



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, DECEMBER 4, 2025 – 6:00 P.M.

Cumulative Attendance
May 2025-April 2026

Steve Witten, Chair	P	6	0
Robert Washington, Vice Chair	P	6	0
Norm Bekoff	A	4	2
Tyler Brunelle	P	6	0
Jeffrey Coburn	A	5	1
Courtney Day	P	2	0
Jason Dunbar	P	6	0
Barry Flanigan	P	4	2
Robert Franks	P	5	1
John Lynch	P	5	1
Sam Mitchell	P	3	0
Ted Morley	P	3	0
Dr. Bret Ribotsky	P	5	0
Bob Swindell (dep. 8:30)	P	4	2
LaRhonda Ware	A	5	1

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
- Luis Villanueva, Marine Facilities Supervisor
- 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 6:02 p.m.

II. Statement of Quorum

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

III. Approval of Minutes – November 6, 2025

The following corrections to the November 6, 2025 minutes were noted:

- Correct references to September 2026 on p.3 and p.4

Mr. Mitchell also requested clarification of his comments regarding stormwater on 19th Avenue, explaining that his concern was for stormwater traveling south on 12th Avenue to 6th Street, west of 6th Street to 15th Avenue, and eventually joining the North Fork River.

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

IV. Holiday Visit by Vice Mayor / Commissioner John C. Herbst – District 1

Chair Witten introduced District 1 City Commissioner and Vice Mayor John C. Herbst, recalling that a serious accident on the Intracoastal Waterway had occurred in Vice Mayor Herbst's district earlier in the year. He noted that the Florida Fish and Wildlife Conservation Commission (FWC) had acted quickly to ensure speed changes in that area.

Vice Mayor Herbst emphasized the importance of the Marine Advisory Board (MAB) to the City and its quality of life, as well as the value of its input to the City Commission. He noted specific quality-of-life issues, including the City's new pump-out boat, recent laws related to anchoring in City waterways, and more.

Vice Mayor Herbst continued by addressing the Galleria project, pointing out that the developer of this project had not reached out to him as a Commissioner, which was unusual. He pointed out that the developer is moving forward with a concept proposed under Florida's Live Local Act, which does not require any engagement with the City.

The Board further discussed the proposed project, including economic considerations related to development, the potential timeline for the project, and other Live Local Act projects underway elsewhere in the City. Vice Mayor Herbst noted that the workforce housing provided by Live Local Act projects is not the same as true affordable housing; workforce housing is defined as housing for households earning up to 120% of area median income (AMI).

V. Acknowledging our Friends from FWC – Fish and Wildlife Conservation Commission (Captain Jeff Hart, Major Bill Holcombe, Shayna Fisher, Vice Chairman Steve Hudson et al)

Chair Witten introduced Captain Jeff Hart, Major Bill Holcombe, Waterway Management Unit Administrator Shayna Fisher, and FWC Vice Chair Steve Hudson. Captain Hart addressed the recent tragedy that occurred on the Intracoastal Waterway, stating that information was already being compiled in relation to changing speed zones before the accident occurred.

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

Code Compliance Officer Edward Eason reported the following activity:

- Seawall in disrepair after a large tree fell into a waterway; the property owner has 60 days to obtain a permit for repairs
- Dock in disrepair; the property owner has removed all structures, including the dock and pilings

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

- 6 fire boat calls
- 2 incidents involving impaired boat owners
- 3 missing divers who were found safely

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

- 1 burglary of a Garmin unit
- Impaired individual on the water on the final day of the Fort Lauderdale International Boat Show

Sgt. O’Neal continued that preparations are underway for the Winterfest Boat Parade, with units from six other municipalities in addition to Fort Lauderdale planning to assist with this event. The Florida State Guard will also assist and provide patrol and medical boats. The Winterfest event is scheduled for December 13, 2025.

Dr. Ribotsky asked if the City’s Noise Ordinance will allow participating vessels to play music at the event. Sgt. O’Neal replied that vessels will have permits for music during the Boat Parade. He added that there is regular enforcement of the Noise Ordinance on the waterway.

Dr. Ribotsky expressed concern that many boaters may not be aware of the City’s Noise Ordinance and how it applies to boats on the waterway. Sgt. O’Neal advised that the Marine Unit has made social media posts and videos addressing this issue. Violations of

the Noise Ordinance must be witnessed in person by responding personnel. He clarified that the City's Noise Ordinance refers to music that is "plainly audible at 25 ft." rather than referring to a specific decibel level. Individuals are encouraged to call the Police Department's non-emergency line to report incidents.

Sgt. O'Neal also addressed limited anchoring, noting that none of the owners charged under the City's new Ordinance have gone to trial thus far. He could not predict what a judge might do in relation to these cases. He estimated more information may be available by the February 2026 MAB meeting.

Mr. Mitchell requested an update on patrols along the North Fork River. Sgt. O'Neal replied that he cannot access parts of that waterway due to work being done. Mr. Mitchell advised that the waterway can be accessed via a kayak dock at one of the City's parks.

**VII. Dr. Nancy Gassman, Deputy Director of Parks & Rec; Chief Resilience Officer
Follow-up from the November meeting**

Deputy Director of Parks and Recreation/Chief Resilience Officer Dr. Nancy Gassman recalled that the North Fork River was briefly discussed during her presentation at the November 2025 meeting. She reviewed historical data related to that location, recalling that before 1988, over 100 wastewater treatment plants discharged treated effluent into a variety of City waterways, including one facility that discharged over five million gallons per day (5 MGD) into the North Fork River. Treated wastewater is disinfected with chlorine and solids are removed from it.

Dr. Gassman continued that in 1983, discharges from that facility into the North Fork River were stopped; after 1988, other discharges which could have influenced the New River were also stopped. Several different treatment plants were consolidated into the regional George T. Lohmeyer Wastewater Treatment Plant (GTL).

Dr. Gassman referred to Broward County's quarterly monitoring data from 1973-1997, which specifically tracks monitoring at the North Fork River and Broward Boulevard. She pointed out that while this site reflected very high nutrient levels during the time that effluent was discharged into the North Fork River, these levels fell significantly once discharges were stopped, resulting in immediate improvement in water quality in that waterway. Nitrogen and oxygen levels improved sufficiently to meet standards; while total phosphorus declined, it did not meet standards.

Dr. Gassman also reviewed water quality from the North Fork and South Fork Rivers which was tested further downstream from the facilities and received greater tidal flow as well. While these changes were less dramatic, there were general improvements in oxygen and nitrogen, with accompanying improvements in phosphorus but no meeting of that standard.

Dr. Gassman continued that there has been consistent testing of waterways for *e. coli* bacteria, which is commonly found in freshwater when testing for human sewage. She pointed out that once discharges into the waterway were stopped, the presence of *e. coli* became worse and continued to do so through 1997. This was because the treated effluent discharged into waterways was high in chlorination, which helped to kill bacteria from other sources. These sources were separate from wastewater discharges from treatment plants and included stormwater, septic tanks, live-aboard vessels, and wildlife, among others.

Dr. Gassman advised that another factor affecting bacteria in the North Fork River may be tidal flow, as this could result in less stagnant water. It was determined that when more water was brought into the area, nitrogen ceased to meet standard levels, although phosphorus improved; there was no change in fecal coliform bacteria.

Dr. Gassman moved on to testing from 2006-2024, primarily in the New River and South Fork River. Phosphorus continues to be a challenge, particularly at locations such as Broward Boulevard and the North Fork River. Other sites that are farther upstream, such as Sistrunk Boulevard and the North Fork River, show similar patterns but with a higher rate of algae in the waterway. From 2018-2025, Broward County's quarterly monitoring sites are not meeting standards consistently.

Dr. Gassman continued that Broward County has conducted molecular source testing since 2017. She noted that dog and human markers are both represented as a result of this testing, with most human markers below the Environmental Protection Agency's (EPA's) threshold for swimming safety; however, other types of bacteria are present at greater rates.

Dr. Gassman noted that the City regularly cleans its existing stormwater structures, including two major water quality structures that capture debris and sediment before they are deposited in the North Fork River. The City continues to follow national discharge elimination systems requirements for monitoring and reporting. Current and future actions include working with the Parks and Recreation Department to fence off City properties that have served as camping areas for the City's homeless population, as well as working with the Florida Department of Transportation (FDOT) to close off similar encampments next to their roadways.

Mr. Mitchell distributed copies of a *Sun-Sentinel* article to the Board members, stating that the article includes information on sludge in the North Fork River, to which he had referred at the November 2025 meeting. He explained that he had been told this was the result of treated waste dumped into the river, and that it had included both solids and heavy metals.

Dr. Gassman clarified that that the term "solids" can include any material that can be flushed down a drain. She noted that the article states the City of Fort Lauderdale was required to dredge a portion of the subject area in 1992. This was followed by a Broward

County program for “spot dredging” in the North Fork River, which resulted in the removal of sediments and other materials from dredged locations throughout the river.

Mr. Mitchell asserted that he would like to see documented evidence that sludge was removed from the North Fork River, noting that the river has not been rated as suitable for recreation in a very long time. He concluded that this led him to believe the sludge may still be present in that waterway. Dr. Gassman replied that this documentation could be requested from Broward County through a public records request.

Chair Witten asked if there is another advisory entity which may have more information on these topics. Dr. Gassman replied that the Broward County Environmental Monitoring Division may be one such organization.

Mr. Mitchell strongly emphasized that the problems with which he was concerned have existed for a very long time. Dr. Gassman recalled that during her tenure with Broward County, the North Fork River had represented the single greatest expenditure of funds for environmental cleanup in any Broward County waterway.

Chair Witten asked what the Board may be able to do to address concerns about the North Fork River. Dr. Gassman reiterated that during her time with Broward County, the river was a major concern, resulting in several studies and different forms of testing. She did not believe the North Fork River had been neglected, but that it suffers from the same conditions facing any urban waterway within a densely populated county.

Assistant City Attorney Bob Dunckel advised that the Board may determine its own priorities. Mr. Mitchell stated that unless concerns with the North Fork River are raised and brought to the attention of the City Commission, those concerns are unlikely to be addressed.

Dr. Gassman clarified that the North Fork River is not under the jurisdiction of Broward County, but of the South Florida Water Management District (SFWMD). It was also noted that Fort Lauderdale Chief Waterways Officer Marco Aguilera has reached out to the SFWMD, which indicated that unless conveyance on the North Fork River is impacted, they are not interested in dredging.

VIII. Dock Waiver – 401 Idlewyld Drive / Nancy A. Daly and Pal E. Daly, Co Trustees of the Nancy A. Daly Revocable Living Trust

Matt Cappiello, representing the Applicants, explained that the Application seeks to replace an existing dock that was constructed in 1992. They also hope to replace the seawall on the property.

Attorney Dunckel noted that if a property has a linear width of more than 65 ft. on the water, there must be a 25 ft. setback between that property owner’s riparian rights and

the neighbors' riparian rights. The subject property exceeds this requirement to the south, and the City has waived the requirement on its north side.

Mr. Cappiello explained that the Applicants need a waiver for the dock's extension beyond the 25 ft. limit into the waterway. The dock would extend to a distance of 53 ft. and would remain roughly 200 ft. from the west side of the channel.

Mr. Cappiello continued that the subject property is located where a natural curve in the waterway exists, which lessens the projection. In addition, of 25 docks constructed along Idlewyld Drive, 19 have received Code variances to extend past the 25 ft. setback, and 14 of the 19 extend beyond the Applicants' requested 53 ft. Extending the dock into deeper water would also protect the docked vessel from damage due to high winds, storm surge, or wake activity.

A seagrass survey has been certified and approved by the Florida Department of Environmental Protection (FDEP) as well as the U.S. Army Corps of Engineers. The Applicants' mitigation efforts include reducing the footprint of the dock from the original plans. They have also increased the height of the proposed dock and the spacing of its planks.

Mr. Cappiello reviewed the location of the Applicants' riparian rights, noting that there have been no challenges to the existing structure, which has been on the property for approximately 34 years.

Mr. Lynch requested clarification of where the Applicants plan to dock their boat. Mr. Cappiello replied that this would depend in part upon the draft. The Applicants own a sailboat approximately 40 ft. in length, estimating the vessel's beam at between 12 ft. and 15 ft.

Mr. Cuba advised that no letters of support for the Application have been received, although there is one letter of objection.

Chair Witten requested that Attorney Dunckel share his thoughts on the Application. Attorney Dunckel advised that a memo from the City's Zoning Administrator indicates the boat would need to be moved back 5 ft. from the extension from the property line and should not encroach into the northern side yard setback. This would move the current dock back by 8 ft. The Applicants' plans also include benches, which would constitute a Code violation unless removed.

Attorney Dunckel concluded that should the Board recommend approval of the Application, he would recommend moving their vessel back by 5 ft. so it does not encroach into the side yard setback. Mr. Cappiello expressed concern that moving the dock southward would result in conflict with the findings of the seagrass survey.

Attorney Dunckel advised that the Application as presented includes a violation of Code, which was why he recommended moving the structure back by 5 ft. when the new construction begins.

Tyler Chappell, representing property owners at 407 Idlewyld Drive, stated that the Applicants have made several changes to their Application over time, resulting in dimensions that may not be correct. He pointed out discrepancies in the distances between the dock and the riparian lines, as well as the distance between the lines themselves.

Mr. Chappell continued that while the Applicants' presentation does not show a boat docked at the property, he did not know why the proposed 40 ft. boat would need a draft of 68 ft. He concluded that the boat was removed from the Applicants' visuals because when a boat was pictured on the plans, the plans could not be approved by FDEP due to setback encroachment.

Mr. Chappell distributed copies of the original plans proposed for the site, which included a survey of the property with the existing dock and riparian lines. He also noted that there was originally no seagrass found on the property; however, when his clients had conducted their own research, they had found seagrass and turned the results in to the appropriate regulatory agencies. This resulted in changes to the Applicants' proposed deck spacing.

Mr. Chappell advised that the turning radius of his clients' boat would be blocked if the Applicants' plans proceed. He expressed concern that his clients need 54 ft. of space to dock their own vessel at their slips, and that the configuration of the Applicants' proposed dock does not take the navigation of neighboring properties into account.

Mr. Chappell reviewed potential alternative concepts for the site, which included moving the proposed dock by 5 ft. in order to meet side yard setback requirements. Other proposals included options such as a viewing platform, a finger pier, and different configurations of the structures. He concluded that the Applicants had presented no extraordinary circumstances to indicate why they needed the waiver.

The Board members discussed both the Applicants' and Mr. Chappell's proposals, including whether or not the Board could recommend approval of the Application in its current state, which shows some conflicts with Code. It was also noted that the Application itself required some modifications from what was presented to the Board. Attorney Dunckel clarified that Applications with modifications within 10% of Code requirements may move forward.

Chair Witten asked if the Application could proceed if the Applicant was willing to make changes so the plans do not encroach into the 5 ft. setback. Attorney Dunckel explained that one of the Board's options is approval of the Application, subject to moving the

northernmost finger pier outside the 5 ft. setback and removing the benches shown on the plans.

It was noted that Mr. Cappiello had indicated during his presentation that a boat could be moored at either the finger pier or on the south side of the structure(s). There was additional Board discussion of mooring vessels of the approximate size as the Applicants' boat at the subject location.

There was additional discussion of possible configurations for the site.

Mr. Swindell suggested that the Item be tabled pending further discussion between the Applicants and their neighbors.

Motion made by Mr. Swindell, seconded by Mr. Lynch, to table. In a roll call vote, the **motion** passed 9-3 (Mr. Flanigan, Mr. Mitchell, and Dr. Ribotsky dissenting).

IX. Good and Welfare – News, Updates, Scuttlebutt – Holiday Cheer

Chair Witten reported that the Tortuga Festival is scheduled for April 10-12, 2026. He also reminded all present of the upcoming Winterfest Boat Parade, scheduled for December 13, 2025, beginning at 5:30 p.m.

X. Discussion – New River Navigation / Board Member Captain Bob Franks

Mr. Franks showed a presentation on navigation on the New River, explaining that State Statutes prohibit the anchoring or mooring of a vessel in a manner which unreasonably or unnecessarily constitutes a navigational hazard or interferes with another vessel. Should the river become congested, State Statutes supersede City Code and could be enforced by FWC.

Mr. Franks reviewed dimensions of the river at different locations, including the navigable channel, property lines, and extensions into 30% of the channel. He noted that some vessels extend more than 30% into the channel, also pointing out that boat slips are rented at some locations along the New River. He characterized these as "low-hanging fruit" in terms of enforcement, as both issues can be addressed by Code Compliance.

Mr. Franks continued that while the City may provide a permit for construction along the New River, the U.S. Coast Guard or FWC may identify hazards that could affect navigation, including extension of vessels into the waterway. He recalled that the Board had previously discussed a proposal to designate a vessel navigation fairway at some locations on the river, which would define the waterway and determine what could be reasonably set aside for navigation. This would help inform residents along the river of how far their vessels or structures may extend into the waterway without intruding into the navigational channel.

Chair Witten asked how much room would be necessary on the waterway when towing a vessel. Mr. Day advised that this depends on the size of the barge, which is determined in part by the load to be towed.

Mr. Morley asked if the City of Fort Lauderdale or SFWMD can create a navigation fairway, or if federal entities must be involved in this process. Chief Waterways Officer Marco Aguilera replied that to his understanding, the City could designate special navigation districts for which, at least in theory, no further dock waivers could be entertained. This designation would not be retroactive and could include locations such as Little Florida, "the Wiggles," and other specific locations that may pose an enhanced navigational risk.

Mr. Aguilera continued that he would recommend against proposing a reduction to the existing 30% rule, as he felt this change could affect property values and was therefore unlikely to be passed.

Mr. Morley asserted that Code exists for a reason, and that homeowners should understand that when they request a waiver, they are asking for something outside the Code that applied when their home was purchased and which should be due to an extraordinary circumstance. He emphasized that purchasing a larger boat does not constitute such a circumstance.

Mr. Aguilera reiterated that the first step toward the possibility of limiting intrusions into the navigable waterway would be to identify proposed special navigation districts or areas. Attorney Dunckel suggested that it would be appropriate to say that these locations would be one factor considered if those owners chose to apply for dock waivers.

Mr. Brunell cautioned that this could lead to litigation, as it could be seen as selective enforcement of the law. He emphasized that individuals not following Code should be cited, as this would give a clearer picture of the City's canals and waterways.

The Board members discussed the waterway width necessary to move a barge along the New River, the entities that own specific waterways, and measurements from property lines. Mr. Franks advised that while the issue is too large to be fully discussed at tonight's meeting, his intent was to suggest that navigable fairways be defined. He concluded that the information in his presentation was also available online.

Mr. Morley asked what might happen if a vessel encroaching beyond 30% of the waterway was a contributing factor to a collision involving fatality. He asked if the City would bear any liability for having permitted the vessel to be docked at its location and extending beyond the limit provided by Code. Attorney Dunckel replied that this would not be the case. It was suggested that captains who see boats intruding into the waterway call Code Compliance, which would allow the City to take action or determine if a violation exists.

Mr. Franks showed additional locations of concern on the New River. Mr. Aguilera further clarified that while boats in Fort Lauderdale may be in compliance, boats at some locations lie within other jurisdictions, which may or may not have any Ordinances which regulate their extensions into the waterway. Mr. Franks reiterated that this was why he had referred earlier to enforcement of State Statutes.

Shelley Hunt, member of the public, described incidents which had occurred at her dock and involved trespassing from a neighboring property, as well as the conditions occurring when live-aboard vessels were docked in her neighborhood. Chair Witten advised that these types of incidents were separate from the MAB's discussion of navigational issues and could not be addressed by the Board, as their jurisdiction was outside Fort Lauderdale.

Mr. Aguilera pointed out that Code Compliance does not have unlimited access to boats or waterways. He suggested that establishing a full-time Marine Code Compliance Officer could be a potential solution to this and other compliance issues on the waterways.

Mr. Aguilera continued that if complaints are made regarding waterway activity and Code Compliance cannot access the area by boat, it may be impossible to witness the violation. Code Compliance is not allowed to enter an individual's property unless that property owner grants them access.

It was suggested that the Board members consider making a recommendation in favor of creating a full-time Marine Code Compliance Officer position, and to reach out to their respective City Commissioners to advocate for that change.

It was also proposed that the Board consider making discussions of New River navigational concerns a regular recurring Agenda Item. Chair Witten stated that the Board would continue to focus on this issue going forward into the next calendar year.

Mr. Franks advised that while the City may reach out to the Coast Guard with respect to establishing a navigational fairway, the Coast Guard is also likely to ask the City what action they would like to see taken. He recommended further consideration of this issue, including applicable laws and Codes.

Mr. Cuba suggested that if the Board wished to make a recommendation addressing the City's budget, they may wish to send a communication to the City Commission, either now or at a later date.

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

Mr. Aguilera reported that bidding is complete for the City's sewage pump-out boat and a vendor has been selected.

Mr. Aguilera continued that he will present a Living Seawall rebate program at the City Commission Conference Agenda meeting on December 16, 2025. If a residential property chooses to install a living seawall, the rebate program would cover 100% of the base permit fee and installation. Commercial properties may also apply for the rebate program at a reimbursement rate of 75%.

FDEP is currently seeking to install four tide stations at different locations throughout the City. These stations will be identified on a map and updated every 15 minutes. The City will help choose locations but will bear none of the costs.

Mr. Aguilera continued that SFWMD is undertaking a project at the C-9 canal in Miami which will test three different filtration methods for water in the canal before it is pumped out into Biscayne Bay. He reviewed the proposed methods to be tested, which would remove materials such as phosphorus, nitrogen, and fuel or oil from the water. If the project is successful, individuals may advocate for a similar project in Broward County, possibly on the North Fork River. He emphasized that the City does not have jurisdiction of that body of water, which belongs to SFWMD.

XII. Old / New Business

- **1409 SW 17th Street – Motion to Reconsider or in the alternative a Motion to Amend as to previous action by the Board. Public hearing has been concluded. This is being returned to the Board only for consideration of the Motion to Reconsider or Motion to Amend.**

Chair Witten advised that this Item was pulled from the Agenda. Mr. Cuba stated that it will be placed on the Board's January 2026 Agenda as a discussion Item.

- **Preparing for a “Fresh” Whiteboard at the January 7 Meeting**

Chair Witten stated that the Board will discuss priorities at their January 2026 meeting, and requested that the Board members think about topics they would like the Board to revisit or address.

Mr. Mitchell encouraged all the Board members to visit the North Fork River so they can see the condition of that waterway, which is vital to the City.

XIII. Adjournment

There being no further business to come before the Board at this time, the meeting was adjourned at 9:12 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
December 4, 2025
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[Minutes prepared by K. McGuire, Prototype, Inc.]

ITEM VI

MEMORANDUM MF NO. 25-20

DATE: December 5, 2025

TO: Marine Advisory Board Members

FROM: Andrew Cuba, Marine Facilities & Parks Manager

RE: January 7, 2026 MAB Meeting – Application for Dock Permit - Garrin & Ana Paula Rose / 701 Cordova Road

Attached for your review is an application from Garrin & Ana Paula Rose / 701 Cordova Road.

APPLICATION AND BACKGROUND INFORMATION

The applicant is seeking approval for the usage of a proposed 75'+/- long x 7'4"+/- wide marginal dock and elevator boat lift extending a maximum distance of 18' +/- from the property line on public property abutting the waterway adjacent to 701 Cordova Road. City Code Section 8-144 authorizes the construction and use of docks on public property, and allows for the permit to be issued provided the permit holder agrees to maintain the improvements and seawall.

PROPERTY LOCATION AND ZONING

The property is located within the Rio Vista Isles RS-8 Residential Low Density Zoning District. The dock area is directly adjacent to the Rio Cordova Canal with direct access to the Intracoastal Waterway.

ENGINEERING REVIEW REQUIREMENT

As a requirement of City Code Section 8-144, approval of the application is contingent upon all improvements to the property being maintained in accord with City Engineering standards and in full compliance with building and zoning regulations including construction permits required for any future electrical and water feeds to the property.

The granting of this Permit is subject to all of the provisions of City Code Section 8-144 as well as the following terms and conditions, violation of any of which shall be grounds for revocation of the Permit:

1. The permit to use the docks shall expire upon the: (i) abandonment of the use of the dock; or (ii) recordation of the deed of conveyance transferring title to the upland parcel; or (iii) termination, expiration or revocation of the dock permit by the City Commission, whichever (i),(ii), or (iii) shall first occur.
2. Upon expiration of the permit to use the dock, the permit holder shall be obligated to remove the dock and all appurtenances thereto no later than three (3) months after the termination, revocation or expiration of the permit to use the dock.
3. Signage such as "private dock" may be placed on the dock within the dock area, but not upon or within the public swale area.
4. Only vessels owned by the permit holder and registered with the City as part of the dock permit application may be moored at the permitted dock.

5. During the term of the dock permit, the permit holder shall be required to repair, replace, reconstruct or maintain the dock or adjacent seawall or both to meet the requirements of City Code 8-144 (7) and ULDR section 47-19.3 (f.) (4.). The public swale area shall be landscaped in accordance with the established landscape plan for the area in question adopted by the Department of Sustainable Development.
6. All improvements such as docks, seawalls and the like which are placed upon the public dock area or within the dock permit parcel or within the dock area and public swale area by a private person shall be constructed with appropriate permits from all applicable agencies. Maintenance and repairs shall be performed according to City Engineering standards and all applicable regulatory codes.
7. The public swale area shall be kept open at all times as means of reasonable ingress and egress to the public, but the permit holder shall have the right to exclude the public from the dock area.
8. Vessels berthed within the Dock Area must not encroach into the northerly or southerly extension of the 5' set-back required for the RS-8 zoning district for Applicant's (Permit Holder's) Property.
9. All installed docks must be either (i) floating docks that can adapt to sea level rise over their useful life span; or (ii) fixed docks installed at a minimum height consistent with the requirements of section 47-19.3(f); or (iii) fixed docks the height of which are even with the City's seawall, whichever (ii) or (iii) is the greater.
10. Except as to a tender, there shall be no rafting of vessels from the moored vessel.
11. The permit shall guarantee from the permit holder to the city to indemnify and hold the city harmless for any damage or injury to any person using such facilities.
12. Per 8-144 (6), penetration of the City's seawall to support the dock of attach improvements is prohibited, barring specified considerations.
13. The Applicant has the responsibility to execute and deliver a Declaration of Covenants Running With the Land Respecting A City Issued Dock Permit to the City Attorney's Office no later than ten (10) days prior to the Commission meeting date.
14. The violation of any provisions of Code Section 8-144 or violations of any of the terms or conditions relative to the granting or renewal of a dock permit shall be unlawful and may constitute cause for revocation of the permit.

AC

Attachment

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

GARRIN ROSE & ANA PAULA

**ADDRESS: 701 CORDOVA ROAD, FORT
LAUDERDALE FL 33316**

**TYPE OF AGREEMENT: DOCK PERMIT /
APPLICATION FOR PRIVATE USAGE OF PUBLIC
PROPERTY**

NOVEMBER 26TH, 2025

BCM DEVELOPMENT LLC

CGC1536952

GABY@APLUSPERMITS.COM

Project Adress: 701 CORDOVA ROAD, FORT LAUDERDALE FL
33316

**Application for private use of public property abutting
waterways.**

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SUMMARY DESCRIPTION

701 Cordova Road, Fort Lauderdale, FL 33316

Owner: Garrin Rose

Folio Number: **5042 11 18 3610** (Broward County Property Appraiser)

This project is located at 701 Cordova Road, Lot 42, Blk 30, in the City of Fort Lauderdale, Florida. Folio Number 504211183610. Broward County, Florida.

The proposed work consists of the construction of a new 7'- 4 1/2" × 75' marginal dock and a 15,000-lb elevator boat lift, as shown on the engineering plans prepared by Shoreline Engineering. The overwater structure will extend no more than 8 feet waterward from the wet face of the existing seawall to the waterward edge of the proposed dock pilings, as depicted on the profile/cross-section detail (Sheet S-3). The dock extends a maximum of 8 feet waterward from the wet face of the existing seawall, and the associated 15,000-lb elevator lift is located further waterward but remains well within both 25 feet of the seawall and 25% of the approximately 81-foot-wide waterway, as shown on the site plan. All construction is designed to avoid any impact or penetration of the existing seawall; all piles are proposed waterward of the seawall face.

Dock Permit Request

A residential dock and elevator lift permit is requested by Mr. Garrin Rose, the property owner, for private personal use. The dock is intended to accommodate a single vessel.

Note: If the authorization is approved, the applicant will comply with all construction conditions and requirements specified in City of Fort Lauderdale code.

Environmental & Agency Review Status

This project has been reviewed by Broward County Environmental and is being processed for issuance at the County level. Broward has confirmed that:

- the project qualifies for Florida DEP ERP Exemption / County authorization, and
- Army Corps SPGP review will be issued through Broward.

However, Broward cannot issue the Environmental Resource License (ERL) until the City of Fort Lauderdale provides a Letter of Authorization confirming that the owner is permitted to construct a dock adjacent to 701 Cordova Road.

Per Broward County's project manager:

"For me to issue a license I must have a letter of authorization from the landowner, the City of Fort Lauderdale, that a dock license can be obtained to build a dock adjacent to 701 Cordova Rd. It doesn't have to be specific to the size of dock but it needs to say the owner can use their land and apply for the ERL or exemption."

Fort Lauderdale approval (via Marine Advisory Board and City authorization) is therefore the final prerequisite before Broward can issue their permit.



Property Address	701 CORDOVA ROAD, FORT LAUDERDALE FL 33316	ID #	5042 11 18 3610
Property Owner	ROSE, GARRIN & ANA PAULA	Millage	0312
Mailing Address	701 CORDOVA RD FORT LAUDERDALE FL 33316-1429	Use	01-01
Abbr Legal Description	RIO VISTA ISLES UNIT 3 7-47 B LOT 42 S 25,43 BLK 30		

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)**.

* 2026 values are considered "working values" and are subject to change.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2026	\$384,880	\$3,083,600	\$3,468,480	\$3,468,480	
2025	\$384,880	\$3,083,600	\$3,468,480	\$3,468,480	\$64,759.71
2024	\$384,880	\$3,114,890	\$3,499,770	\$3,383,560	\$64,148.43

2026 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$3,468,480	\$3,468,480	\$3,468,480	\$3,468,480
Portability	0	0	0	0
Assessed/SOH 26	\$3,468,480	\$3,468,480	\$3,468,480	\$3,468,480
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$25,722	0	\$25,722	\$25,722
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$3,417,758	\$3,443,480	\$3,417,758	\$3,417,758

Sales History			
Date	Type	Price	Book/Page or CIN
2/19/2025	WD-Q	\$4,250,000	120075849
12/28/2021	WD-Q	\$2,980,000	117867043
9/6/2013	WD-Q	\$2,200,000	111801553
7/27/2004	WD	\$1,950,000	37919 / 285
1/29/2001	WD	\$620,000	31234 / 1935

Land Calculations		
Price	Factor	Type
\$40.00	9,622	SF
Adj. Bldg. S.F. (Card, Sketch)		5795
Units/Beds/Baths		1/4/4.1
Eff./Act. Year Built: 2004/2003		

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

Prepared by and return to:

James Avello, Esq.
Butler Title, LLC
300 South Pine Island Road
Suite 110
Plantation, FL 33324

File No 2025-3849

Parcel Identification No 5042-11-18-3610

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 19 day of **February, 2025** between **Lunatica 1, LLC, a Florida Limited Liability Company**, whose post office address is 2182 Boatwright Road, Johns Island, SC 29455, of the County of Charleston, South Carolina, Grantor, to **Garrin Rose and Ana Paula Rose, husband and wife**, whose post office address is 701 Cordova Road, Fort Lauderdale, FL 33316, of the County of Broward, Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward, Florida, to-wit:

Lot 43 and the South 25 feet of Lot 42, as measured at right angles to the South line of said Lot 42, Block 30, Unit 3 of Rio Vista Isles, according to the plat thereof, as recorded in Plat Book 7, Page(s) 47, of the Public Records of Broward County, Florida.

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

Subject to taxes for 2025 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

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

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

Signed, sealed and delivered in our presence:

Lunatica 1, LLC, a Florida Limited Liability Company

By: [Signature]
Richard Egan, Authorized Member/Manager

300 S. Pine Island Rd, #110
Plantation, FL 33324
WITNESS 1 ADDRESS

300 S. Pine Island Rd, #110
Plantation, FL 33324
WITNESS 2 ADDRESS

[Signature]
WITNESS
PRINT NAME: James Avello

[Signature]
WITNESS
PRINT NAME: Lisa-Ann Vassell

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this 19 day of February, 2025 by Richard Egan, Authorized Member/ Manager of Lunatica 1, LLC, a FL Limited Liability Company, on behalf of the company, who is/are () personally known to me or who () has/have produced Florida Driver License as identification.

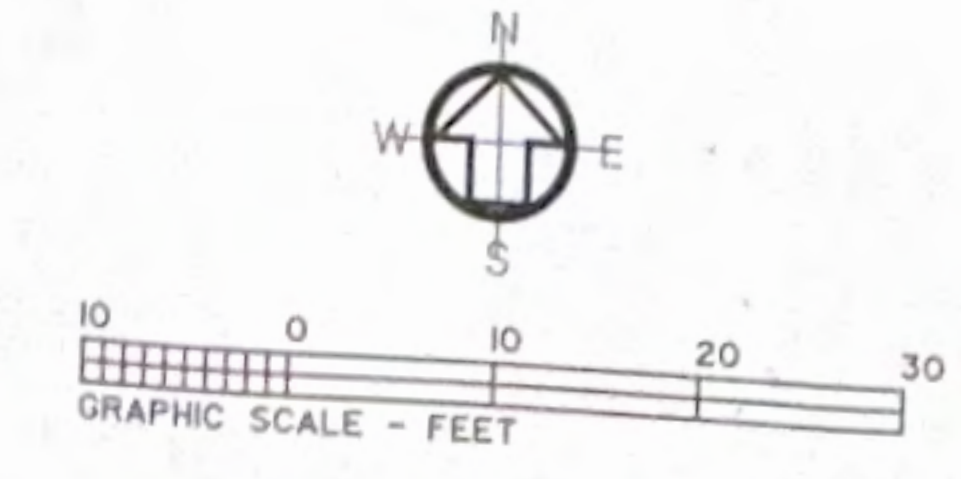
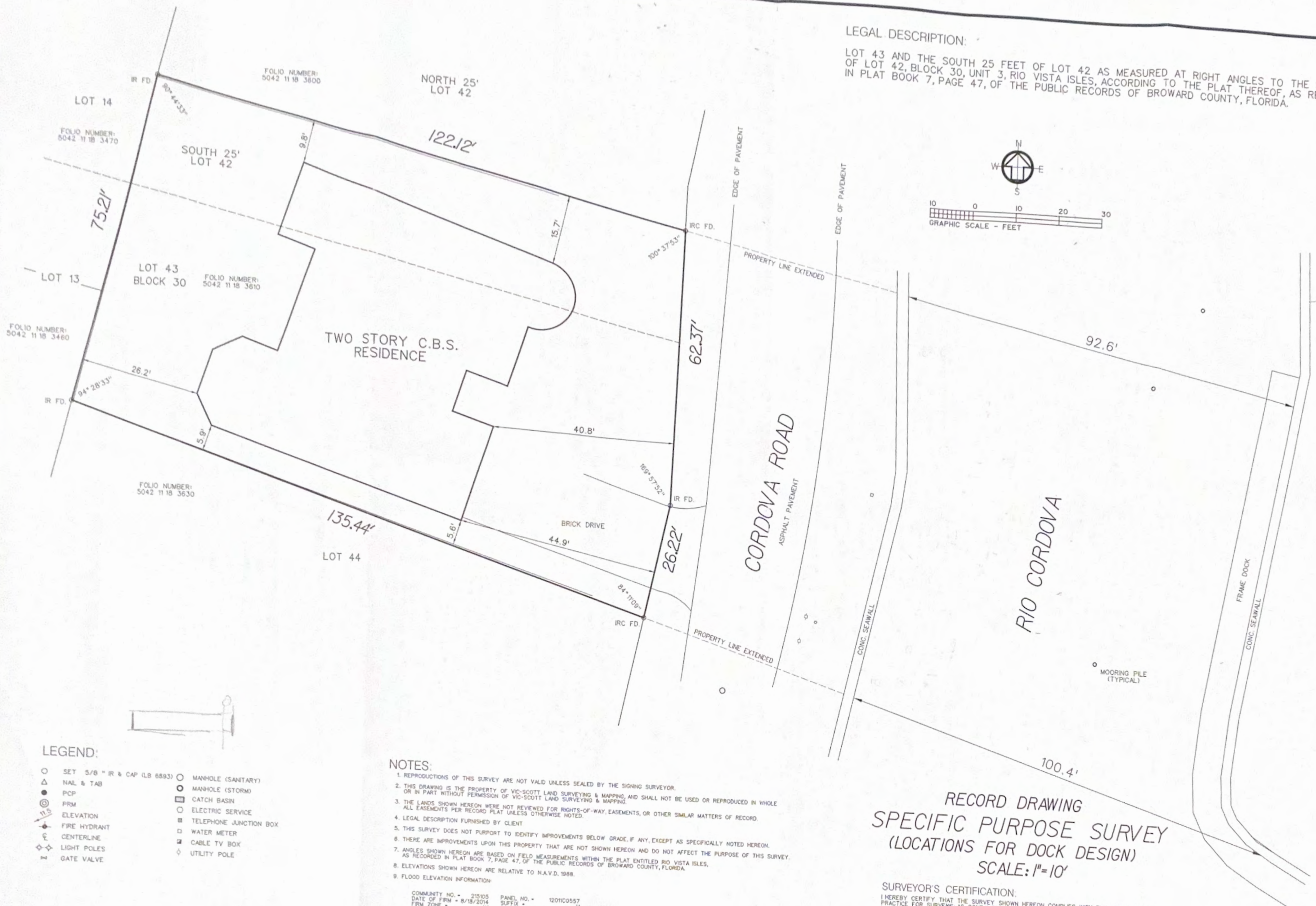
[Signature]
Signature of Notary Public

Lisa-Ann Vassell
Print, Type/Stamp Name of Notary



LEGAL DESCRIPTION:

LOT 43 AND THE SOUTH 25 FEET OF LOT 42 AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF LOT 42, BLOCK 30, UNIT 3, RIO VISTA ISLES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 47, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



- LEGEND:**
- SET 5/8" IR & CAP (LB 6893)
 - △ NAIL & TAB
 - PCP
 - ⊙ FRM
 - ⊕ ELEVATION
 - ⊕ FIRE HYDRANT
 - ⊕ CENTERLINE
 - ⊕ LIGHT POLES
 - ⊕ GATE VALVE
 - MANHOLE (SANITARY)
 - MANHOLE (STORM)
 - ⊕ CATCH BASIN
 - ELECTRIC SERVICE
 - ⊕ TELEPHONE JUNCTION BOX
 - ⊕ WATER METER
 - ⊕ CABLE TV BOX
 - ⊕ UTILITY POLE

- NOTES:**
1. REPRODUCTIONS OF THIS SURVEY ARE NOT VALID UNLESS SEALED BY THE SIGNING SURVEYOR.
 2. THIS DRAWING IS THE PROPERTY OF VIC-SCOTT LAND SURVEYING & MAPPING, AND SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT PERMISSION OF VIC-SCOTT LAND SURVEYING & MAPPING.
 3. THE LANDS SHOWN HEREON WERE NOT REVIEWED FOR RIGHTS-OF-WAY, EASEMENTS, OR OTHER SIMILAR MATTERS OF RECORD. ALL EASEMENTS PER RECORD PLAT UNLESS OTHERWISE NOTED.
 4. LEGAL DESCRIPTION FURNISHED BY CLIENT.
 5. THIS SURVEY DOES NOT PURPORT TO IDENTIFY IMPROVEMENTS BELOW GRADE, IF ANY, EXCEPT AS SPECIFICALLY NOTED HEREON.
 6. THERE ARE IMPROVEMENTS UPON THIS PROPERTY THAT ARE NOT SHOWN HEREON AND DO NOT AFFECT THE PURPOSE OF THIS SURVEY.
 7. ANGLES SHOWN HEREON ARE BASED ON FIELD MEASUREMENTS WITHIN THE PLAT ENTITLED RIO VISTA ISLES, AS RECORDED IN PLAT BOOK 7, PAGE 47, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
 8. ELEVATIONS SHOWN HEREON ARE RELATIVE TO M.A.V.D. 1988.
 9. FLOOD ELEVATION INFORMATION:
 - COMMUNITY NO. - 215105
 - DATE OF FIRM - 8/18/2014
 - FIRM ZONE - AH
 - PANEL NO. - 1201C0557
 - SUFFIX - 14
 - BASE FLOOD ELEVATION - 5
 10. PROPERTY ADDRESS: 701 CORDOVA ROAD, FORT LAUDERDALE, FLORIDA 33316
 11. CERTIFIED TO: YACHT LIFTERS

**RECORD DRAWING
SPECIFIC PURPOSE SURVEY
(LOCATIONS FOR DOCK DESIGN)
SCALE: 1"=10'**

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON COMPLIES WITH THE STANDARDS OF PRACTICE FOR SURVEYING AS CONTAINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT SAID SURVEY IS TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Scott A. Guzzi
SCOTT A. GUZZI, PSM
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 5108

7-08-24
DATE OF LAST FIELD WORK

NOT A BOUNDARY SURVEY

NO.	DATE	BY	CHECKED

VIC-SCOTT LAND SURVEYING & MAPPING
IT'S GOOD!
Certificate of Authorization No. LB 8983
6047 Kimberly Boulevard, Suite 1
North Lauderdale, FL 33068
Ph: (954) 722-8500
www.vic-scott.com

**701 CORDOVA ROAD
FORT LAUDERDALE, FLORIDA 33316**

CLIENT: YACHT LIFTERS
SCALE: 1"=10'
DATE: 7-08-24
DESIGNED BY: []
DRAWN BY: SAG
CHECKED BY: []
FIELD BOOK NO. []
PAGE NO. []

PROJECT NO.
2083
SHEET NO.
1 OF 1



Advanced Restoration Ecology

Benthic Resource Survey
701 Cordova Road
Ft. Lauderdale, FL

Prepared By:

Advanced Restoration Ecology

©ARE
October 2025

This report serves as official documentation of the site conditions made during October 16th, 2025, at 701 Cordova Road, Ft. Lauderdale, FL.

The area reviewed during the benthic survey covered an estimated 1,600 square feet (See attached map) and is located within a man-made canal. The survey consisted of 4 transects and began at 8:30 am and finished at 9:00 am. The survey was performed on an outgoing tide. High tide for the area occurred at 5:04 am, low tide was at 11:21 am. No benthic resources were noted during the site visit. Sediment at the site was silty. Water depths ranged from 4' and progressed to 10' within the survey area.

Advanced Restoration Ecology (ARE)



Drew Gatewood, MS, PWS
Owner

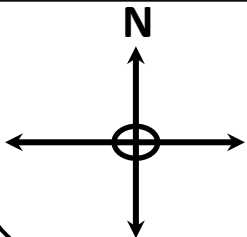
No Benthic Resources Found.
Bottom sediment was silty.



10/16/2025

Water Depths

Map Source: BCPA

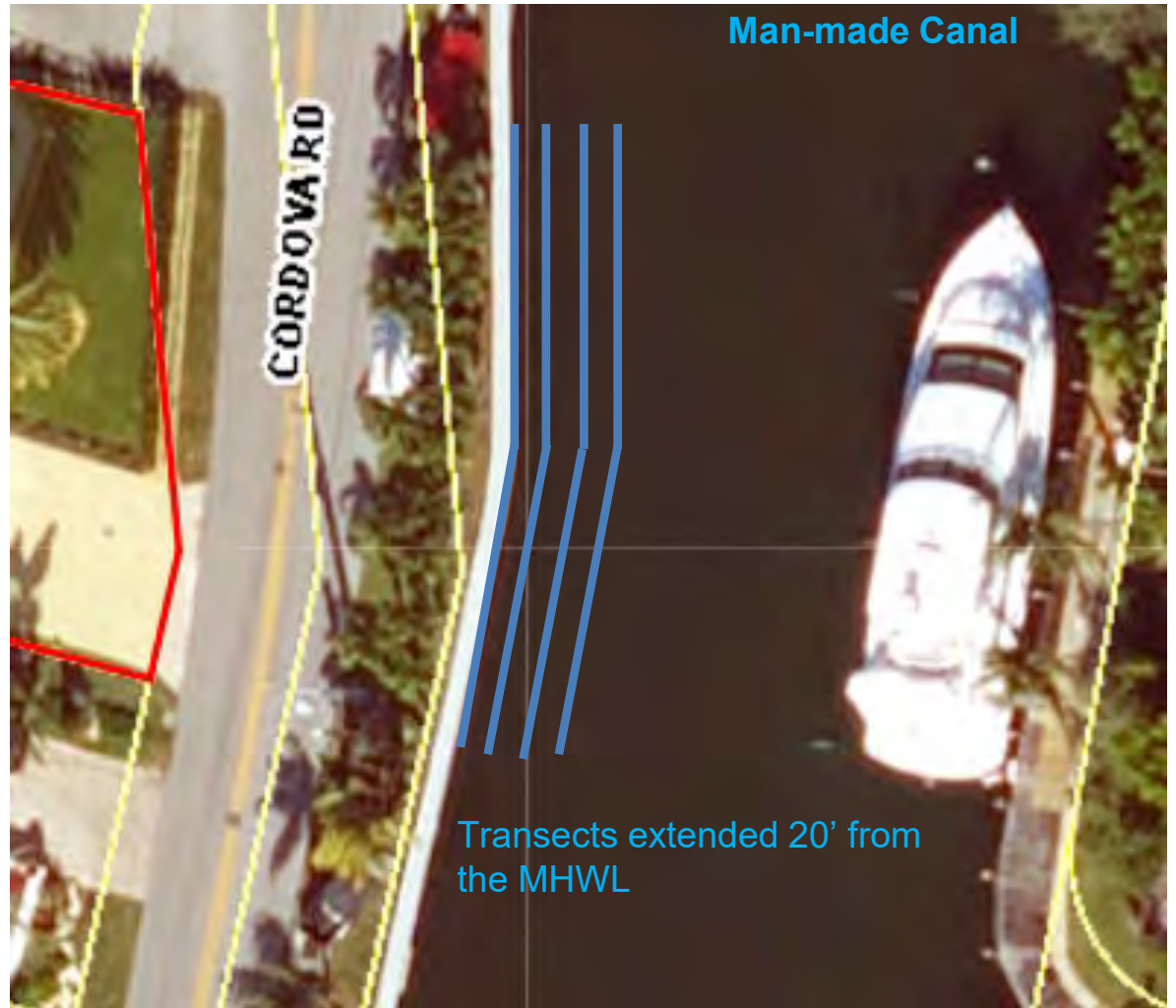


701 Cordova Road
Ft. Lauderdale, FL



Advanced Restoration Ecology

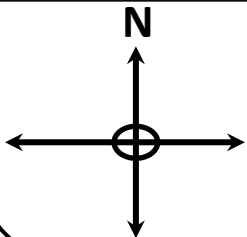
No Benthic Resources Found.
Bottom sediment was silty.



10/16/2025

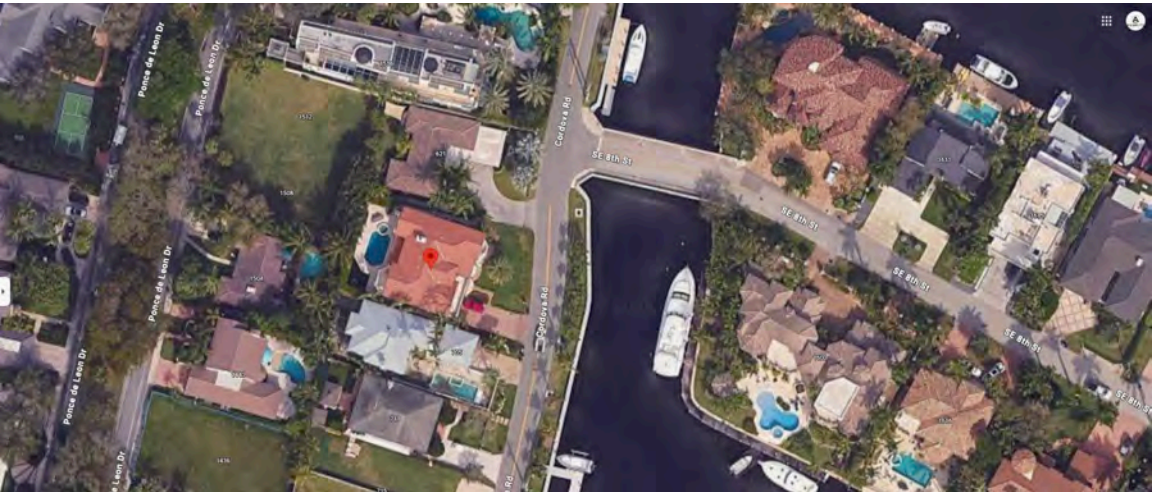
Water Depths

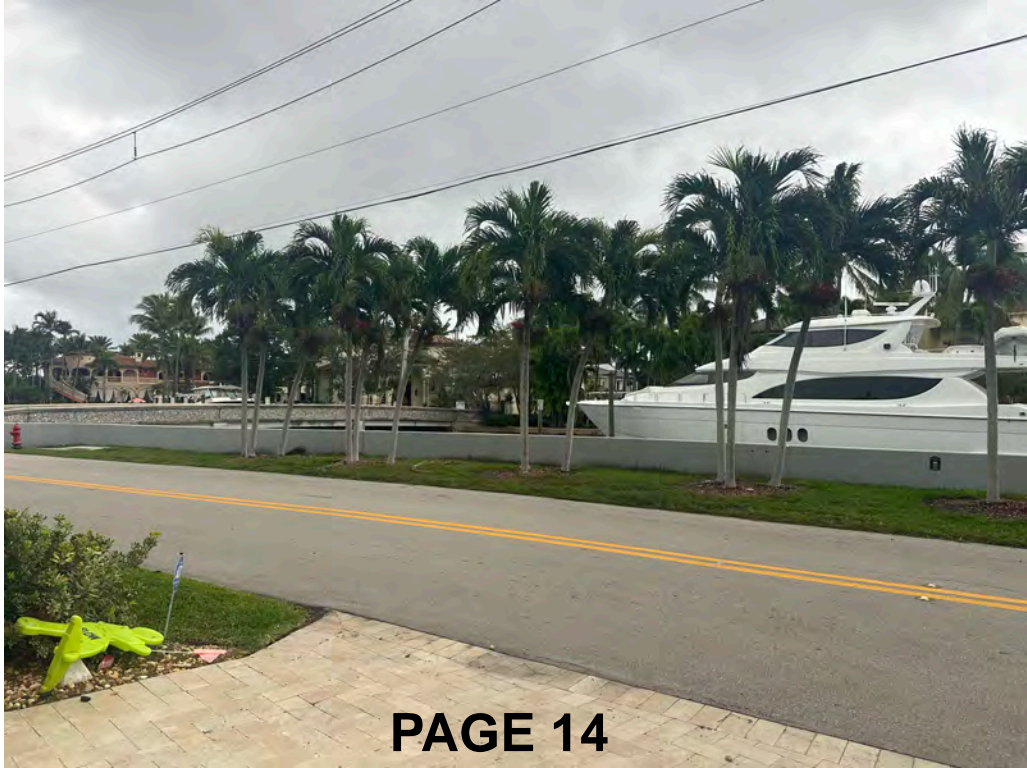
Map Source: BCPA

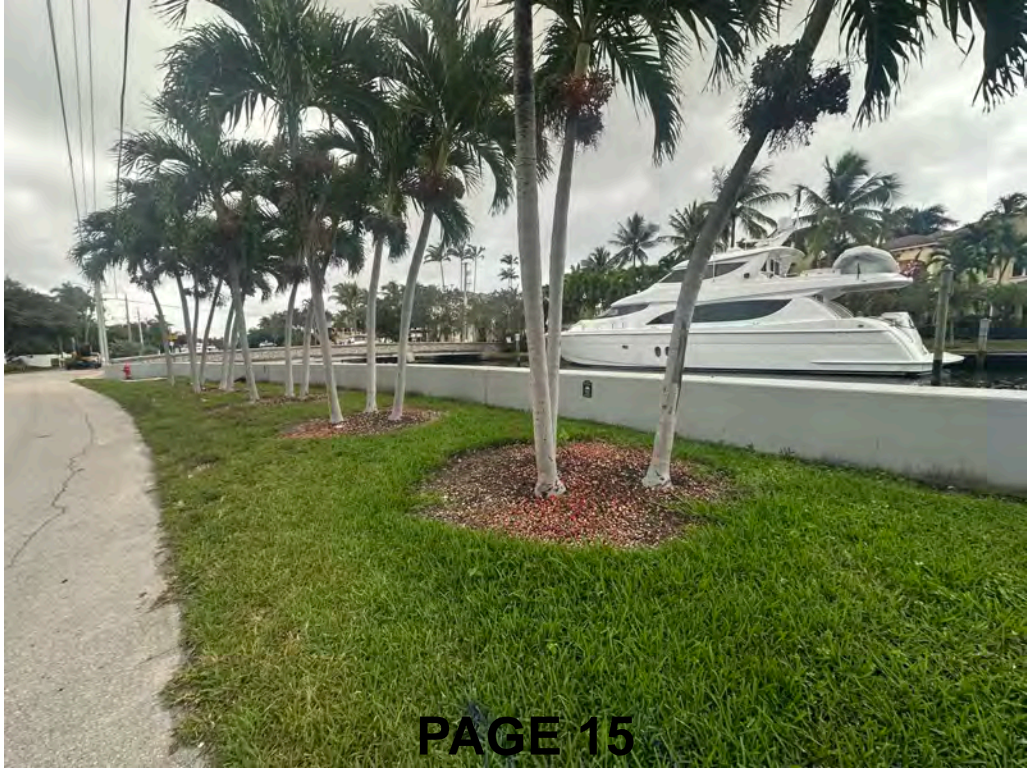


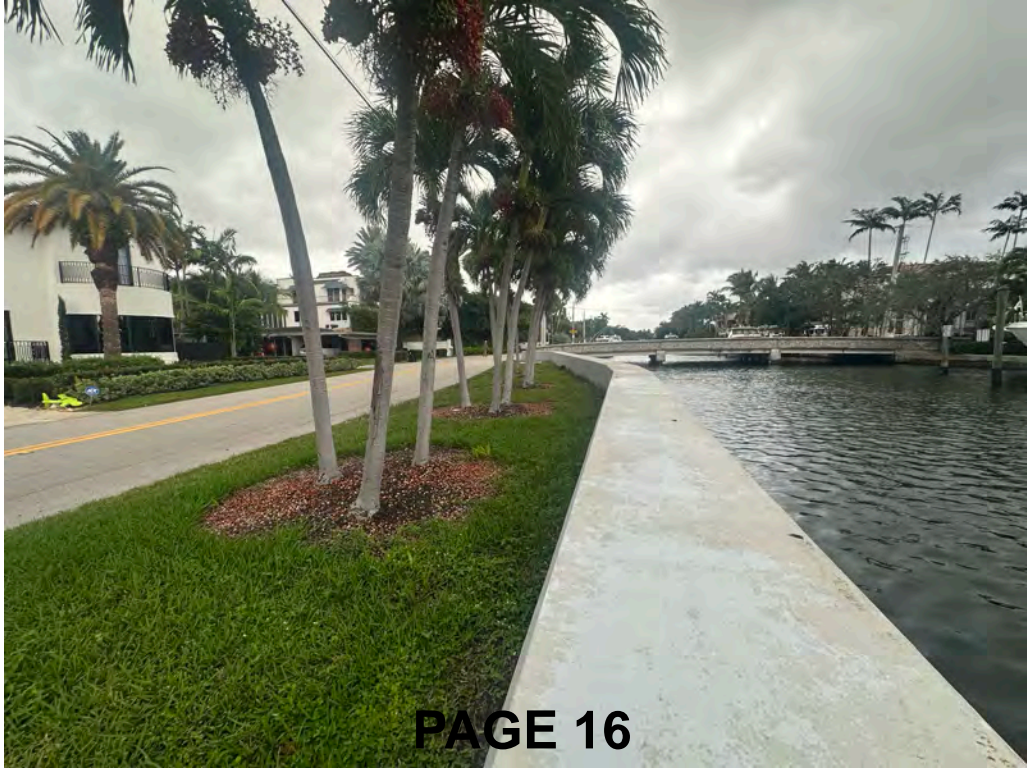
701 Cordova Road
Ft. Lauderdale, FL

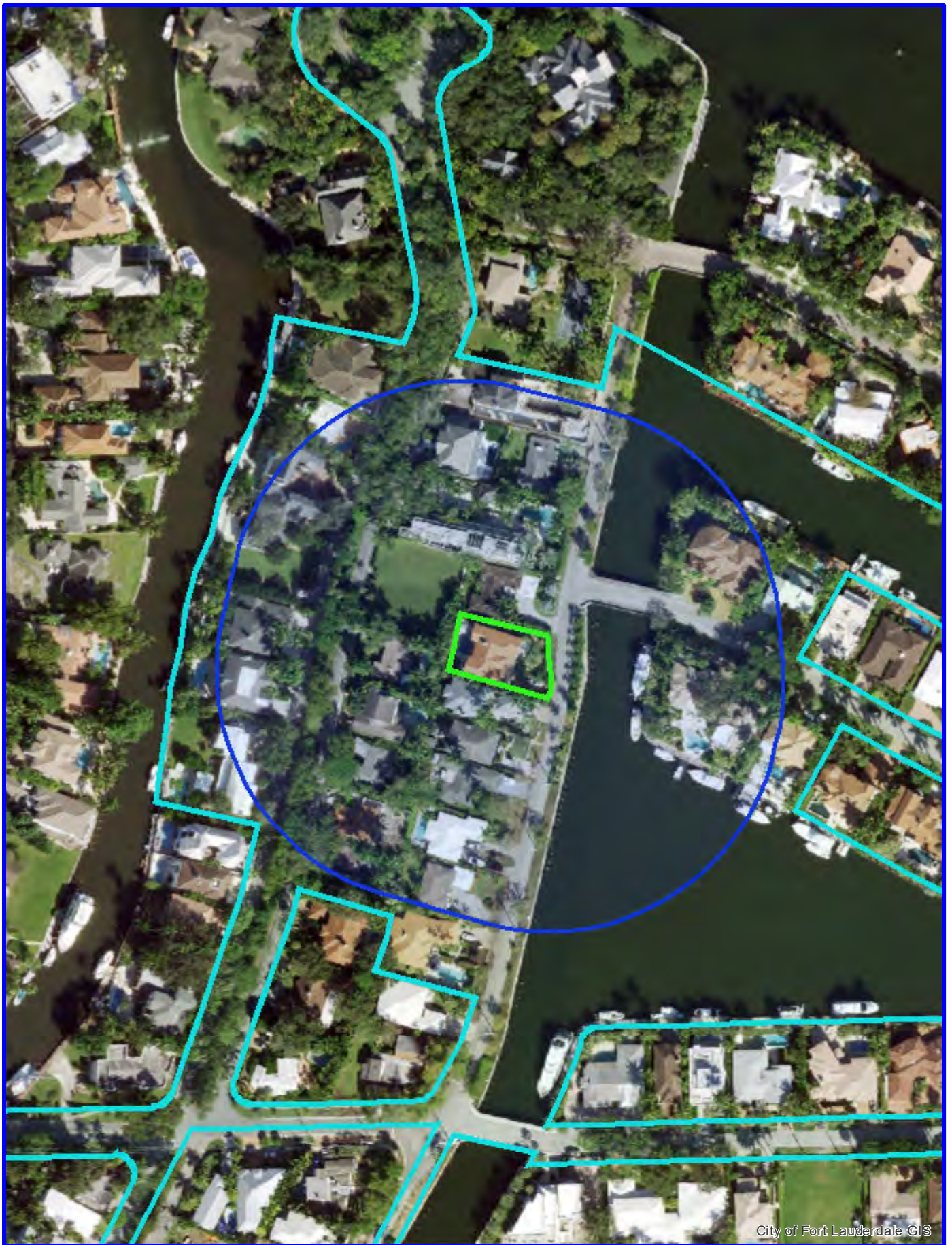












City of Fort Lauderdale GIS



CITY OF FORT LAUDERDALE

701 Aerial

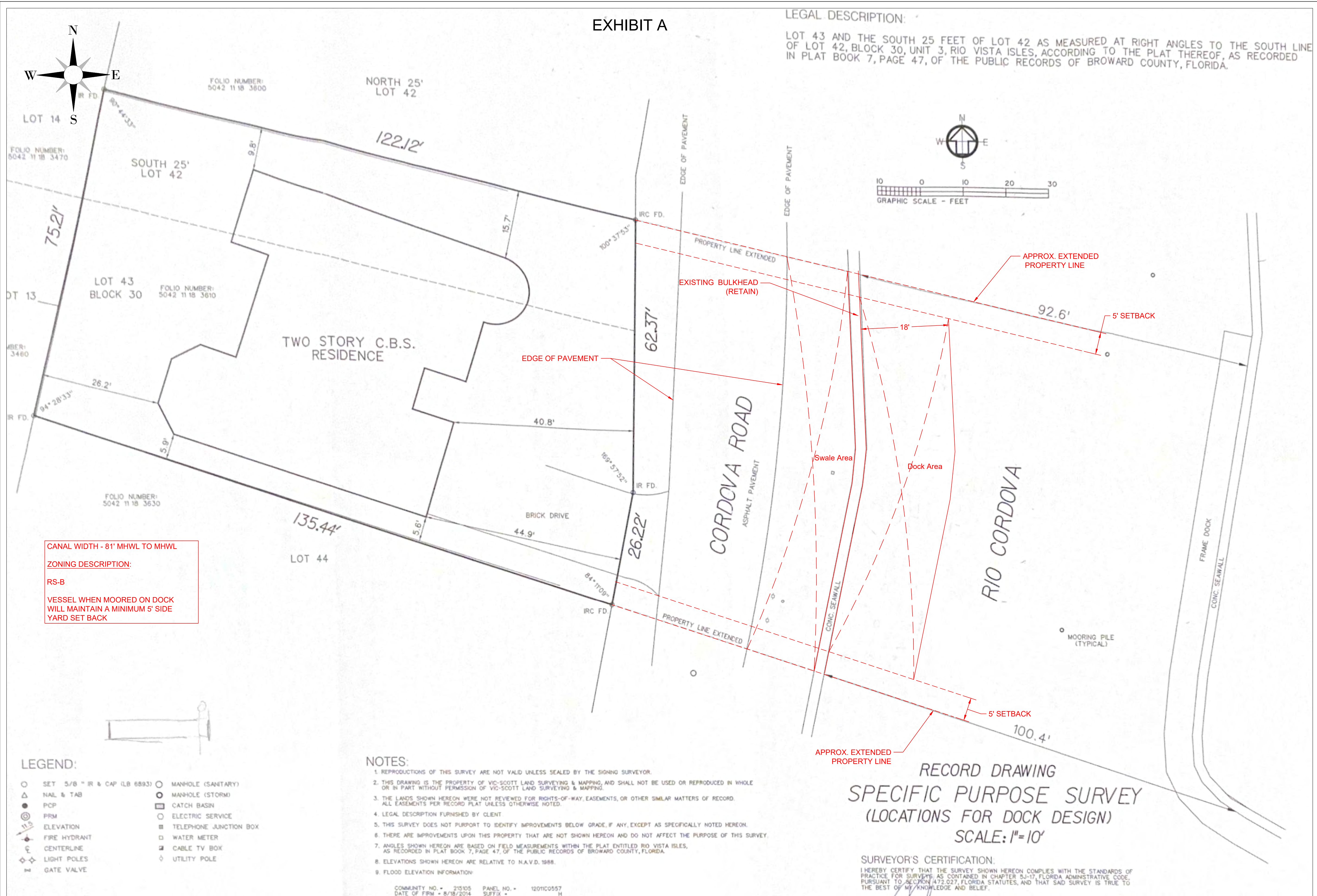


0 90 180 Feet

GIS
Fort Lauderdale

EXHIBIT A

LEGAL DESCRIPTION:
 LOT 43 AND THE SOUTH 25 FEET OF LOT 42 AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF LOT 42, BLOCK 30, UNIT 3, RIO VISTA ISLES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 47, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



CANAL WIDTH - 81' MHWL TO MHWL
 ZONING DESCRIPTION:
 RS-B
 VESSEL WHEN MOORED ON DOCK
 WILL MAINTAIN A MINIMUM 5' SIDE
 YARD SET BACK

- LEGEND:
- SET 5/8" IR & CAP (LB 6893)
 - MANHOLE (SANITARY)
 - △ NAIL & TAB
 - MANHOLE (STORM)
 - PCP
 - CATCH BASIN
 - ⊙ PRM
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 - ⊖ WATER METER
 - ⊕ CENTERLINE
 - ⊖ CABLE TV BOX
 - ⊕ LIGHT POLES
 - ⊖ UTILITY POLE
 - ⊕ GATE VALVE

- NOTES:
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 - FLOOD ELEVATION INFORMATION:

RECORD DRAWING
 SPECIFIC PURPOSE SURVEY
 (LOCATIONS FOR DOCK DESIGN)
 SCALE: 1"=10'

SURVEYOR'S CERTIFICATION:
 I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON COMPLIES WITH THE STANDARDS OF PRACTICE FOR SURVEYS AS CONTAINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT SAID SURVEY IS TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

COMMUNITY NO. - 213105 PANEL NO. - 120110557
 DATE OF FIRM - 8/18/2014 SUFFIX - H

SHEET NOTES

EXHIBIT A

DRAWN BY:
 CLAYTON MCCOY, PE

CHECKED BY:
 ASA HUNT, PE

EOR:

NO.	DESCRIPTION	DATE

SHORELINE ENGINEERING

CLAYTON MCCOY, PE
 PE LICENSE NO 95147
 25 W CEDAR ST, SUITE 140
 PENSACOLA, FL 32502

SUBJECT PROPERTY:
 GARRIN ROSE
 701 CORDOVA RD
 FORT LAUDERDALE, FL 33316

MAILING ADDRESS:
 GARRIN ROSE
 701 CORDOVA RD
 FORT LAUDERDALE, FL 33316

PROJECT NO. FL-2025-277	SHEET S-1
DATE 12/15/2025	
1" = 10' 22x34	1" = 20' 11x17

STRUCTURAL INFORMATION:

1. **DESIGN CODE DATA:**
 - A. 2020-2021 INTERNATIONAL BUILDING CODE
 - B. 2023 FLORIDA BUILDING CODE
 - C. ASCE 7.22: MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES
 - D. ANSI/AF&PA NDS 2005: NATIONAL DESIGN SPECIFICATION FOR WOOD STRUCTURES
2. **DESIGN LOADS:**
 - A. **DEAD LOADS:**
 - DOCK 10 PSF
 - LIVELOADS:**
 - DOCK 40 PSF
 - B. **WIND DESIGN CRITERIA:**
 - WIND SPEED: 156 MPH (ULT)
 - EXPOSURE: D
 - RISK CATEGORY: I
 - ENCLOSURE CLASSIFICATION: N/A
3. **MAXIMUM ALLOWABLE DEFLECTION CRITERIA:**

DECK: L/360 LIVE LOAD; L/240 TOTAL LOAD

701 CORDOVA RD

RESIDENTIAL DOCK - ENGINEERING PLANS

FORT LAUDERDALE, FL, BROWARD COUNTY



SUBJECT PROPERTY:

GARRIN ROSE
701 CORDOVA RD
FORT LAUDERDALE, FL 33316

PROPERTY INFORMATION:

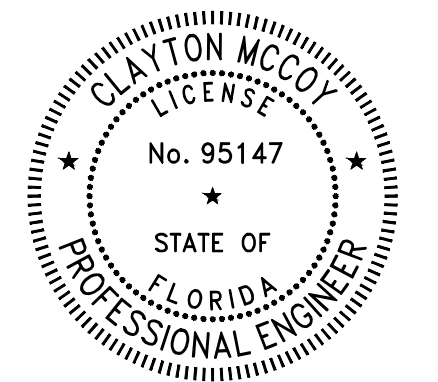
PARCEL NUMBER: 5042 11 18 3610

SHEET INDEX

- S-1 COVER SHEET
- S-2 SITE PLAN
- S-3 DETAILS

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CLAYTON MCCOY P.E., ON 12/23/2025

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



COVER SHEET

DRAWN BY:
CLAYTON MCCOY, PE

CHECKED BY:
ASA HUNT, PE

EOR:
CLAYTON MCCOY, PE

NO.	DESCRIPTION	DATE

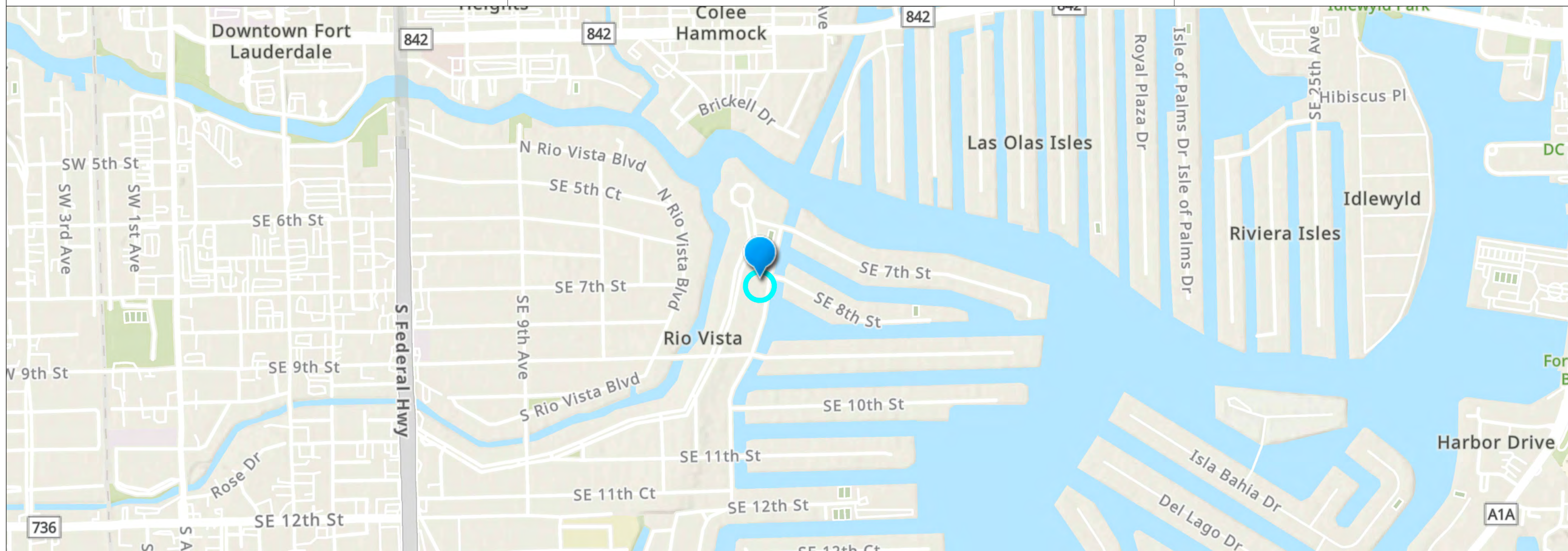


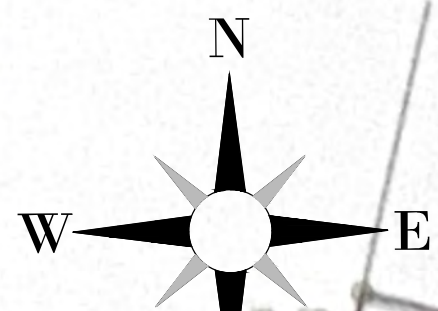
CLAYTON MCCOY, PE
PE LICENSE NO 95147
25 W CEDAR ST, SUITE 140
PENSACOLA, FL 32502

SUBJECT PROPERTY:
GARRIN ROSE
701 CORDOVA RD
FORT LAUDERDALE, FL 33316

MAILING ADDRESS:
GARRIN ROSE
701 CORDOVA RD
FORT LAUDERDALE, FL 33316

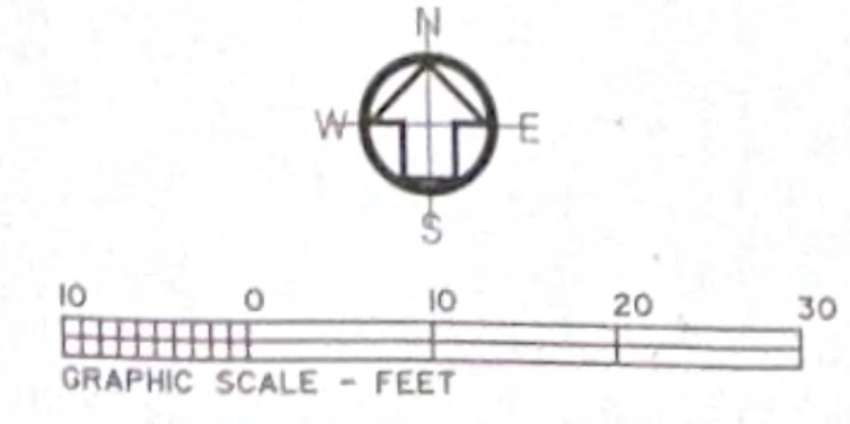
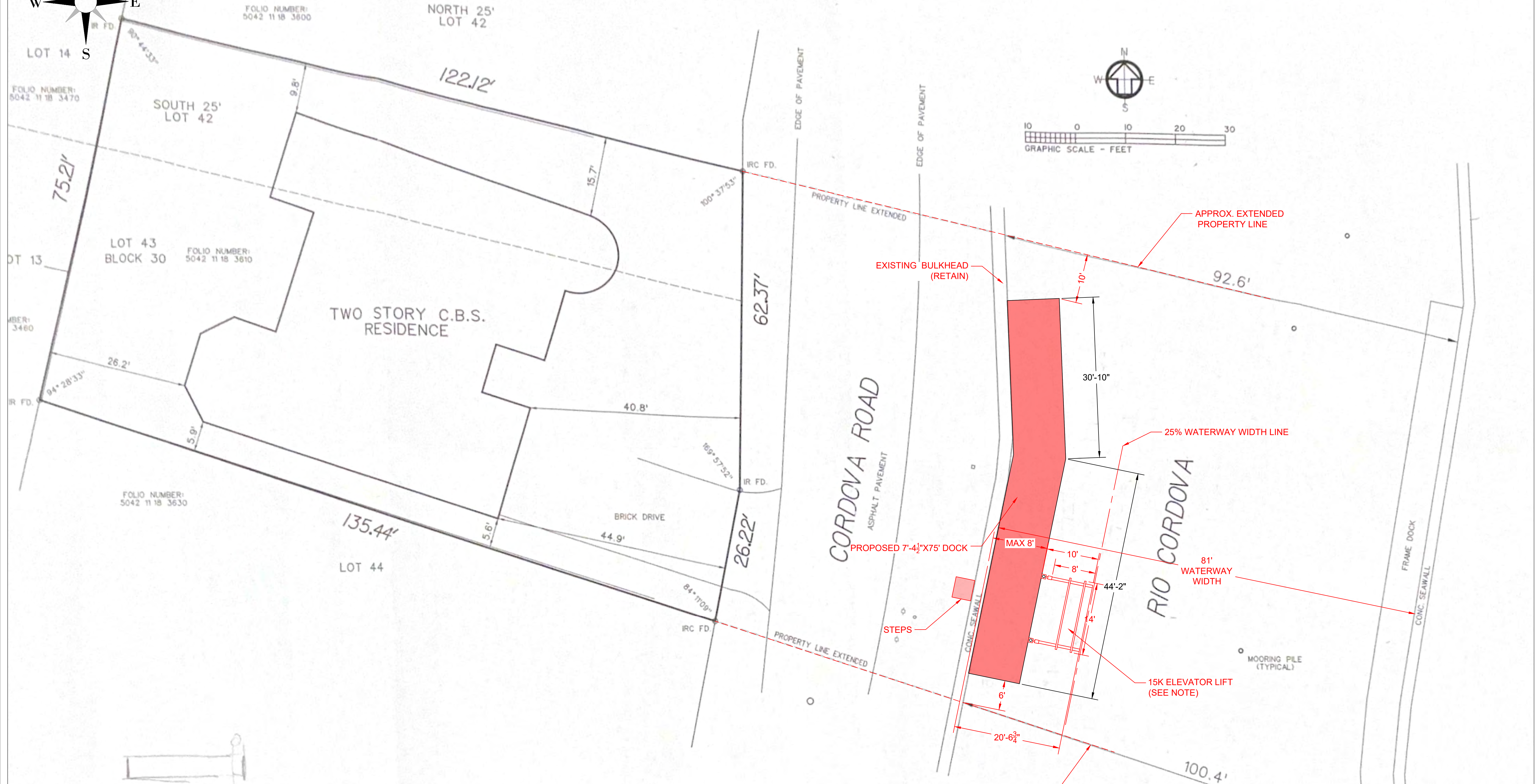
PROJECT NO. FL-2025-277	SHEET S-1
DATE 12/23/2025	
SCALE N/A	





LEGAL DESCRIPTION:

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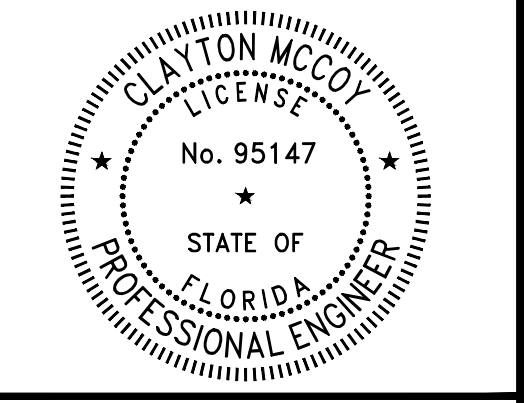


SHEET NOTES

- CONTRACTOR SHALL VERIFY PROPERTY CORNERS IN THE FIELD.
- CONTRACTOR SHALL INSTALL FLOATING TURBIDITY CURTAINS PRIOR TO THE START OF CONSTRUCTION. CURTAINS SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE AND ALL TURBIDITY PLUMES HAVE FULLY DISSIPATED.
- PILE SPACING SHOWN IS APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY. IF SIGNIFICANT CHANGES IN PILE SPACING ARE REQUIRED, CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD.
- 15K ELEVATOR LIFT - SEE MANUFACTURER'S SPECIFICATIONS AND INSTALLATION INSTRUCTIONS. REFER TO ENGINEERING CERTIFICATION FOR PILE DIAMETER, PILE EMBEDMENT DEPTH, ETC.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CLAYTON MCCOY P.E., ON 12/23/2025

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



SITE PLAN

DRAWN BY:
CLAYTON MCCOY, PE

CHECKED BY:
ASA HUNT, PE

EOR:
CLAYTON MCCOY, PE

NO.	DESCRIPTION	DATE



CLAYTON MCCOY, PE
PE LICENSE NO 95147
25 W CEDAR ST, SUITE 140
PENSACOLA, FL 32502

SUBJECT PROPERTY:
GARRIN ROSE
701 CORDOVA RD
FORT LAUDERDALE, FL 33316

MAILING ADDRESS:
GARRIN ROSE
701 CORDOVA RD
FORT LAUDERDALE, FL 33316

PROJECT NO. FL-2025-277	SHEET S-2
DATE 12/23/2025	
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1" = 20' 11x17	

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 - △ NAIL & TAB
 - PCP
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 - FLOOD ELEVATION INFORMATION:

COMMUNITY NO. - 213105 PANEL NO. - 120110557
DATE OF FIRM - 8/18/2014 SUFFIX - H

RECORD DRAWING
SPECIFIC PURPOSE SURVEY
(LOCATIONS FOR DOCK DESIGN)
SCALE: 1"=10'

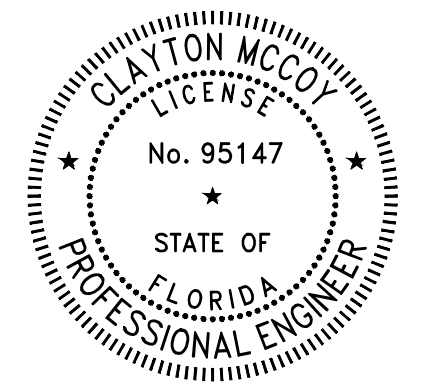
SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON COMPLES WITH THE STANDARDS OF PRACTICE FOR SURVEYS AS CONTAINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT SAID SURVEY IS TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SHEET NOTES

- DECKING SHALL BE 2"x6" PRESSURE-TREATED DECK BOARDS OR COMPOSITE DECKING.
- STRINGERS SHALL BE SPACED AT 16" O.C. OR PER DECK PANEL SPECIFICATIONS UNLESS OTHERWISE NOTED.
- HARDWARE SHALL BE STAINLESS STEEL OR HOT-DIP GALVANIZED.
- LUMBER SHALL BE SOUTHERN YELLOW PINE, GRADE NO. 1 OR NO. 2, AND PRESSURE-TREATED FOR MARINE ENVIRONMENT AS FOLLOWS:
 - CROSS BEAMS AND STRINGERS: MIN. 0.60 PCF PRESERVATIVE RETENTION
 - PILES: MIN. 2.50 PCF PRESERVATIVE RETENTION
- PILE SPACING SHOWN IS APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY. IF SIGNIFICANT CHANGES IN PILE SPACING ARE REQUIRED, CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD.
- PILE EMBEDMENT: NO SOIL DATA WAS PROVIDED. CONTRACTOR SHALL ENSURE ADEQUATE BEARING CAPACITY AND LATERAL BEARING SUPPORT ARE OBTAINED FOR ALL PILES.
- 15K ELEVATOR LIFT - SEE MANUFACTURER'S SPECIFICATIONS AND INSTALLATION INSTRUCTIONS. REFER TO ENGINEERING CERTIFICATION FOR PILE DIAMETER, PILE EMBEDMENT DEPTH, ETC.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CLAYTON MCCOY P.E., ON 12/23/2025

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



DETAILS

DRAWN BY:
CLAYTON MCCOY, PE

CHECKED BY:
ASA HUNT, PE

EOR:
CLAYTON MCCOY, PE

NO.	DESCRIPTION	DATE

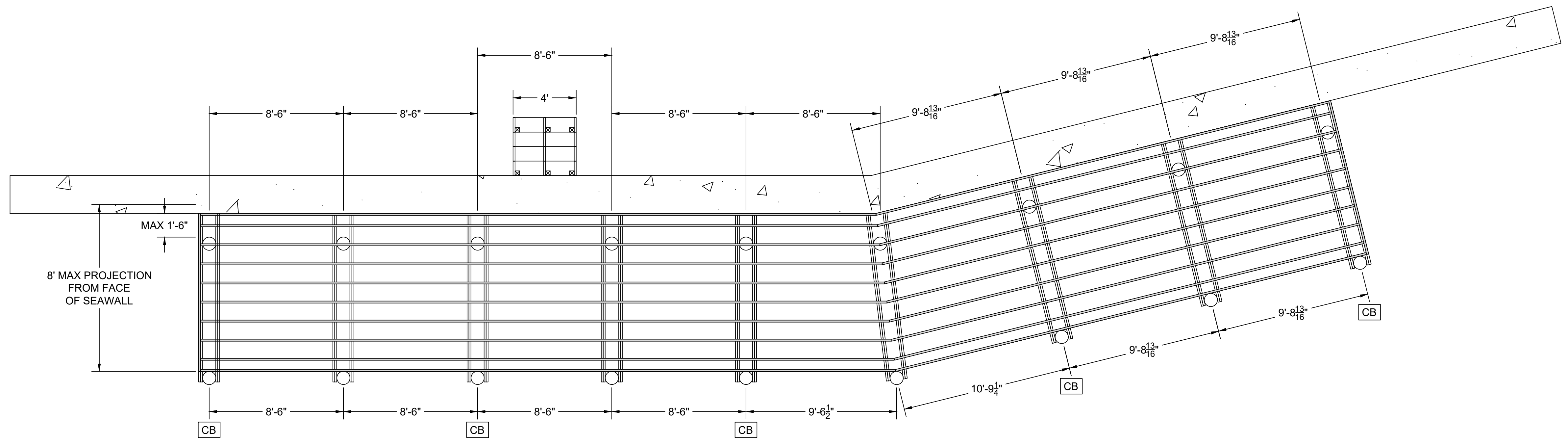


CLAYTON MCCOY, PE
PE LICENSE NO 95147
25 W CEDAR ST, SUITE 140
PENSACOLA, FL 32502

SUBJECT PROPERTY:
GARRIN ROSE
701 CORDOVA RD
FORT LAUDERDALE, FL 33316

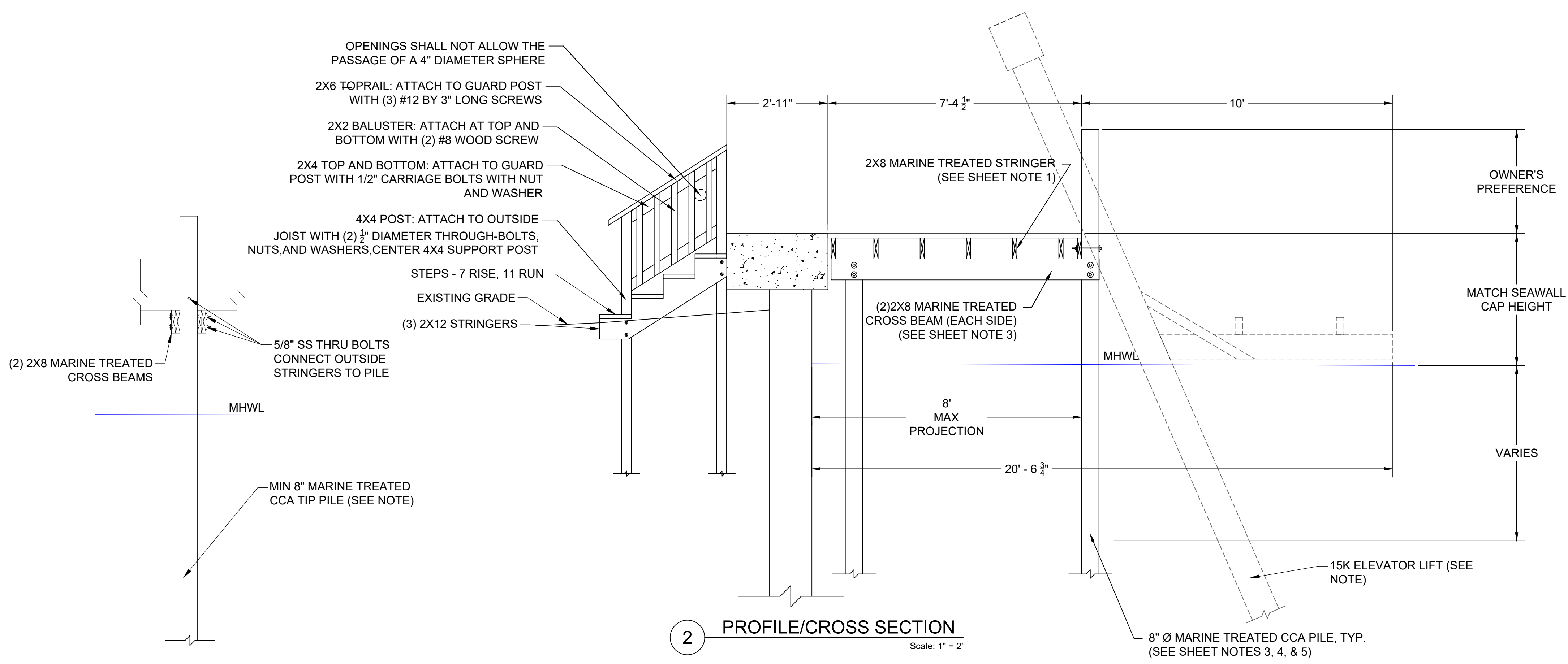
MAILING ADDRESS:
GARRIN ROSE
701 CORDOVA RD
FORT LAUDERDALE, FL 33316

PROJECT NO. FL-2025-277	SHEET S-3
DATE 12/23/2025	
SCALE SEE DRAWING	



1 FRAMING PLAN DETAIL
Scale: 1/4" = 1'

CB CROSS BRACING LOCATION



2 PROFILE/CROSS SECTION
Scale: 1" = 2'

LEGEND



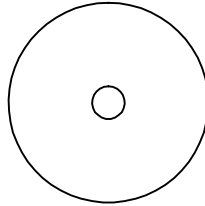
**ST. AUGUSTINE SOD,
TIGHT SEAMS, FULL COVERAGE**



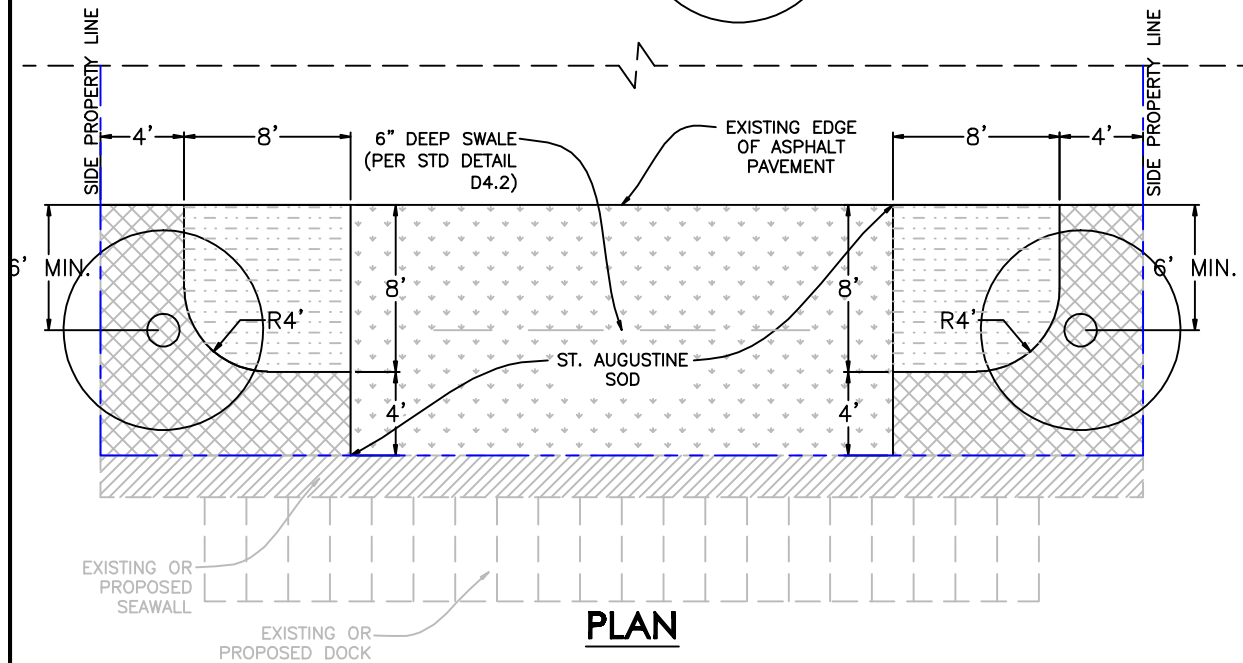
**MUHLY GRASS:
18" - 24" TALL
18" - 24" ON CENTER**



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



**12' SILVER BUTTONWOOD TREE,
MULTI**



GENERAL NOTES:

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

ISSUED:
2/2015



CITY OF FORT LAUDERDALE
DEPT. OF SUSTAINABLE DEVELOPMENT

REVISED:

URBAN DESIGN & PLANNING
ENGINEERING DIVISION

LANDSCAPING PLAN (ROW)

SCALE:
1"=10'

STRUCTURAL INFORMATION:

1. **DESIGN CODE DATA:**
 - A. 2020-2021 INTERNATIONAL BUILDING CODE
 - B. 2023 FLORIDA BUILDING CODE
 - C. ASCE 7.22: MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES
 - D. ANSI/AF&PA NDS 2005: NATIONAL DESIGN SPECIFICATION FOR WOOD STRUCTURES
2. **DESIGN LOADS:**
 - A. DEAD LOADS:
 - DOCK: 10 PSF
 - LIVELOADS:
 - DOCK: 40 PSF
 - B. WIND DESIGN CRITERIA:
 - WIND SPEED: 156 MPH (ULT)
 - EXPOSURE: D
 - RISK CATEGORY: I
 - ENCLOSURE CLASSIFICATION: N/A
3. **MAXIMUM ALLOWABLE DEFLECTION CRITERIA:**
 - DECK: L/360 LIVE LOAD; L/240 TOTAL LOAD

701 CORDOVA RD

RESIDENTIAL DOCK - ENGINEERING PLANS

FORT LAUDERDALE, FL, BROWARD COUNTY



SUBJECT PROPERTY:

GARRIN ROSE
701 CORDOVA RD
FORT LAUDERDALE, FL 33316

PROPERTY INFORMATION:

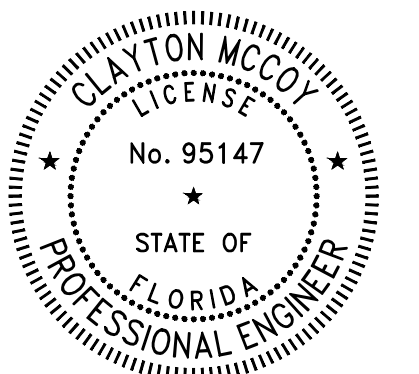
PARCEL NUMBER: 5042 11 18 3610

SHEET INDEX

- S-1 COVER SHEET
- S-2 SITE PLAN
- S-3 DETAILS

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CLAYTON MCCOY P.E., ON 12/30/2025

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COVER SHEET

DRAWN BY:
CLAYTON MCCOY, PE

CHECKED BY:
ASA HUNT, PE

EOR:
CLAYTON MCCOY, PE

NO.	DESCRIPTION	DATE

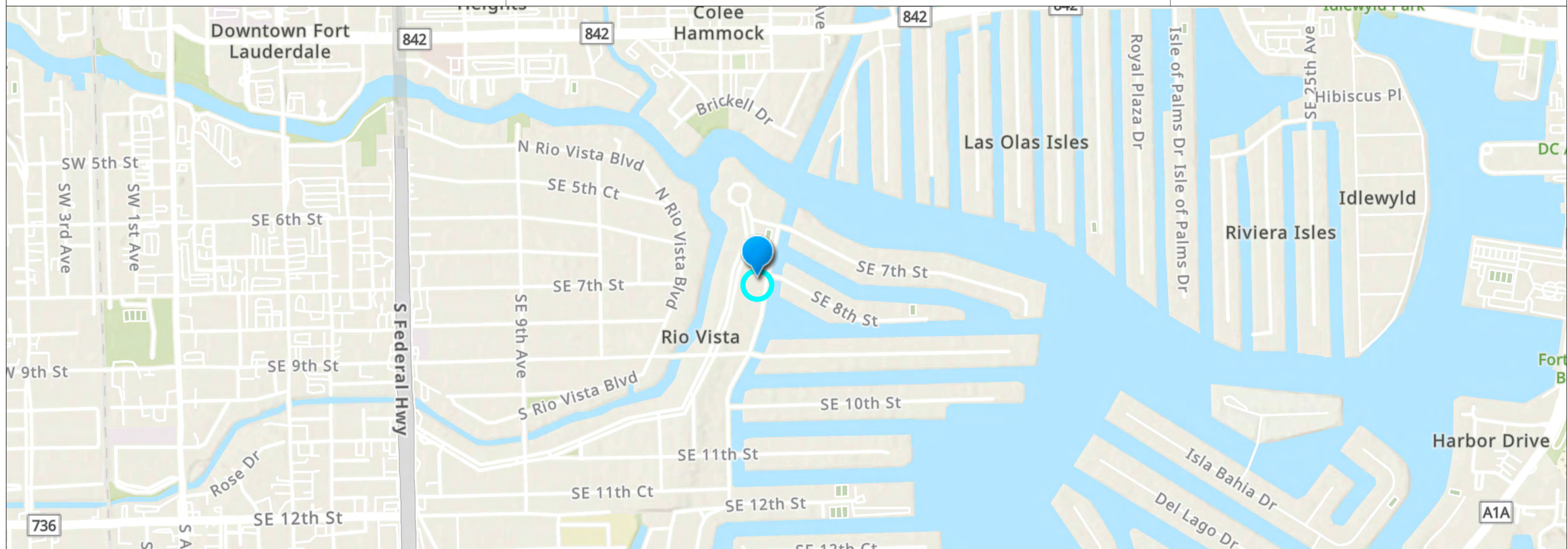


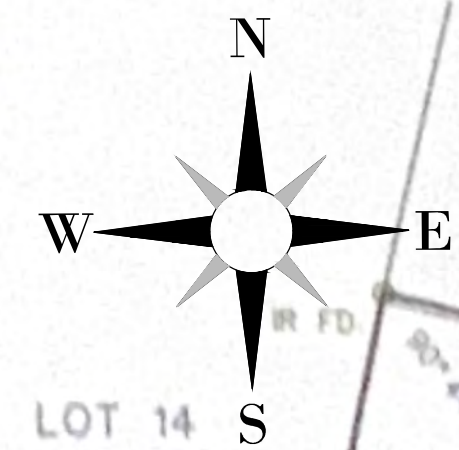
CLAYTON MCCOY, PE
PE LICENSE NO 95147
25 W CEDAR ST, SUITE 140
PENSACOLA, FL 32502

SUBJECT PROPERTY:
GARRIN ROSE
701 CORDOVA RD
FORT LAUDERDALE, FL 33316

MAILING ADDRESS:
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FORT LAUDERDALE, FL 33316

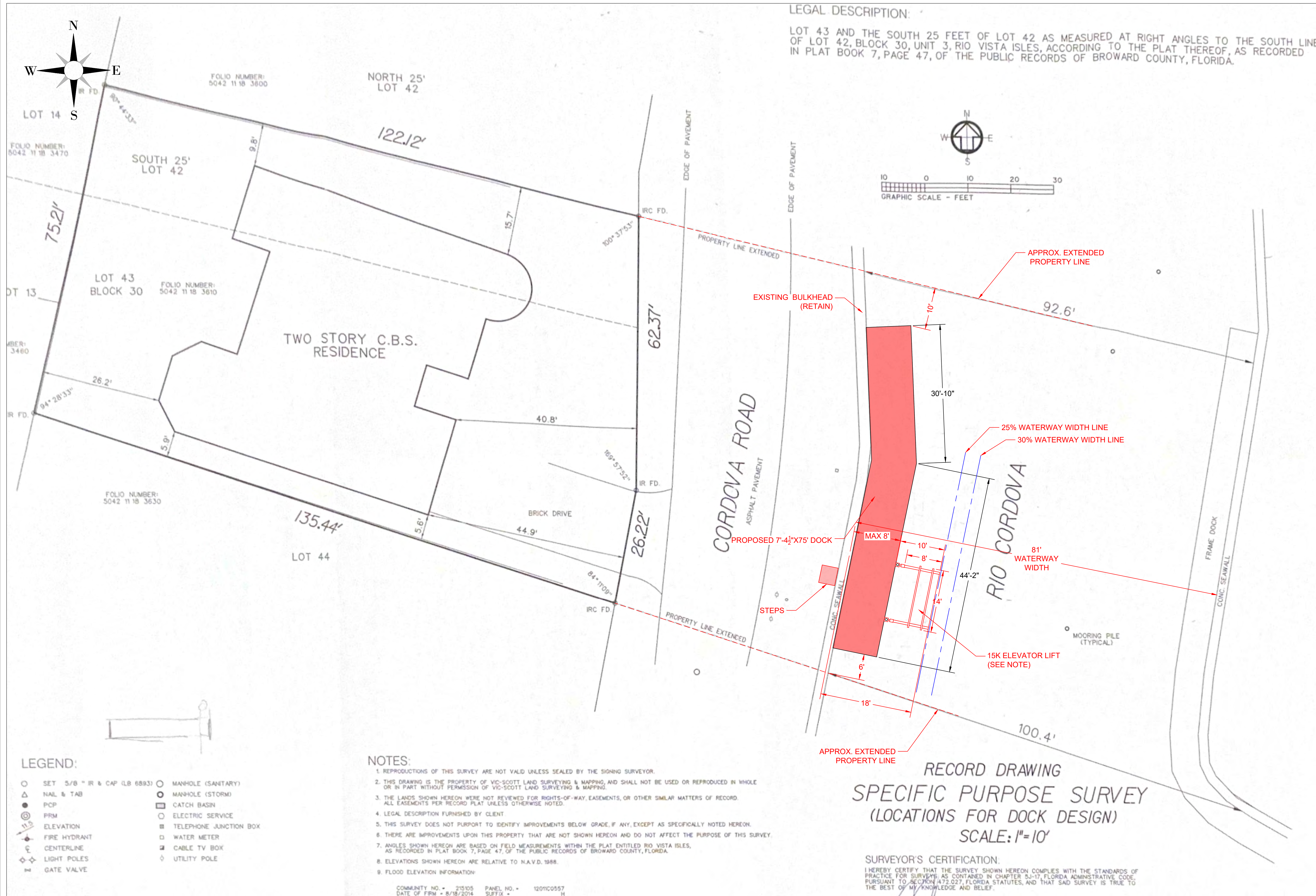
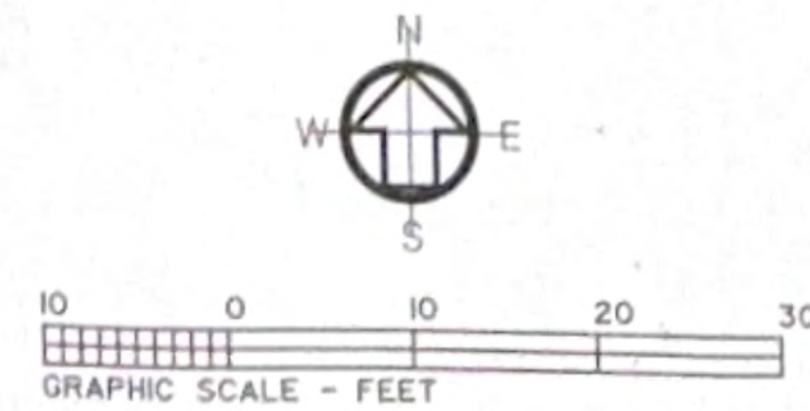
PROJECT NO. FL-2025-277	SHEET S-1
DATE 12/30/2025	
SCALE N/A	





LEGAL DESCRIPTION:

LOT 43 AND THE SOUTH 25 FEET OF LOT 42 AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF LOT 42, BLOCK 30, UNIT 3, RIO VISTA ISLES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 47, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



- LEGEND:**
- SET 5/8" IR & CAP (LB 6893)
 - MANHOLE (SANITARY)
 - △ NAIL & TAB
 - MANHOLE (STORM)
 - PCP
 - CATCH BASIN
 - ⊙ PRM
 - ELECTRIC SERVICE
 - ⊙ TELEPHONE JUNCTION BOX
 - ⊙ WATER METER
 - ⊙ CENTERLINE
 - ⊙ CABLE TV BOX
 - ⊙ LIGHT POLES
 - ⊙ UTILITY POLE
 - ⊙ GATE VALVE

- NOTES:**
- REPRODUCTIONS OF THIS SURVEY ARE NOT VALID UNLESS SEALED BY THE SIGNING SURVEYOR.
 - THIS DRAWING IS THE PROPERTY OF VIC-SCOTT LAND SURVEYING & MAPPING, AND SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT PERMISSION OF VIC-SCOTT LAND SURVEYING & MAPPING.
 - THE LANDS SHOWN HEREON WERE NOT REVIEWED FOR RIGHTS-OF-WAY, EASEMENTS, OR OTHER SIMILAR MATTERS OF RECORD. ALL EASEMENTS PER RECORD PLAT UNLESS OTHERWISE NOTED.
 - LEGAL DESCRIPTION FURNISHED BY CLIENT.
 - THIS SURVEY DOES NOT PURPORT TO IDENTIFY IMPROVEMENTS BELOW GRADE, IF ANY, EXCEPT AS SPECIFICALLY NOTED HEREON.
 - THERE ARE IMPROVEMENTS UPON THIS PROPERTY THAT ARE NOT SHOWN HEREON AND DO NOT AFFECT THE PURPOSE OF THIS SURVEY.
 - ANGLES SHOWN HEREON ARE BASED ON FIELD MEASUREMENTS WITHIN THE PLAT ENTITLED RIO VISTA ISLES, AS RECORDED IN PLAT BOOK 7, PAGE 47, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
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 - FLOOD ELEVATION INFORMATION:

**RECORD DRAWING
SPECIFIC PURPOSE SURVEY
(LOCATIONS FOR DOCK DESIGN)
SCALE: 1"=10'**

SURVEYOR'S CERTIFICATION:
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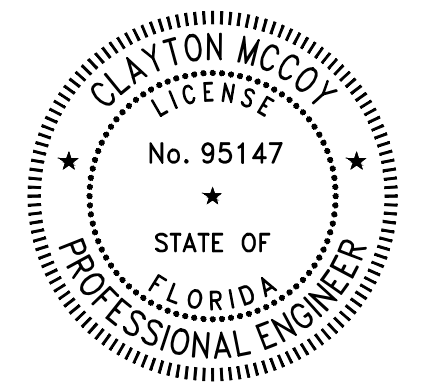
COMMUNITY NO. - 213105 PANEL NO. - 120110557
DATE OF FIRM - 8/18/2014 SUFFIX - H

SHEET NOTES

- CONTRACTOR SHALL VERIFY PROPERTY CORNERS IN THE FIELD.
- CONTRACTOR SHALL INSTALL FLOATING TURBIDITY CURTAINS PRIOR TO THE START OF CONSTRUCTION. CURTAINS SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE AND ALL TURBIDITY PLUMES HAVE FULLY DISSIPATED.
- PILE SPACING SHOWN IS APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY. IF SIGNIFICANT CHANGES IN PILE SPACING ARE REQUIRED, CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD.
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SITE PLAN

DRAWN BY:
CLAYTON MCCOY, PE

CHECKED BY:
ASA HUNT, PE

EOR:
CLAYTON MCCOY, PE

NO.	DESCRIPTION	DATE



CLAYTON MCCOY, PE
PE LICENSE NO 95147
25 W CEDAR ST, SUITE 140
PENSACOLA, FL 32502

SUBJECT PROPERTY:
GARRIN ROSE
701 CORDOVA RD
FORT LAUDERDALE, FL 33316

MAILING ADDRESS:
GARRIN ROSE
701 CORDOVA RD
FORT LAUDERDALE, FL 33316

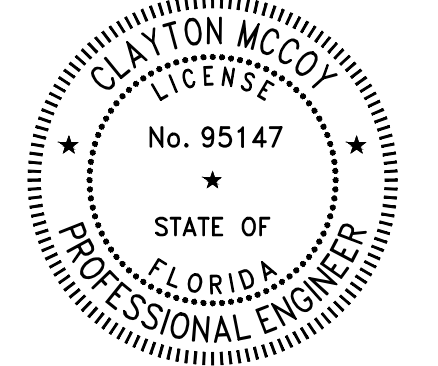
PROJECT NO. FL-2025-277	SHEET S-2
DATE 12/30/2025	
1" = 10' 22x34 1" = 20' 11x17	

SHEET NOTES

- DECKING SHALL BE 2"X6" PRESSURE-TREATED DECK BOARDS OR COMPOSITE DECKING.
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DETAILS

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CHECKED BY:
ASA HUNT, PE

EOR:
CLAYTON MCCOY, PE

NO.	DESCRIPTION	DATE

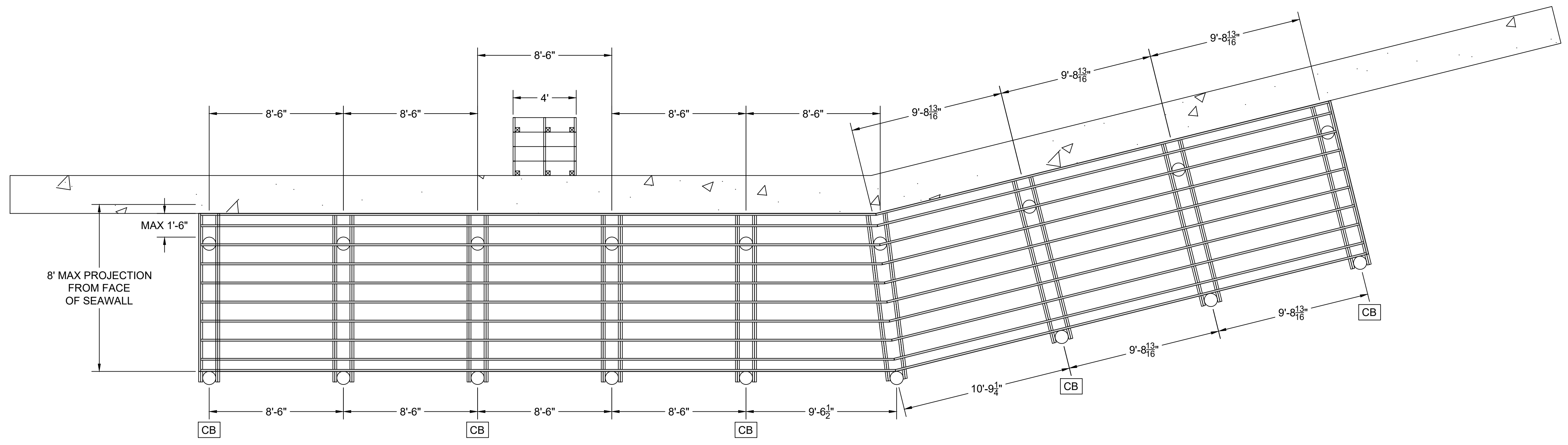


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PE LICENSE NO 95147
25 W CEDAR ST, SUITE 140
PENSACOLA, FL 32502

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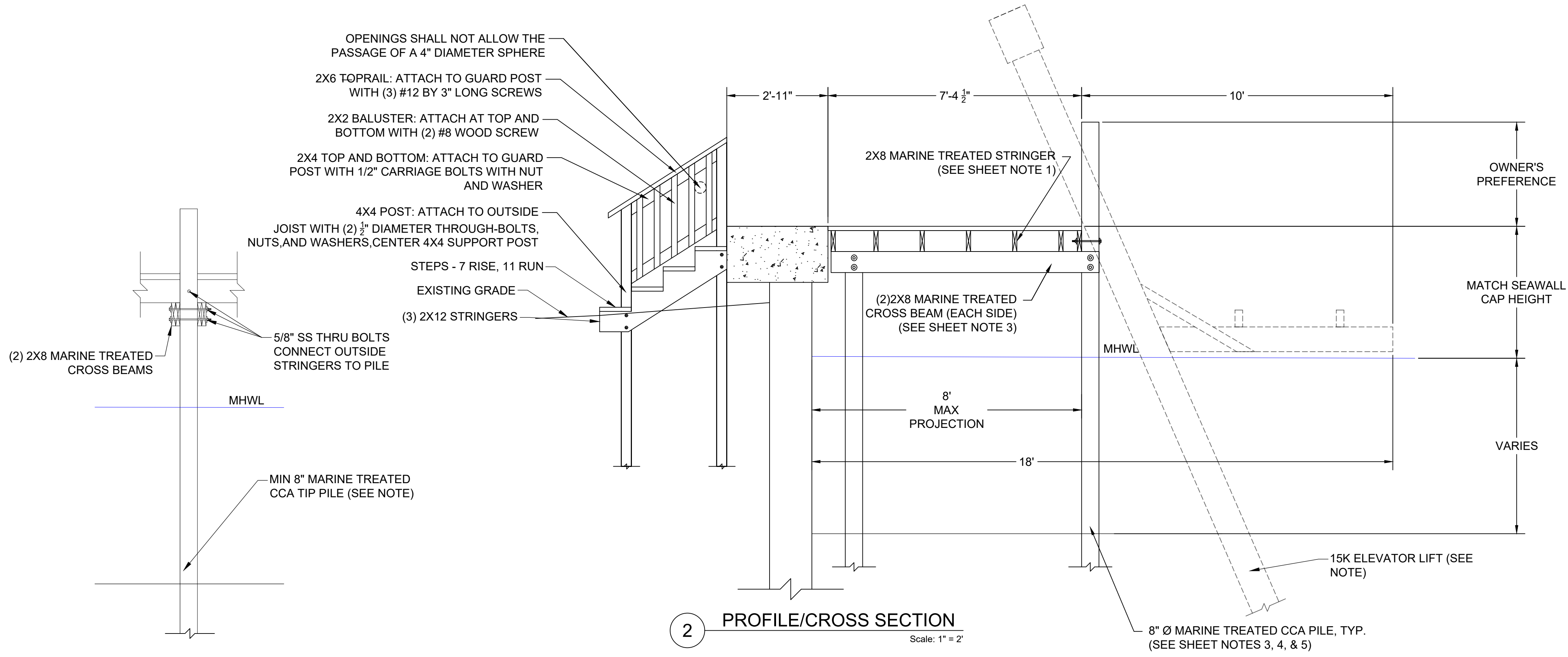
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701 CORDOVA RD
FORT LAUDERDALE, FL 33316

PROJECT NO. FL-2025-277	SHEET S-3
DATE 12/30/2025	
SCALE SEE DRAWING	



1 FRAMING PLAN DETAIL
Scale: 1/4" = 1'

CB CROSS BRACING LOCATION



2 PROFILE/CROSS SECTION
Scale: 1" = 2'

ITEM VII

MEMORANDUM MF NO. 25-21

DATE: December 18, 2026

TO: Marine Advisory Board Members

FROM: Andrew Cuba, Marine Facilities & Parks Manager

RE: September 5th, 2024 MAB Meeting – Application for Dock Permit – Roger & Mary Ann Edwards / 823 SE 2nd Street

Attached for your review is an application from Roger & Mary Ann Edwards / 823 SE 2nd Street.

APPLICATION AND BACKGROUND INFORMATION

The applicant is seeking approval for the usage of a proposed 14.91+/- long x 6'+/- wide marginal wooden dock and access ramp extending a maximum distance of 12.5'+/- from the property line on public property abutting the waterway adjacent to 823 SE 2nd Street. City Code Section 8-144 authorizes the construction and use of docks on public property, and allows for the permit to be issued provided the permit holder agrees to maintain the improvements and seawall.

PROPERTY LOCATION AND ZONING

The property is located within the Beverly Heights RMM-25 Residential Mid-Rise Multi Family/Medium High Density Zoning District. The dock area is directly adjacent to the Himmarshee Canal with direct access to the New River.

ENGINEERING REVIEW REQUIREMENT

As a requirement of City Code Section 8-144, approval of the application is contingent upon all improvements to the property being maintained in accord with City Engineering standards and in full compliance with building and zoning regulations including construction permits required for any future electrical and water feeds to the property.

The granting of this Permit is subject to all of the provisions of City Code Section 8-144 as well as the following terms and conditions, violation of any of which shall be grounds for revocation of the Permit:

1. The permit to use the docks shall expire upon the: (i) abandonment of the use of the dock; or (ii) recordation of the deed of conveyance transferring title to the upland parcel; or (iii) termination, expiration or revocation of the dock permit by the City Commission, whichever (i),(ii), or (iii) shall first occur.
2. Upon expiration of the permit to use the dock, the permit holder shall be obligated to remove the dock and all appurtenances thereto no later than three (3) months after the termination, revocation or expiration of the permit to use the dock.
3. Signage such as "private dock" may be placed on the dock within the dock area, but not upon or within the public swale area.
4. Only vessels owned by the permit holder and registered with the City as part of the dock permit application may be moored at the permitted dock.

5. During the term of the dock permit, the permit holder shall be required to repair, replace, reconstruct or maintain the dock or adjacent seawall or both to meet the requirements of City Code 8-144 (7) and ULDR section 47-19.3 (f.) (4.). The public swale area shall be landscaped in accordance with the established landscape plan for the area in question adopted by the Department of Sustainable Development.
6. All improvements such as docks, seawalls and the like which are placed upon the public dock area or within the dock permit parcel or within the dock area and public swale area by a private person shall be constructed with appropriate permits from all applicable agencies. Maintenance and repairs shall be performed according to City Engineering standards and all applicable regulatory codes.
7. The public swale area shall be kept open at all times as means of reasonable ingress and egress to the public, but the permit holder shall have the right to exclude the public from the dock area.
8. All installed docks must be either (i) floating docks that can adapt to sea level rise over their useful life span; or (ii) fixed docks installed at a minimum height consistent with the requirements of section 47-19.3(f); or (iii) fixed docks the height of which are even with the City's seawall, whichever (ii) or (iii) is the greater.
9. Except as to a tender, there shall be no rafting of vessels from the moored vessel.
10. The permit shall guarantee from the permit holder to the city to indemnify and hold the city harmless for any damage or injury to any person using such facilities.
11. Per 8-144 (6), penetration of the City's seawall to support the dock of attach improvements is prohibited, barring specified considerations.
12. The Applicant has the responsibility to execute and deliver a Declaration of Covenants Running With the Land Respecting A City Issued Dock Permit to the City Attorney's Office no later than ten (10) days prior to the Commission meeting date.
13. The violation of any provisions of Code Section 8-144 or violations of any of the terms or conditions relative to the granting or renewal of a dock permit shall be unlawful and may constitute cause for revocation of the permit.

AC

Attachment

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

Roger A. Edwards & Mary Ann Edwards

**Address: 823 SE 2nd Street,
Fort Lauderdale, FL 33301**

Type of Agreement:

**Dock Permit / Application for Private Usage of
Public Property**

Date:

December 16th, 2025



Breezy Permits, LLC

Marine Construction Consultants

info@breezypermits.com

561-581-0141

Project Site: 823 SE 2nd Street, Fort Lauderdale FL, 33301

Applications for Private Use of Public Property Abutting Waterways

Table of Contents

Application Page 3

Summary Description Page 4

Broward County Property Appraiser & Warranty Deed Pages 5–8

Boundary Survey Pages 9-10

City of Fort Lauderdale GIS Aerial Page 11

Aerial View & Site Photos Pages 12-14

Engineered Plans Pages 15-18

Agency Approvals to Date Pages 19-73

**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: Roger & Mary Ann Edwards

TELEPHONE NO: Cell 954 558 4844 EMAIL: rogervmrg@gmail.com

2. APPLICANT'S ADDRESS (if different than the site address):
Mailing address is 1314 East Las Olas Blvd., Box 501, Fort Lauderdale, FL 33301

3. TYPE OF AGREEMENT AND DESCRIPTION OF REQUEST: Requesting to be able to place a dock directly across the street from my townhome on the Himmarshee canal.

4. SITE ADDRESS: 823 SE 2 STREET. FORT LAUDERDALE, FL 33301

5. ZONING: RMM-25

LEGAL DESCRIPTION AND FOLIO NUMBER: folio 504211-47-0060
Townhouse Unit No. A-6, according and subject to the Declaration of Covenants and Restrictions of Himmarshee Place, recorded December 18, 1981, in O.R. Book 9944, Page 167, Public Records of Broward County, Florida, which said Townhouse Unit is more particularly described as follows: The East 14.91 feet of the West 99.83 feet of Lots 8, 9 and 10, Block 6, BEVERLY HIGHTS, recorded in the Plat Book 1, Page 30, Public Records of Broward county, Florida.

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

1) Warranty Deed, 2) survey (partial), 3) zone map, 4) photo of sample dock

Roger & Mary Ann Edwards Mary Ann Edwards 4/12/21
Applicant's Signature MARY ANN Edwards 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 _____



Breezy Permits, LLC

Marine Construction Consultants

info@breezypermits.com

561-581-0141

Project Site: 823 SE 2nd Street, Fort Lauderdale FL, 33301

Summary Description:

823 SE 2nd Street

Fort Lauderdale, FL 33301

Roger A. Edwards & Mary Ann Edwards

This project is located at 823 SE 2nd Street, Section 11, Township 50 South, Range 42 East, in the City of Fort Lauderdale, Florida. Folio Number: 504211470060, Broward County, Florida.

The project involves the construction of a residential marginal dock and access walkway waterward of the upland shoreline. The dock has been specifically designed and revised to minimize impacts to existing mangroves along the shoreline. As shown on the revised dock plans prepared by Dwight M. Baber, P.E., dated December 2, 2025, the access walkway width is limited to 3 feet in mangrove-adjacent areas to reduce shading and disturbance to mangrove root systems. Additionally, the initial portion of the dock utilizes 12-foot pile spacing, allowing the structure to span over mangrove roots and avoid direct impacts to mangrove trunks and root zones.

The revised design does not include dredging and limits in-water work to pile installation and dock construction as depicted on the approved plans. Pile locations and dock framing have been strategically coordinated to preserve existing mangroves to the maximum extent practicable while maintaining safe and reasonable access to the water.

Dock Permit Request:

1. A dock permit is requested by Roger A. Edwards, the property owner, for private personal use. No terminal platform or vessel mooring is proposed as part of this request.

Note: If approved, the applicant will comply with all applicable construction conditions, agency requirements, and code provisions.

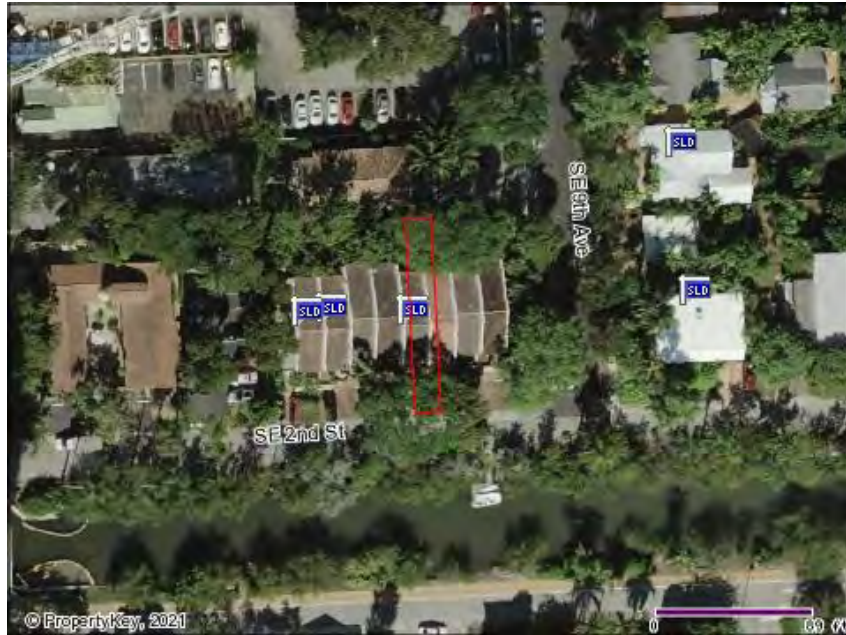
The project has been reviewed and approved by Broward County Public Works and Environmental Services Department, which issued a Mangrove Alteration Permit and Environmental Resource License (ERL No. DF25-1177) on November 20, 2025, along with a Florida Department of Environmental Protection (FDEP) ERP (No. 06-0409292-003), confirming that impacts to mangroves have been minimized and appropriately mitigated.

The project previously received environmental approvals on May 24, 2024, including a U.S. Army Corps of Engineers State Programmatic General Permit (SPGP VI-R1), an FDEP Exemption Verification, and Broward County ERL No. DF23-1352, authorizing installation of a residential dock at the site. The current design further refines the approved layout to reduce mangrove impacts while remaining consistent with the scope and intent of the previously approved work.



PROPERTY INFORMATION

PID # 5042-11-47-0060
Property Type: Residential
Property Address:
 823 SE 2ND ST
 FORT LAUDERDALE, FL 33301-3607
Current Owner:
 ROGER A EDWARDS & ANN MARY
Tax Mailing Address:
 1314 E LAS OLAS BLVD PMB 501
 FORT LAUDERDALE, FL 33301-2334
Use Code: 01 / RESIDENTIAL - SINGLE FAMILY (TOWNHOUSE)
Total Land Area:
 0.0378 acres / 1,645 sf
Land Areas:
 1. Residential - Single Family (01)
Waterfront: No - 23
Subdivision:
 BEVERLY HEIGHTS
Census Tract/Block: 041900 / 2009
Twn: 50E / **Rng:** 42S / **Sec:** 11
Block: / **Lot:**
Latitude: 26.121317
Longitude: -80.134634
Legal Description:
 BEVERLY HEIGHTS 1-30 B E 14.91 OF W
 99.83 OF FOL PARCEL LOTS 8,9 & 10
 BLK 6 AKA: UNIT A-6 HIMMARSHEE
 PLACE TOWNHOUSES



■ Active
 ■ Sold
 ■ Pending
 ■ Withdrawn
 ■ Expired

VALUE INFORMATION

	2016	2017	2018	2019	2020
Building Value:	\$270,030	\$274,410	\$282,370	\$322,180	\$334,920
Ag Value:					
Land Value:	\$65,800	\$65,800	\$65,800	\$65,800	\$65,800
Just Market Value:	\$335,830	\$340,210	\$348,170	\$387,980	\$400,720
Percent Change:	- n/a -	1.3%	2.34%	11.43%	3.28%
Total Assessed Value:	\$229,530	\$234,350	\$239,270	\$387,980	\$255,630
Homestead Exemption:	YES	YES	YES	NO	YES
Total Exemptions:	\$50,000	\$50,000	\$50,000	\$0	\$50,000
Taxable Value:	\$179,530	\$184,350	\$189,270	\$387,980	\$205,630
Total Tax Amount:	\$3,849.18	\$3,825.40	\$3,852.17	\$7,521.51	\$4,525.73



Taxing District(s): 0312
***Non-Ad Valorem Levies:** FT LAUDERDALE STORMWATER TRIP (\$39.55) FT LAUDERDALE STORMWATER CAT I (\$218.71) FT LAUDERDALE FIRE-RESCUE (\$311.00)

SALES INFORMATION

Deed Type: DEED	Price: \$455,000	Qualifiers: Q	
Sale Date: 01/10/2019 Recorded Date: 01/10/2019	Document # 115548481		
Grantor: CROSBY,LORRAINE	Grantee: EDWARDS,ROGER A		
Mortgage Amount: \$368,000	Instrument Date: 09/19/2019	Document # n/a	
Lender: THE MORTGAGE FIRM INC	Borrower: EDWARDS ROGER A		
Mortgage Amount: \$373,150	Instrument Date: 01/03/2019	Document # n/a	
Lender: THE MORTGAGE FIRM INC	Borrower: EDWARDS ROGER A		
Deed Type: Correction Deed	Price: \$0	Qualifiers: U ¹	
Sale Date: 11/21/2017 Recorded Date: 11/21/2017	Document # 114734249		
Grantor: BERTON STEFAN	Grantee: BERTONE LORRAINE		
Mortgage Amount: \$219,000	Instrument Date: 08/13/2018	Document # n/a	
Lender: MAINSTREET COMMUNITY BANK OF FLORIDA	Borrower: CROSBY LORRAINE		
Deed Type: Intrafamily Transfer & Dissolution	Price: \$0	Qualifiers: U ¹	
Sale Date: 11/15/2017 Recorded Date: 11/15/2017	Document # 114721610		
Grantor: BERTONE STEFAN	Grantee: BERTONE LORRAINE		
Deed Type: Quit Claim Deed	Price: \$100	Qualifiers: U ²	
Sale Date: 11/15/2017 Recorded Date:	Document # n/a		
Grantor: Not Available	Grantee: Not Available		
Deed Type: Warranty Deed	Price: \$227,000	Qualifiers: Q ³	
Sale Date: Recorded Date: 04/11/2000	Document # Bk 30409/Pg 901		
Grantor: SHAARON LEE WATTERS	Grantee: BERTONE STEFAN		
Mortgage Amount: \$261,101	Instrument Date: 07/22/2003	Document # 103296786	
Lender: WACHOVIA BANK NA	Borrower: BERTONE STEFAN		
Mortgage Amount: \$40,000	Recording Date: 03/22/2001	Document # Bk 31401/Pg 1311	
Lender: 1ST UNION NATL BK	Borrower: BERTONE STEFAN		
Mortgage Amount: \$212,000	Recording Date: 03/22/2001	Document # Bk 31401/Pg 1294	
Lender: MERS	Borrower: BERTONE STEFAN		
Deed Type: Order Determining Homestead	Price: \$0	Qualifiers:	
Sale Date: 08/04/1999 Recorded Date:	Document # Bk 29927/Pg 958		
Grantor: Not Available	Grantee: Not Available		
Deed Type: -n/a-	Price: \$0	Qualifiers:	
Sale Date: Recorded Date:	Document # Bk 1022/Pg 146		
Grantor: Not Available	Grantee: Not Available		
Vacant/Improved Codes: V=Vacant, I=Improved			
Sale Qualifiers: Q=Qualified, U=Unqualified, O=Other (see note), M=Multiple, P=Partial			
¹ UNQUALIFIED - NOT ARMS LENGTH TRANSACTION , ² NON-MONETARY TRANSACTION , ³ QUALIFIED			

BUILDING INFORMATION

1. SINGLE FAMILY RESIDENCE	Bedrooms: 2 Bathrooms: 2.0	Bldg Area: 1,561 sf Living Area: 1,430 sf	Year Built: 1983 act / 1983 eff Stories: 2.0	Units: 1
Flooring:	Exterior:	CONCRETE BRICK COMPOSITION		Interior: PLASTER
Roof Type:	Fuel:			Garage:
Roof Material: CLAY TILE	Heat:			Pool: No
Feature	Units/Size	Dimensions	Feature	Units/Size Dimensions
1 CAR STRAIGHT CONC DRIVEWAY	2 SF	1 x 2	PAVERS/PATIOS, FLOORS	150 150 x 1
8 INCH C.B. REINFORCED WALL	90 SF	15 x 6		

Prepared by:

David A. Coven, Esq.
 David A. Coven, P.A.
 2856 E. Oakland Park Blvd.
 Fort Lauderdale, FL 33306
 954-565-8410

Return to:

Bob J. Howell, P.A.
 8551 W. Sunrise Blvd., Ste. 207,
 Fort Lauderdale, FL 33322

File Number: 1804034

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 3rd day of January, 2019 between Lorraine Crosby, f/k/a Lorraine Bertone, a single woman, whose post office address is 1518 Teddington Street, Deland, FL 32720, grantor, and Roger A. Edwards and Mary Ann Edwards, husband and wife, whose post office address is 823 SE 2nd Street, Fort Lauderdale, FL 33301, grantee:

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

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

Townhouse Unit No. A-6, according and subject to the Declaration of Covenants and Restrictions of Himmarshee Place, recorded December 18, 1981, in O.R. Book 9944, Page 167, Public Records of Broward County, Florida, which said Townhouse Unit is more particularly described as follows:

The East 14.91 feet of the West 99.83 feet of Lots 8, 9 and 10, Block 6, BEVERLY HEIGHTS, recorded in Plat Book 1, Page 30, Public Records of Broward County, Florida.

Parcel Identification Number: 504211-47-0060

Subject to taxes for 2019 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2018.

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

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: Susan C. Woosley
[Signature]
Witness Name: Susan C. Woosley

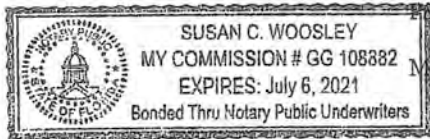
[Signature] (Seal)
Lorraine Crosby f/k/a Lorraine Bertone

State of Florida
County of Volusia

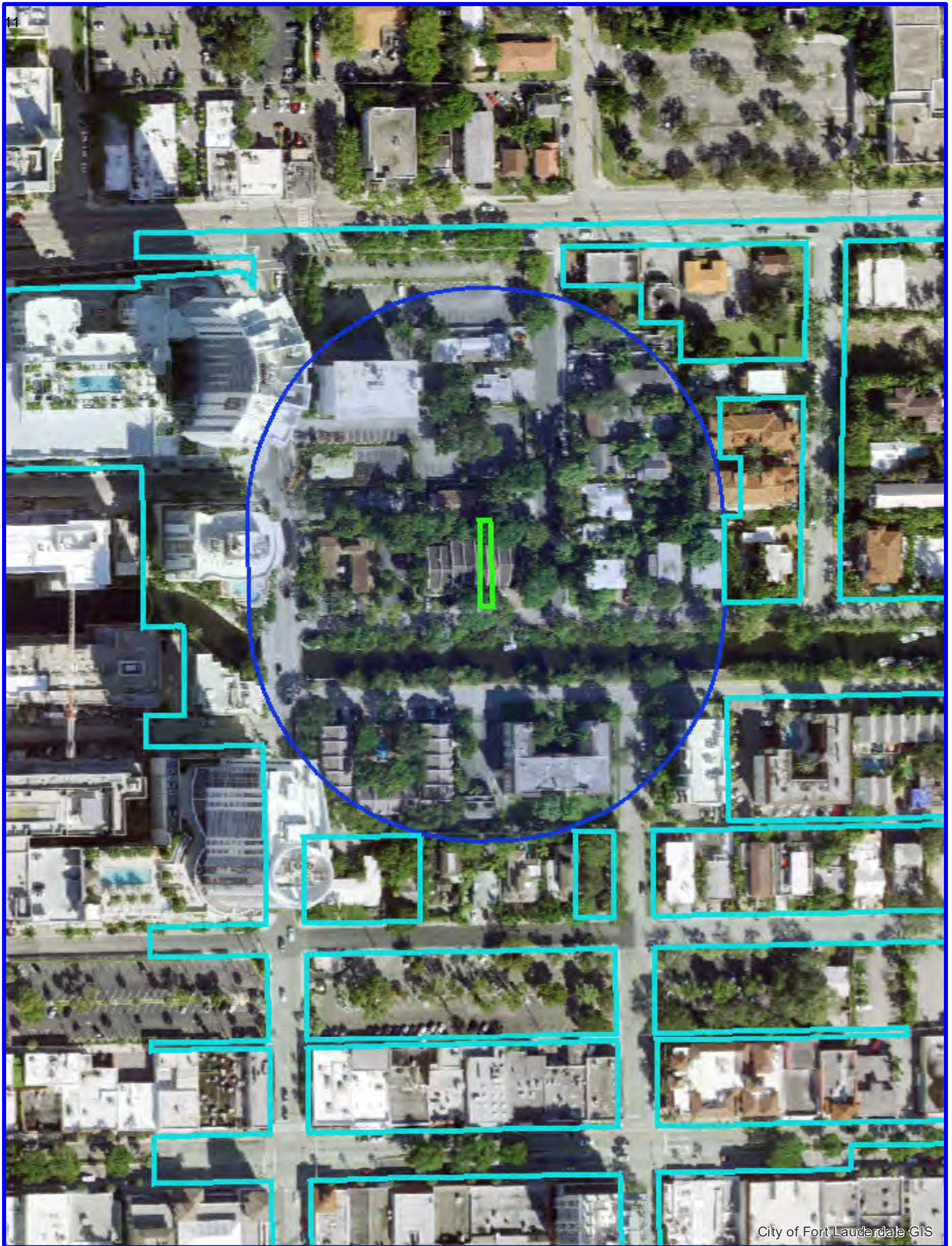
The foregoing instrument was sworn, subscribed, and acknowledged before me this 31st day of Dec, 2018 by Lorraine Crosby f/k/a Lorraine Bertone, who is personally known or has produced a driver's license as identification.

[Notary Seal]

[Signature]
Notary Public



Printed Name: _____
My Commission Expires: _____



City of Fort Lauderdale GIS



CITY OF FORT LAUDERDALE

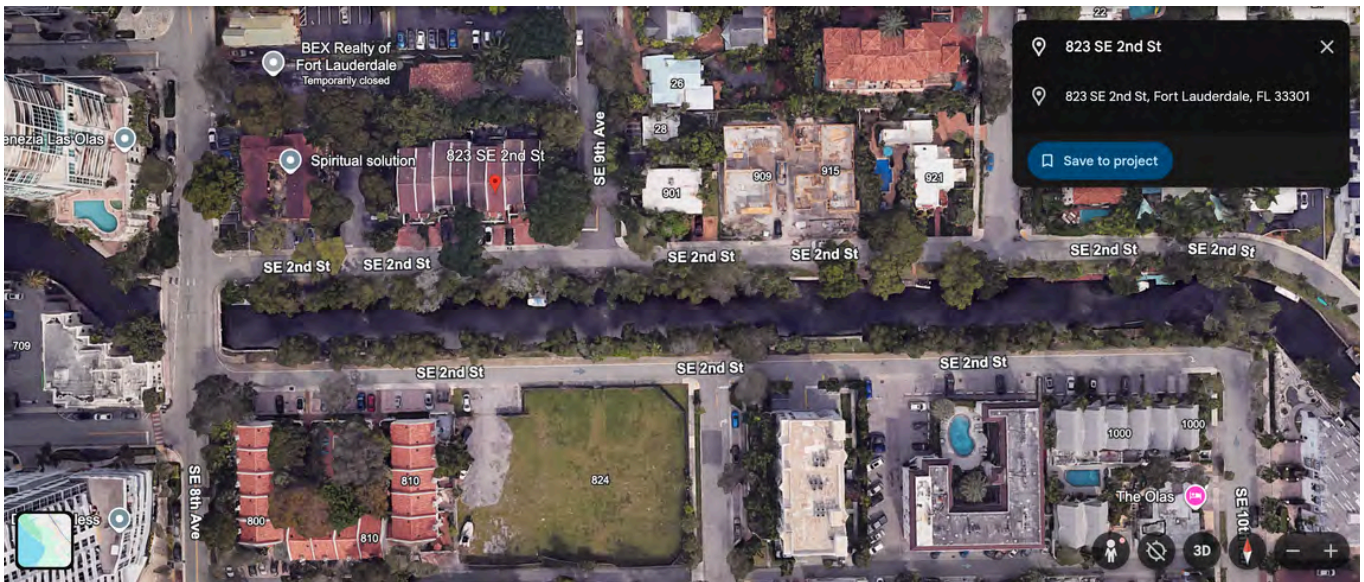
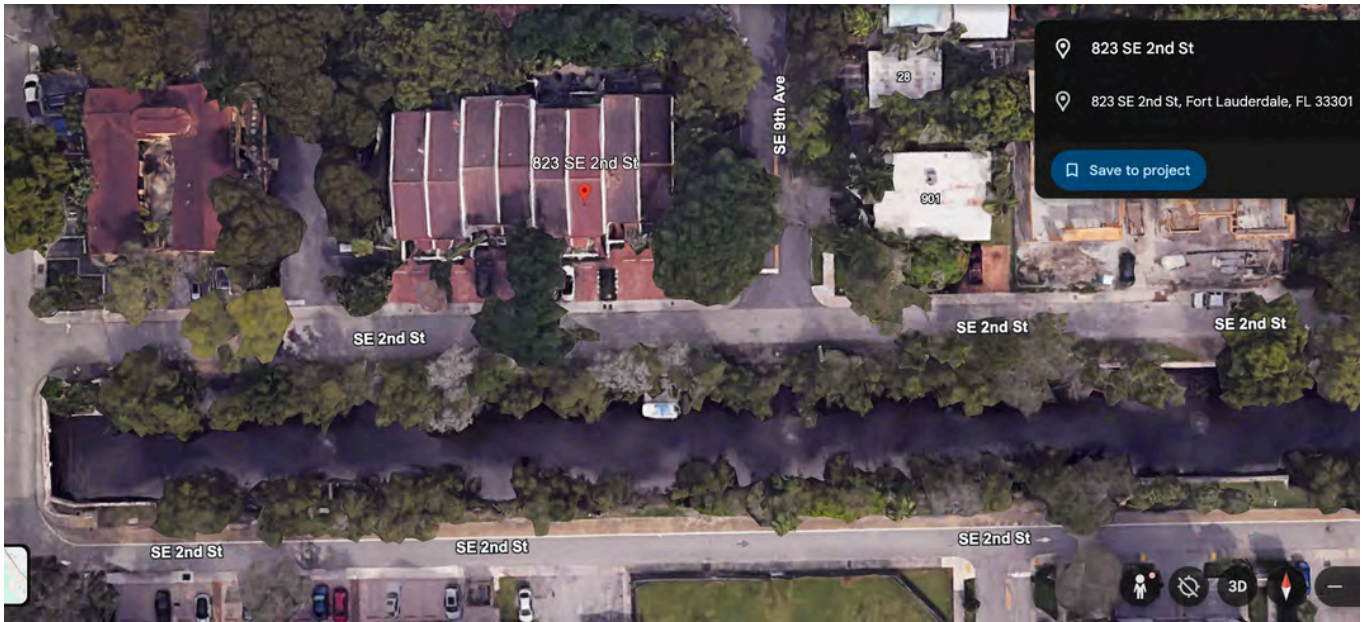
823 SE 2 Street



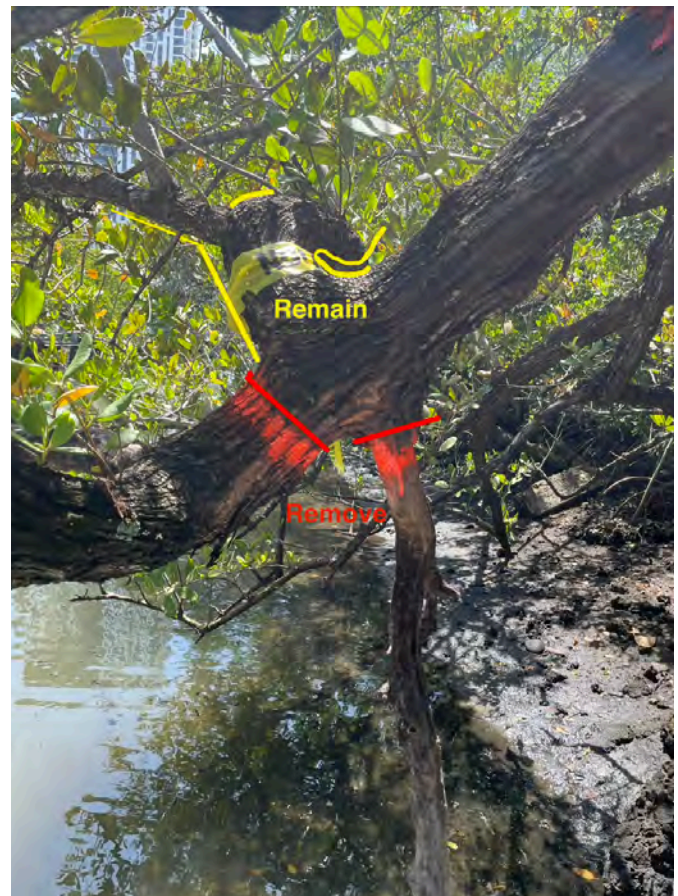
0 90 180 Feet

GIS
Fort Lauderdale

12 Aerial View - 823 SE 2nd Street, Fort Lauderdale FL, 33301



¹³Photos - 823 SE 2nd Street, Fort Lauderdale FL, 33301

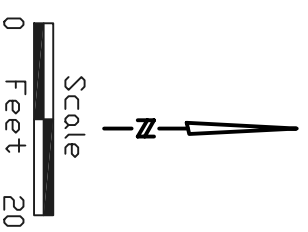
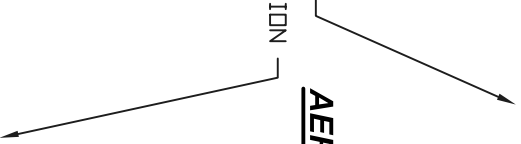


¹⁴Photos - 823 SE 2nd Street, Fort Lauderdale FL, 33301

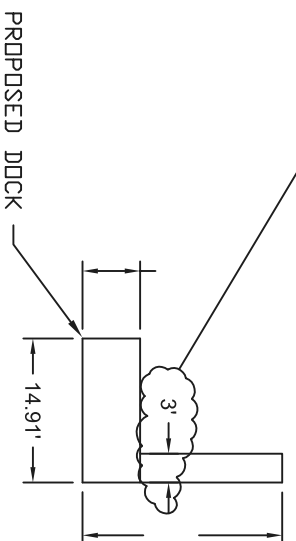


PROJECT SITE
PROJECT LOCATION

AERIAL



REV 2-26-25



PROJECT SCOPE:
1. CONSTRUCT DOCK

SITE PLAN

LOCATION MAP

M C R P R O F E S S I O N A L
E N G I N E E R I N G , I N C .
NO. 52575

STATE OF
FLORIDA
ENGINEER

OF: (561)863-3393

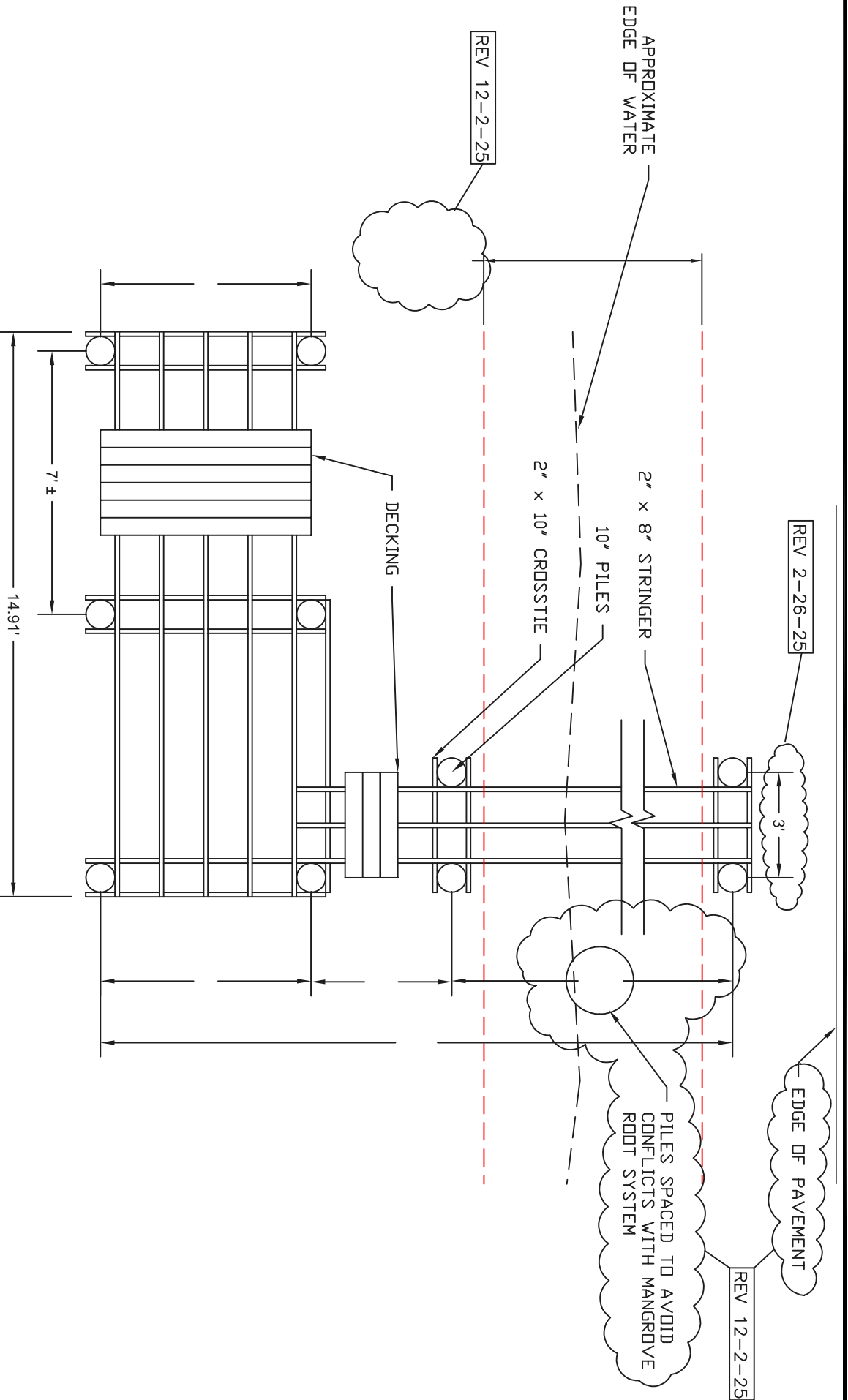
MICHAEL BABER, FL P.E.# 52575

Dwight M Baber
Digitally signed by
Dwight M Baber
Date: 2025.12.02
07:47:12 -0500'

This item has been electronically signed and sealed by Dwight M Baber, PE, using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

DOCK
ROGER EDWARDS
823 SOUTHEAST 2nd STREET
FORT LAUDERDALE, FL

DATE	REVISIONS	SHEET 1 OF 4
4/24/24	INITIAL DRAWINGS COMPLETED	
2/26/25	ACCESS PIER REDUCED TO 3' FROM 4'	



FRAMING PLAN

1/4" = 1'-0"

M C R P R O F E S S I O N A L
E N G I N E E R I N G , I N C .
NO. 52575

STATE OF FLORIDA
REGISTERED PROFESSIONAL ENGINEER

MICHAEL BABER, FL P.E.# 52575

OF: (561)863-3393

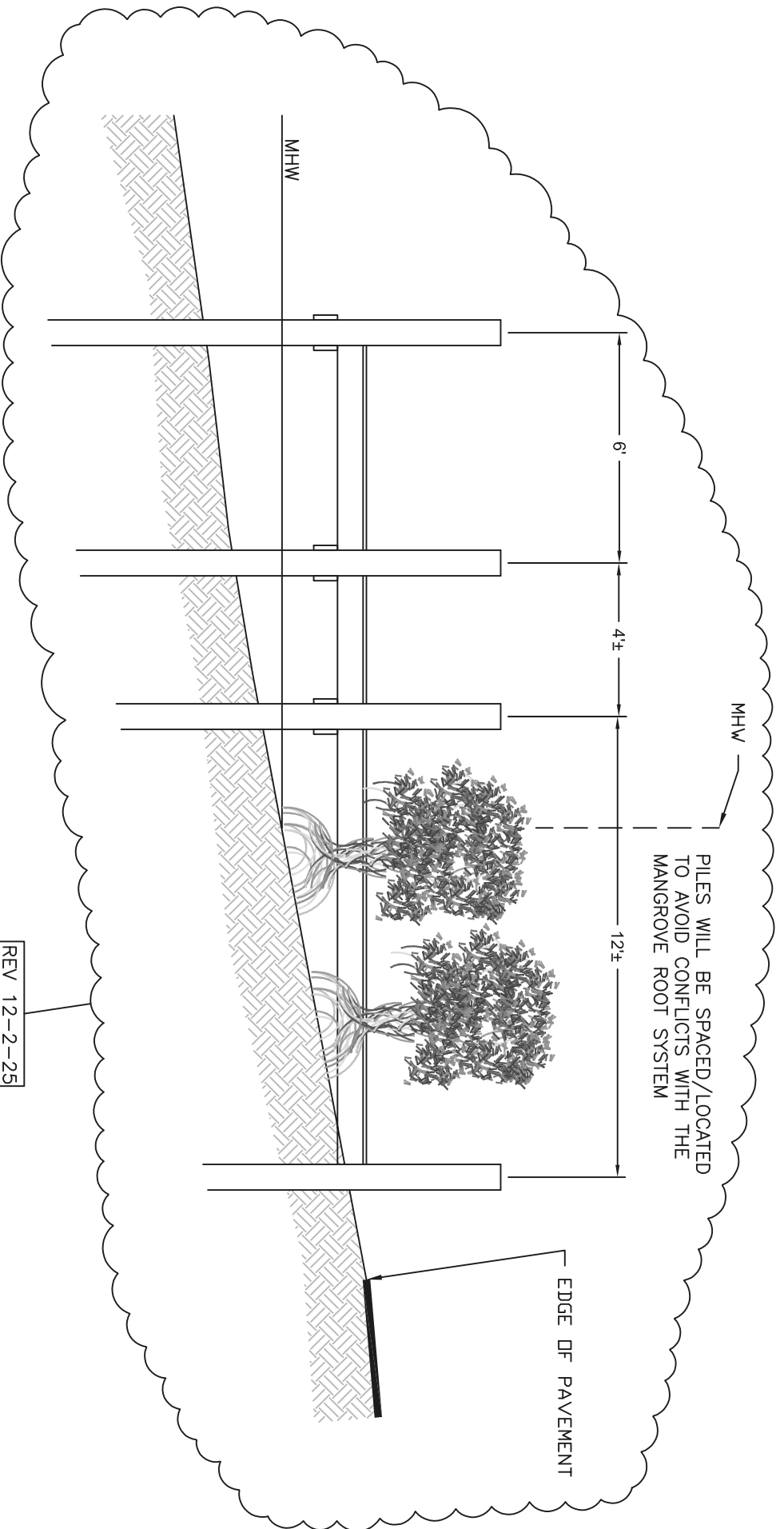
Digitally signed by
Dwight M Baber
Date: 2025.12.02

This item has been electronically signed and sealed by Dwight M Baber, PE, using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

Dock

ROGER EDWARDS
823 SOUTHEAST 2nd STREET
FORT LAUDERDALE, FL

DATE	REVISIONS	SHEET 2 OF 4
4/24/24	INITIAL DRAWINGS COMPLETED	
2/26/25	ACCESS PIER REDUCED TO 3' FROM 4'	
12/2/25	PILE LAYOUT MODIFIED TO AVOID MANGROVES	



PROFILE VIEW
1" = 4'

REV 12-2-25

G H T M
C E N S
B A

MCR PROFESSIONAL ENGINEERING, INC.
NO. 52575

OF: (561)863-3393

STATE OF FLORIDA
ENGINEER

MICHAEL BABER, FL P.E.# 52575

Dwight M Baber
Digitally signed by Dwight M Baber
Date: 2025.12.02 07:47:53 -05'00'

This item has been electronically signed and sealed by Dwight M Baber, PE, using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

DOCK

ROGER EDWARDS
823 SOUTHEAST 2nd STREET
FORT LAUDERDALE, FL

DATE	REVISIONS	SHEET 4 OF 4
4/24/24	INITIAL DRAWINGS COMPLETED	
12/2/25	PILE LAYOUT MODIFIED TO AVOID MANGROVES	



Public Works and Environmental Services Department

ENVIRONMENTAL PERMITTING DIVISION

1 North University Drive, Mailbox 201, Plantation, Florida 33324 • 954-519-1483 • FAX 954-519-1412

November 20, 2025

City of Fort Lauderdale

Attention: Mr. Mark Almy, Superintendent Parks & Recreation

3110 SW 8th Avenue

Fort Lauderdale, FL 33315

Email: malmy@fortlauderdale.gov

Dear Mr. Almy:

This is to notify you of the Public Works and Environmental Services Department's (PWESD) action concerning your applications received May 29, 2025 and September 23, 2025. The applications have been reviewed for a FDEP Mangrove Trim and Alteration Permit and Broward County Environmental Resource License.

Florida Department of Environmental Protection (DEP) Mangrove Permit – Granted

PWESD has the authority to review the project for compliance with Chapter 403.9321 – 403.9333 of the Florida Statutes pursuant to an agreement between PWESD and DEP. The agreement is outlined in a document entitled "Order of Delegation and Operating Agreement Between the Florida Department of Environmental Protection and Broward County Regarding the Regulation of Mangroves". Based on the information submitted, Mangrove Permit No. **06-0409292-003** is hereby issued.

Broward County Environmental Resource License Review – Granted

PWESD has reviewed the project for compliance with Aquatic and Wetland Resource Protection Ordinance Sec. 27-331 through 27-341 of the Broward County Code. Based on the information submitted, Environmental Resource License No. **DF25-1177** is hereby issued.

The above named permittee/licensee is hereby authorized to perform the work per the approved drawings(s), plans, documents and specifications as submitted by the licensee, and made a part hereof. The above referenced approvals will remain in effect subject to the attached FDEP General Conditions, Broward County General Conditions, combined FDEP and Broward County Specific Conditions, and attached exhibits.

Should you wish to object to the Agency action or file a petition, please provide written objections, petitions and/or waivers within ten (10) days from the rendition of the action (refer to the attached "Variance and Administrative Review Procedures", Chapter 27 -10 through 27-14) to Director, EPD, 1 North University Drive Plantation, FL 33324. The "Notice of Rights" addresses the procedures to be followed if you desire a public hearing or review of the Agency's action.

Sincerely,

Linda Sunderland

Linda Sunderland, PWS
Environmental Program Supervisor
Environmental Permitting Division

November 20, 2025

Date

Enclosures:

County Environmental Resource License/State Mangrove Permit
One copy of stamped drawings (4 pages)
Broward County PWESD Variance and Administrative Review Procedures
Standard Manatee Conditions for In-Water Work, 2011, 2 pages
Florida EPPC's 2015 Invasive Plant Species List, 6 pages, can be downloaded
at <http://www.fleppc.org/list/2015FLEPPCLIST-LARGEFORMAT-FINAL.pdf>

CC: City of Fort Lauderdale (Nancy Gassman, Robert Dunckel, Laura Tooley)



Public Works and Environmental Services Department

ENVIRONMENTAL PERMITTING DIVISION

1 North University Drive, Mailbox 201, Plantation, Florida 33324 • 954-519-1483 • FAX 954-619-1412

Permittee/Authorized Entity:

City of Fort Lauderdale
 Attention: Mr. Mark Almy, Superintendent Parks & Recreation
 3110 SW 8th Avenue
 Fort Lauderdale, FL 33315
 Email: malmy@fortlauderdale.gov

Mangrove Alteration Permit

Authorized Agent:

Not Applicable

Compliance Project Manager:

Linda Sunderland, Environmental Program Supervisor
 Phone: (954) 591-1454; Email: LSunderland@Broward.org

Mangrove Permit - Granted

State-owned Submerged Lands Authorization – Not Required
U.S. Army Corps of Engineers Authorization – Not Applicable

State of Florida ERP No.: 06-0409292-003

Broward County ERL No.: DF25-1177

Permit Issuance Date: 11-20-2025

Permit Construction Phase Expiration Date: 11-20-2030

STATE MANGROVE ALTERATION PERMIT and COUNTY ENVIRONMENTAL RESOURCE LICENSE

REGULATORY AUTHORITY

This combined permit/license is issued under the authority of Part IV or Chapter 373, F.S., and Title 62, Florida Administrative Code (F.A.C). The activity is not exempt to operating agreements executed among the Department of Environmental Protection, Broward County, and the South Florida Water Management District, as outlined in a document entitled "Delegation Agreement Among the Florida Department of Environmental Protection, the South Florida Water Management District, and Broward County," the Public Works and Environmental Services Department is responsible for reviewing and taking final agency action on this activity.

This project has also been reviewed in accordance with the provisions of Chapter 27, Article XI Sec. 27-331 through 27-341 of the Broward County Code.

DESCRIPTION OF WORK

The permittee is authorized to remove multiple saplings and three large trunks of existing white mangroves (cutting no lower than base or main trunk of the tree) from approximately 16 feet of shoreline adjacent to a townhouse within the Himmarshee Canal. Authorized alteration activities are depicted on the attached exhibits. Mangrove trimming along the waterway is proposed to accommodate a dock / walkway from an adjacent homeowner.

To offset unavoidable impacts that will occur from these authorized activities and to satisfy public interest requirements, the permittee has planted 50 red mangroves at Coontie Hatchee Park (planted September 13, 2025). The mitigation required for this project was determined to be four mangroves, therefore, this mitigation more than offsets what is required.

The project described above may be conducted only in accordance with the terms, conditions and attachments contained in this permit. The issuance of this permit does not infer, nor guarantee, nor imply that future permits or modifications will be granted by the Department.

LOCATION OF WORK

This project is located along the City Property adjacent to 823 SE 2ND ST, in the City of Fort Lauderdale, Florida. Folio Number: 504211470060. Mitigation is located at Coontie Hatchee Park, located at 1116 SE 15th Ave, in the City of Fort Lauderdale, Florida. Folio Number: 504209010177.

Construction shall be in accordance with the ERL application received on May 29, 2025, the ERP application received on September 23, 2025, all additional information submitted, plans stamped by the Department on (attached) and with all General and Specific Conditions of this license.

AUTHORIZATIONS

State-owned Submerged Lands Authorization

As staff to the Board of Trustees, the Department has reviewed the activity described below, and has determined the activity is exempt from the requirements of Chapter 253, Florida Statutes (F.S.).

Federal Authorization

A copy of this permit has been sent to the U.S. Army Corps of Engineers (USACE). The USACE may require a separate permit. Failure to obtain any required federal permits prior to construction could subject you to enforcement action by that agency.

Water Quality Certification

This permit constitutes certification of compliance with state water quality standards under Section 401 of the Clean Water Act, 33 U.S.C. 1341.

Permittee/Licensee: City of Fort Lauderdale

Permit No.: 06-0409292-003

ERL No.: DF25-1177

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Other Authorizations

You are advised that authorizations or permits for this project may be required by other federal, state or local entities including but not limited to local governments and homeowner's associations. This permit does not relieve you from the requirements to obtain all other required permits or authorizations.

In addition, you are advised that your project may require additional authorizations or permits from the municipality/county in which the project is located. Please be sure to contact the local county building and environmental department to obtain these required authorizations.

PERMIT

The activities described herein must be conducted in accordance with:

- **The Specific Conditions**
- **The limits, conditions and locations of work shown in the attached drawings**
- **The term limits of this authorization**

You are advised to read and understand these conditions and drawings prior to commencing the authorized activities, and to ensure the work is conducted in conformance with all the terms, conditions, and drawings. If you are utilizing a contractor, the contractor also should read and understand these conditions and drawings prior to commencing the authorized activities. Failure to comply with these conditions, including any mitigation requirements, shall constitute grounds for revocation of the Permit and appropriate enforcement action by the Department.

Operation of the facility is not authorized except when determined to be in conformance with all applicable rules and this permit, as specifically described above.

STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION SPECIFIC CONDITIONS

PRIOR TO CONSTRUCTION

- (1) If the attached permit drawings conflict with the specific conditions, then the specific conditions shall prevail.
- (2) The work authorized by this permit shall not be conducted on any property, other than that owned by the permittee, without the prior written approval of that property owner.
- (3) In the event the permittee files for bankruptcy prior to completion of work permitted and required by this permit, the permittee must notify the Department within 30 days of filing. The notification shall identify the bankruptcy court and case number and shall include a copy of the bankruptcy petition.
- (4) The permittee shall notify the Department in writing within 14 days of change in agents designated in the approved permit application. Mangroves will be cut no lower than the base or main trunk of the tree.
- (5) After selection of the contractor to perform the authorized activities and prior to the initiation of any work authorized by this permit, the permittee (or authorized agent) and the contractor shall attend a pre-construction conference with a representative of the County; Please contact the aquatic and wetland group at AWRLicense@Broward.org or at (954)519-1454.

SPECIFIC CONDITIONS - PRE-ALTERATION

- (6) There shall be no storage or stockpiling of tools, materials (i.e., lumber, pilings, debris.) within wetlands, along the shoreline or elsewhere within waters of the state unless specifically approved in the permit. All material and

vegetative debris shall be removed to a self-contained upland disposal area with no stockpiling or debris within wetland areas.

BROWARD COUNTY PWESD GENERAL CONDITIONS:

(1) The terms, conditions, requirements, limitations and restrictions set forth herein are accepted by the licensee and enforceable by PWESD pursuant to this chapter. PWESD 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 PWESD.

(3) In the event the licensee is temporarily unable to comply with any of the conditions of the license, the licensee shall notify PWESD within twelve (12) hours. Within five (5) working days of the event, the licensee shall submit a written report to PWESD 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.

(4) 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.

(5) This license must be available for inspection on the licensee's premises during the entire life of the license.

(6) 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 PWESD, may be used by PWESD as evidence in any enforcement proceeding arising under Chapter 27, except where such use is prohibited by § 403.111, F.S.

(7) The licensee agrees to comply with Chapter 27, as amended.

(8) 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.

(9) The licensee, by acceptance of this license, specifically agrees to allow access to the licensed source at reasonable times by PWESD personnel for the purposes of inspection and testing to determine compliance with this license and this Chapter 27.

(10) This license does not constitute a waiver or approval of any other license that may be required for other aspects of the total project.

(11) 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.

(12) In addition to the general conditions set forth above, each license issued by PWESD shall contain specific conditions determined by site conditions and requirements pursuant to the regulations as determined by the director of PWESD. The licensee agrees that specific conditions are enforceable by PWESD for any violation thereof.

(13) Enforcement of the terms and provisions of this license shall be at the reasonable discretion of PWESD, and

Permittee/Licensee: City of Fort Lauderdale

Permit No.: 06-0409292-003

ERL No.: DF25-1177

Page 4 of 9

any forbearance on behalf of PWESD 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 PWESD's rights hereunder.

BROWARD COUNTY PWESD SPECIFIC CONDITIONS:

A. STANDARD CONDITIONS

- (1) **Notify the Development and Environmental Regulation Division in writing (Fax: 954/519-1412, or email) a minimum of 48 hours prior to project commencement and a maximum of 48 hours after project completion.** The notification shall include the name of the contractor authorized to perform the licensed activities. Failure to comply with this condition will result in enforcement action.
- (2) Any project caused environmental problem(s) shall be reported immediately to the Resilient Environment Department 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 in accordance with current regulations at an upland location (not including surface waters and wetlands).
- (4) 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.

B. CONSTRUCTION CONDITIONS

- (1) No dredging is authorized by this license.
- (2) If the approved license drawings and/or license attachments/plans conflict with the specific conditions, then the specific conditions shall prevail.
- (3) Demolition and construction related debris must be disposed of at an approved upland location and may not be left in the waterway.
- (4) This license does not eliminate the necessity to obtain any required federal, state, local or special district authorizations prior to the start of any activity approved by this license.

C. MANGROVE CONDITIONS

- (1) Mangrove alteration is limited to activities detailed in the first exhibit.
- (2) Mangrove trimming along the waterway is necessary to accommodate a dock from the adjacent condominium owner. All mangrove activities shall be accomplished by a certified professional mangrove trimmer and in accordance with the Mangrove Trimming and Preservation Act (Sections 403.9321 – 403.9333 Florida Statutes).
- (3) Initial mangrove alteration may be performed after issuance of this permit (and subject to all conditions and requirements of this permit). Mangroves may subsequently be maintained at the permitted configurations on an annual basis until the expiration date of this permit.
- (4) Mangroves shall be cut using handheld equipment in a manner that will minimize impacts to the existing wetland vegetation and will not cause rutting of the soils. Heavy equipment and vehicles shall not operate within Department

jurisdictional wetlands or surface waters.

D. STANDARD MANATEE CONDITIONS FOR IN-WATER WORK

- (1) 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 licensee 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.
- (2) 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.
- (3) 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.
- (4) 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 shut down 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.
- (5) Any collision with or injury to a manatee shall be reported immediately to the Florida Fish and Wildlife Conservation Commission (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
- (6) Temporary signs concerning manatees shall be posted prior to and during all in-water project activities. All signs are to be removed by the licensee upon completion of the project. Temporary signs that have already been approved for this use by the FWC must be used. One sign which reads Caution: Boaters must be posted. A second sign measuring at least 8 ½" 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. These signs can be viewed at MyFWC.com/manatee. Questions concerning these signs can be sent to the email address listed above.

E. STANDARD SEA TURTLE AND SMALLTOOTH SAWFISH CONSTRUCTION CONDITIONS

- (1) 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.
- (2) 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.
- (3) 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.

(4) 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.

(5) 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.

(6) 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.

(7) Any special construction conditions, required of your specific project, outside these general conditions, if applicable, will be addressed in the primary consultation.

F. COMPENSATORY MITIGATION CONDITIONS (ON-SITE)

(1) Restoration and mitigation must result in at least 80 percent survival of the planted mangroves 1 year after planting. If the survival requirement is not met, additional mangroves must be planted and maintained until 80 percent survival is achieved 1 year after the last mangrove planting.

(2) The mangrove mitigation area shall be monitored annually for a period of five years. Annual reports shall be sent to awrlicense@broward.org detailing the health of the mangrove area, required maintenance, and photos of the area.

(3) Should the Department determine that the Areas are not achieving the listed criteria during some portion of the monitoring period, the licensee shall determine the reasons for failure and prepare plans that demonstrate clearly how the problem(s) will be corrected and submit such plans immediately to the Department for approval. Those plans shall be implemented within 30 days from the Departments written approval.

G. A COPY OF THIS LICENSE SHALL BE KEPT ON SITE DURING ALL PHASES OF LICENSED CONSTRUCTION.

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 further 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 Rule 28-106.201, 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 email address, any facsimile number, and telephone number of the petitioner; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address

Permittee/Licensee: City of Fort Lauderdale

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for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests are or 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. 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 must be filed within 21 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 21 days of publication of the notice or within 21 days of receipt of the written notice, whichever occurs first. Under Section 120.60(3), F.S., however, any person who has asked the Department for notice of agency action may file a petition within 21 days of receipt of such notice, regardless of the date of publication. 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.

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, before the applicable 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 Rules 9.110 and 9.190, Florida Rules of Appellate Procedure,

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with the Clerk of the Department in the Office of General Counsel, 3900 Commonwealth Boulevard, M.S. 35, 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 of Appeal must be filed within 30 days from the date this action is filed with the Clerk of the Department.

Executed in Plantation, Florida.

BROWARD COUNTY PUBLIC WORKS AND ENVIRONMENTAL SERVICES DEPARTMENT as delegated by the STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

Linda Sunderland

November 20, 2025

Linda Sunderland
Environmental Program Supervisor
Environmental Engineering and Permitting Division

Date

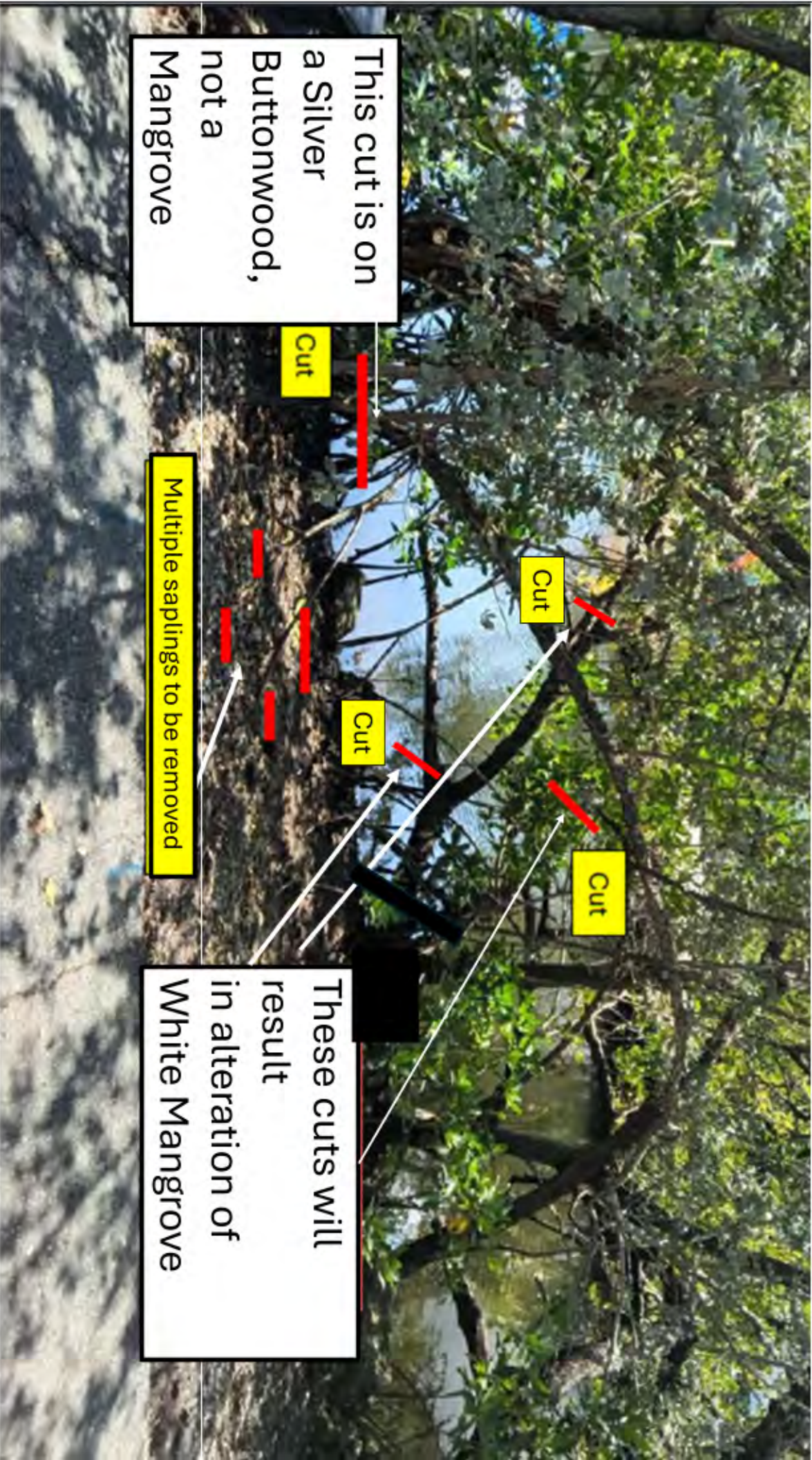
CERTIFICATE OF SERVICE

The undersigned duly designated deputy clerk hereby certifies that this determination, including all copies were sent on the filing date below to the above listed persons.

FILING AND ACKNOWLEDGMENT

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

Michelle Decker November 20, 2025
Clerk Date



This cut is on a Silver Buttonwood, not a Mangrove

Cut

Cut

Cut

Cut

Multiple saplings to be removed

These cuts will result in alteration of White Mangrove

Mitigation Mangroves

50 red mangroves were planted at Coontie Hatchee Park (1116 SW 15 Ave) on September 13, 2025. The red mangroves will be monitored and an annual report will be provided on the overall condition of the mangrove's health as well as account for any maintenance.



Photo 1 – Aerial View of Red Mangrove Planting Area at Coontie Hatchee Park (1116 SW 15th Ave, Fort Lauderdale). The circled area behind the breakwater is the location of the mitigation mangroves for the remove of saplings and trimming of a white mangrove at 823 SE 2nd Street, Fort Lauderdale.



Photo 2 –Red Mangrove Planting Area Behind the Breakwater at Coontie Hatchee Park (1116 SW 15th Ave, Fort Lauderdale). The photo is taken from the shoreline looking SSE toward Davie Blvd. The circled area show the location of the planted mangroves.



Photo 3 –Red Mangrove Planting Area on the Southern Shore of Coontie Hatchee Park (1116 SW 15th Ave, Fort Lauderdale).



Photo 4 –Red Mangrove Planting Area on the Northern Shore of Coontie Hatchee Park (1116 SW 15th Ave, Fort Lauderdale).



Photo 5 –Red Mangrove Protection Signage at Coontie Hatchee Park (1116 SW 15th Ave, Fort Lauderdale).



Photo 6 –Red Mangrove being planted at at Coontie Hatchee Park (1116 SW 15th Ave, Fort Lauderdale) on September 13, 2025.

Sec. 27-14. Administrative review of PWESD 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 PWESD 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 PWESD 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 PWESD 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 PWESD 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 PWESD 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 PWESD 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.

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



Resilient Environment Department

ENVIRONMENTAL PERMITTING DIVISION

1 North University Drive, Mailbox 201, Plantation, Florida 33324 • 954-519-1483 • FAX 954-519-1412

May 24, 2024

Roger Edwards
823 SE 2nd Street
Fort Lauderdale, Florida 33301
E-mail: rogervmrg@gmail.com

Dear Mr. Edwards:

This is to notify you of the Resilient Environment Department's (RED) action concerning your applications received December 4, 2023. The applications have been reviewed for a ACOE State Programmatic General Permit VI-R1, a FDEP Exemption Verification and Broward County Environmental Resource License.

U.S. Army Corps of Engineers (ACOE) State Programmatic General Permit VI-R1 (SPGP) – Granted

RED has the authority to review the application for compliance with the requirements to receive an ACOE SPGP VI-R1 pursuant to an agreement entitled "Coordination Agreement between the U.S. Army Corps of Engineers (Jacksonville District) and Broward County Environmental Protection and Growth Management Department – State Programmatic Permit" Based on the information submitted, a SPGP VI-R1 is hereby issued for this project.

Florida Department of Environmental Protection (DEP) Exemption Verification – Granted

RED has the authority to review the project for compliance with Rule 62-330 and Chapter 373 of the Florida Administrative Code pursuant to an agreement between RED, DEP, and the South Florida Water Management District. The agreement is outlined in a document entitled "Delegation Agreement among the Florida Department of Environmental Protection, the South Florida Water Management District, and Broward County". Based on the information submitted, Exemption Verification No. **06-0449176-001** is hereby issued.

Broward County Environmental Resource License Review – Granted

RED has reviewed the project for compliance with Aquatic and Wetland Resource Protection Ordinance Sec. 27-331 through 27-341 of the Broward County Code. Based on the information submitted, Environmental Resource License No. **DF23-1352** is hereby issued.

The above named permittee/licensee is hereby authorized to perform the work per the approved drawings(s), plans, documents and specifications as submitted by the licensee, and made a part hereof. The above referenced approvals will remain in effect subject to the attached FDEP General Conditions, Broward County General Conditions, combined FDEP and Broward County Specific Conditions, and attached exhibits.

Should you wish to object to the Agency action or file a petition, please provide written objections, petitions and/or waivers within ten (10) days from the rendition of the action (refer to the attached “Variance and Administrative Review Procedures”, Chapter 27 -10 through 27-14) to Director, EPD, 1 North University Drive Plantation, FL 33324. The “Notice of Rights” addresses the procedures to be followed if you desire a public hearing or review of the Agency’s action.

Sincerely,

Linda Sunderland

Linda Sunderland, PWS
Environmental Program Supervisor
Environmental Permitting Division

May 23, 2024

Date

Enclosures:

County Environmental Resource License/State EE
Attachment A - Specific Exemption Rule
One copy of stamped drawings (3 pages)
Broward County RED Variance and Administrative Review Procedures
SPGP Special Conditions
SPGP General Conditions
Standard Manatee Conditions for In-Water Work, 2011, 2 pages
SPGP Commencement, Statement of Compliance and Transfer forms



Resilient Environment Department

ENVIRONMENTAL PERMITTING DIVISION

1 North University Drive, Mailbox 201, Plantation, Florida 33324 • 954-519-1483 • FAX 954-519-1412

**ARMY CORPS OF ENGINEERS – SPGP VI-R1
 FLORIDA STATE ENVIRONMENTAL RESOURCE PROGRAM
 EXEMPTION VERIFICATION and
 BROWARD COUNTY ENVIRONMENTAL RESOURCE LICENSE**

PERMITTEE/LICENSEE:

Roger Edwards
 823 SE 2nd Street
 Fort Lauderdale, Florida 33301

FDEP Permit No.: 06-0449176-001
 RED License No.: DF23-1352
 Date of Issue: 05/24/24
 Expiration Date of ERP: 05/24/29
 Expiration Date of ERL: 05/24/26
 Project: Dock Installation

This exemption verification and license is issued under the authority of Part IV of Chapter 373, F.S., and Title 62, Florida Administrative Code (F.A.C.). The activity is not exempt to operating agreements executed among the Department of Environmental Protection, Broward County, and the South Florida Water Management District, as outlined in a document entitled “Delegation Agreement Among the Florida Department of Environmental Protection, the South Florida Water Management District, and Broward County,” the Resilient Environment Department is responsible for reviewing and taking final agency action on this activity.

This project has also been reviewed in accordance with the provisions of Chapter 27, Article XI Sec. 27-331 through 27-341 of the Broward County Code. This license is issued under the provision of Chapter 27 of the Broward County Code of Ordinances also cited as Broward County Natural Resource Protection Code hereinafter called the Code. The above-named application hereinafter called the licensee, is hereby authorized to perform the work or operate the facility shown on the approved drawing(s), plans, documents, and specifications as submitted by applicant, and made a part hereof and specifically described as follows.

DESCRIPTION OF WORK

This project involves the construction of a 14.91’ long by 6’ wide marginal wooden dock with a 4’ long by 6’ wide wooden access ramp. Total width of the over water structures will be 12’ as measured from the mean high waterline to the waterward edge of the proposed 12-inch dock pilings, and the total area of all over water structures shall not exceed 178.92 square feet. This project also involves the removal of existing mangrove seedlings from the footprint of the proposed dock. Mangrove impacts are exempt from mitigation requirement under the Mangrove Trimming and Preservation Act, Fla. Stat. § 403.9328 (5) (1996). This license does not authorize dredging.

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.

LOCATION OF WORK

This project is located at 823 SE 2nd Street, Fort Lauderdale. Folio Number: 474331280010.

Construction shall be in accordance with the ERL application received on 12/04/23, the ERP application received on 12/04/23, all additional information submitted, plans stamped by the Department (attached) and with all General and Specific Conditions of this license.

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. State water quality certification is waived for activities that are exempt under rule 62-330.051, F.A.C.

1. Regulatory Review – Verified

Based on the information submitted, the Department has verified that the activity as proposed is exempt under Chapter 62-330.051(5)(b), 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 – Not required

The activity does not appear to be located on sovereign submerged lands and does not require further authorization under chapter 253 of the Florida Statutes, or chapters 18-20 or 18-21 of the Florida Administrative Code.

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 Corps. Please note that the Federal authorization expires on July 27, 2026. However, your authorization may remain in effect for up to one additional year, if provisions of Special Condition 19 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 at <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 Broward County Environmental Protection and Growth Management Department, 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.

RED/EPGMD GENERAL CONDITIONS:

- (1) The terms, conditions, requirements, limitations and restrictions set forth herein are accepted by the licensee and enforceable by EPGMD pursuant to this chapter. EPGMD 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 EPGMD.
- (3) In the event the licensee is temporarily unable to comply with any of the conditions of the license, the licensee shall notify EPGMD within twelve (12) hours. Within five (5) working days of the event, the licensee shall submit a written report to EPGMD 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.
- (4) 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.
- (5) This license must be available for inspection on the licensee's premises during the entire life of the license.
- (6) 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 EPGMD, may be used by EPGMD as evidence in any enforcement proceeding arising under Chapter 27, except where such use is prohibited by § 403.111, F.S.
- (7) The licensee agrees to comply with Chapter 27, as amended.
- (8) Any new owner of a licensed facility shall apply by letter for a transfer of license within thirty 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.
- (9) The licensee, by acceptance of this license, specifically agrees to allow access to the licensed source at reasonable times by EPGMD personnel for the purposes of inspection and testing to determine compliance with this license and this Chapter 27.
- (10) This license does not constitute a waiver or approval of any other license that may be required for other aspects of the total project.
- (11) 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.
- (12) In addition to the general conditions set forth above, each license issued by EPGMD shall contain specific conditions determined by site conditions and requirements pursuant to the regulations as determined by the director of EPGMD. The licensee agrees that specific conditions are enforceable by EPGMD for any violation thereof.

(13) Enforcement of the terms and provisions of this license shall be at the reasonable discretion of EPGMD, and any forbearance on behalf of EPGMD 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 EPGMD's rights hereunder.

RED SPECIFIC CONDITIONS:

A. STANDARD CONDITIONS

(1) **Notify the Department in writing a minimum of 48 hours prior to project commencement and a maximum of 48 hours after project completion.** Commencement notification should include such information as the intended start date, estimated duration of construction, and the name and contact information of the firm contracted to do the work. **Failure to comply with this condition will result in enforcement action.**

(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 at an upland location.

(4) 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.**

(5) 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.**

(6) 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) FAC].

B. CONSTRUCTION CONDITIONS

(1) The new dock and associated ramp shall have a maximum over-water width of 12.0 feet for a total over-water area of 178.92 square feet, as measured from the wet face of the existing seawall panel to the waterward edge of the proposed decking and shall otherwise be constructed as shown on the attached drawings.

(2) No dredging is authorized by this license.

(3) As-built drawings by a Professional Engineer registered in the State of Florida and/or the final inspection from the City of Fort Lauderdale demonstrating that the project is in substantial compliance with the licensed plans shall be submitted to the Department within thirty (30) days from completion of the project. **Failure to construct the project as authorized may result in enforcement action.**

(4) If the approved license drawings and/or license attachments/plans conflict with the specific conditions, then the specific conditions shall prevail.

(5) This license does not eliminate the necessity to obtain any required federal, state, local or special district authorizations prior to the start of any activity approved by this license.

C. MANGROVE CONDITIONS

(1) Removal of existing mangrove seedlings from the footprint of the proposed dock are authorized by this license. Mangrove impacts are exempt from mitigation requirement under the Mangrove Trimming and Preservation Act, Fla. Stat. § 403.9328 (5) (1996).

(2) Any adjacent mangroves shall be protected from construction activities.

(3) Mangroves shall be cut using handheld equipment in a manner that will minimize impacts to the existing wetland vegetation and will not cause rutting of the soils.

(4) Initial mangrove alteration may be performed after issuance of this permit (and subject to all conditions and requirements of this permit). Mangroves may subsequently be maintained at the permitted configurations on an annual basis until the expiration date of this permit.

D. TURBIDITY CONDITIONS

(1) All watercraft associated with the proposed work and/or use of the permitted structure shall only operate within waters of sufficient depth so as to preclude bottom scouring or prop dredging.

(2) The contractor shall be responsible to have functional turbidity monitoring equipment on site during all construction activities and shall be responsible for training construction personnel in its calibration, operation, and related license requirements.

(3) If a visible turbidity plume is observed leaving the site at any time, the licensee shall:

(a) Immediately cease all work contributing to the water quality violation. Operations may not resume until the Department gives authorization to do so.

(b) Notify the Department's Development and Environmental Regulation Division immediately at (954) 519-1499, referencing the license number and project name.

(c) Stabilize all exposed material contributing to the water quality violation. Modify the work procedures that were responsible for the violation, and install more turbidity containment devices and/or repair any non-functioning turbidity containment devices.

(4) Single/Twin turbidity screens, booms, curtains, or equivalent shall be affixed, anchored, or weighted to the existing seawall as depicted on the approved plans and shall span from water's surface to the substrate and shall be maintained as necessary during construction activities to minimize migration of turbidity into the adjacent waterway.

(5) 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.

(6) Turbidity curtains shall be deployed to effectively encapsulate the work area without impeding navigation in public waterways.

E. A COPY OF THIS LICENSE SHALL BE KEPT ON SITE DURING ALL PHASES OF LICENSED CONSTRUCTION.

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 further order of the Department. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the Department's final action may be different from the position taken by it in this notice.

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 Rule 28-106.201, 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 email address, any facsimile number, and telephone number of the petitioner; 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 are or 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. 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 must be filed within 21 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 21 days of publication of the notice or within 21 days of receipt of the written notice, whichever occurs first. Under Section 120.60(3), F.S., however, any person who has asked the Department for notice of agency action may file a petition within 21 days of receipt of such notice, regardless of the date of publication. 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.

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, before the applicable 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 the order is filed with the Clerk of the Department.

Judicial Review

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 Rules 9.110 and 9.190, Florida Rules of Appellate Procedure, with the Clerk of the Department in the Office of General Counsel, 3900 Commonwealth Boulevard, M.S. 35, 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 of Appeal must be filed within 30 days from the date this action is filed with the Clerk of the Department.

If you revise your project after submitting the initial joint application, please contact us as soon as possible. Also, if you have any questions, please contact Francisco Alvaro at (954) 519-1467 or via e-mail at FAlvaro@Broward.org. When referring to this project, please use the County file number listed above.

Executed in Plantation, Florida.

BROWARD COUNTY RESILIENT ENVIRONMENT DEPARTMENT as delegated by the STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

Linda Sunderland

Linda Sunderland, PWS
Environmental Program Supervisor
Environmental Permitting Division

May 23, 2024

Date

CERTIFICATE OF SERVICE

The undersigned duly designated deputy clerk hereby certifies that this determination, including all copies were sent on the filing date below to the listed persons:

Army Corps of Engineers (via e-mail)
Breezy Permits (via e-mail)

FILING AND ACKNOWLEDGMENT

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

Francisco Alvaro May 23, 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 –

(b) Installation of private docks, piers, and recreational docking facilities, and installation of local governmental piers and recreational docking facilities, in accordance with section 403.813(1)(b), F.S. This includes associated structures such as boat shelters, boat lifts, and roofs, provided:

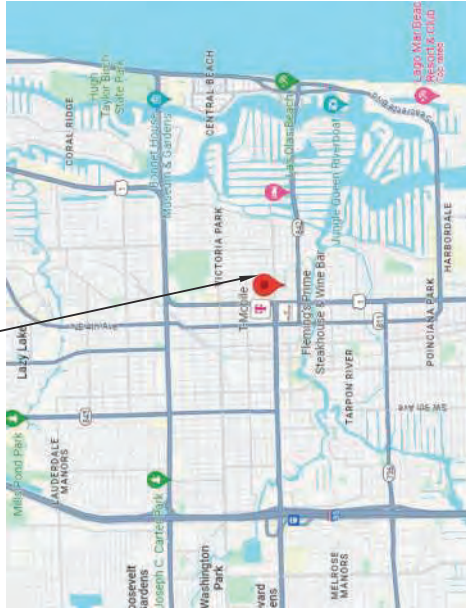
1. The cumulative square footage of the dock or pier and all associated structures located over wetlands and other surface waters does not exceed the limitations in section 403.813(1)(b), F.S.;
2. No structure is enclosed on more than three sides with walls and doors;
3. Structures are not used for residential habitation or commercial purposes, or storage of materials other than those associated with water dependent recreational use; and
4. Any dock and associated structure shall be the sole dock as measured along the shoreline for a minimum distance of 65 feet, unless the parcel of land or individual lot as platted is less than 65 feet in length along the shoreline, in which case there may be one exempt dock allowed per parcel or lot.



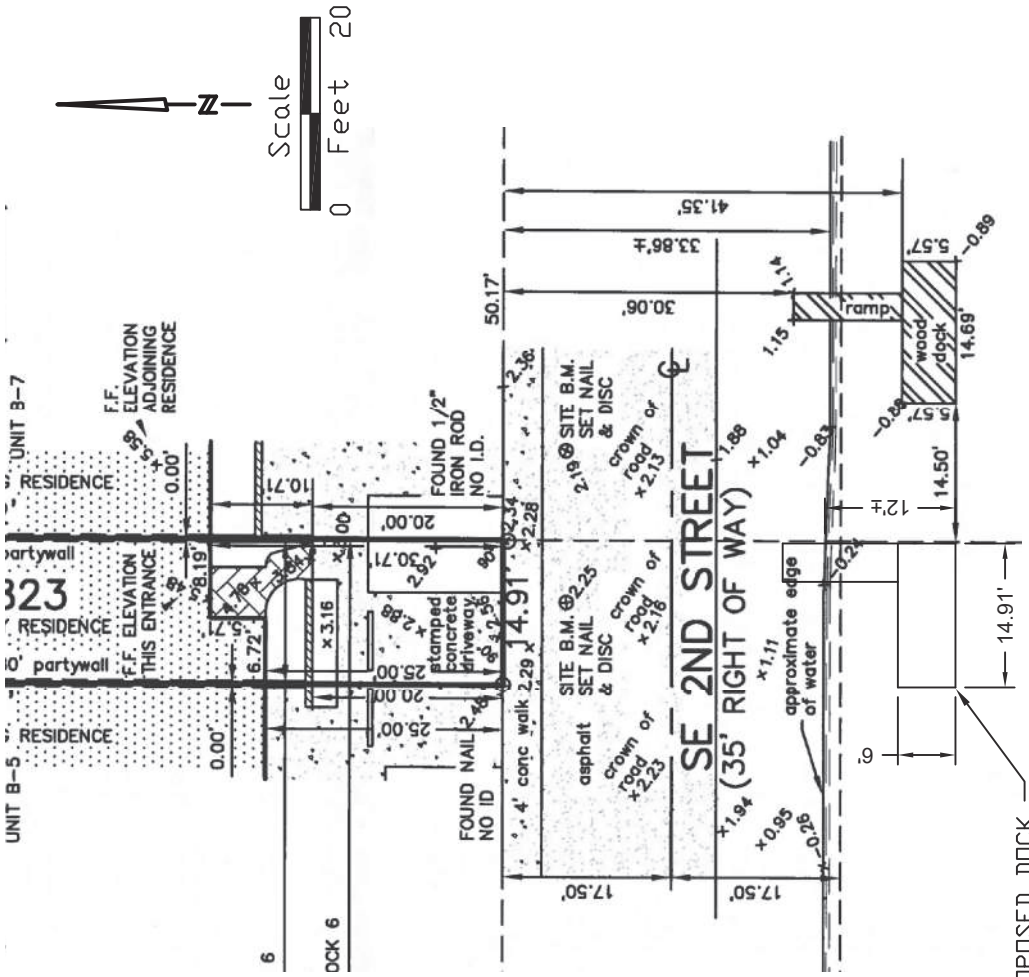
AERIAL

PROJECT SITE

PROJECT LOCATION



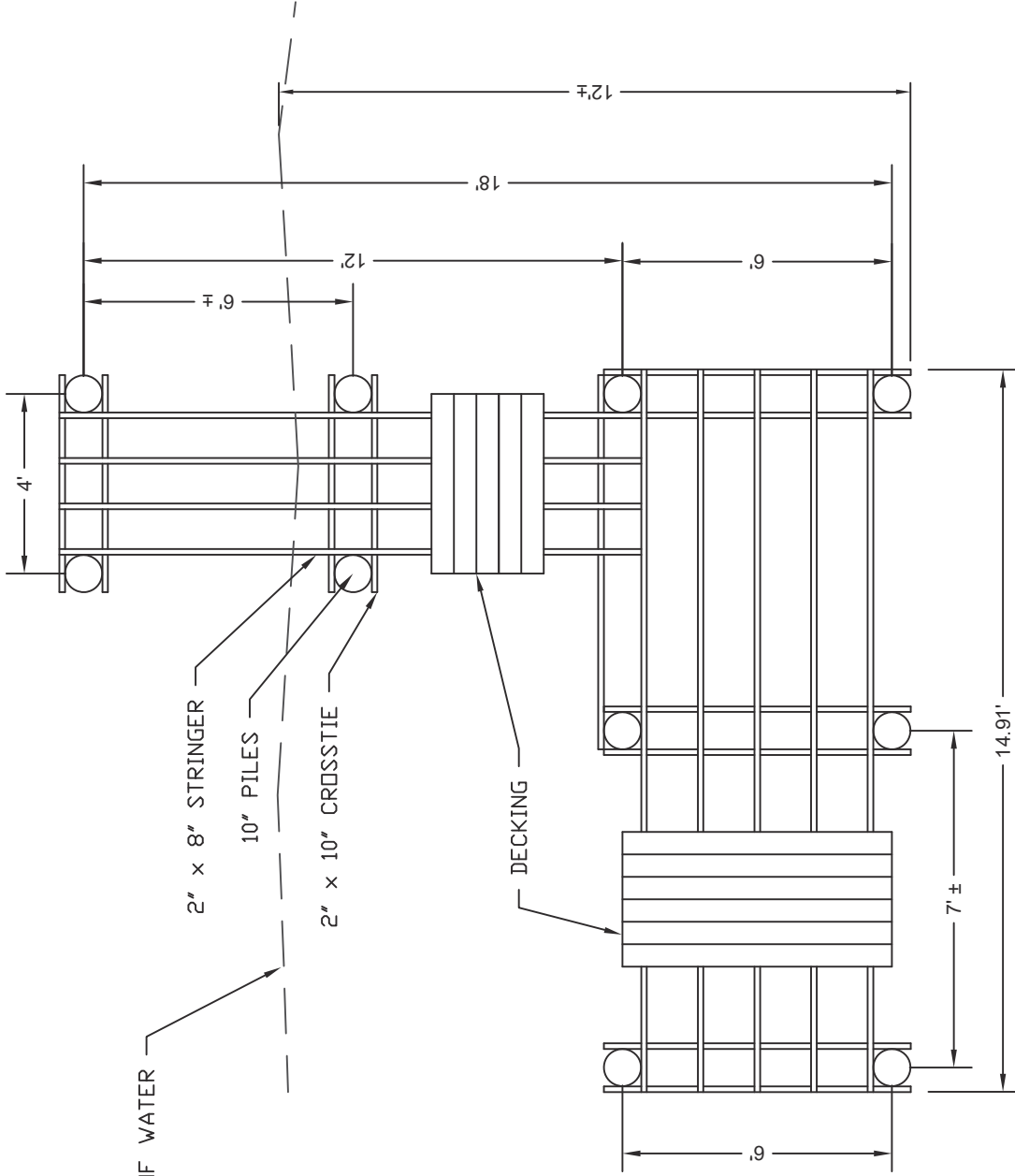
LOCATION MAP



SITE PLAN

PROJECT SCOPE:
1. CONSTRUCT DOCK

<p>MCR PROFESSIONAL ENGINEERING, INC. NO. 52575 OF: (561)863-3393</p> <p>MICHAEL BABER, P.E. # 52575</p>	<p>Dwight M Baber Digitally signed by Dwight M Baber Date: 2024.04.24 10:48:01 -04'00'</p> <p>This item has been electronically signed and sealed by Dwight M Baber, PE, using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.</p>	<p>DOCK ROGER EDWARDS 823 SOUTHEAST 2nd STREET FORT LAUDERDALE, FL</p>	DATE	REVISIONS	SHEET 1 OF 3
			4/24/24	INITIAL DRAWINGS COMPLETED	



FRAMING PLAN
 1/4" = 1'-0"

DATE	REVISIONS	SHEET 2 OF 3
4/24/24	INITIAL DRAWINGS COMPLETED	

DOCK
ROGER EDWARDS 823 SOUTHEAST 2nd STREET FORT LAUDERDALE, FL

Digitally signed by
 Dwight M Baber
 Date: 2024.04.24
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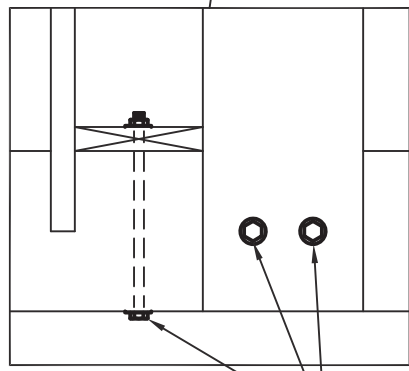
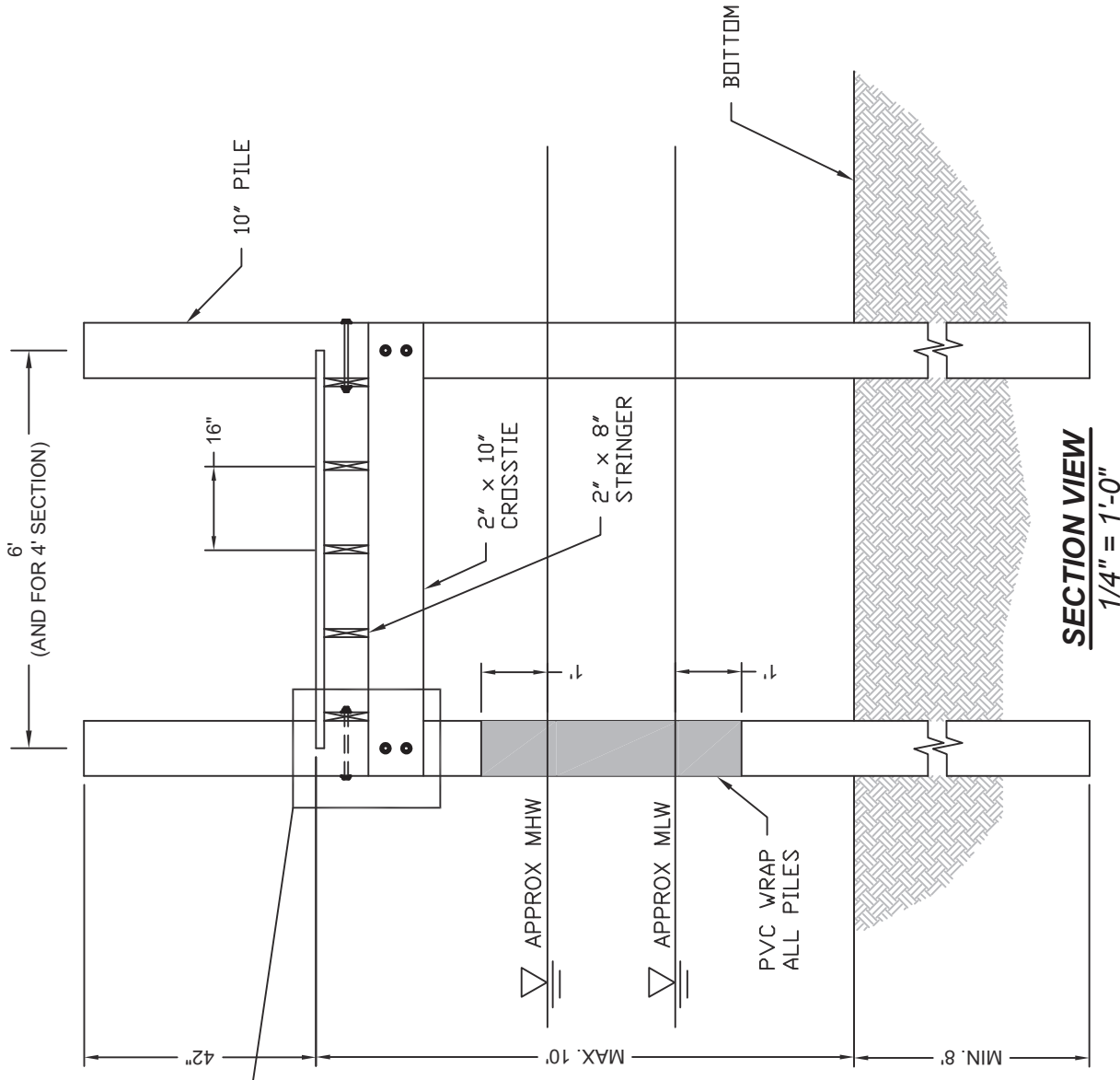
Dwight M Baber

This item has been electronically signed and sealed by Dwight M Baber, PE, using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

MCR PROFESSIONAL ENGINEERING, INC.
 NO. 52575
 OF: (561)863-3393

STATE OF FLORIDA
 PROFESSIONAL ENGINEER

MICHAEL BABER, FL PE# 52575



1/2" DIA THRU BOLTS

NOTES:

1. DECKING - 2"x6' COMPOSITE.
2. STRINGER SPACING 16" MAX. SPACE STRINGERS AS NECESSARY TO COMPLY WITH MANUFACTURER SPACING REQUIREMENT FOR OTHER MATERIALS.
3. DECK FASTENERS TO BE 16d STAINLESS STEEL RING SHANK NAILS OR 3/4" HEX DRIVEN DECK SCREWS, OR EQUIVALENT, (OR PER MANUF. SPECIFICATIONS).
4. ALL HARDWARE TO BE STAINLESS STEEL.
5. LUMBER TO BE PRESSURE TREATED FOR MARINE ENVIRONMENT, (ACQ OR CCA) 0.4 LBS/CF (FRAMING) 2.5 LBS/CF (PILES)
6. LUMBER TO BE #1 QUALITY SOUTHERN YELLOW PINE.

NOTE:
PILE PENETRATION SHALL BE INTO SUITABLE SUBSTRATE (SAND). FINAL PENETRATION DEPTH TBD BY SOIL CONDITIONS.

<p>MCR PROFESSIONAL ENGINEERING, INC. NO. 52575 STATE OF FLORIDA OF: (561)863-3393 MICHAEL BABER, FL.P.E# 52575</p>	<p>Dwight M Baber Date: 2024.04.24 10:48:34 -04'00'</p>	<p>DOCK ROGER EDWARDS 823 SOUTHEAST 2nd STREET FORT LAUDERDALE, FL</p>	<p>DATE: 4/24/24 REVISIONS: INITIAL DRAWINGS COMPLETED</p>	<p>SHEET 3 OF 3</p>
	<p>This item has been electronically signed and sealed by Dwight M Baber, PE, using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.</p>			

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.

Special Conditions for all Projects:

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 Shoreline Stabilization activities.

1. Shoreline stabilization structures other than vertical seawalls shall be no steeper than a 2 horizontal:1 vertical slope (Reference: JAXBO PDC A1.1.4.).
2. Placement of backfill is limited to those situations where it is necessary to level the land behind seawalls or riprap.
3. Living shoreline structures and permanent wave attenuation structures can only be constructed out of the following materials: oyster breakwaters, clean limestone boulders or stone (sometimes contained in metal baskets or cages to contain the material), small mangrove islands, biologs, coir, rock sills, and pre-fabricated structures made of concrete and rebar that are designed in a manner so that they do not trap sea turtles, smalltooth sawfish, or sturgeon (Reference: JAXBO PDC A7.5.).
 - a. Reef balls or similar structures are authorized if they are not open on the bottom, are open-bottom structures with a top opening of at least 4 ft, or are pre-fabricated structures, such as reef discs stacked on a pile, and are designed in a manner that would not entrap sea turtles.
 - b. Oyster reef materials shall be placed and constructed in a manner that ensures that materials will remain stable and that prevents movement of materials to surrounding areas (e.g., oysters will be contained in bags or attached to mats and loose cultch must be surrounded by contained or bagged oysters or another stabilizing feature) (Reference: JAXBO PDC A7.2.).
 - c. Oyster reef materials shall be placed in designated locations only (i.e., the materials shall not be indiscriminately dumped or allowed to spread outside of the reef structure) (Reference: JAXBO PDC A7.3.)
 - d. Wave attenuation structures must have 5 ft gaps at least every 75 ft in length as measured parallel to the shoreline and at the sea floor, to allow for tidal flushing and species movement (Reference: JAXBO PDC A7.6.).
 - e. Other materials are not authorized by this SPGP VI (Reference: JAXBO PDC A7.5.).

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

1. Chickees must be less than 500 ft² and support no more than 2 slips (Reference: JAXBO PDC A2.1.6.).
2. 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.
3. 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.
4. 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.

5. 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.

6. 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.).

7. 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.).

8. 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.).

9. 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.).

10. 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 SPGP 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.

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 Florida Fish and Wildlife Conservation Commission (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 FWC must be used. One sign which reads *Caution: Boaters* must be posted. A second sign measuring at least 8 ½" 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. These signs can be viewed at MyFWC.com/manatee. 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

COMMENCEMENT NOTIFICATION

*Within 10 days of initiating the authorized work, submit this form via electronic mail to saj-rd-enforcement@usace.army.mil (preferred, not to exceed 15 MB) **or** by standard mail to U.S. Army Corps of Engineers, Enforcement Section, P.O. Box 4970, Jacksonville, FL 32232-0019.*

1. **Department of the Army Permit Number:** SAJ-2015-2575, SPGP VI

FDEP or Designee Permit Number: _____

2. **Permittee Information:**

Name: _____

Email: _____

Address: _____

Phone: _____

3. **Construction Start Date:** _____

4. **Contact to Schedule Inspection:**

Name: _____

Email: _____

Phone: _____

Signature of Permittee

Printed Name of Permittee

Date

SELF-CERTIFICATION STATEMENT OF COMPLIANCE
SPGP V-R1

Permit Number: _____

Permittee's Name & Address (please print or type): _____

Telephone Number: _____

Location of the Work: _____

Date Work Started: _____ Date Work Completed:

PROPERTY IS INACCESSIBLE WITHOUT PRIOR NOTIFICATION: YES _____ NO _____

TO SCHEDULE AN INSPECTION PLEASE CONTACT _____
AT _____

Description of the Work (e.g. bank stabilization, residential or commercial filling, docks, dredging, etc.): _____

Acreage or Square Feet of Impacts to Waters of the United States: _____

Describe Mitigation completed (if applicable): _____

Describe any Deviations from Permit (attach drawing(s) depicting the deviations):

I certify that all work, and mitigation (if applicable) was done in accordance with the limitations and conditions as described in the permit. Any deviations as described above are depicted on the attached drawing(s).

Signature of Permittee

Date

Department of the Army Permit Transfer for SPGP VI

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)

EXHIBIT A

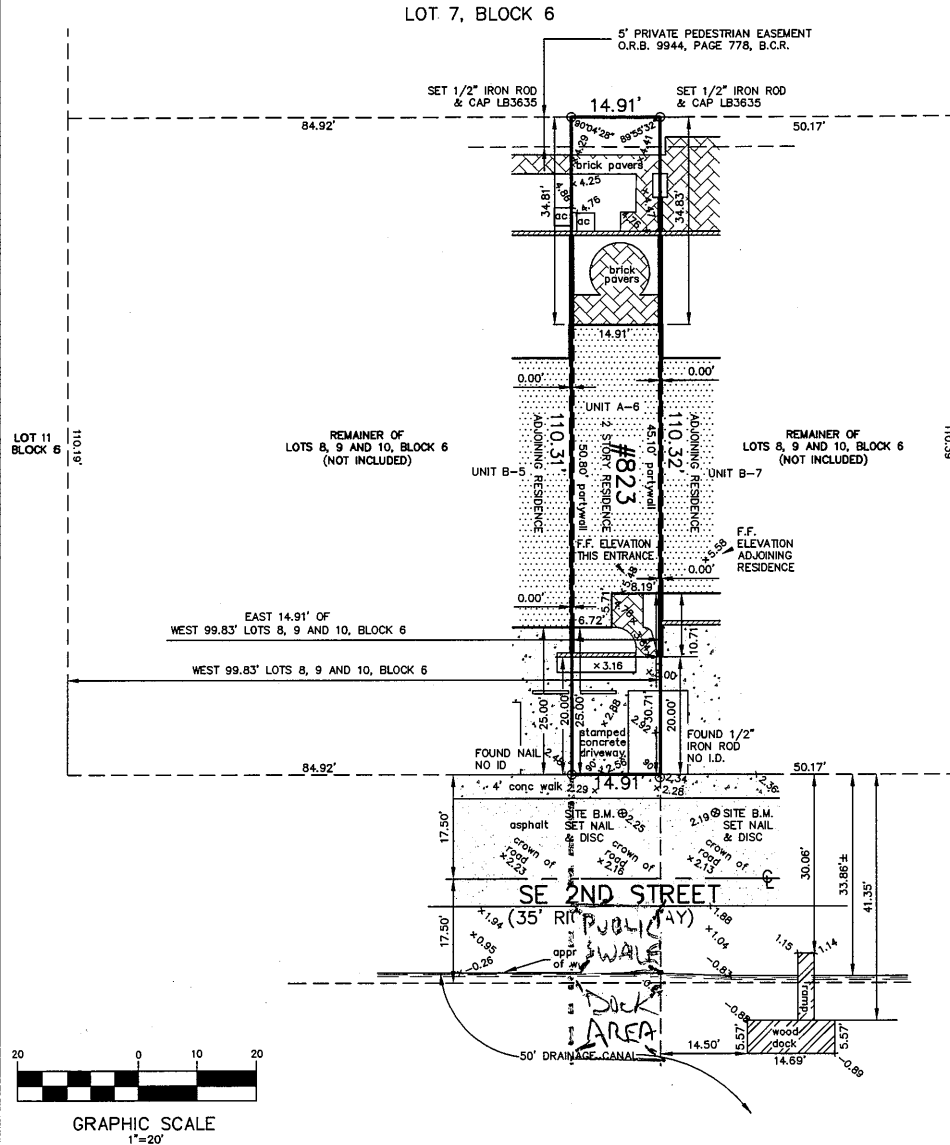
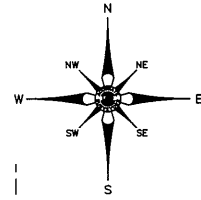
1600 S. FEDERAL HIGHWAY
SUITE 600
POMPANO BEACH, FLORIDA 33062

ACCURATE LAND SURVEYORS, INC.

L.B. #3635

SHEET 2 OF 2

TEL: (954) 782-1441
FAX: (954) 782-1442
EMAIL: INFO@ACCURATELANDSURVEYORS.COM



SEAL

Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

- NOTES:**
- Unless otherwise noted field measurements are in agreement with record measurements.
 - Angles shown hereon are per Plat book 1, Page 30, Broward County Records.
 - The lands shown hereon were not abstracted for ownership, rights of way, easements, or other matters of records by Accurate Land Surveyors, Inc.
 - Ownership of fences and walls if any are not determined.
 - This survey is the property of Accurate Land Surveyors, Inc. and shall not be used or reproduced in whole or in part without written authorization.
 - Any and all underground features such as foundations, utility lines, Ext. were not located on this survey. This is an above ground survey only.
 - The Flood zone information shown hereon is for the dwellable structure only unless otherwise indicated.
 - The location of overhead utility lines are approximate in nature due to their proximity above ground, size, type and quantity must be verified prior to design or construction.
 - Accuracy statement: This survey meets or exceeds the horizontal accuracy for SUBURBAN LINEAR : 1 FOOT IN 7,500 FEET.
 - ⑤ Denotes elevations based on the North American Vertical Datum of 1988.
 - Printed copies of this survey are not valid without the signature and original raised seal of a Florida licensed Surveyor and Mapper.
 - PDF copies of this survey are not valid without the digital signature of a Florida licensed Surveyor and Mapper and must be verified.

REVISIONS & SURVEY UPDATES	DATE OF SURVEY & REVISIONS	BY
UPDATE/TOPOGRAPHIC SURVEY SU-24-0088	01-24-2024	AL/RLT

CERTIFICATION:
This is to certify that this above ground sketch of boundary survey was made under my responsible charge and is accurate and correct to the best of my knowledge and belief. I further certify that this sketch meets the current Standards of Practice, established by the Board of Professional Surveyors and Mappers, Chapter 5I-17, Florida Administrative Codes, pursuant to current Section 472.027, Florida Statutes.

ROBERT L. THOMPSON (PRESIDENT)
PROFESSIONAL SURVEYOR AND MAPPER No.3869 - STATE OF FLORIDA

ORIGINAL DATE OF SURVEY 12-06-2018	DRAWN BY ER	CHECKED BY RLT	FIELD BOOK 18-3742	SCALE 1"=20'	SKETCH NUMBER SU-18-3742
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ITEM VIII

MEMORANDUM MF NO. 25-22

DATE: December 18, 2025

TO: Marine Advisory Board Members

FROM: Andrew Cuba, Marine Facilities & Parks Manager

RE: January 7, 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 a revised 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**). At the December 4th, 2025 Marine Advisory Board meeting, their Dock Waiver application was presented, and neighbor concerns were expressed specific to the location of the proposed dock. In addition, staff expressed concern about the proposed location of the dock within the side yard setback, as well as non-permitted seating incorporated within the design. The MAB recommended that the waiver request be tabled pending further discussion between the applicant and their neighbor.

APPLICATION AND BACKGROUND INFORMATION

The applicant is requesting approval for installation of one (1) wood dock, requiring a Dock Waiver of Distance Limitations. The proposed location has been shifted outside of the side yard setback, and the seating has been removed. The proposed dock extends a maximum distance of 53'+/- 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	53'+/-	25'	28'+/-

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 structure is necessary to safely moor the resident's vessels, especially during high wind events and severe weather. This dock would also provide protection from high wave energy from excessive boat wakes along the ICW.

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

	PAGE
I. SUMMARY DESCRIPTION	2
II. BROWARD COUNTY PROPERTY APPRAISAL	5
III. ORIGINAL SURVEY	7
IV. EXISTING SITE AERIAL	9
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VI. PROJECT PLANS	17
VII. DISTANCE EXHIBIT	30
VIII. EXISTING WAIVERS IN THE VICINITY	33



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 wet face of the seawall 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' +/- . As requested by the City Attorney and Commission Board during the commission meeting on December 4, 2025, the proposed T-Dock will comply with the 5' side yard setback and permanent benches will not be included in scope of work. Per discussions during the meeting, a schematic has been added to the submission of the proposed dock (401 Idlewyld) to include the navigable area for entrance and egress of vessels for neighboring property at 407 Idlewyld Dr. As per proposed project drawings, the proposed conditions will provide more than sufficient navigable space for both properties and more room for a vessel to the south than the dock can technically accommodate.

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'	28'



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		

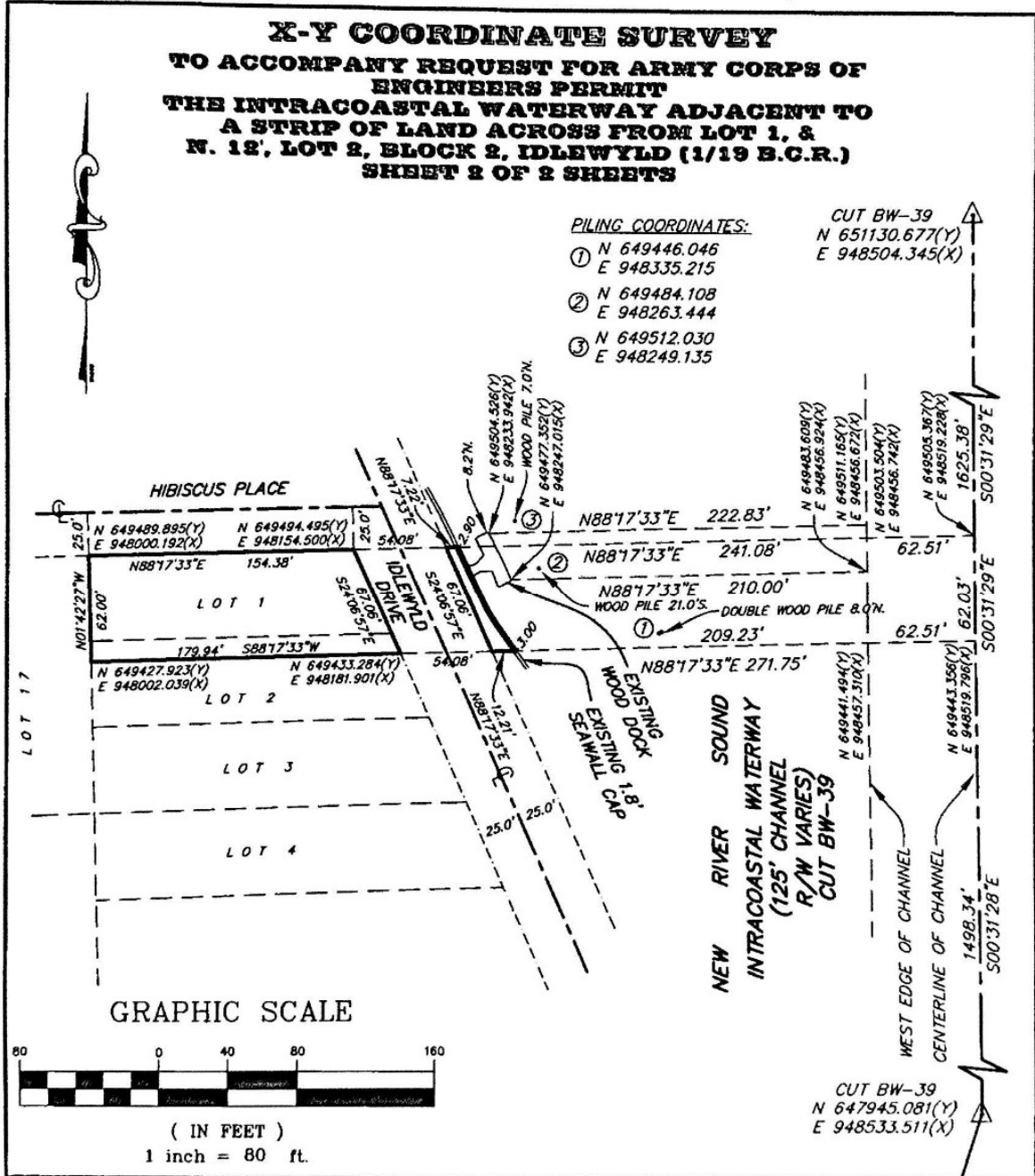


EXHIBIT III
ORIGINAL SURVEY



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

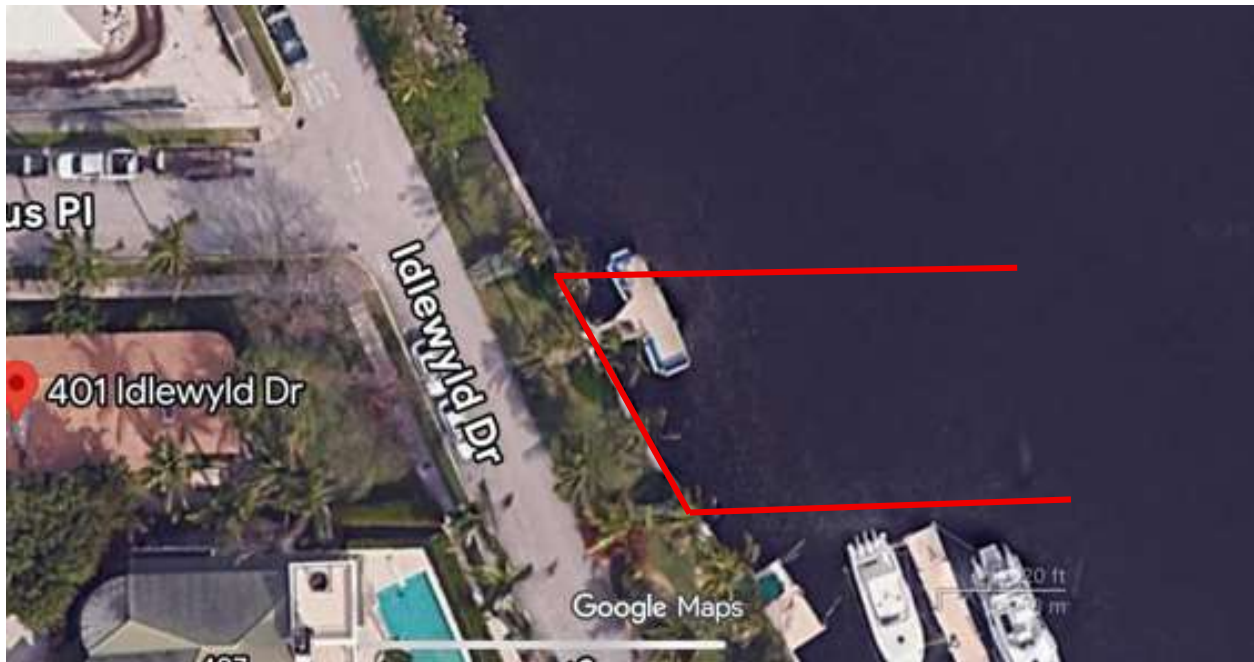




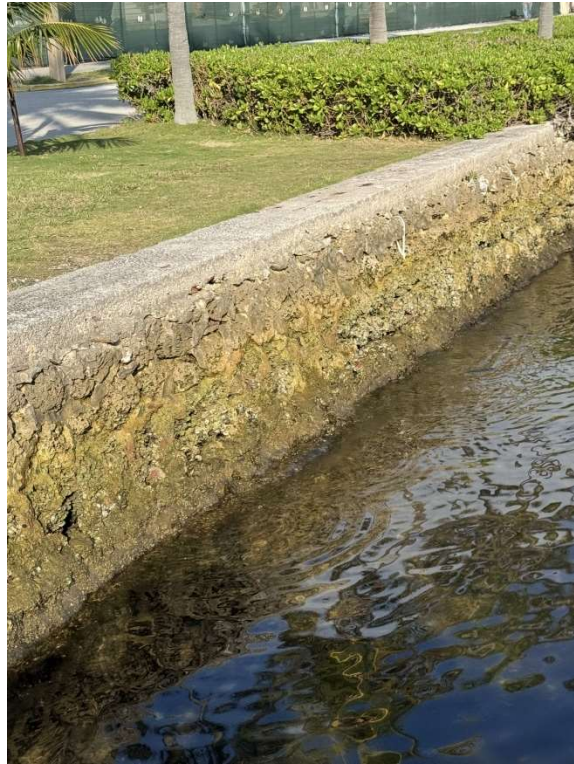


EXHIBIT V
EXISTING SITE PHOTOGRAPHS

EXISTING SITE



EXISTING SITE



EXISTING SITE

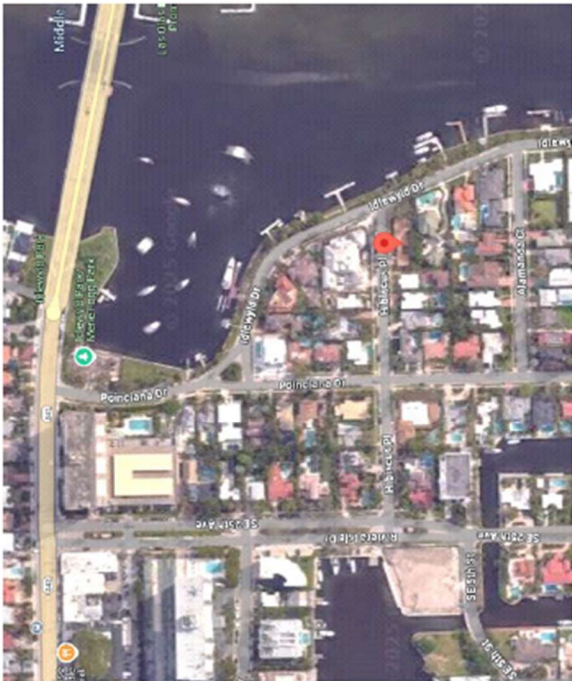
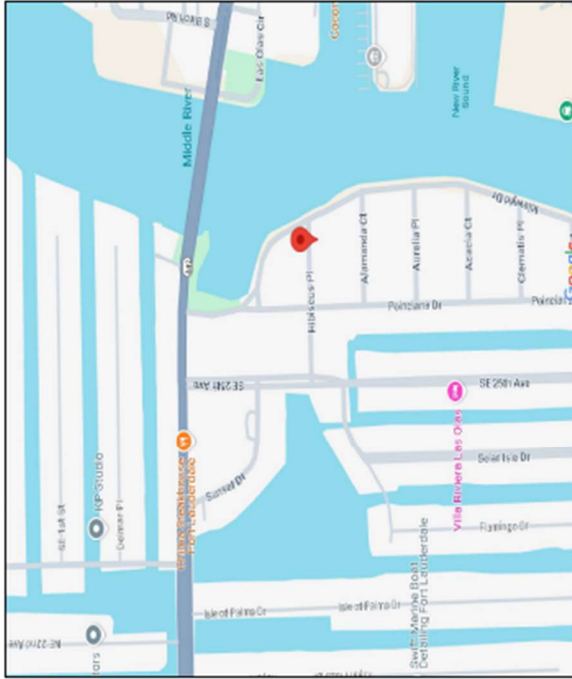


EXISTING SITE





EXHIBIT VI
PROJECT PLANS



Site Address	401 IDLEWYLD DRIVE, FORT LAUDERDALE FL 33301-2730	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		

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. # 28829 / LICENSE #52733

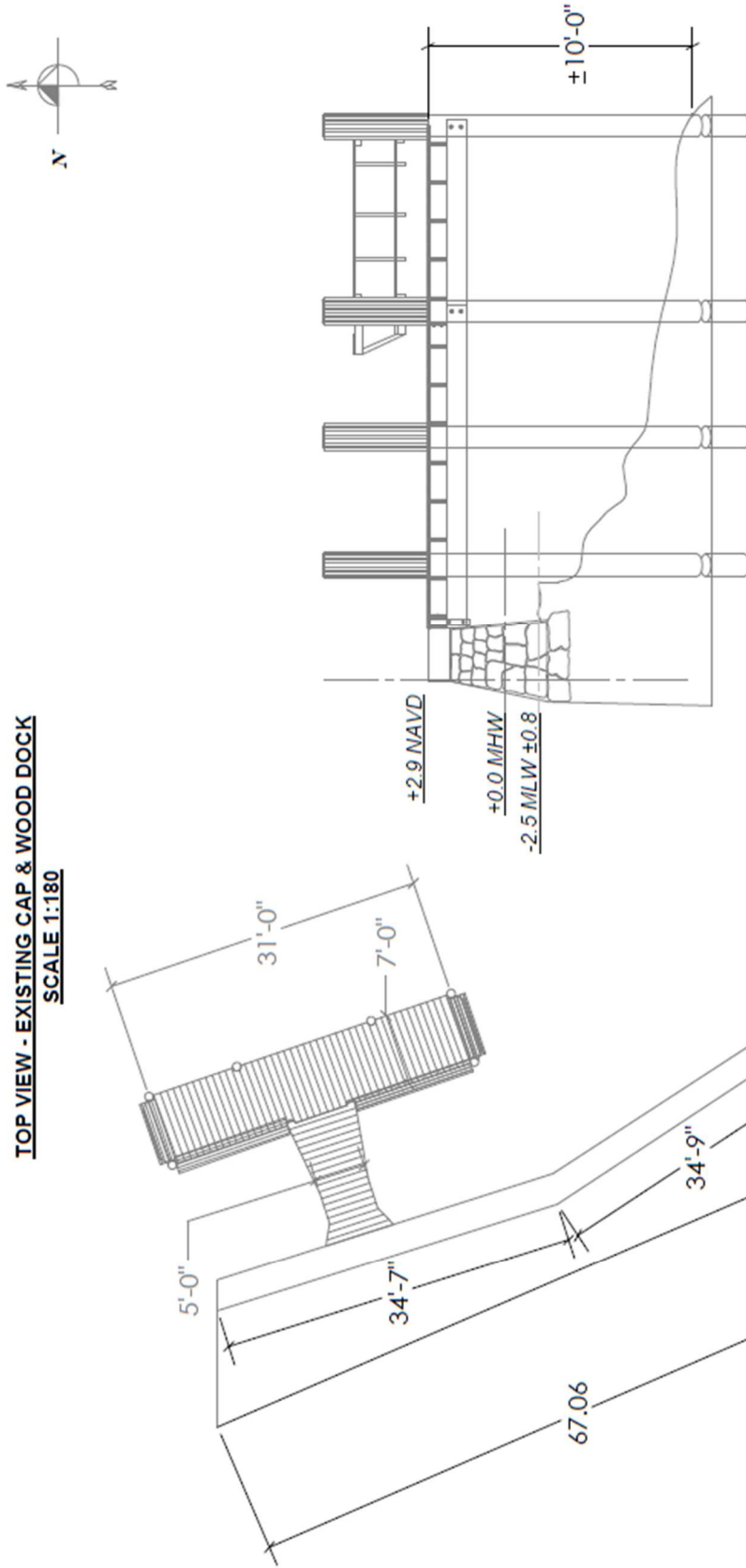
Drawing: **LOCATION N.T.S**
 Client: **NANCY DALY**
 Address: **401 IDLEWYLD DR.**
 Design: **M. Gerardo Salazar L.**
 City: **FORT LAUDERDALE**
 Dept.: **Drafting & Engineering**
 State: **Florida**
33301

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

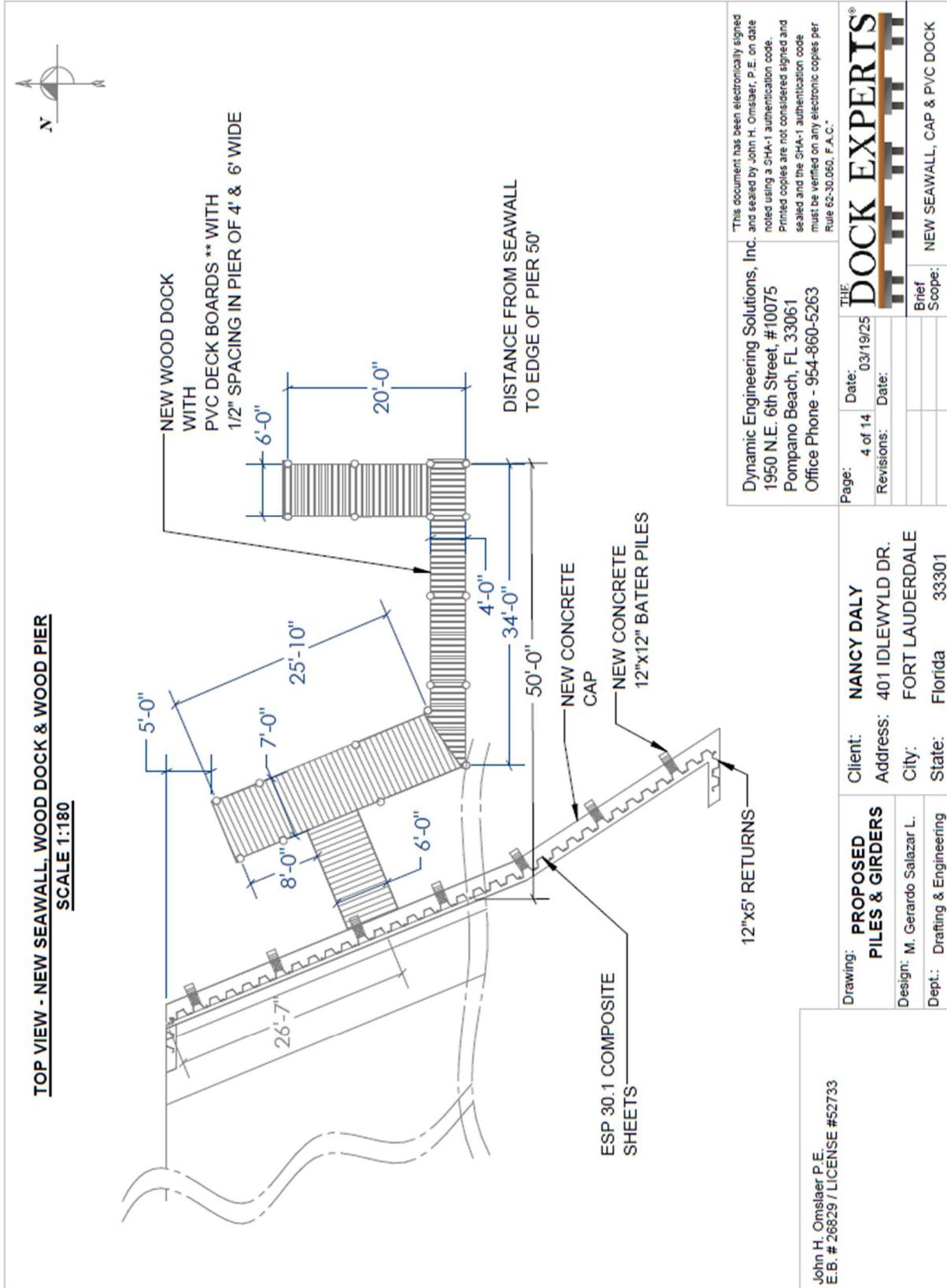
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Page:	1 of 14	Date:	03/19/25
Revisions:	Date:		
THE DOCK EXPERTS			
Brief Scope:	NEW SEAWALL, CAP & PVC DOCK		

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



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Page: 3 of 14	Date: 03/19/25
Revisions:	Date:
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<p style="font-size: small;">NEW SEAWALL, CAP & PVC DOCK</p>	
<p style="font-size: small;">Brief Scope:</p>	
<p style="font-size: small;">Client: NANCY DALY</p>	
<p style="font-size: small;">Address: 401 IDLEWYLD DR.</p>	
<p style="font-size: small;">City: FORT LAUDERDALE</p>	
<p style="font-size: small;">State: Florida</p>	
<p style="font-size: small;">33301</p>	
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<p style="font-size: small;">Design: M. Gerardo Salazar L.</p>	
<p style="font-size: small;">Dept.: Drafting & Engineering</p>	
<p style="font-size: small;">John H. Omslaer P.E. E.B. # 26829 / LICENSE #52733</p>	



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Date: 03/19/25

Revisions: _____ Date: _____

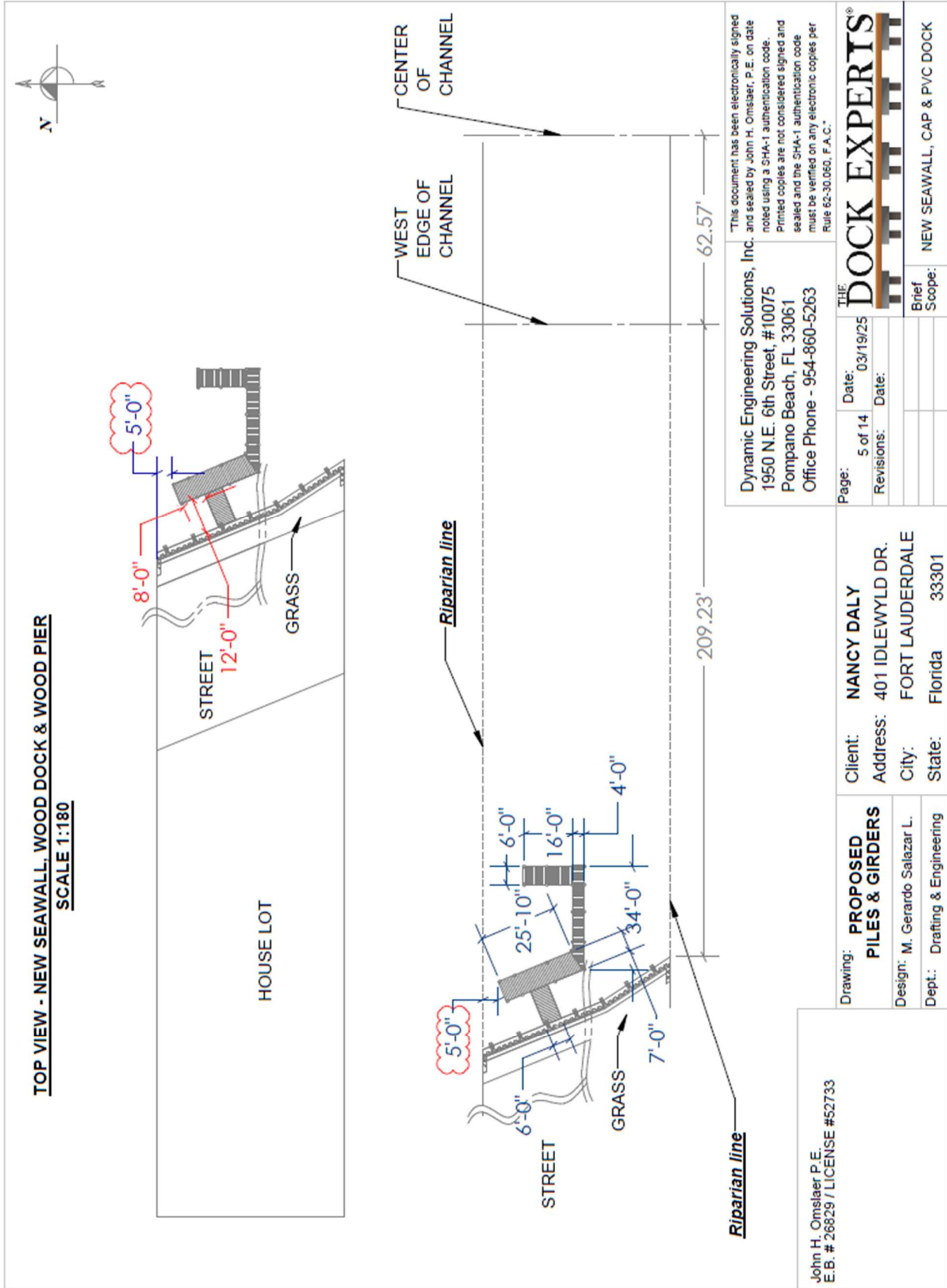
THE DOCK EXPERTS®

Brief Scope: NEW SEAWALL, CAP & PVC DOCK

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

Drawing: **PROPOSED PILES & GIRDERS**
Design: M. Gerardo Salazar L.
Dept.: Drafting & Engineering

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



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Page: 5 of 14 Date: 03/19/25
 Revisions: Date:

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Brief Scope: NEW SEAWALL, CAP & PVC DOCK

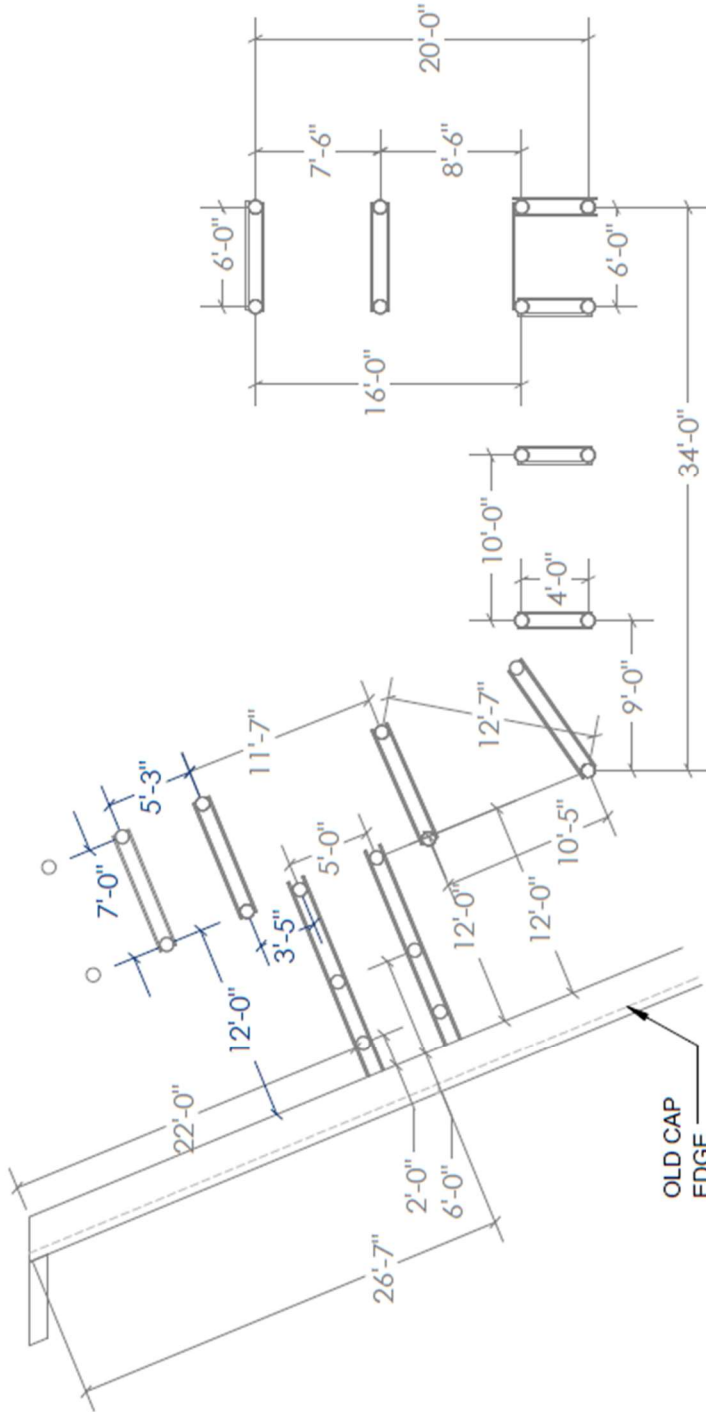
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 Design: M. Gerardo Salazar L.
 Dept.: Drafting & Engineering

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

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TOP VIEW - PILES & GIRDERS
SCALE 1:180



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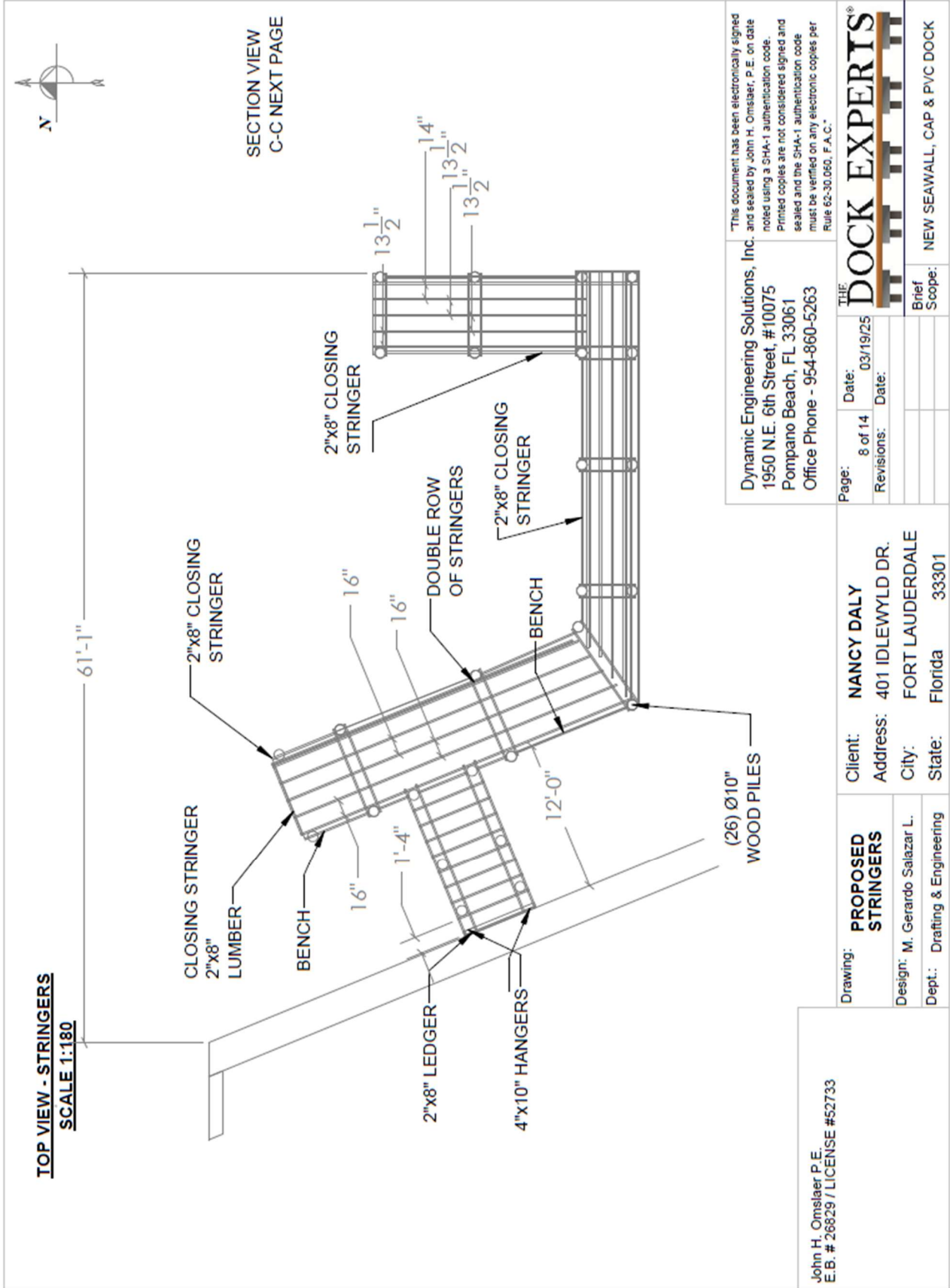
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Drawing: **PROPOSED STRINGERS**
Design: M. Gerardo Salazar L.
Dept.: Drafting & Engineering

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

Brief Scope: NEW SEAWALL, CAP & PVC DOCK

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



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Page: 8 of 14
 Date: 03/19/25

Revisions: _____
 Date: _____

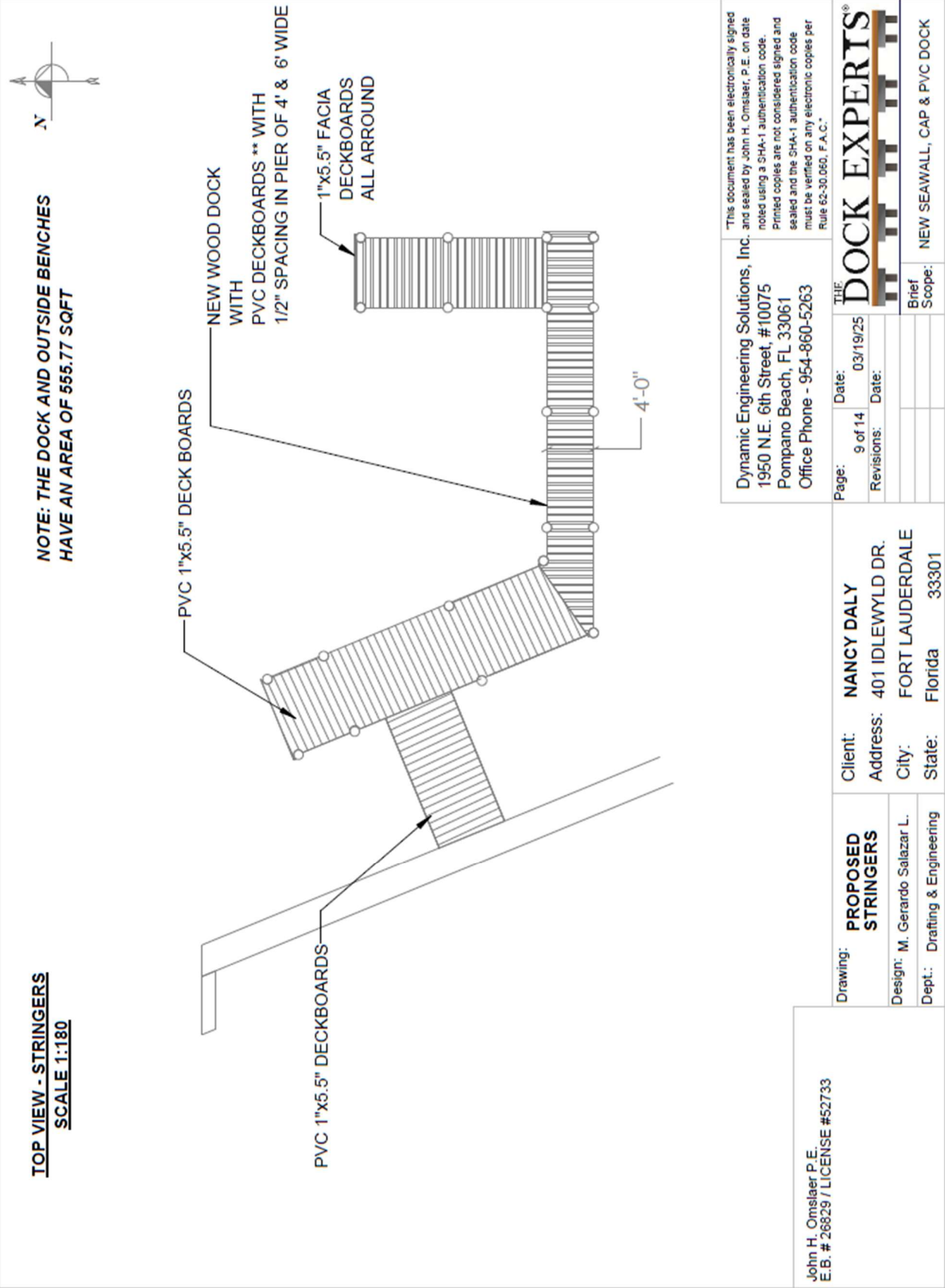
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 Address: 401 IDLEWYLD DR.
 City: FORT LAUDERDALE
 State: Florida 33301

Drawing: **PROPOSED STRINGERS**
 Design: M. Gerardo Salazar L.
 Dept.: Drafting & Engineering

THE DOCK EXPERTS®
 NEW SEAWALL, CAP & PVC DOCK

Brief Scope: _____

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 E.B. # 26829 / LICENSE #52733



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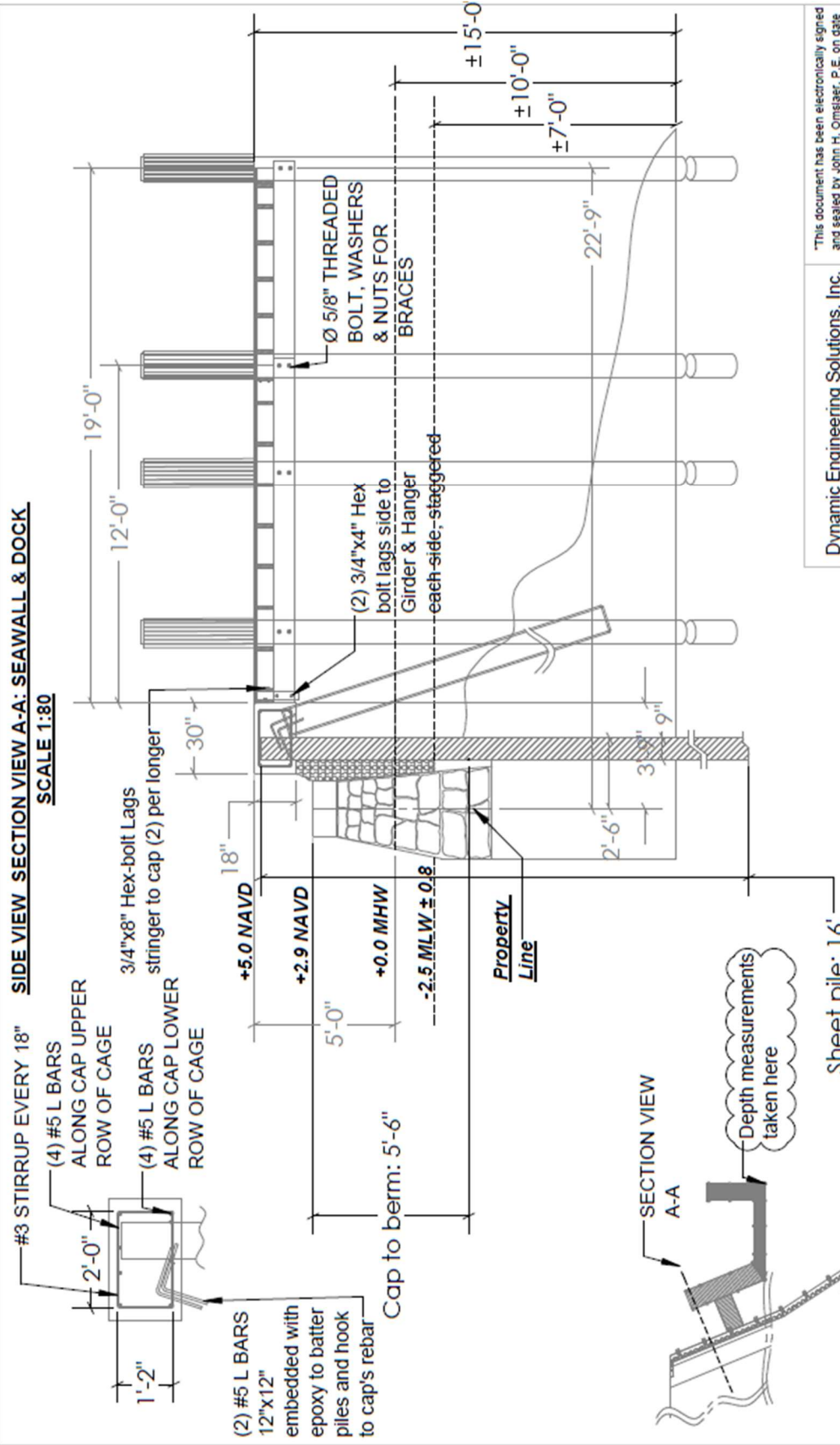
Brief Scope: NEW SEAWALL, CAP & PVC DOCK

Drawing: **PROPOSED STRINGERS**
Design: M. Gerardo Salazar L.
Dept.: Drafting & Engineering

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

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

SIDE VIEW SECTION VIEW A-A: SEAWALL & DOCK
SCALE 1:80



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

Page: 10 of 14
 Date: 03/19/25

Revisions: _____
 Date: _____

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

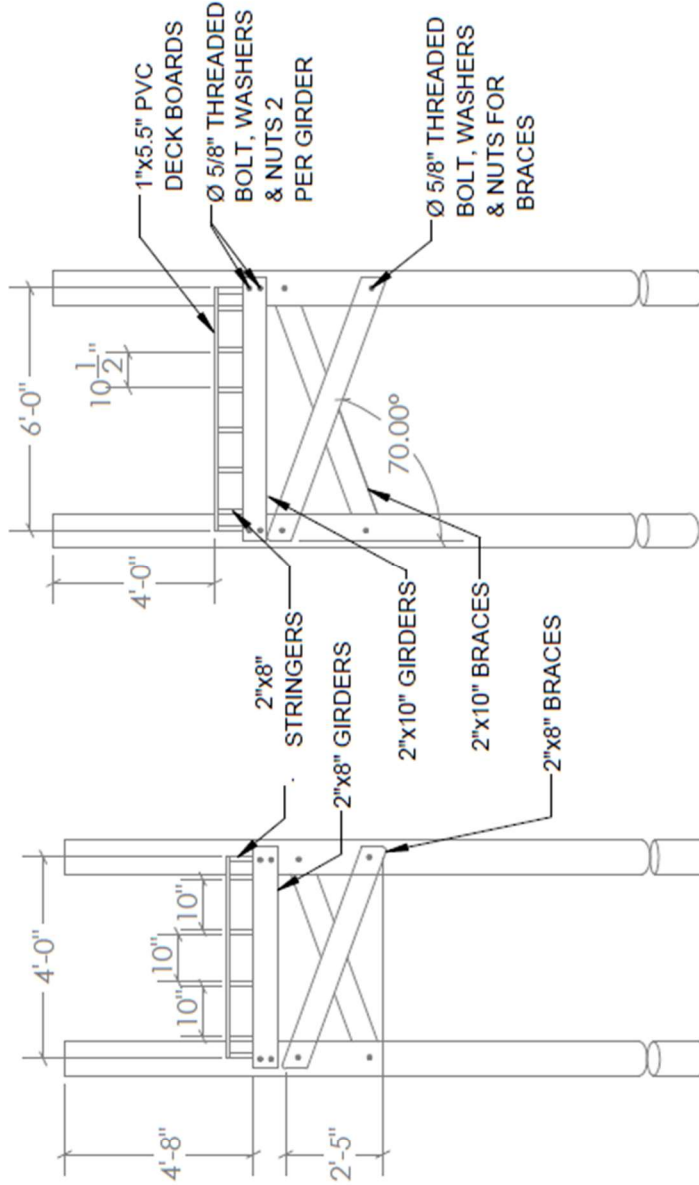
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 Design: **M. Gerardo Salazar L.**
 Dept.: **Drafting & Engineering**

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

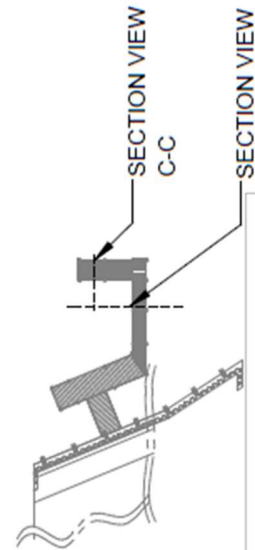
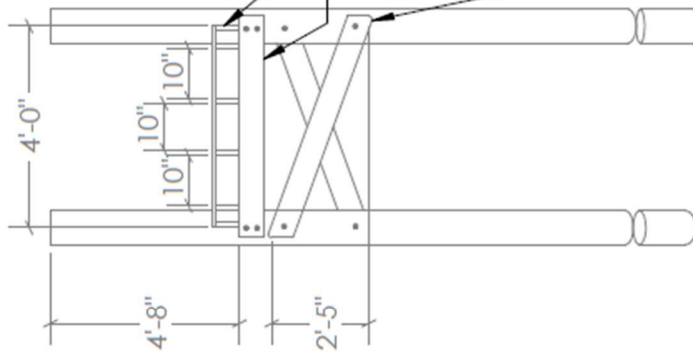
THE DOCK EXPERTS®

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

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



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



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

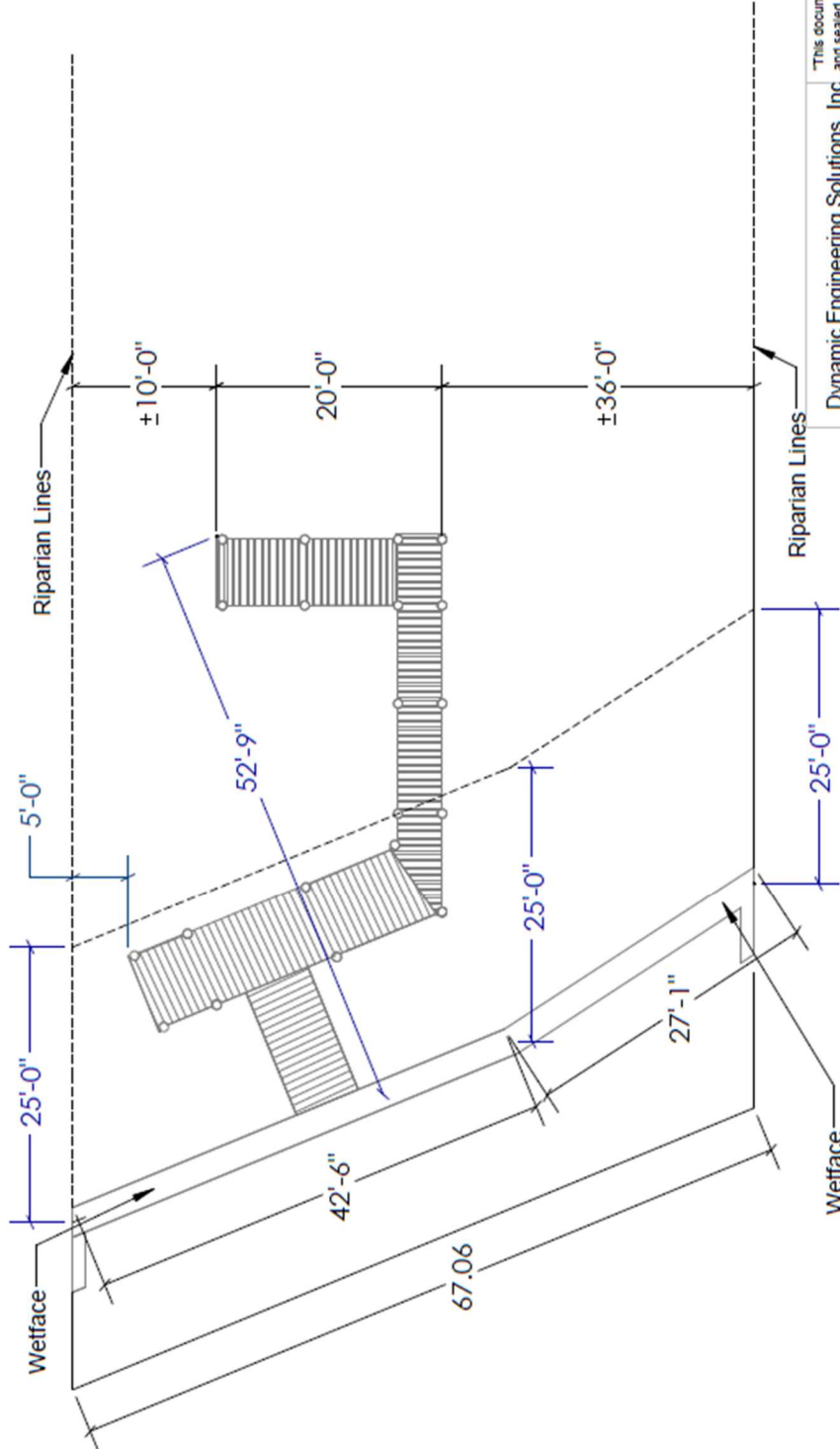
Page: 11 of 14		Date: 03/19/25	
Revisions:		Date:	
Brief Scope:		NEW SEAWALL, CAP & PVC DOCK	

Drawing: SECTION VIEW PIERS Design: M. Gerardo Salazar L. Dept.: Drafting & Engineering	Client: NANCY DALY
	Address: 401 IDLEWYLD DR.
	City: FORT LAUDERDALE
	State: Florida 33301

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

TOP VIEW - MOORING AREA
SCALE 1:180

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



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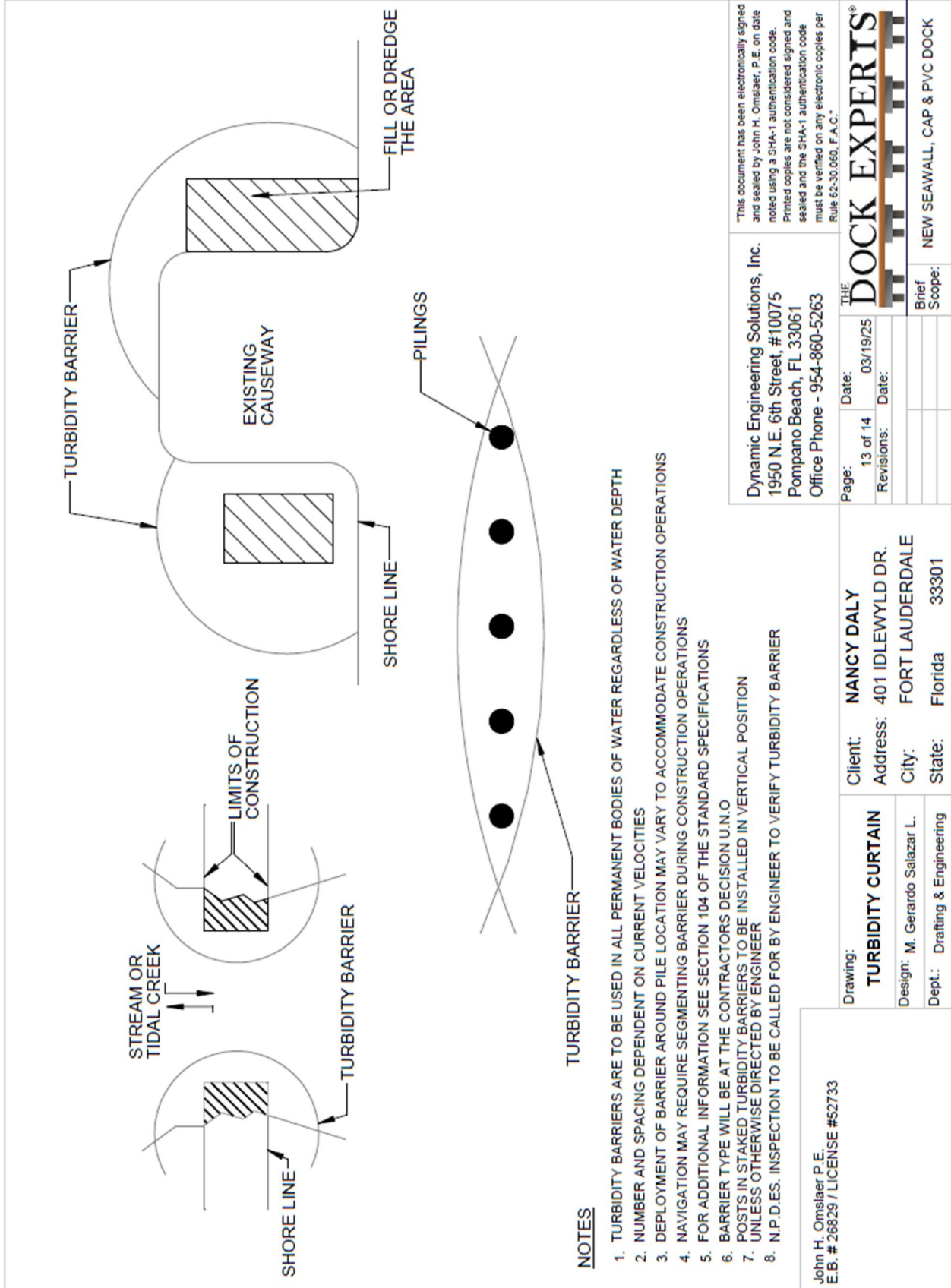
Dynamic Engineering Solutions, Inc.
 1950 N.E. 6th Street, #10075
 Pompano Beach, FL 33061
 Office Phone - 954-860-5263

Page: 12 of 14
 Revisions: 03/19/25
 Date: 03/19/25

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

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

THE DOCK EXPERTS®
 NEW SEAWALL, CAP & PVC DOCK



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Page: 13 of 14
 Date: 03/19/25

Revisions: _____
 Date: _____

THE DOCK EXPERTS®
 NEW SEAWALL, CAP & PVC DOCK

Brief Scope: _____

Drawing: **TURBIDITY CURTAIN**

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

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

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

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.

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

Drawing:

GENERAL NOTES

Design: M. Gerardo Salazar L.

Dept.: Drafting & Engineering

Client: **NANCY DALY**

Address: **401 IDLEWYLD DR.**

City: **FORT LAUDERDALE**

State: **Florida 33301**

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.

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Date: 03/19/25

Revisions: Date:

THE DOCK EXPERTS®

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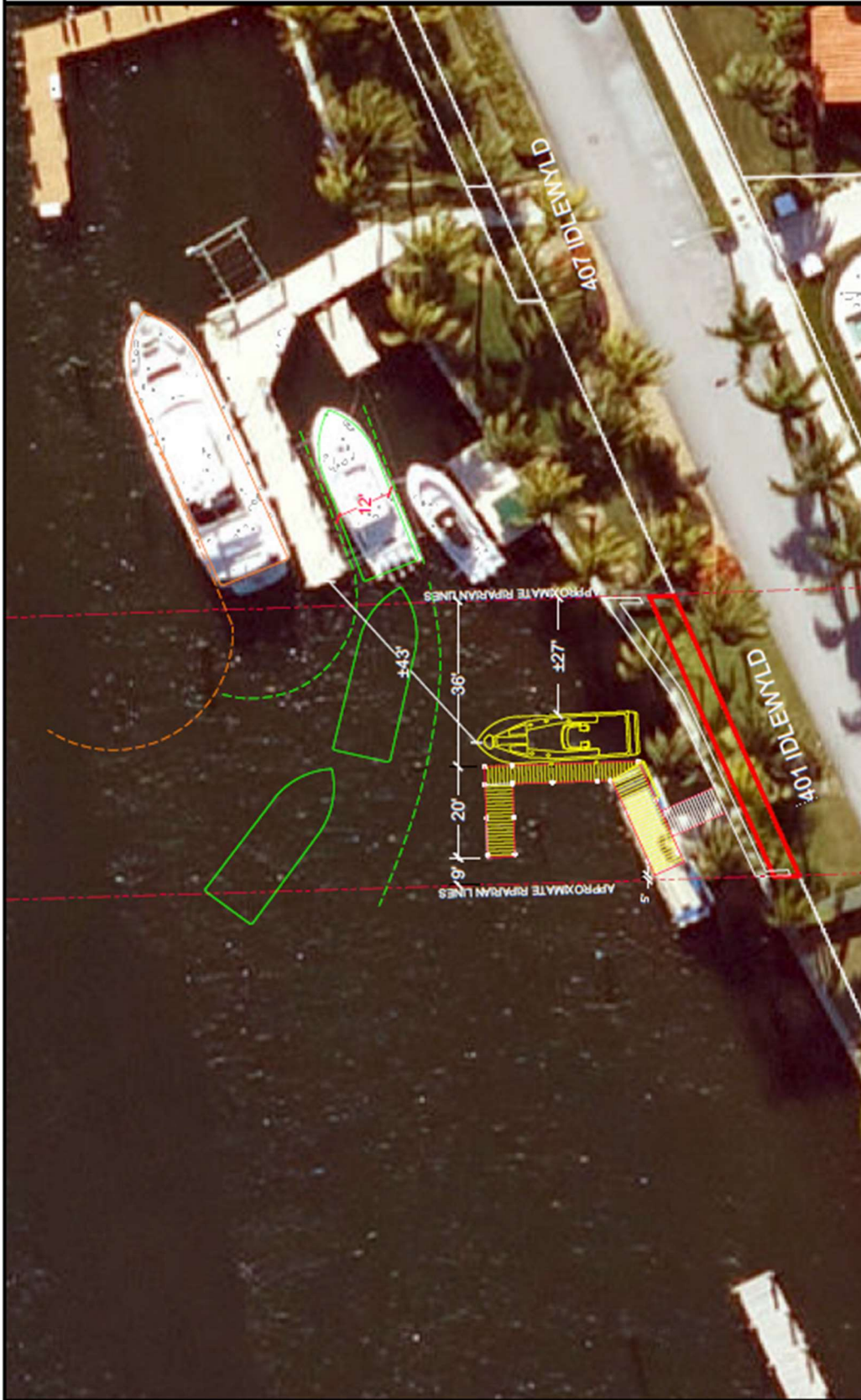
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EXHIBIT VII
DISTANCE EXHIBIT





OSCAR M. BERMUDEZ P.E. Date: Reg. Florida No. 55141

LINDA RIPPLE
 DRAFTING & DESIGN
 772-234-1500
 l.ripple@tdesign.com

OSCAR M. BERMUDEZ P.E.
 2237 Woods Edge Circle
 Orlando Florida 32817

THE DOCK EXPERTS

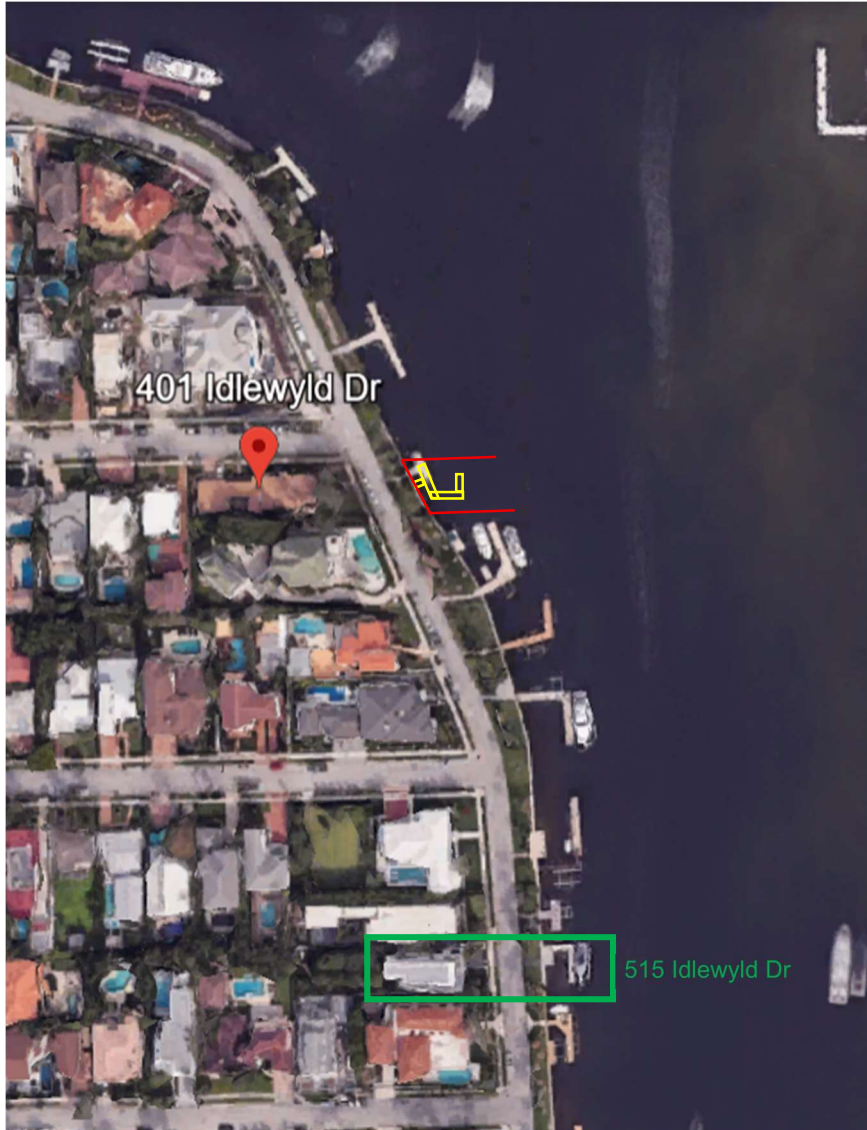
DATE: 9/23/25
 DRAWING: OVERLAY



EXHIBIT VIII

EXISTING WAIVERS IN THE VICINITY

EXISTING WAIVERS IN THE VICINITY



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