

RESOLUTION NO. 15-79

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, PURSUANT TO SECTION 47-19.3.E. OF THE CODE OF ORDINANCES OF THE CITY OF FORT LAUDERDALE GRANTING A WAIVER OF THE LIMITATIONS OF SECTION 47-19.3.C. & D. TO ALLOW 1524 LAND, LLC, A FLORIDA LIMITED LIABILITY COMPANY, TO CONSTRUCT AND MAINTAIN A WOOD MARGINAL DOCK, WOOD "L" DOCK, AND A BOAT LIFT EXTENDING A MAXIMUM OF +/- 36 FEET FROM THE APPLICANT'S PLATTED PROPERTY LINE INTO MAYAN LAKE, SUCH PROPERTY BEING LOCATED AT 1524 S. OCEAN DRIVE, AND MORE PARTICULARLY DESCRIBED BELOW; SUBJECT TO CERTAIN TERMS AND CONDITIONS; REPEALING ANY AND ALL PARTS OF RESOLUTIONS IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, 1524 LAND, LLC, a Florida limited liability company, (hereinafter "Applicant") owns the following described Property located in the City of Fort Lauderdale, Broward County, Florida:

Lot 4, Block 9, HARBOR BEACH UNIT TWO, according to the Plat thereof, recorded in Plat Book 21, Page 18, of the Public Records of Broward County, Florida.

Street Address: 1524 S. Ocean Drive
Fort Lauderdale, FL 33316-3242

(Parcel ID # 5042 13 03 0610)

(hereinafter "Property")

WHEREAS, Applicant is requesting approval for the construction of a wood marginal dock, wood "L" dock and a boat lift extending a maximum of +/- 36 feet from the Applicant's platted property line into Mayan Lake; and

WHEREAS, the Property is located in an RS 4.4 Zoning District; and

WHEREAS, the City's Marine Advisory Board on February 5, 2015, reviewed

the application for dock waiver filed by Applicant and voted unanimously to approve;

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

SECTION 1. That pursuant to the provisions of ULDR Section 47-19.3.E. of the Code of Ordinances of the City of Fort Lauderdale, the City Commission hereby grants a waiver of the limitations of the City's Unified Land Development Regulations ("ULDR") Section 47-19.3.C & D., to allow Applicant to construct a wood marginal dock, wood "L" dock and the installation of a boat lift extending a maximum of +/- 36 feet from the Applicant's platted property line into Mayan Lake, such distances being more specifically set forth in the Table of Distances set forth below:

TABLE OF DISTANCES

PROPOSED STRUCTURES	STRUCTURE MAXIMUM DISTANCE FROM PROPERTY LINE	PERMITTED DISTANCE WITHOUT WAIVER	DISTANCE REQUIRING WAIVER
Boat Lift	+/-36'	25'	+/-11'

SECTION 2. That the above waiver is subject to the following additional conditions to be performed by the Applicant:

1. The Applicant is required to comply with all applicable building and zoning regulations as well as any other Federal and State laws and permitting requirements including the Broward County Environmental Protection and Growth Management Department, the Florida Department of Environmental Protection and the U.S. Army Corps of Engineers.
2. As a general condition of approval and in order to review for final consistency with construction of facilities in accord with this application and City building permits the Applicant is required to provide the City's Supervisor of Marine Facilities with copies of "As Built" drawings from a certified and licensed contractor.
3. Pursuant to ULDR § 47-5.30, the side yard setback in a ROA zoning district is ten (10) feet or half the height of the tallest building. ULDR § 47-19.3 (h) provides:

“No watercraft shall be docked or anchored adjacent to residential property in such a position that it causes it to extend beyond the side setback lines required for principal buildings on such property, as extended into the waterway, or is of such a length that when docked or anchored adjacent to such property the watercraft extends beyond such side setback lines as extended into the waterway.”

4. Pursuant to ULDR § 47-34.1 & 47-34.2, it is unlawful to use property or land or water in a manner which violates the terms and conditions of a development permit or order issued by the City Commission.
5. Use of the upland single family residence and occupation thereof shall be in conformity with the City's ULDR and other applicable municipal, county, state and federal laws, rules, regulations and ordinances, including, but not limited to City Codes, Unified Land Development Regulations and City's Minimum Housing Code, as same may be amended from time to time.
6. In accordance with City Code Sec. 8-149, repair and/or maintenance of vessels moored at this location shall be permitted only when such repair or maintenance is routine or minor in nature and does not involve major exterior alteration, rebuilding, complete refinishing, and/or removal of machinery, or the use of tools and equipment in such repair or maintenance which would be in violation of City Code of Ordinances, Chapter 17, Noise Control. Repair or maintenance, whether major or minor, shall be permitted in residential areas if such necessary work is conducted wholly within the confines of a permanent enclosed structure, and so long as the work complies with all other applicable City ordinances.
7. Violation of any of the foregoing conditions is unlawful and constitutes a violation of the City's ULDR.
8. Within ninety (90) days of adoption of this Resolution, Applicant shall file applications for permits for all other governmental or regulatory approvals required to implement the dock waiver herein and provide proof thereof to the Supervisor of Marine Facilities. In the event ownership of the Property is transferred to a third party prior to issuance of a building permit to construct the improvements authorized under this dock waiver Resolution, then this Resolution shall become null and void.

9. By acceptance of the benefits of this dock waiver, Applicant agrees that the upland property shall not be leased out as a vacation or short-term rental, where a vacation rental or short-term rental is defined as the leasing out of the upland property with more frequency than twice every three months or the occupation of the upland property by subtenants that change more frequently than twice every three months.
10. A copy of this Resolution shall be attached to each and every Lease Agreement for the leasing of the Property described herein.

SECTION 3. That all Resolutions or parts of Resolutions in conflict with this Resolution are hereby repealed.

SECTION 4. That a certified copy of this Resolution shall be recorded in the Public Records of Broward County, Florida at Applicant's expense and a copy of the recorded Resolution shall be filed with the Supervisor of Marine Facilities.

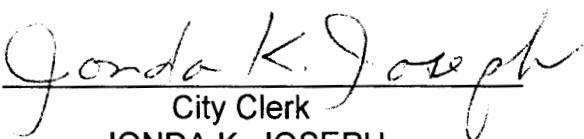
SECTION 5. That this Resolution shall be in full force and effect upon and after its final passage.

ADOPTED this the 7th day of April, 2015.



Mayor
JOHN P. "JACK" SEILER

ATTEST:



City Clerk
JONDA K. JOSEPH