Site Plan

Scale: 1" = 20'

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SUNSET LAKE

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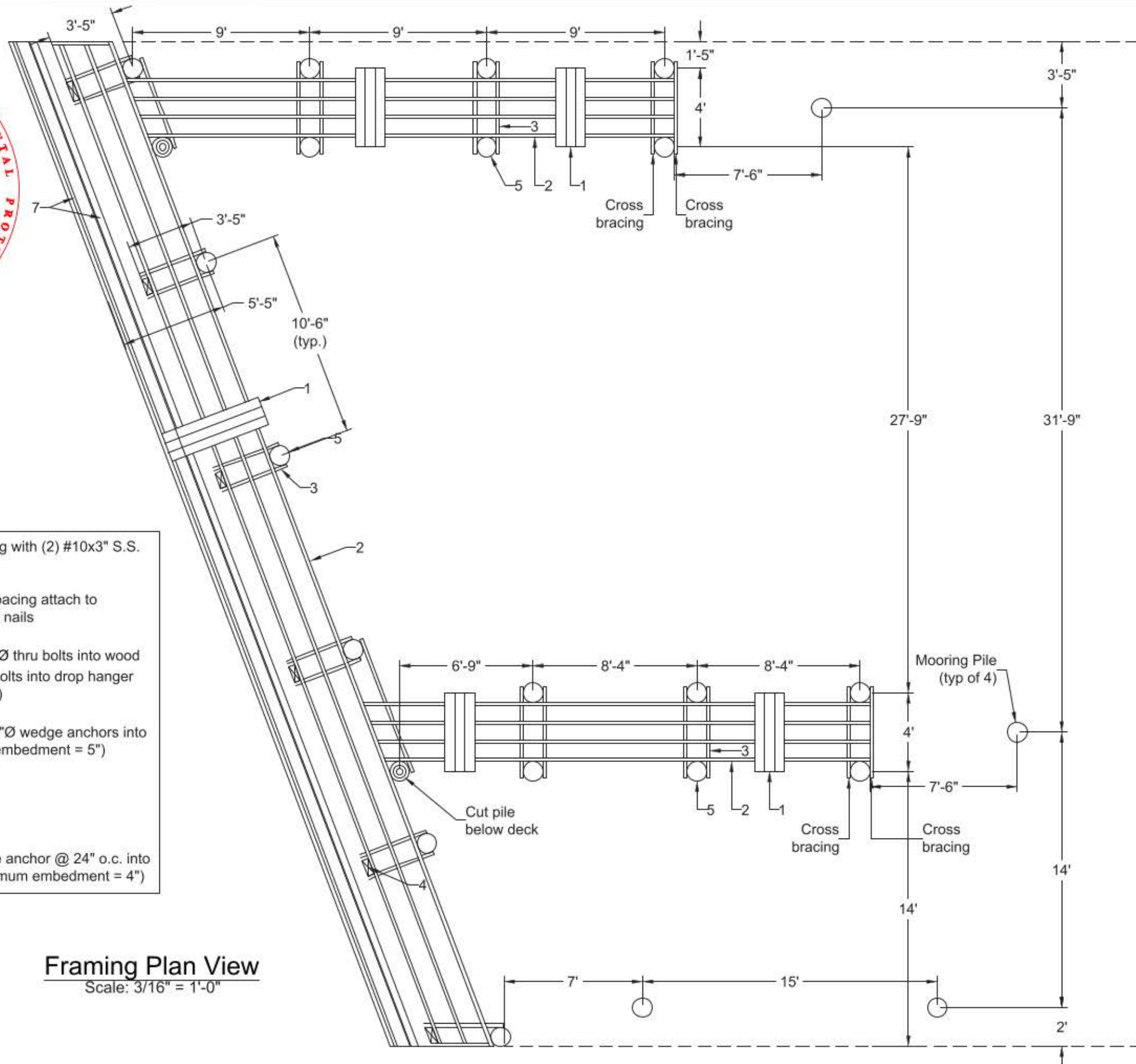
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Proposed Site Plan

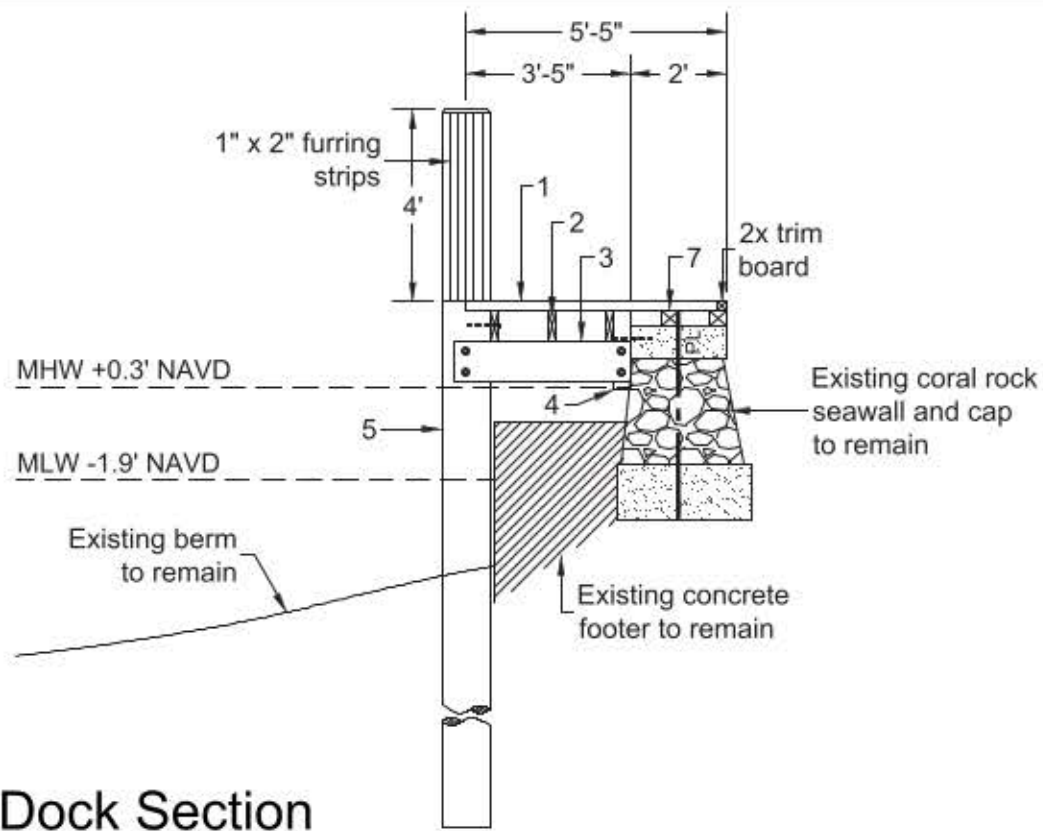
Scale: 1" = 20'



1. 1x6 "Azek" or "Trex" decking with (2) #10x3" S.S. wood Screws per stringer
2. 2x8 stringers @ 16" max spacing attach to substringer with (2) 16d toe nails
3. 2x10 substringer with (2) 3/4"Ø thru bolts into wood dock piles and (2) 3/4"Ø lag bolts into drop hanger (minimum embedment = 4")
4. 4x12 drop hanger with (2) 3/4"Ø wedge anchors into existing seawall cap (min. embedment = 5")
5. New 12"Ø wood piles
6. 3x8 cross bracing (2 sets)
7. 4x4 sleeper with 1/2"Ø wedge anchor @ 24" o.c. into existing concrete cap (minimum embedment = 4")

Framing Plan View
Scale: 3/16" = 1'-0"

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Project Engineer MW ENGINEERING, INC 902 NE 1 Street Suite #2 Pompano Beach, FL 33060 Ofc: 954-532-0129 WWW.MwEngineering.net
Contractor SOUTHEAST MARINE CONSTRUCTION, INC 1121 NW 51 Court Fort Lauderdale, FL 33309 (954) 630-2300
Project Information New Dock / New Decks The Hogan Group LLC 309 Sunset Drive #1-5 Fort Lauderdale, FL 33301
DATE
8-23-24
MARK E. WEBER, P.E. LICENSE #53895 CA 30702 MW ENGINEERING, INC 902 NE 1 Street Suite #2 Pompano Beach, Florida 33060 Ofc: 954-532-0129 WWW.MwEngineering.net
Sheet 3 of 5

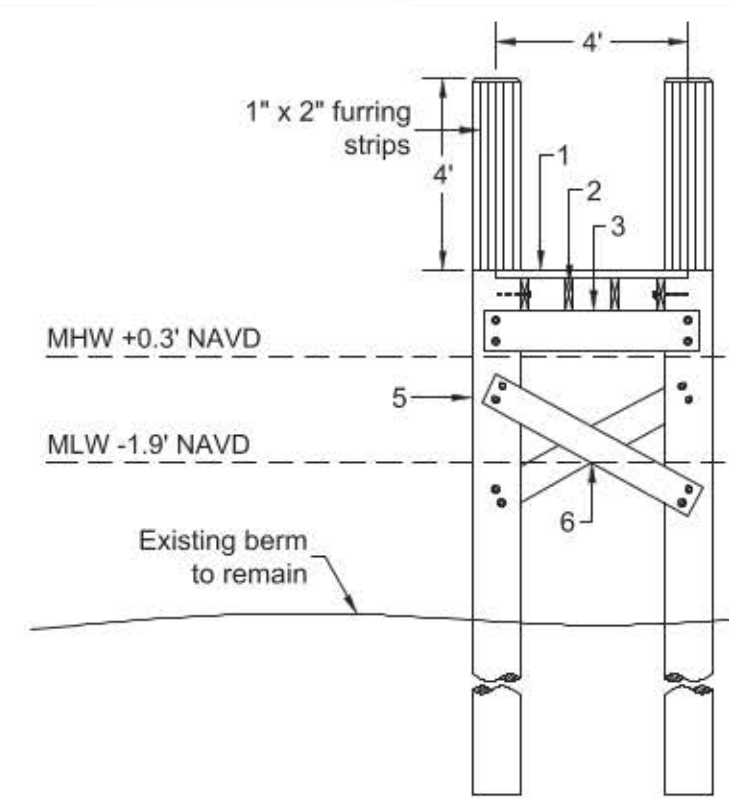


Dock Section

Scale 1/4" = 1'-0"

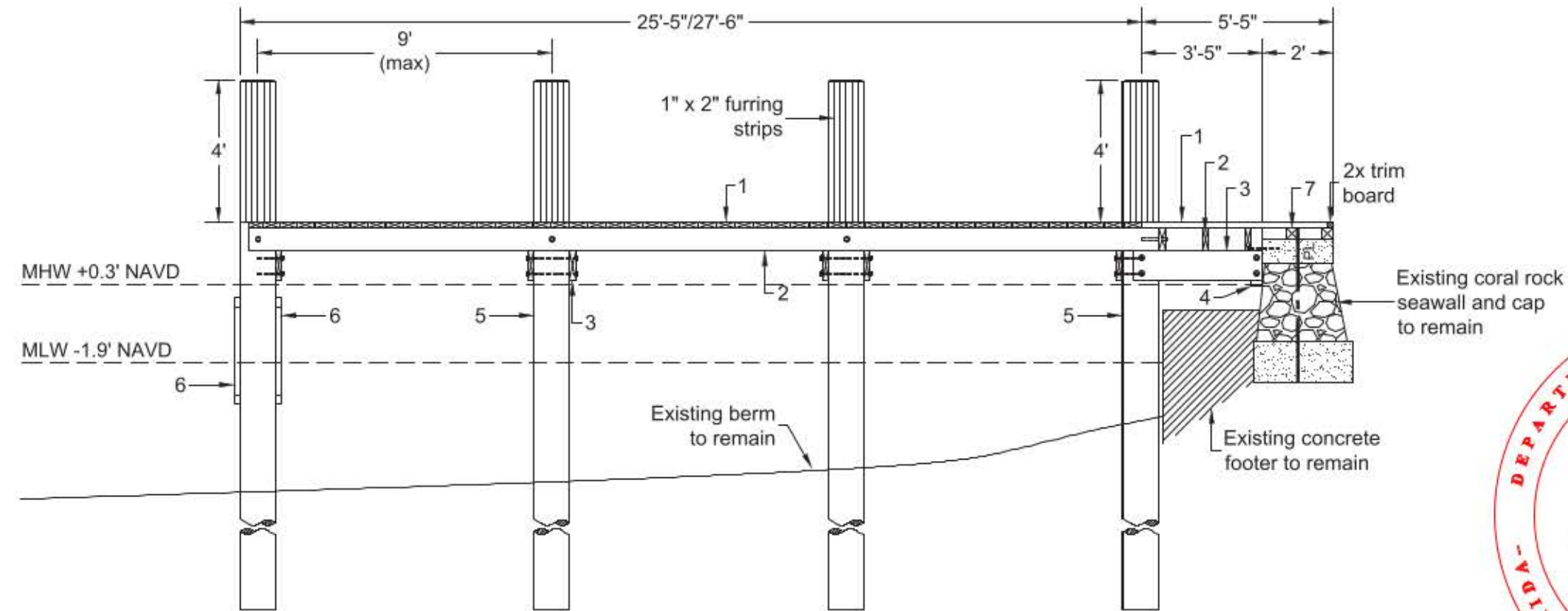
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2. 2x8 stringers @ 16" max spacing attach to substringer with (2) 16d toe nails
3. 2x10 substringer with (2) 3/4"Ø thru bolts into wood dock piles and (2) 3/4"Ø lag bolts into drop hanger (minimum embedment = 4")
4. 4x12 drop hanger with (2) 3/4"Ø wedge anchors into existing seawall cap (min. embedment = 5")
5. New 12"Ø wood piles
6. 3x8 cross bracing (2 sets)
7. 4x4 sleeper with 1/2"Ø wedge anchor @ 24" o.c. into existing concrete cap (minimum embedment = 4")

Note: Each wood pile will have 5' of PermaWrap to 1' above M.H.W.



Pier Section

Scale 1/4" = 1'-0"



Dock / Pier Section

Scale 1/4" = 1'-0"



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GENERAL NOTES:

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 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, 25 tons for concrete, and 5 tons for pin piles, 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 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.

CONCRETE NOTES:

1. Concrete shall conform to ACI 318-14 and shall be regular weight, sulfate resistant, with a design strength of 5000 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 safe practice in their use and removal.
4. Concrete cover shall be 3" unless otherwise noted on the approved drawings.
5. Reinforcing steel shall be in conformance with the latest version of ASTM A615 Grade 60 specifications. All reinforcement shall be placed in accordance with ACI 315 and ACI Manual of Standard Practice.
6. Fiber Reinforced Polymer (FRP) Reinforcing Bars may be used in lieu of reinforcing steel. FRP shall meet FDOT specification 932-3.1 - Use only solid, round, thermoset basalt fiber reinforced polymer (BFRP), glass fiber reinforced polymer (GFRP) or carbon fiber reinforced polymer (CFRP) reinforcing bars from producers currently on the FDOT's Production Facility Listing.
7. Splices in reinforcing bars shall be not be 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.
8. Defective, cracked or loose concrete areas must be cut out, the rebar must be cleaned, coated with zinc and repaired with at least 3" of epoxy-concrete mix or gunnite concrete with sulfate-resistant cement.

PILE NOTES:

1. Wood piles to be 2.5 lb. ACQ treated in accordance with the Florida Building Code.
2. Wood piles shall be a minimum diameter of 10", Miami Dade County requires minimum diameter of 12".
3. Concrete piles shall attain 6000 psi compressive strength in 28 days.
4. Concrete piles shall be reinforced with four - 7/16"Ø lo-lax strands, 270 kips, and 5 ga. spiral ties.
5. Concrete piles shall be 12"x12" square, minimum length of 20'.
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"x18" hook bars 6" into pile.

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.

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Project Information

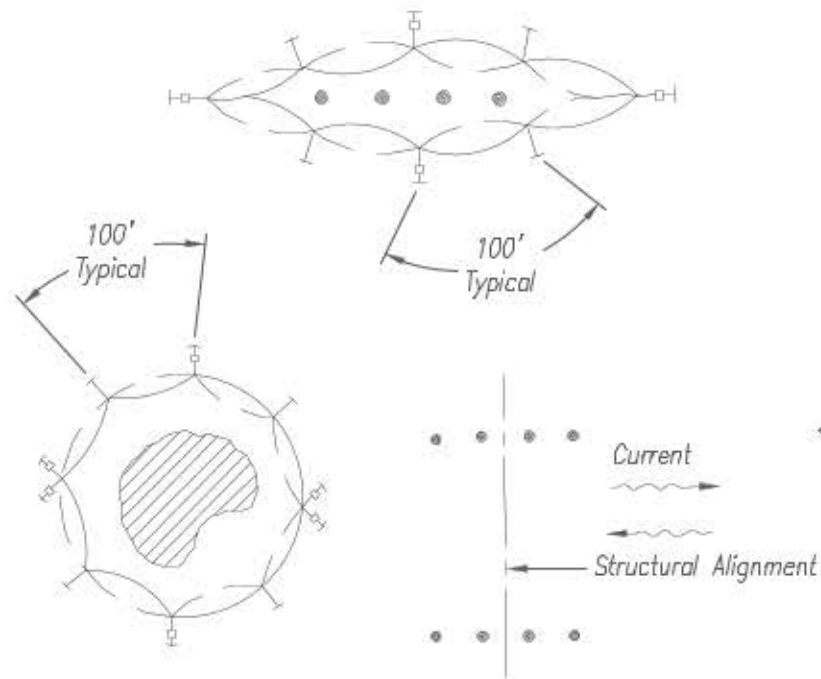
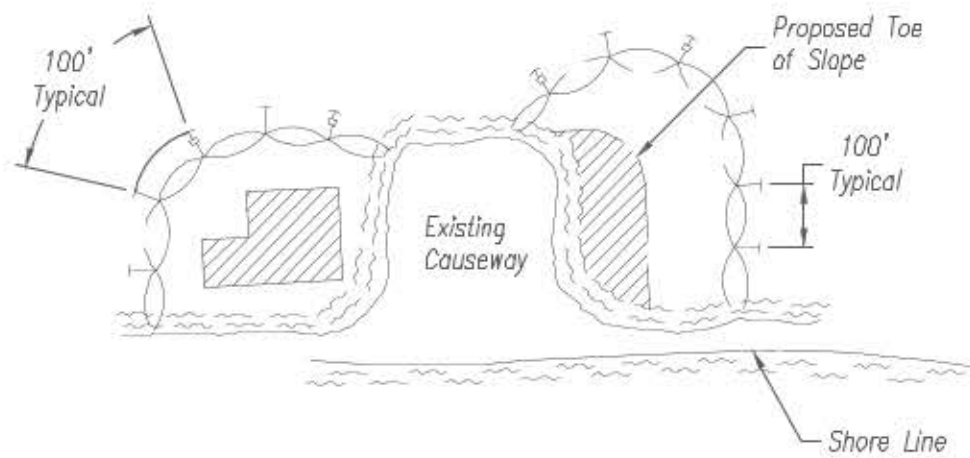
New Dock / New Decks
 The Hogan Group LLC
 309 Sunset Drive #1-5
 Fort Lauderdale, FL 33301

DATE

8-23-24

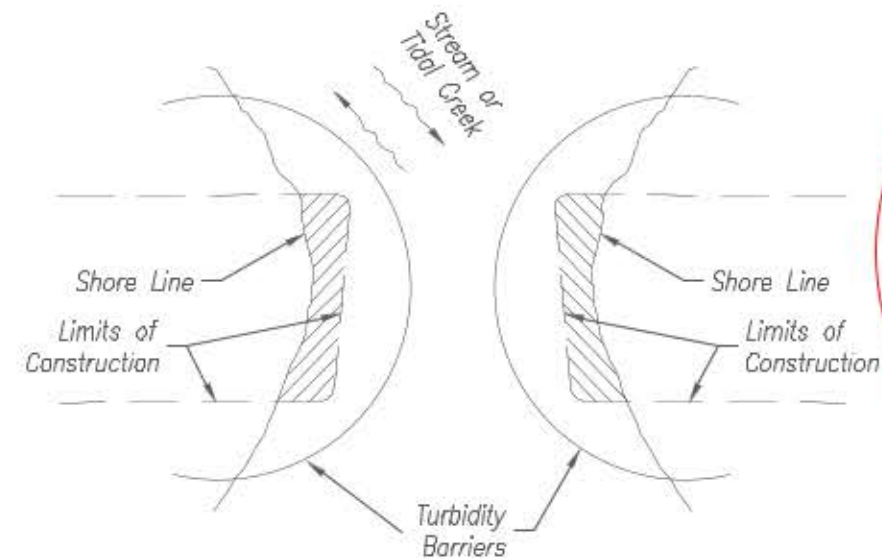


MARK E. WEBER, P.E.
 LICENSE #53895 | CA 30702
 MW ENGINEERING, INC
 902 NE 1 Street Suite #2
 Pompano Beach, Florida 33060
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LEGEND

- ⊙ Pile Locations
- ▨ Dredge or Fill Area
- Mooring Buoy with Anchor
- Anchor
- ⌒ Barrier Movement Due To Current Action



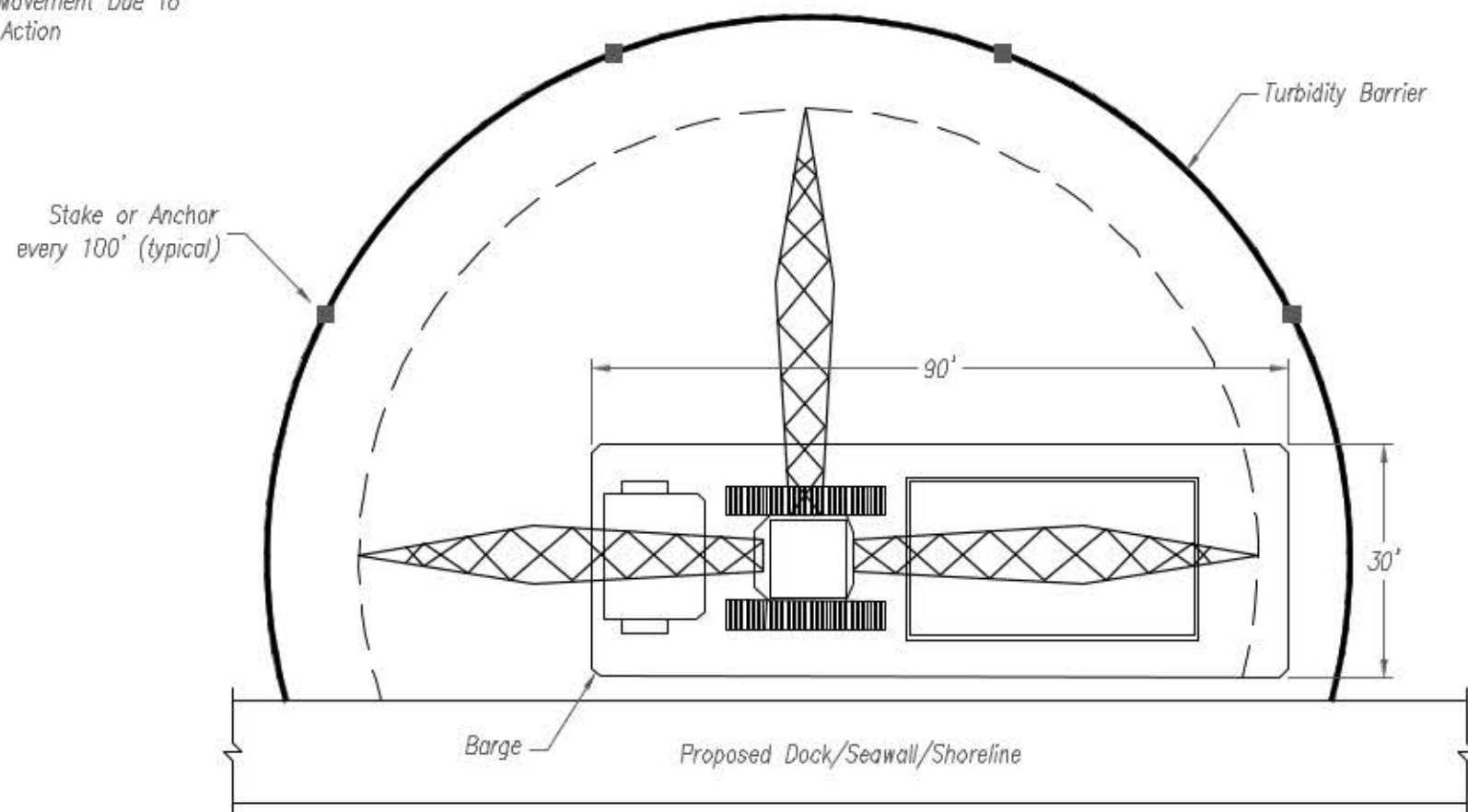
NOTE:

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 of Record.



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.



TURBIDITY BARRIER APPLICATIONS