



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
THURSDAY, NOVEMBER 6, 2025 – 6:00 P.M.

Cumulative Attendance
May 2025-April 2026

Steve Witten, Chair	P	5	0
Robert Washington, Vice Chair	P	5	0
Norm Bekoff	P	4	1
Tyler Brunelle	P	5	0
Jeffrey Coburn	P	5	0
Courtney Day	P	1	0
Jason Dunbar (via Zoom)	P	5	0
Barry Flanigan	P	3	2
Robert Franks	P	4	1
John Lynch	P	4	1
Sam Mitchell	P	2	0
Ted Morley	P	2	0
Dr. Bret Ribotsky (via Zoom)	P	4	0
Bob Swindell	P	3	2
LaRhonda Ware	P	5	0

As of this date, there are 15 appointed members to the Board, which means 8 would constitute a quorum.

Staff

Andrew Cuba, Marine Facilities Manager
 Marco Aguilera, Chief Waterways Officer
 Bob Dunckel, Assistant City Attorney
 Sergeant Travis O’Neal, Marine Unit
 Captain Chad Robertson, Fire Rescue
 Edward Eason, Code Compliance Officer
 Dr. Nancy Gassman, Deputy Director of Parks and Recreation/Chief Resilience Officer
 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 6:08 p.m.

**II. Statement of Quorum
Introduction of New Member – Courtney Day**

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

New Board member Courtney Day introduced himself at this time.

III. Approval of Minutes – September 4, 2025

Motion made by Mr. Swindell, seconded by Mr. Mitchell, to approve as distributed. In a voice vote, the **motion** passed unanimously.

**IV. Waterway Crime & Boating Safety Reports
Sgt. Travis O’Neal (FLPD) / Capt. Chad Robertson (Fire Rescue) / Edward Eason (Code)**

Sergeant Travis O’Neal of the Fort Lauderdale Police Department’s Marine Unit reported the following activity over the past two months:

- 3 electronics burglaries, 2 of which were in the SE 12th Street area; Police are surveilling and patrolling this area
- 1 Downtown burglary followed by arrest
- 2 counts of burglary and attempted theft of a boat docked in a marina

The Fort Lauderdale International Boat Show was a success with no issues.

The Marine Unit has begun enforcement of an Ordinance affecting anchored/”live-aboard” vessels, which has significantly diminished the number of boats anchored in City waterways. Four individuals have been charged with violation of the Ordinance thus far.

Chair Witten advised that the City’s new pump-out boat has received a great deal of positive press in print and other media. He emphasized the positive effects of this boat in keeping the City’s waterways clean.

Mr. Mitchell asked if it is possible for the North Fork River to be patrolled beyond the Broward Boulevard Bridge. Sgt. O’Neal confirmed this. Mr. Mitchell explained that he had been advised the Broward Sheriff’s Office (BSO) is reluctant to arrest vagrants in that area. Chief Waterways Officer Marco Aguilera stated that this property is owned by the Florida Department of Transportation (FDOT), which has been made aware of the situation in the area and is working with law enforcement to coordinate removal of people and disposal of trash.

Mr. Mitchell requested monthly updates on activity at the North Fork River. Sgt. O'Neal replied that he would need to schedule patrols. He estimated that this may be possible by January 2026.

Code Compliance Officer Edward Eason reported the following activity:

- Property cited for rafting of a boat and extension beyond the 5 ft. setback; the property has been scheduled for a Special Magistrate hearing

Chair Witten asked if this violation was the result of a complaint or was spotted during patrol. Officer Eason replied that most violations are complaint-driven, although Code Compliance often catches rafting on its own. Side setback violations are not proactively enforced, as these typically involve two adjacent neighbors; however, waterway encroachment affects the general public and is approached proactively.

Captain Chad Robertson of Fort Lauderdale Fire Rescue reported the following activity:

- 23 Fire Boat calls
- Overturned vessel during the Boat Show
- Boat accident in Hillsboro Beach with no injuries
- Fully engulfed boat which sank near Dania Beach

During the Boat Show, Fire Rescue received 48 calls and transported five individuals for emergency services.

V. Good and Welfare – News, Updates, Scuttlebutt

Chair Witten recalled that two waivers came before the Board in September 2026, one on Harbor Drive and one on Sunset Drive. Both have been approved by the City Commission.

Chair Witten also reported that the Florida Fish and Wildlife Commission (FWC) has unanimously approved a final rule establishing a restricted boating area in Broward County. He thanked the Board members for their work and support on this issue, concluding that he would like to invite representatives of FWC to a meeting in the future.

Chair Witten continued that life jackets in several sizes will be donated for placement at boat launches.

Tortuga Fest is scheduled for April 10-12, 2026 and tickets are available.

Mr. Flanigan advised that this will be the 54th year of the Winterfest Boat Parade. Some changes are underway, including an earlier start at 6 p.m. The parade has a 12-mile route and is free to the public. Residents wishing to participate in the parade may register their boats for \$35.

Chair Witten noted that two Board members are participating remotely via Zoom at tonight's meeting, and advised that a motion would be necessary to allow them to vote on Items before the Board.

Motion made by Mr. Morley, seconded by Mr. Mitchell, to allow these folks to participate remotely. In a voice vote, the **motion** passed unanimously.

Chair Witten advised the Board members that 2026 meeting dates were provided in their information packets. The January 2026 meeting has been rescheduled to Wednesday, January 7 to avoid conflict with the New Year holiday, and the July 3 meeting has been rescheduled for July 1.

VI. *Update on Waterway Quality – Impact from Recent King Tides – Maintenance Dredging*
Dr. Nancy Gassman, Deputy Director of Parks & Rec.; Chief Resilience Officer

Deputy Director of Parks and Recreation/Chief Resilience Officer Dr. Nancy Gassman explained that after hearing the Board's concerns in September 2026, she had secured a document from Broward County which provided some history of work on the North Fork River. She noted that there were discharges of treated wastewater into the waterway from package plants in the 1970s; this was ultimately changed by the Florida Department of Environmental Protection (FDEP), resulting in the Broward County ocean outfall and the City's construction of the George T. Lohmeyer Wastewater Treatment Plant (GTL). Package plants were phased out over time. Dr. Gassman emphasized the improvement of water quality since treated effluent is no longer discharged into the City's waterways.

Mr. Mitchell stated that there has been no documented improvement of water quality along the North Fork River, and emphasized the importance of paying more attention to that waterway. Dr. Gassman noted that contributing factors to water quality include bacteria as well as pollution from rights-of-way and swales into tidal flows that return to the water.

It was asked if the Miami Waterkeepers test the North Fork River for quality. Dr. Gassman confirmed this, noting that this waterway was one of the original ten sites monitored by the Miami Waterkeepers. Test results are available on that organization's website and social media. Additional links are available on the City's website as well.

Mr. Mitchell pointed out that most water samples from the North Fork River are taken at the Sweeting Estates area, while the main portion of the river begins at Broward Boulevard. Dr. Gassman clarified that Broward County tests water at multiple sites in that area. The original design of the Miami Waterkeepers' sampling program focused on areas where people entered waterways for recreation, as the monitoring is done for health purposes.

Mr. Mitchell reiterated that he had received a report indicating that water quality at Sweeting Estates has never been acceptable for recreational activity. Dr. Gassman confirmed this. Mr. Mitchell asserted that the Board needs to hear what is being done to clean the City's waterways.

Dr. Gassman emphasized that water quality is determined by physical, chemical, biological, and aesthetic components. Today's presentation would focus on water clarity and turbidity, bacteria, and chemical components. She pointed out that the Miami Waterkeepers focus specifically on bacteria.

The City determines what it must do from a regulatory standpoint using the total maximum daily load, or TMDL. Most urban waterways across Broward County have a maximum daily load associated with bacteria. This is one reason for the Miami Waterkeepers' monitoring program, which tests for specific bacteria that are typically associated with gastrointestinal health issues. Information on current waterway quality is provided at the Miami Waterkeepers' test sites.

Through September 2025, water quality data associated with bacteria at a group of Fort Lauderdale sites potentially falls below the 75% compliance standard required by FDEP. Other sites are at or above 75% to 80% compliance and have been designated by the City as water sport activity areas.

All stormwater in Broward County eventually enters the waterways, which means the water comes from roadways, areas with animal waste, and other locations where water quality is not strong. Dr. Gassman emphasized that the City seeks to drive recreational activity to locations where there are higher compliance rates.

Mr. Swindell asked why testing shows significantly better water quality in some areas than others. Dr. Gassman explained that many sites are on the Intracoastal Waterway and have better tidal flow and greater depth. Results can be affected by tidal status at sampling locations, as well as recent rainfall. Samples must be collected in the morning each Tuesday; every site that fails is re-sampled on Thursday.

Dr. Gassman stated again that stormwater also has a significant effect on water quality, as compliance rates are almost always lower following major rain events.

Dr. Ribotsky asked if compliance standards fluctuate from one year to another, particularly with regard to medical waste, as well as whether or not tide status is recorded when samples are taken. Dr. Gassman replied that the general direction of the tides is tracked by the vendor. Compliance standards have not changed since the water monitoring program began: there are FDEP standards as well as beach standards which regulate how much bacteria is allowed in waterways. What has changed are the City's efforts to improve water quality, which occur across different levels.

Dr. Gassman continued that Broward County performs quarterly rather than weekly monitoring of chemical components in the water. Components monitored include nitrogen, oxygen, chlorophyll, turbidity, and phosphorus, nearly all of which have fallen within the acceptable range over a period of 18 years. One area of concern is phosphorus, as there are excursions above the standard in quarterly data, particularly since 2015. These trends differ slightly depending upon location.

Dr. Gassman continued that within the City of Fort Lauderdale, the average of the monitoring sites is 0.8 milligrams per meter. The marine standard is 0.5. All Broward County monitoring sites, including freshwater sites, average 0.6. This shows that all County waterways are challenged to meet these standards. The City's average is slightly higher primarily because its sites are exclusively saltwater sites. Most phosphorus comes from lawn fertilizer, pet waste, yard debris, roadway runoff, general stormwater, airborne particles, and Saharan dust.

To combat phosphorus, the City has provided outreach regarding disposal of pet waste, fertilizer bans during summer months, and diversion of yard waste from storm sewers or waterways. Street sweeping is done at least once a month throughout the City and more commonly in some locations, as this will remove particles from roadways and prevent debris and sediment from getting into the stormwater system.

Mr. Bekoff asked a question regarding land-based pollution sources, such as development and infrastructure failures. Dr. Gassman advised that these are typically fleeting, as they are typically single activities with short-lived impact on average water quality.

Mr. Bekoff also noted that the Miami Waterkeepers have ceased testing the Tarpon River and Himmarshee Canal, both of which he characterized as experiencing constant pollution. Dr. Gassman explained that the City's funding only allows for testing at 10 sites.

Dr. Gassman stated that in 2025, high tides exceeded the City's threshold for flooding several times. Other difficult recent years were 2019, 2022, and 2023. Through October 2025, high tides have exceeded this threshold 109 times, and king tides are currently underway. 41 flooding tides occurred in September 2025; in October 2025, there were 45 flooding tides, 34 of which resulted in moderate flooding and 22 of which exceeded 2 ft. Some City roadways become impassable at certain flooding levels.

Dr. Gassman also addressed dredging, recalling that in 2015, the City conducted a review of the navigable canals under its jurisdiction. A long-term dredging program was proposed to the Commission, which discussed a special assessment of waterway properties, as those were seen to be the primary beneficiaries of dredging. The public did not accept this proposal, and the Commission determined that due to a lack of funding, the City would cease maintenance dredging of its navigable waterways. The only dredging projects put forward by the City since that time have been limited to non-navigable waterways dedicated for stormwater conveyance and minimal dredging in 2019 and 2020.

Chair Witten acknowledged that Mr. Mitchell's district is affected by issues within the North Fork River, and suggested that a discussion of issues associated with the North Fork River be placed on the Board's December meeting Agenda.

Mr. Mitchell advised that the stormwater infrastructure in Fort Lauderdale's Northwest area was rebuilt in the early 1970s to run down 19th Avenue and expel into the North Fork River. He expressed concern that this would not stop until the rainwater collection system is altered.

Dr. Gassman noted that an operational flow study conducted in conjunction with the South Florida Water Management District (SFWMD) looked at the possibility of pushing water from the west down the North Fork River to assist in lowering nutrient levels. This increased flow was determined to lower nitrogen and phosphorus levels. She advised that she would share this document with Mr. Cuba's office so it can be made available to the Board members.

In terms of stormwater, Dr. Gassman continued that the City recently invested in improving the stormwater system in the Dorsey Riverbend and Durrs neighborhoods. This program includes a number of water quality components. She emphasized that there are over 1,000 outfalls in Fort Lauderdale which lessen the likelihood of flooding in the City's neighborhoods.

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

XI. Dock Waiver – 1409 SW 17th Street / Rhiannon Holcombe & Vincent Congine

Lisa McConnell, representing the Applicants, stated that one year ago, the City's Building Department issued a permit for a project at the subject location, but required a formal waiver before construction could begin. She noted that the Applicants hope to raise their seawall to the new 5.0 seawall standard and replace a marginal dock along 60 ft. of waterfront. Two existing piers of 39.5 ft. and 39.8 ft. extend from the marginal dock; the Applicants propose to replace them with 50 ft. and 30 ft. piers to accommodate personal vessels.

Ms. McConnell continued that the Applicants' property is homesteaded, although the residents spend time in another state. The property is not rented or used as an Airbnb, and there are no live-aboard vessels at the site. She reviewed other parcels located in the subject area, including a parcel consisting exclusively of submerged lands, a private boat slip area, and four additional properties that neighbor the Applicants' property.

Ms. McDonnell showed Google Earth measurements of the canals in the area, noting that they measure an average of 60 ft. in width. On a 60 ft. canal, 25% of the waterway would mean a maximum extension at 15 ft. into the waterway on both sides, leaving a 30 ft.

navigable center channel. At the Applicant's site, City surveyors have confirmed the width of the canal to be between 62 ft. and 67 ft.

Ms. McDonnell explained that the Applicants' parcel is 60 ft. wide and 221 ft. long, including the 71.8 ft. of boat slip basin area. The boat slip has been considered private property and part of the parcel since the 1980s. She stated that extension into the canal from the Applicants' property poses no proposed impacts to any other construction within the canal. The proposed marine structures and vessels will be 15 ft. short of the edge of the extension into the waterway. She asserted that there would be no navigational impacts for barges or other vessels.

The construction plan for the proposed boat slip shows a vessel and finger piers. Structures, boat lifts, and vessels themselves must comply with the City's regulations regarding extension into the navigable waterway. Distances are depicted from the seawall and were a requirement of the waiver request. One proposed finger pier is approximately 13 ft. longer than the current finger piers, while the second proposed finger pier will be approximately 10 ft. shorter than the first.

Extraordinary circumstances related to the site include:

- The proposed docks and piers are necessary for the safe mooring of the property owner's personal vessels, particularly during high wind events or other severe weather
- Neither the proposed structures nor the berthed vessels will encroach into the canal
- The width of the navigable waterway should be measured from the property line despite the interchangeable use of terms such as "water's edge," "wet face," "shoreline," or other terms
- The private boat slip area is intended to be occupied by berthed vessels and would not reduce the average width of the canal
- Approval is required for this waiver by Code Compliance despite the property's use as a privately owned boat slip area and not part of the public waterway

At this time Chair Witten opened the public hearing.

Roy Rodriguez, private citizen, stated that he is a neighbor to the subject property. He advised that the Applicant proposes a 57 ft. dock that would extend significantly into the canal, and expressed concern that a large vessel could be docked at the site, which could extend further. He concluded that the Applicant's presentation does not accurately show the subject area and how the proposed finger pier would affect it.

Chair Witten emphasized the importance of Board members visiting sites that come before them with applications, as it can be difficult to understand renderings or Google Earth depictions otherwise. He pointed out that the subject canal will need to provide access to barges servicing seawalls that need to be raised, and the navigable area is already difficult to access.

Ted Inserra, president of the River Oaks Civic Association, stated that the subject property lies within that neighborhood. He asserted that the Association opposes the Application and does not want it to set a precedent.

Francisco Criado, private citizen, observed that the subject canal is one of the narrowest in the City and it is very difficult to turn, even at its widest point. He did not agree with the special circumstances cited in the presentation.

John Brown, private citizen, stated that he lives east of the subject property. He did not feel he or other neighbors, including some across the canal, had sufficient information about the Application, and suggested that it be tabled for further study. He was not certain that all neighbors within 300 ft. of the subject site were sent notice of tonight's hearing.

Brittany Bontrassin, private citizen, stated that she is a resident of 17th Street. She pointed out that it is not permitted for a property owner to build on 100% of that property, whether on water or on land.

Dr. Ribotsky asked if, should the Application be approved, the property owners could sell the property and make it available for commercial rental, including boat space. Assistant City Attorney Bob Dunckel advised that if the City Commission grants the waiver request and the property is sold, the 56.5 ft. dock could be used by the next owner.

Attorney Dunckel emphasized the importance of a nexus between use of the upland residential structure and use of the waterway: docks and vessels are accessory uses to principal upland uses in the RS-8 zoning district. If there is no such nexus, the use becomes a new principal use rather than an accessory use, which is not permitted in RS-8 zoning.

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

Mr. Morley commented that he had visited the site, and suggested that it could be helpful to hear from Attorney Dunckel with respect to the Application and submerged land.

Mr. Bekoff noted that the subject canal is very narrow, and expressed concern that a finger pier of the proposed length indicates the intent of docking a bigger boat there. He pointed out that with a large vessel, it must be pulled out of the dock space further in order to pivot. He felt a finger pier of over 56 ft. could be a safety problem in this canal in relation to other moored vessels.

Mr. Mitchell stated that he had also visited the site and noted the narrowness of the waterway. He felt it would not be possible to build a finger pier to the proposed length at that location.

Chair Witten observed that while most of the canal is narrow, there is a basin in the subject canal which is not visible from the roadway.

Attorney Dunckel advised that the Board is asked to review a waiver of limitations with regard to finger piers, but is not asked to review the length of a vessel or vessels.

Mr. Flanigan noted that the extraordinary circumstances in this case appear to be created by the Applicants.

Mr. Brunelle pointed out that the Applicants' submerged land extends 71.8 ft. into the waterway, and asked if that meant the Applicants could build a dock, or dock a vessel, extending to that distance. Attorney Dunckel replied that the measurement begins at the platted property line.

Mr. Brunelle requested clarification of the extent to which the Applicants can build within their own property, suggesting that it could be helpful in the future to designate this line on future surveys so property owners are aware of these limits when they purchase properties. He also asked for clarification of the limitation to which owners across the canal can build or dock their boats. Attorney Dunckel stated that ownership of submerged lands should not be confused with ownership of the water column above that land.

Attorney Dunckel further explained that Section 47-19.3(c) limits extension to no more than 25 ft. of the waterway as measured from the property line. He strongly emphasized again that measurement is taken from the platted property line, not from the submerged land. It is the City's position that the term "waterway" refers to both the boat slip and the water body to the north.

Attorney Dunckel continued that in cases such as this, the letter of the law must be applied in a manner that does not lead to unreasonable or absurd results. Reading the measurement from the outward boundary back toward the property line would lead to such a conclusion.

Attorney Dunckel continued that the western portion of the boat basin intersects with the new river and the northern portion with the canal. He again reviewed the way in which the navigable waterway is measured, emphasizing that one side of the waterway cannot be separated from the other. He concluded that if the measurement is applied in the way the Applicants' representative has suggested, it would lead to an unreasonable and absurd conclusion.

Ms. McDonnell referred to the earlier presentation once more, reiterating that there is no primary upland structure associated with the basin and pointing out that docks may not be built for the berthing of vessels without that primary upland structure. Attorney Dunckel advised that the issue is not the width of the canal, but the width of the entire waterway, which includes the boat basin. He concluded that this position is backed by the City's Zoning Administrator and Department of Sustainable Development.

Attorney Dunckel also noted that his memoranda to the Applicants' representative had included a mathematical error, clarifying that the waterway is 135.6 ft. in length, of which 30% would be 40.6 ft. Additional clarifications included the identification of the platted property line and the value of submerged lands on which taxes are paid.

Attorney Dunckel concluded that if the Board wished to recommend approval of the waiver request, he would recommend that they propose the City Commission limit the finger pier to an extension of no more than 40 ft. into the waterway, or slightly below the 30% rule, in light of consideration of the entire width of the waterway.

Chair Witten asked if the Board would be permitted to approve a waiver that exceeded the length requested by the Applicant. Attorney Dunckel clarified that the more accurate characterization of this is that the City Commission is prohibited from approving a waiver that would exceed 30% of the width of the waterway as measured from the platted property line, not the submerged lands.

Chair Witten asked if the Applicants' representative would be willing to accept the 40 ft. limitation recommended by Attorney Dunckel. Ms. McDonnell replied that this would not be acceptable to the Applicants.

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

Motion made by Mr. Morley, seconded by Mr. Franks, to deny the Application.

Attorney Dunckel clarified that if the **motion** to deny is passed, the Application would advance to the City Commission with the Board's recommendation of denial.

In a roll call vote, the **motion** passed unanimously (15-0).

VIII. Dock Waiver – 100 Hendricks Isle / James G. Mueller

Jena Robbins, representing the Applicant, stated that the request is for a boat lift which has already been installed and for which the owner is seeking after-the-fact approval. The subject property is a single-family townhome connected to another structure, both of which have marginal docks. The marginal dock is approximately 5 ft. wide and an attached finger pier extends another 10 ft. into the waterway. The boat lift is approximately 15 ft. x 13 ft. and is roughly 31 ft. from the property line. It extends 6 ft. past the allowable limit, for which the waiver is requested.

The canal on which the property is located is 170 ft. in width. Ms. Robbins showed an aerial view of the site, including the allowable 30% of the waterway. The Applicant's boat is docked within this limitation.

Extraordinary circumstances related to the request include:

- The distance of the Applicant's portion of the shoreline
- The 10 ft. length of the finger pier
- Other waivers approved in the area, ranging in distance between 8 ft. and 40 ft.

Attorney Dunckel advised that the requested 31 ft. extension into the waterway represents only 18% of the waterway width.

Mr. Morley requested clarification of why the Application was submitted after the fact. Ms. Robbins replied that she was not privy to why this had happened, but noted that there seemed to have been a misunderstanding between the Applicant and their contractor.

Mr. Franks commented that the term "extraordinary circumstances" did not seem to apply to this Application. Chair Witten agreed.

Motion made by Mr. Lynch, seconded by Mr. Bekoff, to approve. In a roll call vote, the **motion** passed 12-3 (Mr. Bekoff, Mr. Mitchell, and Mr. Morley dissenting).

IX. Dock Waiver – 102 Hendricks Isle / Daniel Kraininger

Ms. Robbins, representing the Applicant, stated that this Application also comes from a townhome unit. She showed an aerial view of the property, noting that the boat lift in this case is 31 ft. from the property line. The lift is 14.65 ft. x 15 ft. The Applicant requests a waiver to extend 6 ft. past the 25 ft. limit. When on the lift, the Applicant's boat extends roughly 10 ft. to 15 ft. past the allowable 30% width of the waterway.

Extraordinary circumstances include:

- The device only extends approximately 22 ft. to 23 ft.
- The 10 ft. finger pier is sufficient to safely tie off each vessel
- Other waivers have been granted in the vicinity

The Applicant is obtaining environmental approvals from Broward County.

Chair Witten advised that the Board has received a letter of objection from a member of the homeowners' association in the subject area. The objection expresses concern that the Board would "rubber-stamp" the Application for approval. Chair Witten asserted that some Board members have visited the site and have spent time reviewing the Application.

The Board has also received a letter of support from another neighbor of the property.

Mr. Swindell expressed concern that the contractor responsible for installing the boat lift may not be aware of the process required for installation. Attorney Dunckel stated that Code Compliance does not pursue the contractor in a case of this nature, but focuses on the property owner. The owner is required to secure an after-the-fact permit, which will triple the regular permit fee.

Motion made by Mr. Lynch, seconded by Mr. Morley, to approve. In a roll call vote, the **motion** passed 12-3 (Mr. Bekoff, Mr. Mitchell, and Mr. Morley dissenting).

XII. Dock Waiver – 736 20th Avenue / 1476446 Ontario Limited-Gerhard Sowa Jr.

Alejandra Giraldo, representing the Applicant, showed aerial photographs of the subject property and reviewed its existing configuration. The request is consistent with previously granted waivers in the area. The proposal would place triple pile clusters 120 ft. into the waterway. Ms. Giraldo stated that the Applicant's request is within the 30% limitation, as the width of the waterway from wet face to wet face is approximately 597 ft.

Extraordinary circumstances include:

- The request is within the 30% limitation
- Width of the waterway
- Pilings are necessary for the safe mooring of residents' vessels
- The request is consistent with other waivers issued in the area

Mr. Morley noted that the Applicant's photographs show a construction barge at the site, and requested information about ongoing construction on the property. Ms. Giraldo replied that the barge was present to install pilings. She added that the Applicant has secured a permit for the work on their property.

It was further clarified that the proposed pilings are located within the 25 ft. limitation and do not require a waiver.

Mr. Morley observed that the subject property is located in the RS-8 zoning district, and asked if the property owner rents out his docks. Ms. Giraldo replied that he does not. She added that the property owner currently owns a 98 ft. yacht and has owned multiple boats over the years.

Chair Witten explained that dock space cannot be rented separately from the property in the RS-8 zoning district. He added that Mr. Morley's concern was with the possibility that the property may be rented out separately from rental of the dock space.

Mr. Mitchell asked if the triple pilings being installed will mirror the existing pilings currently on the property. Ms. Giraldo confirmed this. Chair Witten noted that the Application requests placing more pilings farther into the waterway; the current pilings are within Code requirements and are not part of the waiver application.

Mr. Mitchell requested clarification of how far the pilings proposed by the waiver would extend into the waterway. Ms. Giraldo replied that the owner wishes to place the pilings at a distance of 120 ft. into the waterway.

At this time Chair Witten opened the public hearing.

Ross Eckert, private citizen, stated that he was a resident of the subject area. He advised that a portion of the Victoria Park neighborhood is zoned to allow the rental of dock space; however, this zoning does not apply at the subject property, which is within the RS-8 zoning district. He expressed concern that the intent of the property owner was to circumvent zoning regulations, and that granting the waiver would allow commercial docking within the neighborhood.

Mr. Eckert continued that he was concerned the owner had purchased the property in order to rent out its dock space.

Chair Witten noted that while the concern may stem from hearsay, the history of the area indicates the property is being operated as a rental facility. While the Applicant asserts that the property's docks will be limited to personal use, he acknowledged that commercial rental of dock space is a concern for the Board. Ms. Giraldo asserted that while this may have been an issue in the past, it is not the case at present. She reiterated that the owner has recently purchased a 98 ft. yacht and plans to dock it at the property.

Mr. Brunelle recalled that the presentation indicated that the owner planned to rent out the property with a second boat slip in addition to the personal vessel to be docked there.

Chair Witten commented that if residents believe illegal activity is occurring at a property, they are asked to notify Code Compliance. He added that the Board has no reason to believe the Applicant's presentation is inaccurate.

Mr. Cuba further clarified that the waiver request is not retroactive, and there are two triple pile clusters currently installed at a distance of 25 ft. into the waterway.

Mr. Brunelle explained that his concern was that the property owner may have purchased the house and docks his own boat there, but has rented the property to another party which wants to dock a boat there as well. Attorney Dunckel stated that if the owner of the second boat is renting the property, that is permitted.

Mr. Cuba recalled that there was a previous concern in 2019 that chartering was taking place at the subject location. A waiver request had come before the MAB and was recommended to the City Commission for approval, as there were no navigational concerns; however, when the request was advanced to the Commission, a neighbor provided evidence that a vessel at the location had been or was being advertised for chartering. The MAB had not been aware of this circumstance. The City Commission ultimately denied the 2019 request.

It was further clarified that the property has the same owner as in 2019 when the previous case occurred.

Chair Witten asked if there were any letters of objection to the request. Mr. Cuba replied that he had received one such letter, which indicated there was significant commercial activity at the subject property. Chair Witten reviewed the letter, noting that its author reported disorderly conduct at the property by “yacht crews and employees,” which constituted a nuisance. The letter of objection also referred to the previous request for the same property, which was denied, and suggested that the property owner had proceeded with activity which violated the denial.

Chief Waterways Officer Marco Aguilera advised that the boat docked at the subject property is not registered to that property owner; however, this alone did not constitute a violation or evidence of dock rental. What is illegal is the exchange of money for the boat slip. A property owner may allow another individual to dock a boat at their home at no charge.

Mr. Aguilera acknowledged that while it is difficult for the City to enforce its prohibition on dock rental, it does not preclude an owner from allowing another party’s boat to be docked at their property if there is no exchange of money. When the City cites a property for dock rental, it is typically because there is evidence of advertisement.

Attorney Dunckel advised that he did not fully share Mr. Aguilera’s interpretation. He clarified that Mr. Aguilera was referring to the ability of a Special Magistrate to find a property in violation, which is difficult without evidence of exchange of money. He concluded that the issue in the abstract is more complex than this characterization suggests.

Mr. Aguilera stated that his explanation applied to what is or is not enforceable by Code. While he agreed with Attorney Dunckel’s clarification of the abstract issue, no enforcement is possible without proof of exchange of money. Attorney Dunckel did not agree, asserting that the issue must be approached from application of the City’s Unified Land Development Regulations (ULDR), which clarifies principal and accessory uses of property. He concluded that without showing a proper nexus, the use of a dock by another party constitutes a violation with or without exchange of money.

Motion made by Mr. Bekoff, seconded by Mr. Mitchell, to approve. In a roll call vote, the **motion** failed 7-8 (Chair Witten, Vice Chair Washington, Mr. Bekoff, Mr. Brunelle, Mr. Day, Mr. Mitchell, Mr. Morley, and Ms. Ware dissenting).

VII. Discussion – Ordinance C-25-35 / Proposed Amendments FS 370

None.

X. Dock Waiver – 1500 SE 12th Street Unit 2A Slip 19 / Douglas C. Marty

This Item was removed from the Agenda.

XIII. Communication from the Bridge – Marco Aguilera / Chief Waterways Officer

None.

XIV. Old / New Business (*Time Permitting*) Where we are – How we got here

None.

XV. Adjournment

There being no further business to come before the Board at this time, the meeting was adjourned at 9:02 p.m.

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

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

MEMORANDUM MF NO. 25-19

DATE: November 17, 2025

TO: Marine Advisory Board Members

FROM: Andrew Cuba, Marine Facilities & Parks Manager

RE: December 4, 2025 MAB –Application - Dock Waiver of Distance Limitations – Nancy A. Daly and Pal E. Daly, Co Trustees of the Nancy A. Daly Revocable Living Trust, 401 Idlewyld Drive

Attached for your review is an application from Nancy A. Daly and Pal E. Daly, Co Trustees of the Nancy A. Daly Revocable Living Trust, 401 Idlewyld Drive (see **Exhibit 1**).

APPLICATION AND BACKGROUND INFORMATION

The applicant is requesting approval for installation of one (1) wood dock, requiring a Dock Waiver of Distance Limitations. This proposed structure extends a maximum distance of +/- 52’9” from the extended property line (wet face) as shown in the survey in **Exhibit 1** and summarized in Table 1:

TABLE 1

PROPOSED STRUCTURES	STRUCTURE DISTANCE FROM PROPERTY LINE	PERMITTED DISTANCE WITHOUT WAIVER	DISTANCE REQUIRING A WAIVER
Wood Dock	+/- 52’9”	25’	+/- 27’9”

The City’s Unified Land and Development Regulations (UDLR), Section 47-19.3(c.) limits the maximum distance of the proposed dock at this location to 25’. Section 47.19.3.E authorizes the City Commission to waive that limitation based on a finding of extraordinary circumstances.

The applicant’s Summary Description indicates that the extended wood dock is necessary due to shallow underwater topography at this locations, where the width of the waterway is +/- 750’. In addition, the proposed structures are necessary to safely moor the resident’s vessels, especially during high wind events and severe weather. They would also provide protection from hig wave energy from excessive boat wakes along the ICW.

Marine Advisory Board
December 4, 2025

PROPERTY LOCATION AND ZONING

The property is located within the Idlewyld Isles RS-8 Residential Low Density Zoning District. It is situated on the western shore of the Intracoastal Waterway where the overall width of the New River Sound is identified as approximately 750' +/-.

DOCK PLAN AND BOATING SAFETY

Marine Facilities' records reflect that there have been nineteen (19) waivers of docking distance limitations approved by the City Commission since 1986. A comparison of these follows:

DATE	ADDRESS	MAXIMUM DISTANCE
1986	801 Idlewyld Drive	54.00' +/-
1994	407 Idlewyld Drive	63.75' +/-
1995	517 Idlewyld Drive	42.00' +/-
2000	629 Idlewyld Drive	50.70' +/-
2001	606 Idlewyld Drive	55.80' +/-
2005	413 Idlewyld Drive	81.45' +/-
2007	649 Idlewyld Drive	45.00' +/-
2007	375 Idlewyld Drive	68.00' +/-
2008	674 Idlewyld Drive	58.00' +/-
2008	637 Idlewyld Drive	58.00' +/-
2009	709 Idlewyld Drive	53.20' +/-
2011	815 Idlewyld Drive	42.70' +/-
2011	417 Idlewyld Drive	78.00' +/-
2013	801 Idlewyld Drive	38.10' +/-
2014	721 Idlewyld Drive	61.50' +/-
2014	505 Idlewyld Drive	68.50' +/-
2016	357 Idlewyld Drive	71.40' +/-
2024	357 Idlewyld Drive	61.40' +/-
2025	629 Idlewyld Drive	60.00' +/-

RECOMMENDATION

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

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

AC

Attachment

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



APPLICATION FOR WATERWAY WAIVER

401 Idlewyld Dr, Fort Lauderdale, FL 33301

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: Nancy A. Daly and Pal E. Daly, Co Trustees of the Nancy A. Daly Revocable Living Trust

TELEPHONE NO: 954.806.3534

EMAIL: ndaly7@msn.com

2. APPLICANT'S ADDRESS (if different than the site address): 401 Idlewyld Dr, Fort Lauderdale, FL 33301

3. TYPE OF AGREEMENT AND DESCRIPTION OF REQUEST: The applicant requests a waiver for the installation of a wood dock to extend a maximum of 53' from the property line into the Intracoastal Waterway and a variance for the existing T-Dock structure that is being rebuilt within 1' of the riparian rights line.

4. SITE ADDRESS: 401 IDLEWYLD DR, FORT LAUDERDALE, FL 33301 ZONING: RS-8
LEGAL DESCRIPTION AND FOLIO NUMBER: Idlewyld 1-19 B Lots 1, 2 N 12 BLK 2 TOG with a Strip of Land Lying Between Ocean View Dr and New River Sound ADJ to Said Lot 1 & N 12 of Lot 2 ID#504212020100

5. EXHIBITS (In addition to proof of ownership, list all exhibits provided in support of the applications).
Summary Description, Warranty Deed, Site Photographs, Project Plans, Survey

Nancy A. Daly
Applicant's Signature

Date 5/28/25

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

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VI. PROJECT PLANS	17
VII. DISTANCE EXHIBIT	29
VIII. EXISTING WAIVERS IN THE VICINITY	31



EXHIBIT I
SUMMARY DESCRIPTION



Summary Description

401 Idlewyld Drive, Fort Lauderdale, FL 33301

The project site is located along the Intracoastal Waterway at 401 Idlewyld, in Section 12, Township 50 South, Range 42 East, in the City of Fort Lauderdale Broward County, Florida.

The property is located along the Intracoastal Waterway. The nearest direct connection to the Atlantic Ocean is about 3 miles to the south at the Port Everglades Inlet. As the project site is located along the Intracoastal Waterway, the incoming tidal waters (flood) at the site move to the south and the outgoing waters (ebb) move to the north.

The proposed project from the wetface to the center of the channel of the Intracoastal Waterway is +/- 53'. As this distance is over the allowable 25' distance into the waterway from the property line, the proposed project will require a variance waiver. The permitted distance without a waiver is 25'. The proposed distance requiring a waive is 28'7". Additionally, we are requesting a variance for the existing T-Dock structure that is being rebuilt. Although we have already reduced the footprint of this portion of the dock build, it extends 4' inside the north side yard setback (5' setback required). The structure has already been reduced to fall within the client's riparian rights line by 1'. To further diminish the size of the structure would significantly reduce the functionality and intent of the dock. This structure has existed in this footprint and currently extends past the riparian rights /property line by several feet. It has been that way for over 10 years.

The proposed structures have been approved by Broward County Environmental Protection & Growth Management Department (DF25-1113 issued 9/30/25, FDEP (06-0441894-003,004,005-EE issued 10/15/25), and USACE (SAJ-1991-31657 issued 8/14/25).

The following six (6) matters provide justification for this waiver request:

1. The underwater topography along Idlewyld Drive is typically shallow which often requires a vessel to be docked away from the seawall and in some cases, not to inhabit areas of potential seagrass beds.
2. All structures and piles will not exceed 30% of the width of the waterway.
3. Due to the extraordinary width of the waterway at this location from wetface to wetface (+/- 750'), the proposed project will not impede navigation within the Intracoastal Waterway.
4. The proposed structures are necessary for safely mooring resident's vessels, especially during high wind events and severe weather.
5. The proposed structures are also necessary to protect the resident's vessels from high wave energy from excessive boat wakes along the Intracoastal Waterway.
6. The proposed project is consistent with what every other property along Idlewyld DR in the same situation has had to do (ie: 417, 505, 605, 629, 721, and 801).



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

(c) No boat slips, docks, boat davits, hoists, and similar mooring structures not including mooring or dolphin piles or a seawall, may be constructed by any owner of any lot unless a principal building exists on such lot and such lot abuts a waterway. Mooring structures, not including mooring or dolphin piles, shall not extend into the waterway more than twenty-five (25) percent of the width of the waterway or twenty-five (25) feet whichever is less as measured from the property line.

(e) The City of Fort Lauderdale Code Section 47-19.3 (e) The City Commission may waive the limitations of Sections 47-19.3.(c), 47-19.3.(d) and 47-39.A.1.b.(12).(a) and 47-39.A.1.b.(12).(b) under extraordinary circumstances, provided permits from all governmental agencies, as required, are obtained after approval of the City Commission, after a public hearing and notification to property owners within three hundred (300) feet. In no event shall the extension exceed thirty (30) percent of the width of the waterway and no variance may be approved by the Board of Adjustment or other agency permitting an extension beyond the thirty percent (30%) limitation. Reflector tape shall be affixed to and continually maintained on all mooring or dolphin piles authorized under this subsection to extend beyond the limitations provided in subsection (d). The reflector tape must be formulated for marine use and be in one (1) of the following uniform colors: international orange or iridescent silver. On all such piles, the reflector tape shall be at least five (5) inches wide and within eighteen (18) inches of the top of the pile.

PROPOSED STRUCTURE	STRUCTURE DISTANCE FROM EXTENDED PROPERTY LINE	PERMITTED DISTANCE WITHOUT WAIVER	DISTANCE REQUIREING A WAIVER
Pier & dock piles as shown do not exceed 53' from MRL	53'	25'	30'



EXHIBIT II

Broward County Property Appraisal

THE DOCK EXPERTS



MARTY KIAR
BROWARD COUNTY
 PROPERTY APPRAISER

Site Address	401 IDLEWYLD DRIVE, FORT LAUDERDALE FL 33301-2730	ID #	5042 12 02 0100
Property Owner	DALY, NANCY A NANCY A DALY REV LIV TR ETAL	Millage	0312
Mailing Address	401 IDLEWYLD DR FORT LAUDERDALE FL 33301-2730	Use	01-01
Abbr Legal Description	IDLEWYLD 1-19 B LOT 1,2 N 12 BLK 2 TOG WITH A STRIP OF LAND LYING BETWEEN OCEAN VIEW DR AND NEW RIVER SOUND ADJ TO SAID LOT 1 & N 12 OF LOT 2		

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)**.

* 2025 values are considered "working values" and are subject to change.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2025*	\$725,470	\$2,657,280	\$3,382,750	\$629,930	
2024	\$725,470	\$2,657,280	\$3,382,750	\$612,180	\$11,148.30
2023	\$725,470	\$3,118,370	\$3,843,840	\$594,350	\$10,936.54

2025* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$3,382,750	\$3,382,750	\$3,382,750	\$3,382,750
Portability	0	0	0	0
Assessed/SOH 94	\$629,930	\$629,930	\$629,930	\$629,930
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$25,722	0	\$25,722	\$25,722
Wid/Vet/DIs 1	\$5,000	\$5,000	\$5,000	\$5,000
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$574,208	\$599,930	\$574,208	\$574,208

Sales History			
Date	Type	Price	Book/Page or CIN
12/18/2017	QCD-T	\$100	114892577
4/1/1991	WD	\$502,500	18290 / 621
12/1/1978	WD	\$169,000	
11/1/1977	D	\$101,000	
11/1/1977	D	\$101,000	

Land Calculations		
Price	Factor	Type
\$66,00	10,669	SF
\$64,80	329	SF
Adj. Bldg. S.F. (Card, Sketch)		2526
Units/Beds/Baths		1/3/3
Eff./Act. Year Built: 1988/1931		

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

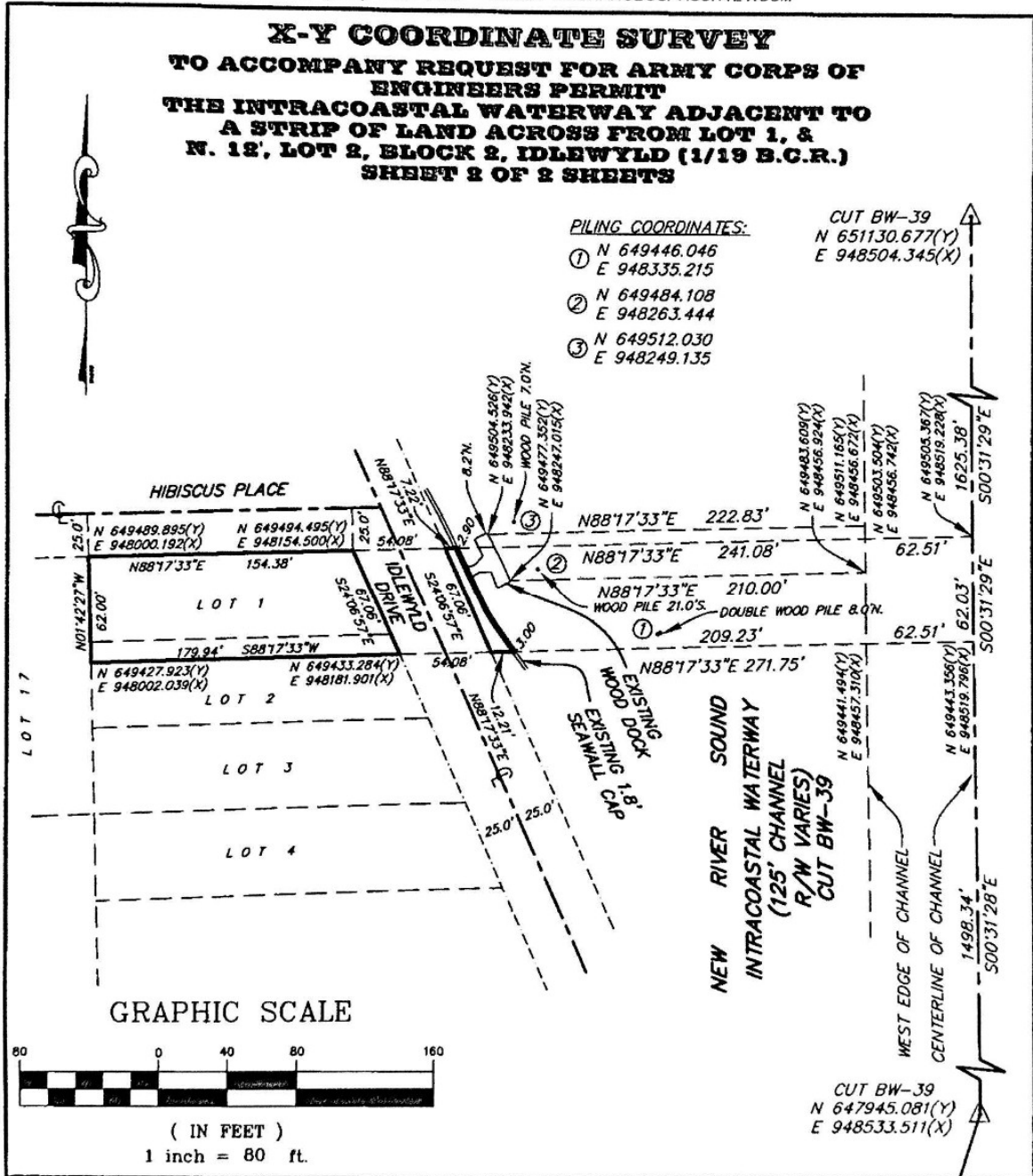


EXHIBIT III
ORIGINAL SURVEY



CONTROL POINT ASSOCIATES, FL, LLC.
LB #8137

TRADITIONAL METHODS | MODERN APPROACHES
1700 N.W. 64th STREET #400, FORT LAUDERDALE, FLORIDA 33309
PHONE: (954) 763-7611 * EMAIL: DDONAHOE@CPASURVEY.COM



FIELD BOOK NO. EFB & PRINT

DRAWN BY: JMM

JOB ORDER NO. 15-230136-02

CHECKED BY: _____
C: \JMM\2024\15-230136-2 EXISTING (XY)



EXHIBIT IV
EXISTNG SITE AERIAL

EXISTING SITE AERIAL

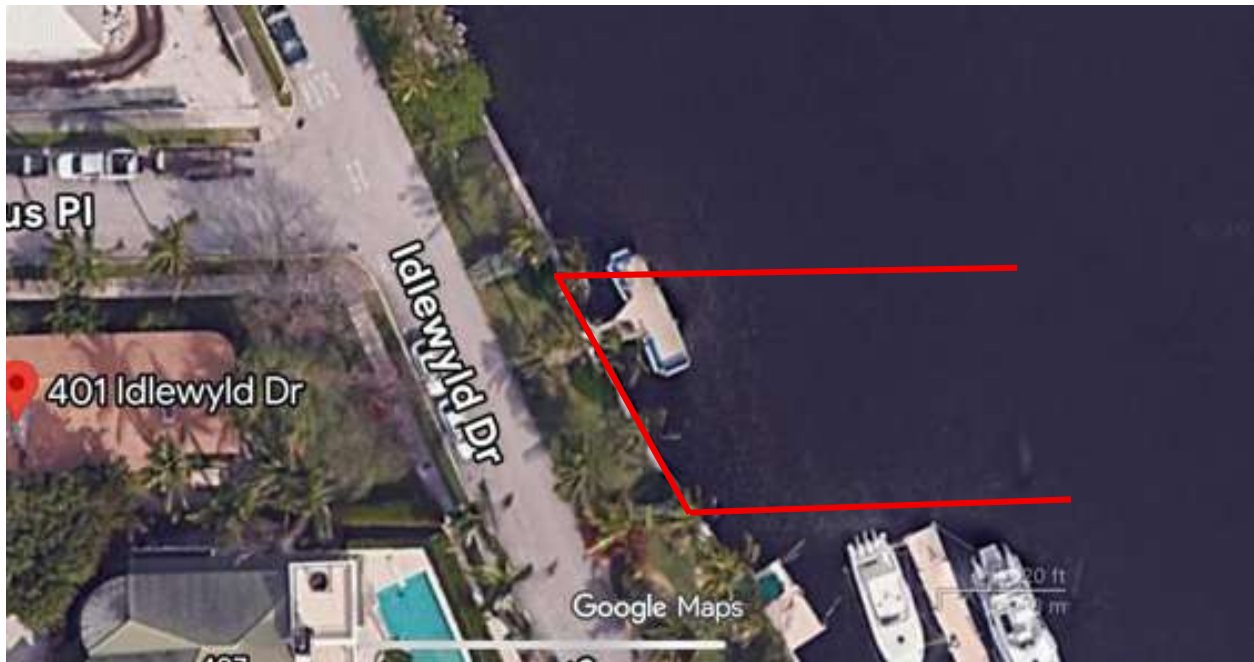




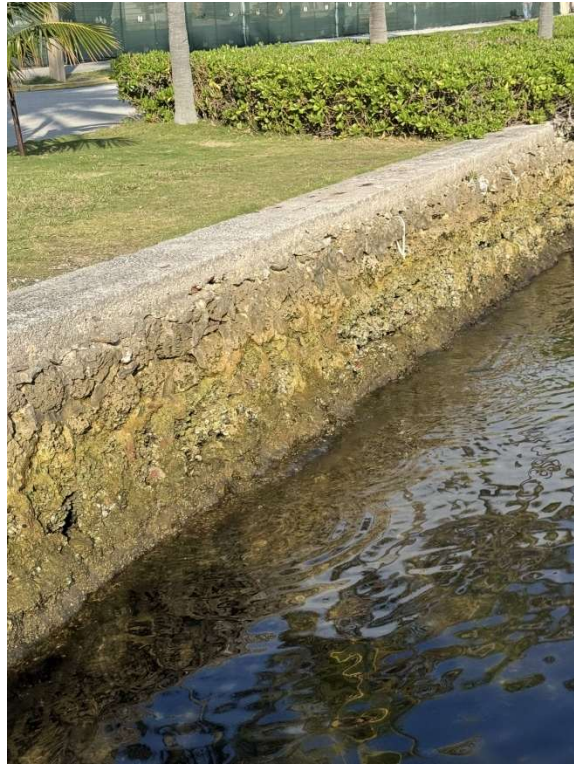


EXHIBIT V
EXISTING SITE PHOTOGRAPHS

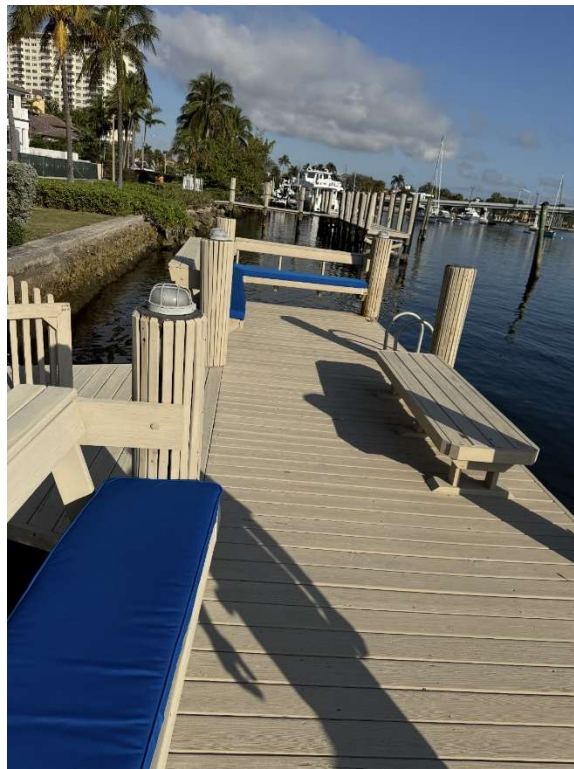
EXISTING SITE



EXISTING SITE



EXISTING SITE

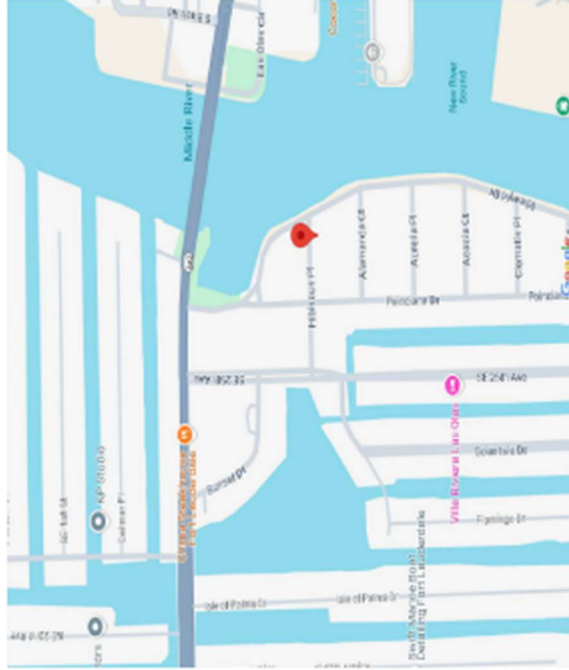
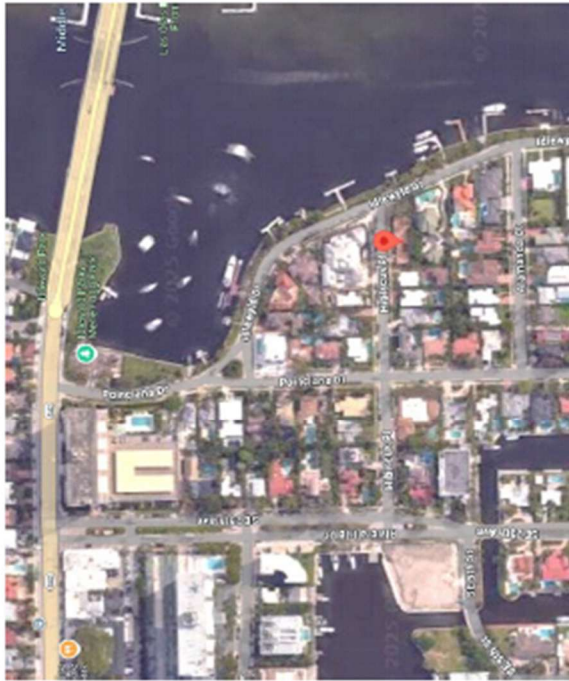


EXISTING SITE





EXHIBIT VI
PROJECT PLANS



Site Address	401 IDLEWYLD DRIVE, FORT LAUDERDALE FL 33301-2730
Property Owner	DALY, NANCY A NANCY A DALY REV LIV TR ETAL
Mailing Address	401 IDLEWYLD DR FORT LAUDERDALE FL 33301-2730
Abbr Legal Description	IDLEWYLD 1-19 B LOT 1, 2 N 12 BLK 2 TOG WITH A STRIP OF LAND LYING BETWEEN OCEAN VIEW DR AND NEW RIVER SOUND ADJ TO SAID LOT 1 & N 12 OF LOT 2

ID #	5042 12 02 0100
Millage	0312
Use	01-01

SCOPE OF WORK:

- DEMO EXISTING DOCK
- INSTALL NEW COMPOSITE SHEET WALL NEW CAP
- BUILD PVC DOCK
- BUILD PVC PIER

John H. Omslaer P.E.
E.B. # 26829 / LICENSE #62733

John H
Omslaer
Digitally signed by
John H Omslaer
Date: 2025.11.12
15:09:07 -05'00'

Drawing: LOCATION N.T.S
Client: NANCY DALY
Address: 401 IDLEWYLD DR.
Design: M. Gerardo Salazar L.
City: FORT LAUDERDALE
Dept.: Drafting & Engineering
State: Florida
33301

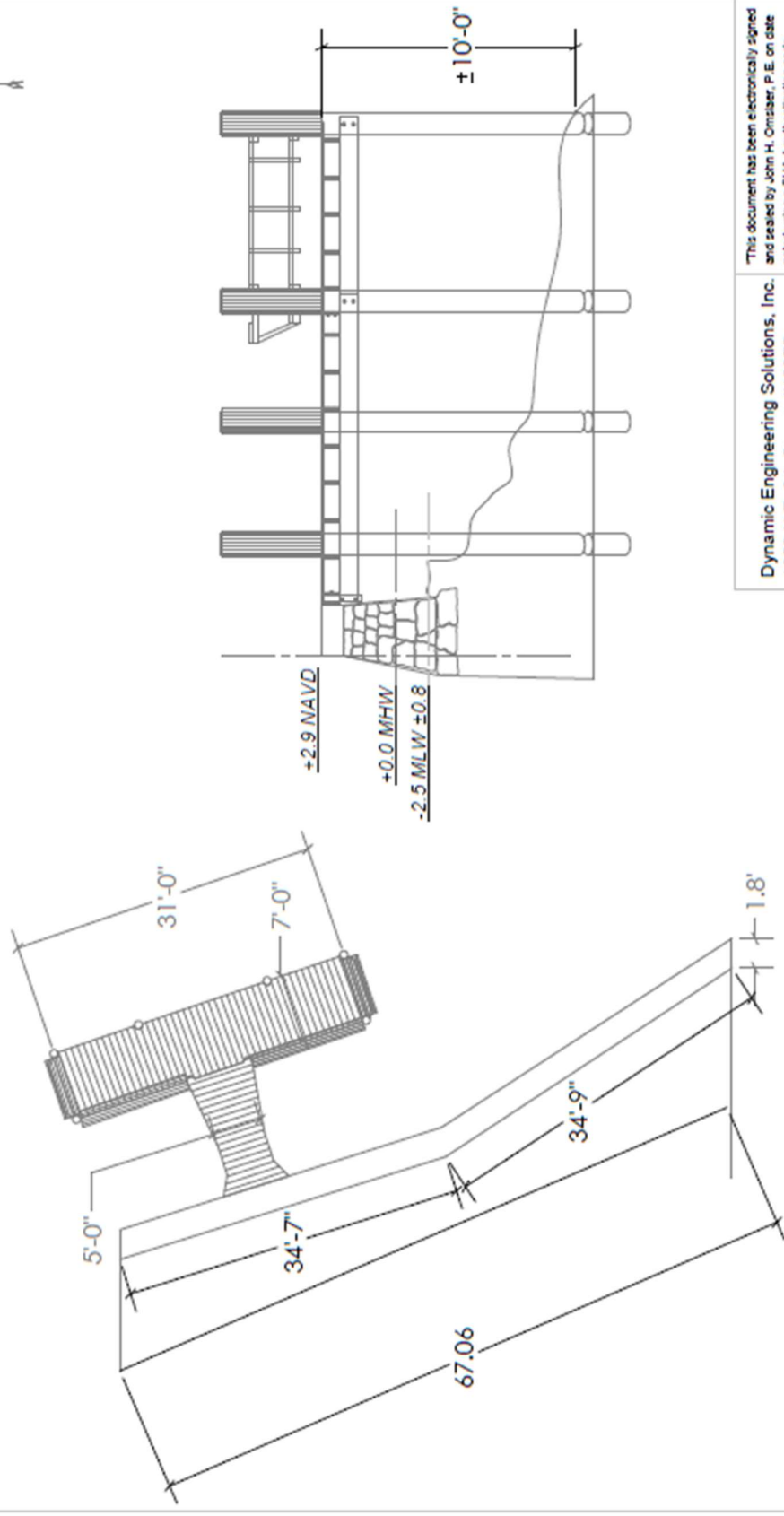
Dynamic Engineering Solutions, Inc.
1950 N.E. 8th Street, #10075
Pompano Beach, FL 33061
Office Phone - 954-960-5263

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Page:	1 of 16	Date:	03/19/25
Revisions:		Date:	
Brief Scope:		NEW SEAWALL, CAP & PVC DOCK	



TOP VIEW - EXISTING CAP & WOOD DOCK
SCALE 1:180



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Page: 3 of 16 Date: 03/19/25
Revisions: Date:

THE DOCK EXPERTS
NEW SEAWALL, CAP & PVC DOCK

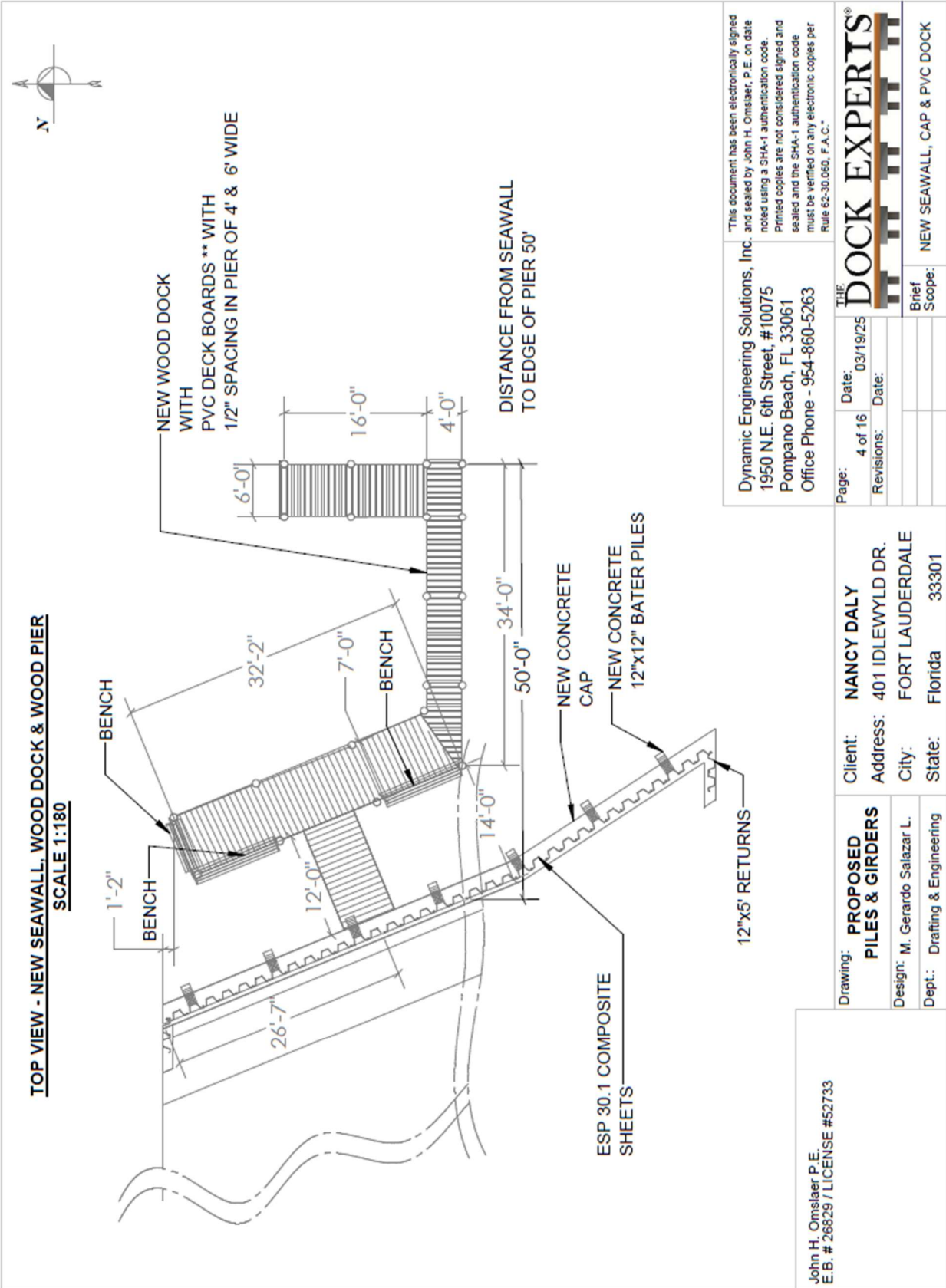
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Address: **401 IDLEWYLD DR.**
City: **FORT LAUDERDALE**
State: **Florida** 33301

Drawing: **EXISTING CONDITIONS**
Design: **M. Gerardo Salazar L.**
Dept.: **Drafting & Engineering**

John H. Omslaer P.E.
E.B. # 28829 / LICENSE #52733

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John H. Omslaer



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Office Phone - 954-860-5263

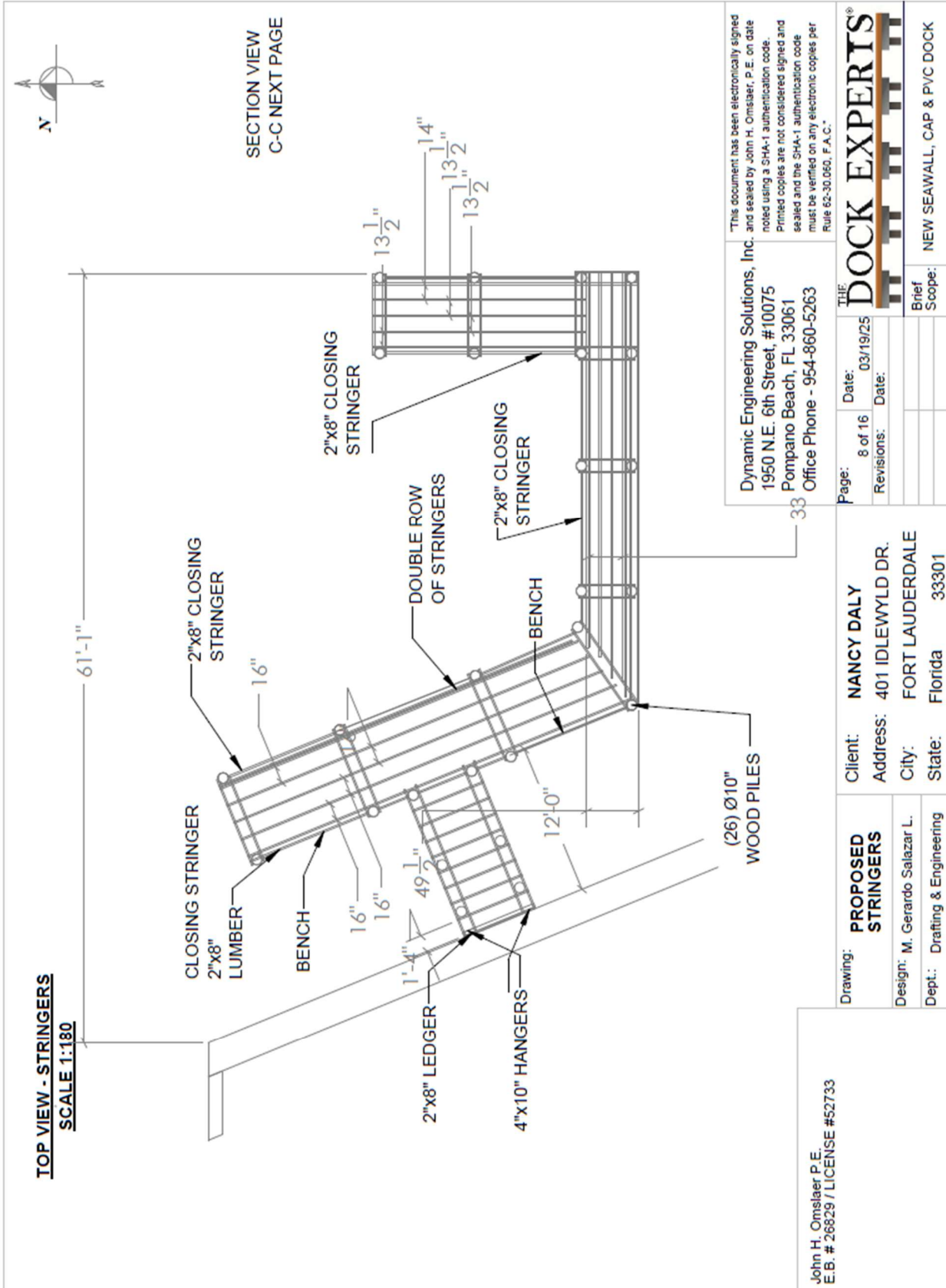
THE DOCK EXPERTS®

Page: 4 of 16 Date: 03/19/25
Revisions: Date:

Brief Scope: NEW SEAWALL, CAP & PVC DOCK

Drawing: **PROPOSED PILES & GIRDERS** Client: **NANCY DALY**
Design: M. Gerardo Salazar L. Address: 401 IDLEWYLD DR.
Dept.: Drafting & Engineering City: FORT LAUDERDALE
State: Florida 33301

John H. Omslaer P.E.
E.B. # 26829 / LICENSE #52733



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1950 N.E. 6th Street, #10075
Pompano Beach, FL 33061
Office Phone - 954-860-5263

Page: 8 of 16
Date: 03/19/25

Revisions: _____ Date: _____

Brief Scope: NEW SEAWALL, CAP & PVC DOCK

THE DOCK EXPERTS®

Drawing: **PROPOSED STRINGERS**

Client: **NANCY DALY**

Address: **401 IDLEWYLD DR.**

City: **FORT LAUDERDALE**

State: **Florida**

Zip: **33301**

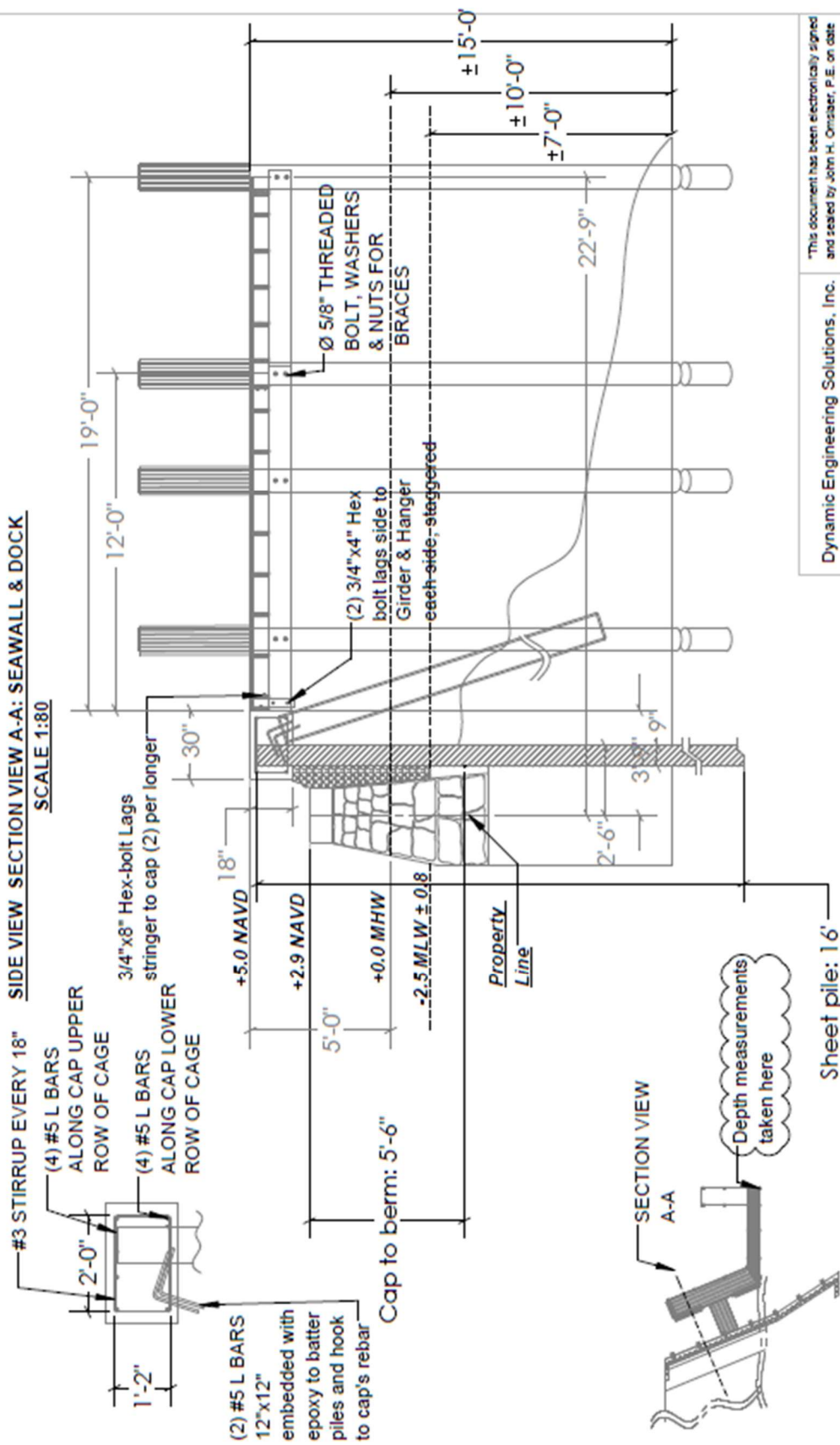
Design: **M. Gerardo Salazar L.**

Dept.: **Drafting & Engineering**

John H. Omslaer, P.E.
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SIDE VIEW SECTION VIEW A-A: SEAWALL & DOCK

SCALE 1:80



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 Pompano Beach, FL 33061
 Office Phone - 954-860-5263

Page: 10 of 16
 Date: 03/18/25

Revisions: _____
 Date: _____

THE DOCK EXPERTS
 Brief Scope: NEW SEAWALL, CAP & PVC DOCK

Drawing: DECK BOARDS
 Design: M. Gerardo Salazar L.
 Dept.: Drafting & Engineering

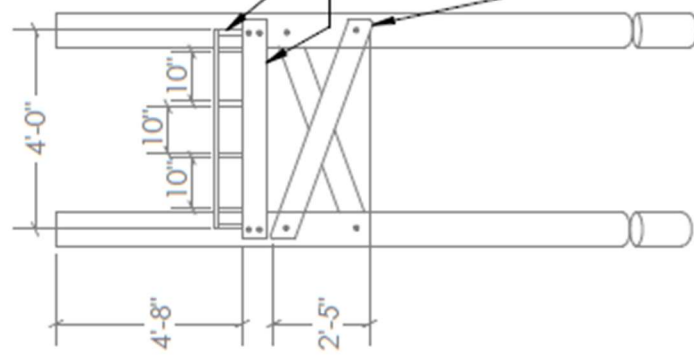
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 Address: 401 IDLEWYLD DR.
 City: FORT LAUDERDALE
 State: Florida 33301

John H. Omslaer P.E.
 E.B. # 26828 / LICENSE #62733

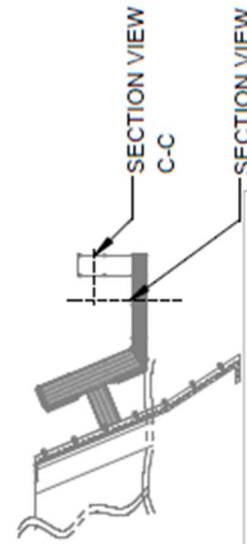
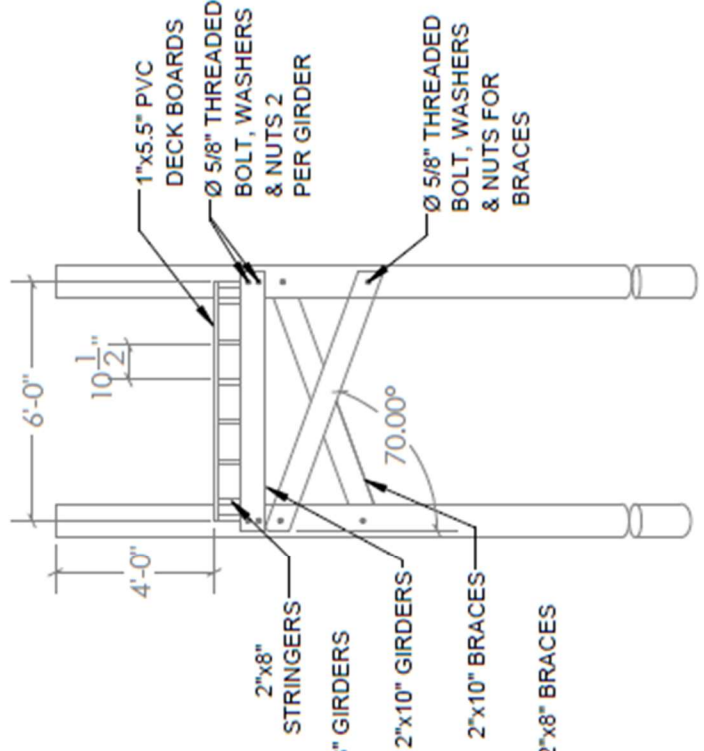
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John H Omslaer

**SIDE VIEW SECTION VIEW B-B:
5 FOOT WITH PIER
SCALE 1:50**



**SIDE VIEW SECTION VIEW C-C:
5 FOOT WITH PIER
SCALE 1:50**



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Pompano Beach, FL 33061
Office Phone - 954-860-5263

Page: 11 of 16 Date: 03/19/25
Revisions: Date:

THE DOCK EXPERTS

NEW SEAWALL, CAP & PVC DOCK

Drawing: **SECTION VIEW PIERS**
Design: M. Gerardo Salazar L.
Dept.: Drafting & Engineering

Client: **NANCY DALY**
Address: **401 IDLEWYLD DR.**
City: **FORT LAUDERDALE**
State: **Florida** Zip: **33301**

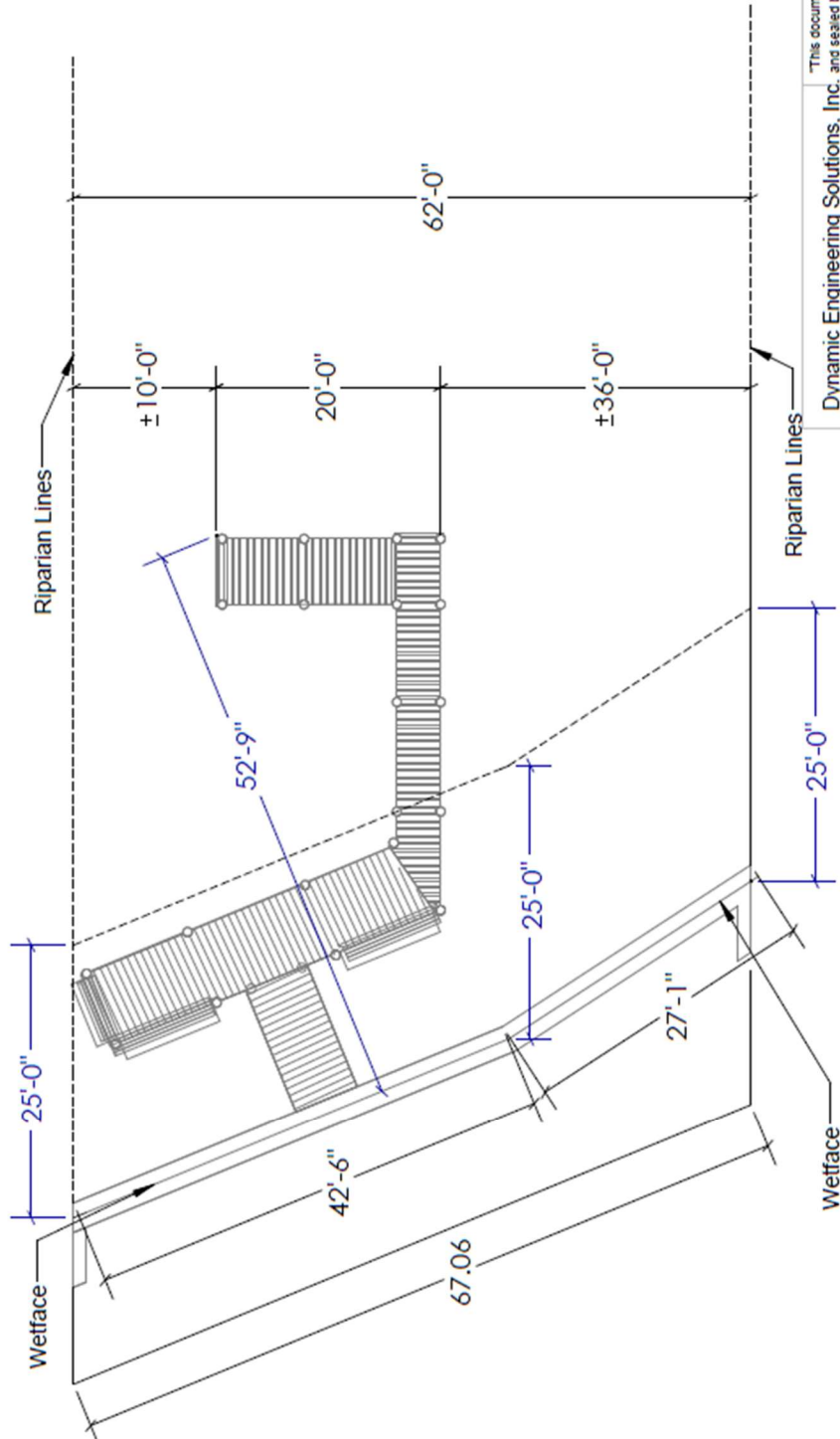
John H. Omslaer P.E.
E.B. # 26829 / LICENSE #52733

John H Omslaer
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Date: 2025.11.12 15:15:37 -05'00'



**NOTE: THE DOCK AND OUTSIDE BENCHES
HAVE AN AREA OF 555.77 SQFT**

**TOP VIEW - MOORING AREA
SCALE 1:180**



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Dynamic Engineering Solutions, Inc.
1950 N.E. 6th Street, #10075
Pompano Beach, FL 33061
Office Phone - 954-860-5263

Page: 12 of 16 Date: 03/19/25
Revisions: Date:

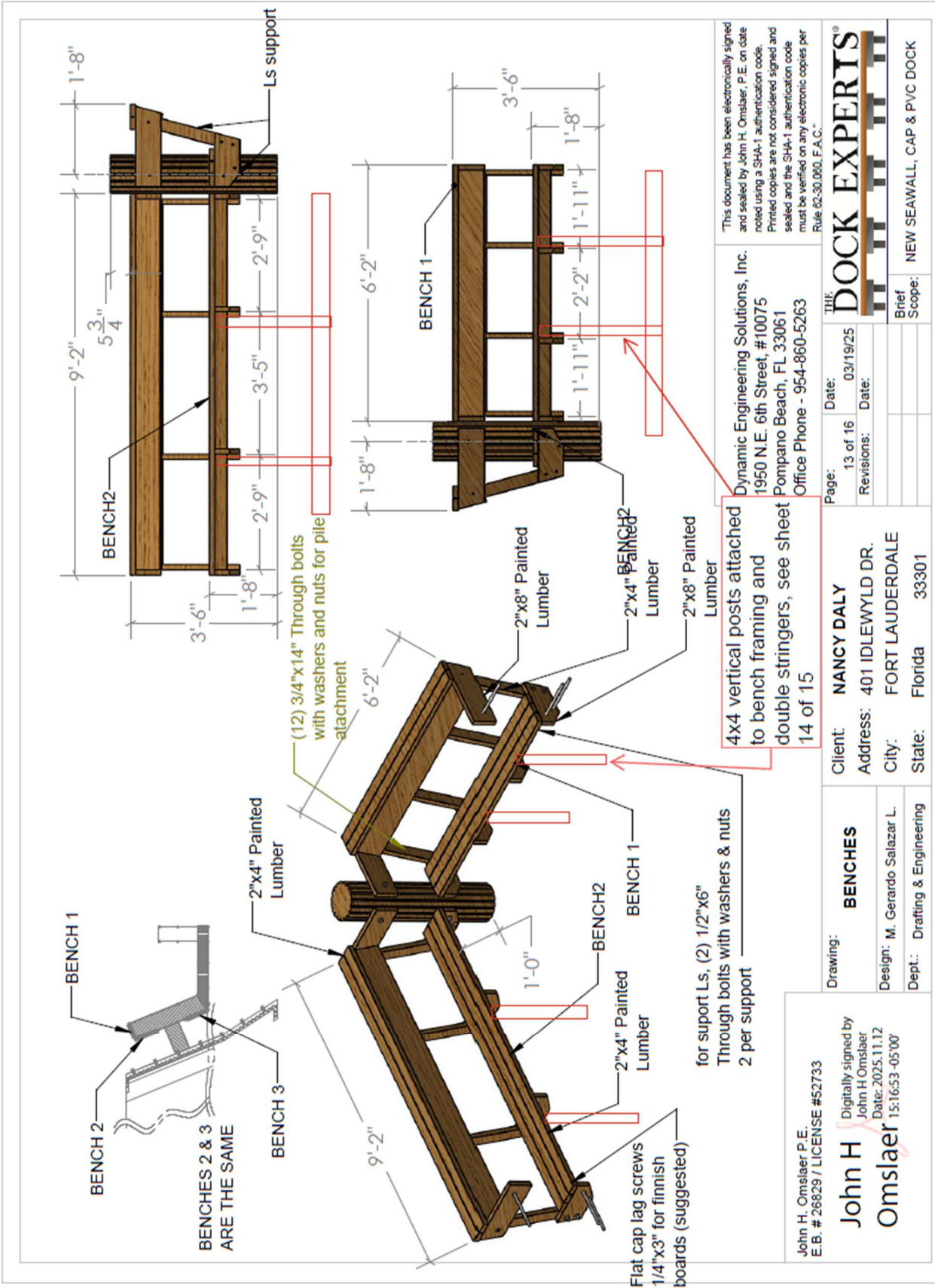
Client: NANCY DALY
Address: 401 IDLEWYLD DR.
City: FORT LAUDERDALE
State: Florida 33301

Drawing: MOORING AREAS
Design: M. Gerardo Salazar L.
Dept.: Drafting & Engineering

John H. Omslaer P.E.
E.B. # 26629 / LICENSE #52733



Brief Scope:
NEW SEAWALL, CAP & PVC DOCK



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THE DOCK EXPERTS

Brief Scope: NEW SEAWALL, CAP & PVC DOCK

Page:	13 of 16
Date:	03/19/25
Revisions:	Date:

Client: NANCY DALY
Address: 401 IDLEWYLD DR.
City: FORT LAUDERDALE
State: Florida
33301

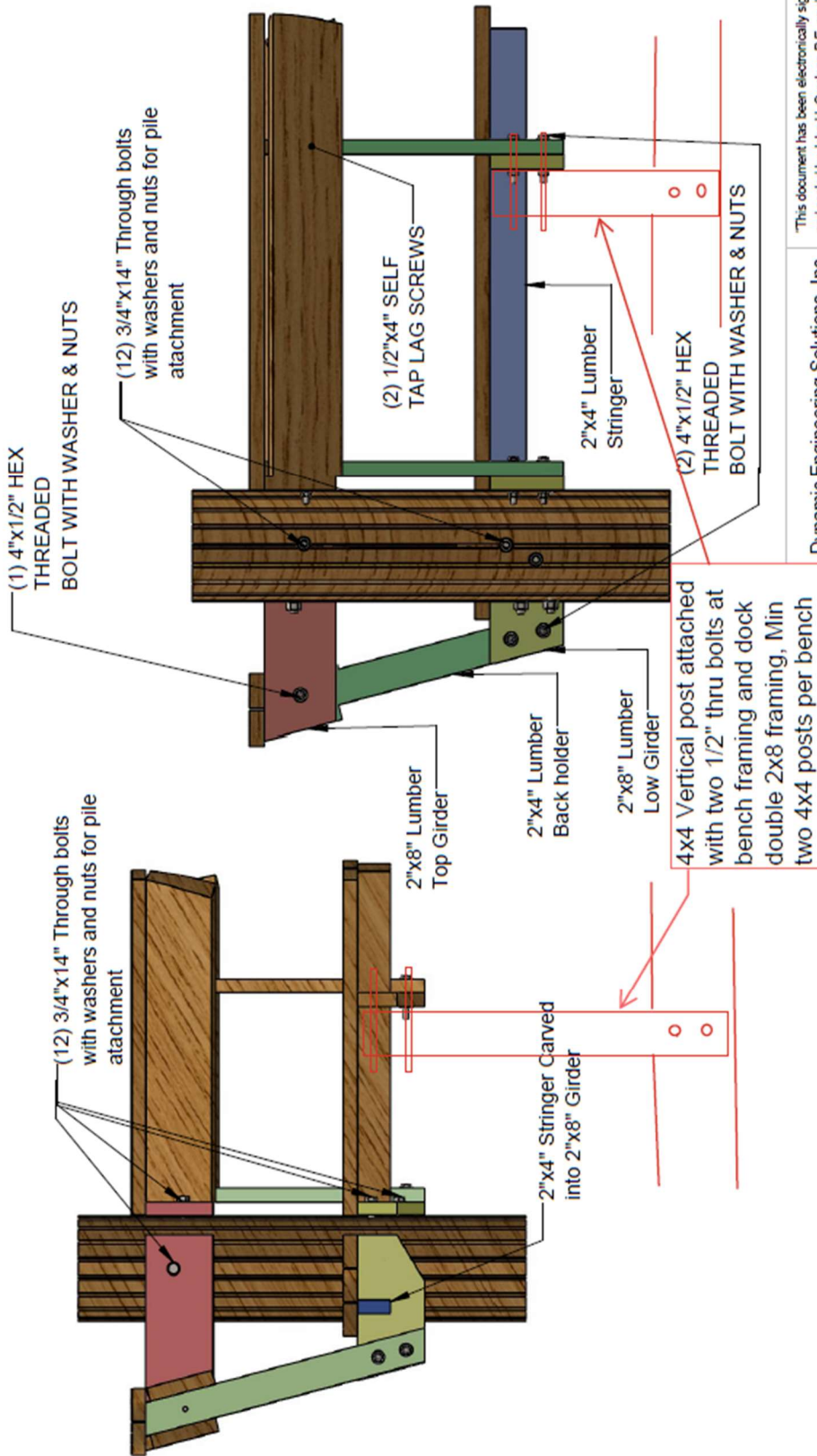
Drawing: BENCHES
Design: M. Gerardo Salazar L.
Dept.: Drafting & Engineering

John H. Omslaer P.E.
 E.B. # 26829 / LICENSE #52733

John H. Omslaer
 Digitally signed by John H. Omslaer
 Date: 2025.11.12 15:16:53 -05'00'

SIDE VIEW
SCALE 1:20

BACK VIEW
SCALE 1:20



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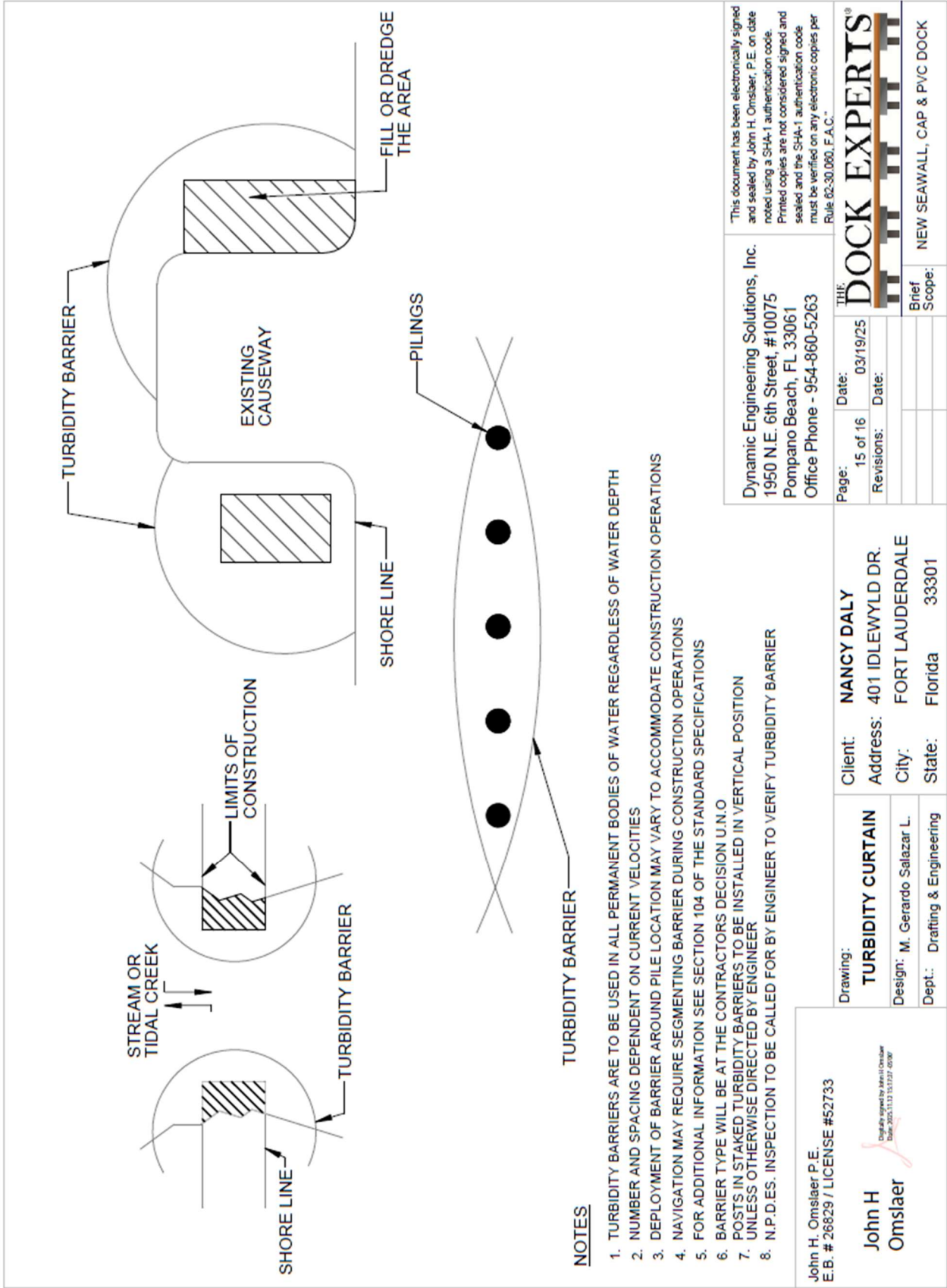
Page:	14 of 16	Date:	03/19/25
Revisions:		Date:	
THE DOCK EXPERTS®			
Brief Scope:			NEW SEAWALL, CAP & PVC DOCK

Client: NANCY DALY
Address: 401 IDLEWYLD DR.
City: FORT LAUDERDALE
State: Florida 33301

Drawing: BENCHES DETAIL
Design: M. Gerardo Salazar L.
Dept.: Drafting & Engineering

John H. Omslaer P.E.
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Date: 2025.11.12 15:17:18 -0500

John H Omslaer



NOTES

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

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THE DOCK EXPERTS®

Page: 15 of 16 Date: 03/19/25
 Revisions: Date:

Client: NANCY DALY
 Address: 401 IDLEWYLD DR.
 City: FORT LAUDERDALE
 State: Florida 33301

Drawing: TURBIDITY CURTAIN
 Design: M. Gerardo Salazar L.
 Dept.: Drafting & Engineering

John H. Omslaer P.E.
 E.B. # 26829 / LICENSE #52733

John H Omslaer
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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 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. 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.
7. Defective, cracked or loose concrete areas must be cut out, the rebar must be cleaned, coated with zinc and repaired with at least 3" of epoxy-concrete mix or gunnite concrete with sulfate-resistant cement.

PILE NOTES:

1. Concrete piles shall attain 6000 psi compressive strength in 28 days.
2. Concrete piles shall be reinforced with four -7/16" Ø lo-lax strands, 270 kips, and 5 ga. spiral ties.
3. Concrete piles shall be 12"x12" square, minimum length of 20'.
4. Concrete piles or cap steel or drill and epoxy (2) #5 12"x18" hook bars 6" into pile.

John H. Omslaer P.E.
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John H. Omslaer
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Date: 2025.11.12
15:18:01 -05'00'

Drawing:

GENERAL NOTES

Design: M. Gerardo Salazar L.

Dept.: Drafting & Engineering

Client: **NANCY DALY**

Address: **401 IDLEWYLD DR.**

City: **FORT LAUDERDALE**

State: **Florida** 33301

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Office Phone - 954-860-5263

Page: 16 of 16

Date: 03/19/25

Revisions: Date:

THIS: **DOCK EXPERTS**



Brief Scope: **NEW SEAWALL, CAP & PVC DOCK**

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EXHIBIT VII
DISTANCE EXHIBIT

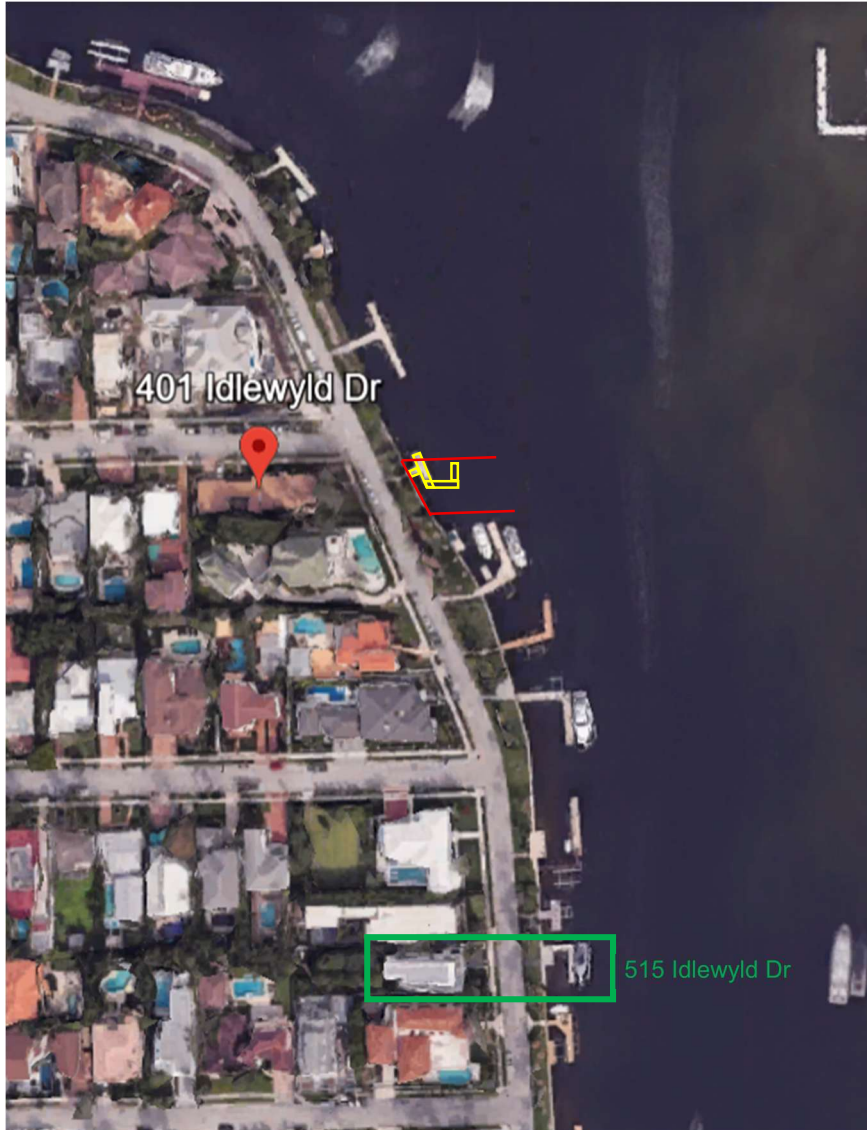




EXHIBIT VIII

EXISTING WAIVERS IN THE VICINITY

EXISTING WAIVERS IN THE VICINITY



ADDRESS (Green)	MAXIMUM DISTANCE
515 Idlewyld Dr, Fort Lauderdale, FL 33301	66'