

MEMORANDUM MF NO. 13-01

DATE: January 25, 2013
 TO: Marine Advisory Board
 FROM: Andrew Cuba, Manager of Marine Facilities *AC*
 RE: February 7, 2013 MAB - Dock Waiver of Distance Limitations/Sec. 47-19.3 D.
 -Gilles Blondeau / Multimo LLC / 3012 NE 20 CT

Attached for your review is an application from Mr. Gilles Blondeau (see **Exhibit 1**).

APPLICATION AND BACKGROUND INFORMATION

The applicant is requesting after the fact approval for two (2) piling clusters adjacent to a marginal dock, extending a maximum of 45' from the property line into the Lake Crevalle Waterway. The distances these structures extend from the property line into the waterway are shown in the shop drawing in **Exhibit 1** and summarized in Table 1 below:

TABLE 1

| LOCATIONS OF STRUCTURES FROM EAST TO WEST | SURVEYED DISTANCE OF PROPOSED STRUCTURES | PERMITTED DISTANCE WITHOUT WAIVER | AMOUNT OF DISTANCE REQUIRING WAIVER |
|--|---|--|--|
| MOORING PILE #1 | 45' | 25' | 20' |
| MOORING PILE #2 | 45' | 25' | 20' |

The City's Unified Land and Development Regulations (UDLR), Section 47-19.3.D. limits the maximum distance of dolphin or mooring pilings to 30% of the width of the waterway, or 25', whichever is less. Section 47.19.3.E authorizes the City Commission to waive this limitation based upon a finding of extraordinary circumstances. The applicant has indicated that these additional piles are necessary for safely mooring vessels due to wave action from boat traffic on the Intracoastal Waterway, especially during high winds and severe weather.

PROPERTY LOCATION AND ZONING

The property is located within the RS-8 Zoning District. It is situated on the south eastern shoreline where the overall average width between property lines from shoreline to shoreline is approximately +/- 200', according to the shop drawing provided in **Exhibit 1**. The distance from the outermost existing piling clusters to the 30% line of Lake Crevalle is approximately 15 feet.

RECOMMENDATIONS

Should the Marine Advisory 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:

Marine Advisory Board

February 7, 2013

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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. The applicant is required to install and affix reflector tape to the cluster pilings in accord with Section 47.19.3.E of the Unified Land and Development Regulations (ULDR).

AC

Attachment

cc: Cate McCaffrey, Assistant Director of Parks and Recreation
Jon Luscomb, Supervisor of Marine Facilities

3012 NE 20th CT

TABLE OF CONTENT

1. Summary
2. Application for Waiver
3. 300' aerial.
4. Shop Drawing
5. Property Photo
6. Aerial
7. Proof of Ownership
8. Corporate Officers
9. Survey
10. Site Photo
11. Site Photo
12. Site Photo
13. Site Photo
14. Code 47-19-3-d

SUMMARY

January 25, 2013

To: Marine Advisory Board

From Gilles Blondeau- Multimo LLC

RE: Waiver for mooring piles, 3012 NE 20th Court, Ft. Lauderdale

Attached for your review is application for waiver

The applicant is requesting approval for two existing triple pile clusters adjacent to existing concrete dock. These piling extend a maximum of 45 ft. from property line at wet face of seawall. The dock width is 8ft. from property line. The boat is 25ft. wide by 115 ft. long. The Lake Crevalle Waterway is 200 ft. wide. Proposed piling are 22 ½% of the waterway.

Distance of proposed structure is 45 ft.

Permitted distance without waiver is 25 ft.

Amount of distance requiring waiver is 20 ft.

The City's Unified Land and Development Regulation section 47-19-3 paragraph (d) limits the distance of dolphin or mooring piles to 30% of the width of the waterway or 25ft. whichever is less. The applicant has indicated that the mooring piles are necessary for safely mooring his vessel due to the wave action from boat traffic on the ICW and especially during high winds and severe weather. This is a relatively short but very wide canal so no hazard to navigation exist.

①

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: Gilles Blondeau / Multimo LLC

TELEPHONE NO: 954-561-5482 (home) 954-854-3157 (business) FAX NO. _____

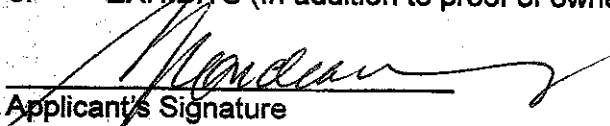
2. APPLICANT'S ADDRESS (if different than the site address):
SAME

3. TYPE OF AGREEMENT AND DESCRIPTION OF REQUEST:
Request waiver for mooring piles. sec 47-19.3 paragraph d

4. SITE ADDRESS: 3012 NE 20CT Fort Lauderdale ZONING: RS-8

LEGAL DESCRIPTION:
LOT-12 Block 4 Lauderdale Beach Ext.

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


Applicant's Signature

January 23rd, 2013
Date

The sum of \$ _____ was paid by the above-named applicant on the _____ of _____, 2012 Received by: _____

City of Fort Lauderdale

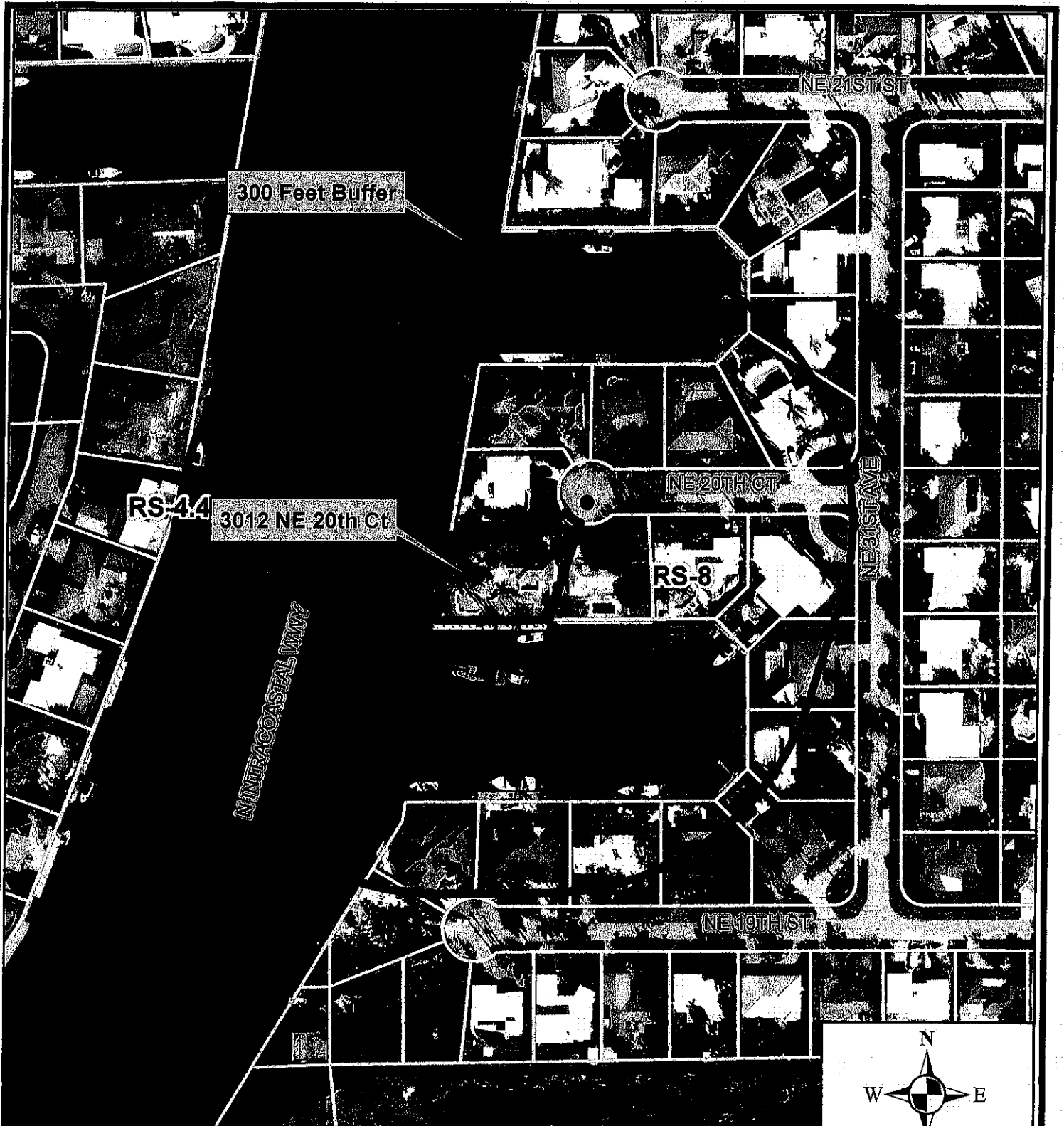
=====For Official City Use Only=====

Marine Advisory Board Action
Formal Action taken on _____

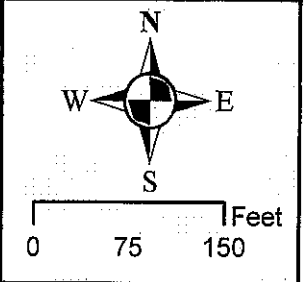
Commission Action
Formal Action taken on _____

Recommendation _____
Action _____

(2)



Note: Multiple zoning categories are located within 300 feet of the subject site.



3012 NE 20th CT



(3)



LAKE CREVALLE
200 FT WIDE

GILLES BLONDEAU
3012 NE 20 CT
FORT LAUDERDALE FL

↓ 30% OF CANAL (60')

DOLPHIN PILES
45 FT FROM WET FACE
22 1/2 % OF WATERWAY

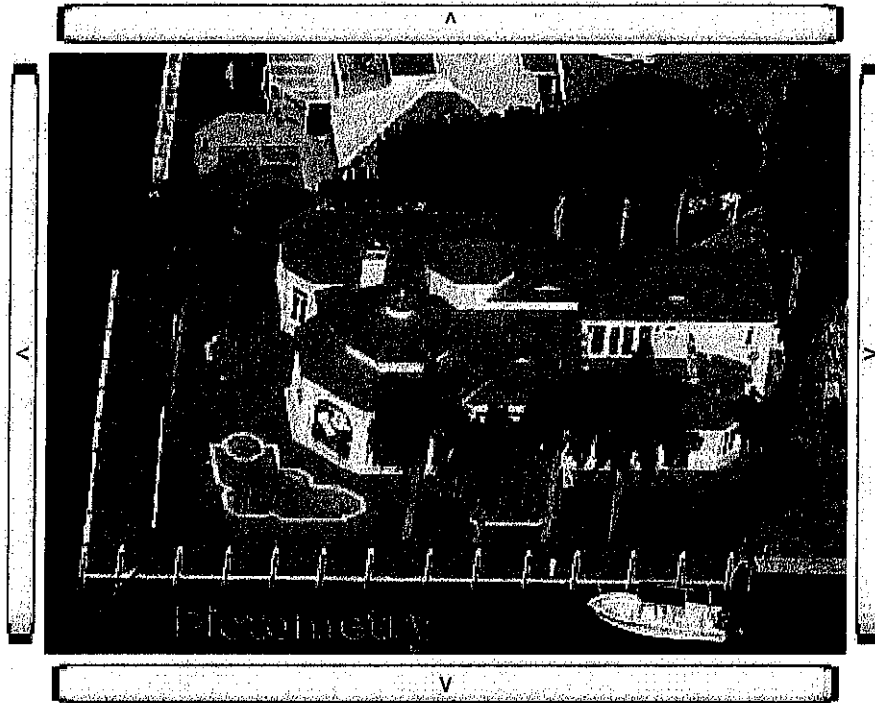
45'

DOCK

(4) 1" = 20'



2012 Pictometry



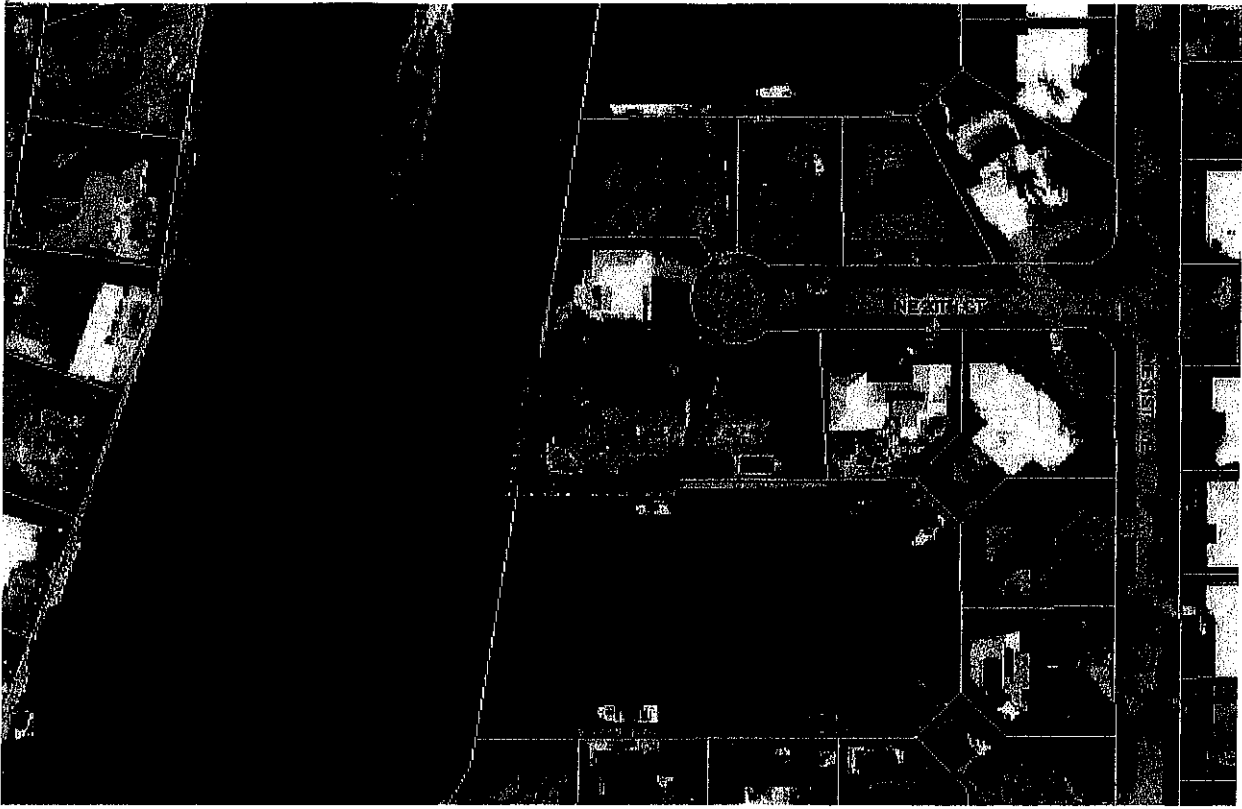
View From:

Map Size:

Year:

Image: South (12/31/11) Image Only

5



6

LORI PARRISH
BROWARD
 COUNTY
 PROPERTY
 APPRAISER



| | | | |
|-----------------|--|---------|-----------------|
| Site Address | 3012 NE 20 COURT , FORT LAUDERDALE | ID # | 4943 30 02 0270 |
| Property Owner | MULTIMO LLC | Millage | 0312 |
| Mailing Address | 3012 NE 20 CT FORT LAUDERDALE FL 33305 | Use | 01 |

| | |
|-------------------------------|---|
| Abbreviated Legal Description | LAUDERDALE BEACH EXT 27-48 B LOT 12 BLK 4 |
|-------------------------------|---|

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

| Property Assessment Values | | | | | |
|--|-----------|-------------|---------------------|----------------------|-------------|
| Click here to see 2012 Exemptions and Taxable Values to be reflected on Nov. 1, 2012 tax bill. | | | | | |
| Year | Land | Building | Just / Market Value | Assessed / SOH Value | Tax |
| 2013 | \$963,530 | \$1,029,460 | \$1,992,990 | \$1,992,990 | |
| 2012 | \$963,530 | \$1,029,460 | \$1,992,990 | \$1,992,990 | \$40,300.11 |
| 2011 | \$963,530 | \$1,028,580 | \$1,992,110 | \$1,992,110 | \$40,145.53 |

IMPORTANT: The 2013 values currently shown are "roll over" values from 2012. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2013, to see the actual proposed 2013 assessments and portability values.

| 2013 Exemptions and Taxable Values by Taxing Authority | | | | |
|--|-------------|--------------|-------------|-------------|
| | County | School Board | Municipal | Independent |
| Just Value | \$1,992,990 | \$1,992,990 | \$1,992,990 | \$1,992,990 |
| Portability | 0 | 0 | 0 | 0 |
| Assessed/SOH | \$1,992,990 | \$1,992,990 | \$1,992,990 | \$1,992,990 |
| Homestead | 0 | 0 | 0 | 0 |
| Add. Homestead | 0 | 0 | 0 | 0 |
| Wid/Vet/Dis | 0 | 0 | 0 | 0 |
| Senior | 0 | 0 | 0 | 0 |
| Exempt Type | 0 | 0 | 0 | 0 |
| Taxable | \$1,992,990 | \$1,992,990 | \$1,992,990 | \$1,992,990 |

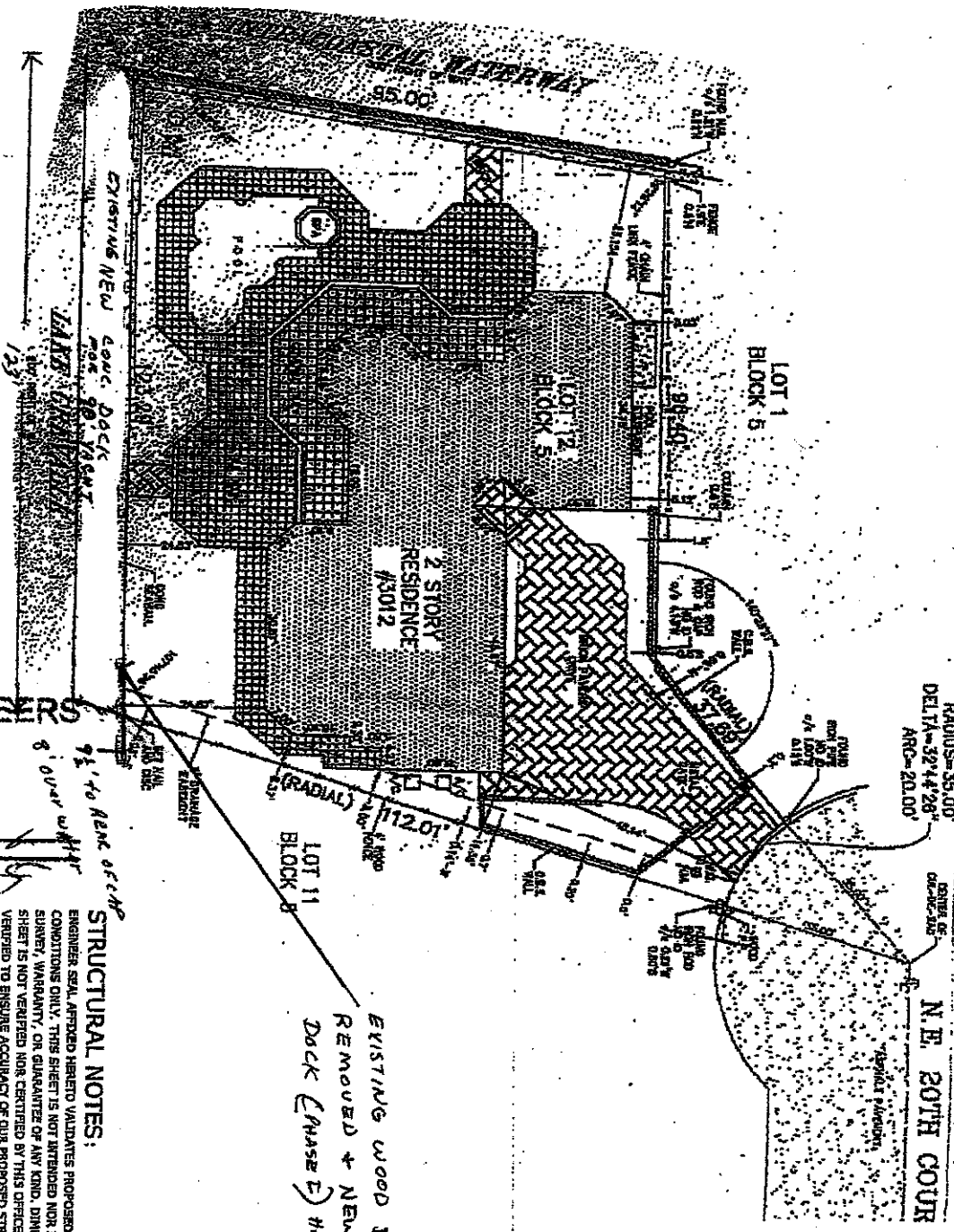
| Sales History | | | | |
|---------------|------|-------------|-------|------|
| Date | Type | Price | Book | Page |
| 1/15/2009 | WD-Q | \$2,400,000 | 45956 | 121 |
| 10/1/1993 | WD | \$525,000 | 21280 | 825 |
| 4/1/1971 | WD | \$70,000 | | |
| | | | | |
| | | | | |

| Land Calculations | | |
|------------------------------|--------|------|
| Price | Factor | Type |
| \$75.00 | 12,847 | SF |
| | | |
| | | |
| | | |
| Adj. Bldg. S.F. (See Sketch) | | 4786 |
| Units | | 1 |

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

7

08/11/2009 8:22pm
F:\01 Project Files\080901\0809-0001 3012 NE 25th CONTRACTS 200-000-0001_0809.dwg



US ARMY
CORPS OF ENGINEERS
JAN 28 2011

PALM BCH GRDNG. OFFICE
CON # PROJECT MANAGER: [Signature]
PAGE 2 OF 12

STRUCTURAL NOTES:
ENGINEER SEAL, AFFIRMED HERETO VALIDATES PROPOSED LOCATION OF DESIGN TO EXISTING CONDITIONS ONLY. THIS SHEET IS NOT INTENDED NOR IS IT CERTIFIED TO BE USED AS A SURVEY, WARRANTY, OR GUARANTEE OF ANY KIND. DIMENSIONAL INFORMATION ON THIS SHEET IS NOT VERIFIED NOR CERTIFIED BY THIS OFFICE. EXISTING CONDITIONS TO BE FIELD VERIFIED TO ENSURE ACCURACY OF OUR PROPOSED STRUCTURE LOCATION. ANY SURVEY AND RELATED INFORMATION SHALL BE CERTIFIED BY OTHERS AND IS OUTSIDE THE SCOPE OF OUR CERTIFICATION. THIS SHEET IS TO BE USED IN CONJUNCTION WITH STRUCTURAL, ENGINEERING DOCUMENTS FOR THE PURPOSE OF PROPOSED INSTALLATION ONLY.

EXISTING WOOD DOCK HAS BEEN
REMOVED + NEW 9'x125' CONCRETE
DOCK (PHASE I) HAS BEEN INSTALLED

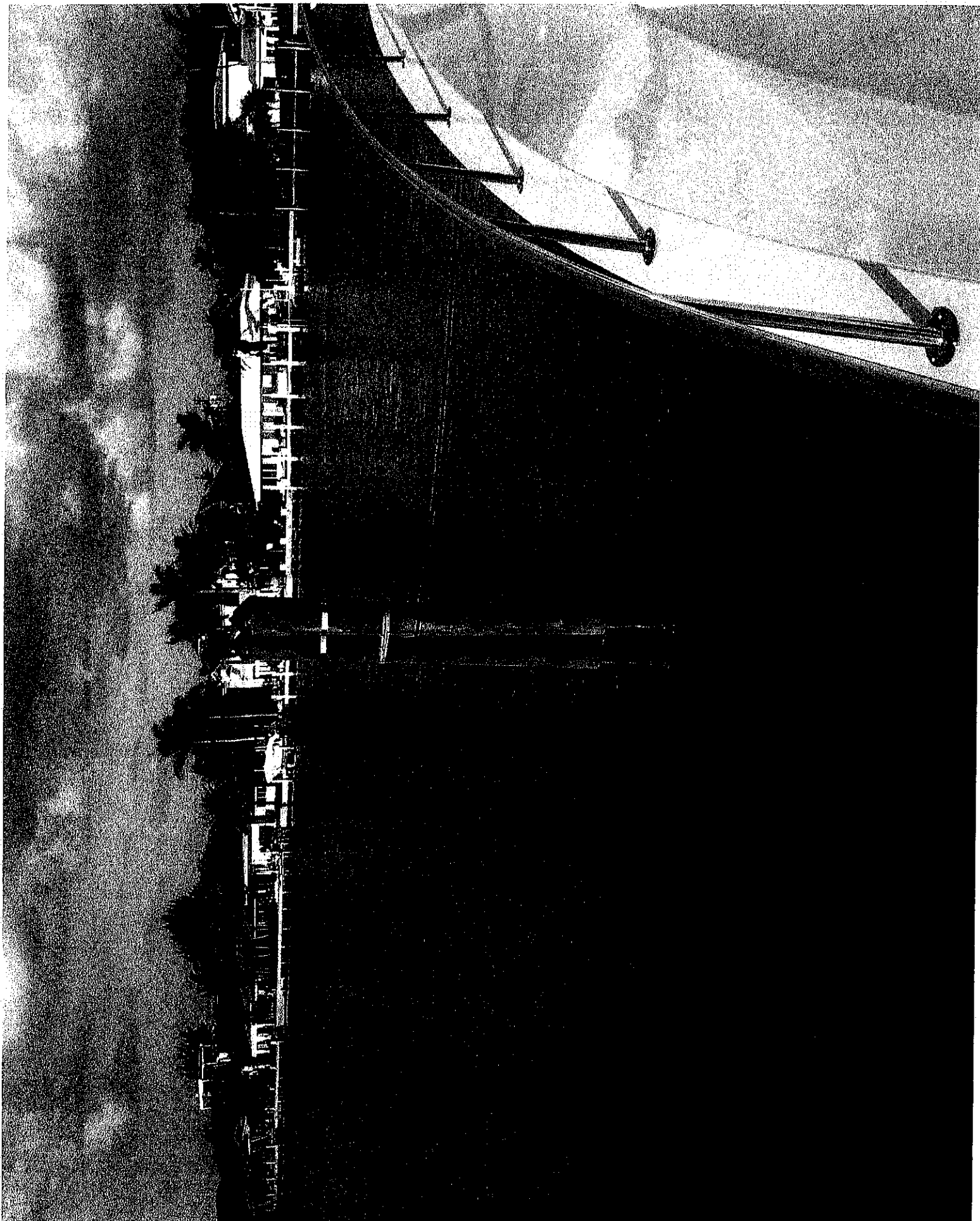
| REVISION | DATE | BY | CHKD |
|----------|------|----|------|
| | | | |
| | | | |
| | | | |

09-BRP-0001
SCALE: 1" = 20'
DATE: 01/28/11

BROWARD PILING, INC.
1360 NW 13th STREET, POMANO BEACH, FL 33069
TEL: (954) 972-2489
FAX: (954) 975-2691
RESIDENCE (PHASE II)
3012 NE 25th COURT
FT. LAUDERDALE, FL

ENGINEERING EXPRESS
150 SW 12th AVENUE, #105
DEERFIELD BEACH, FL 33442
PH: (561) 354-0560 FAX: (561) 354-0463
WWW.ENSEXP.COM
CERT OF AUTHORITY
A FRANK L. BROWARD, P.E., INC. INNOVATION

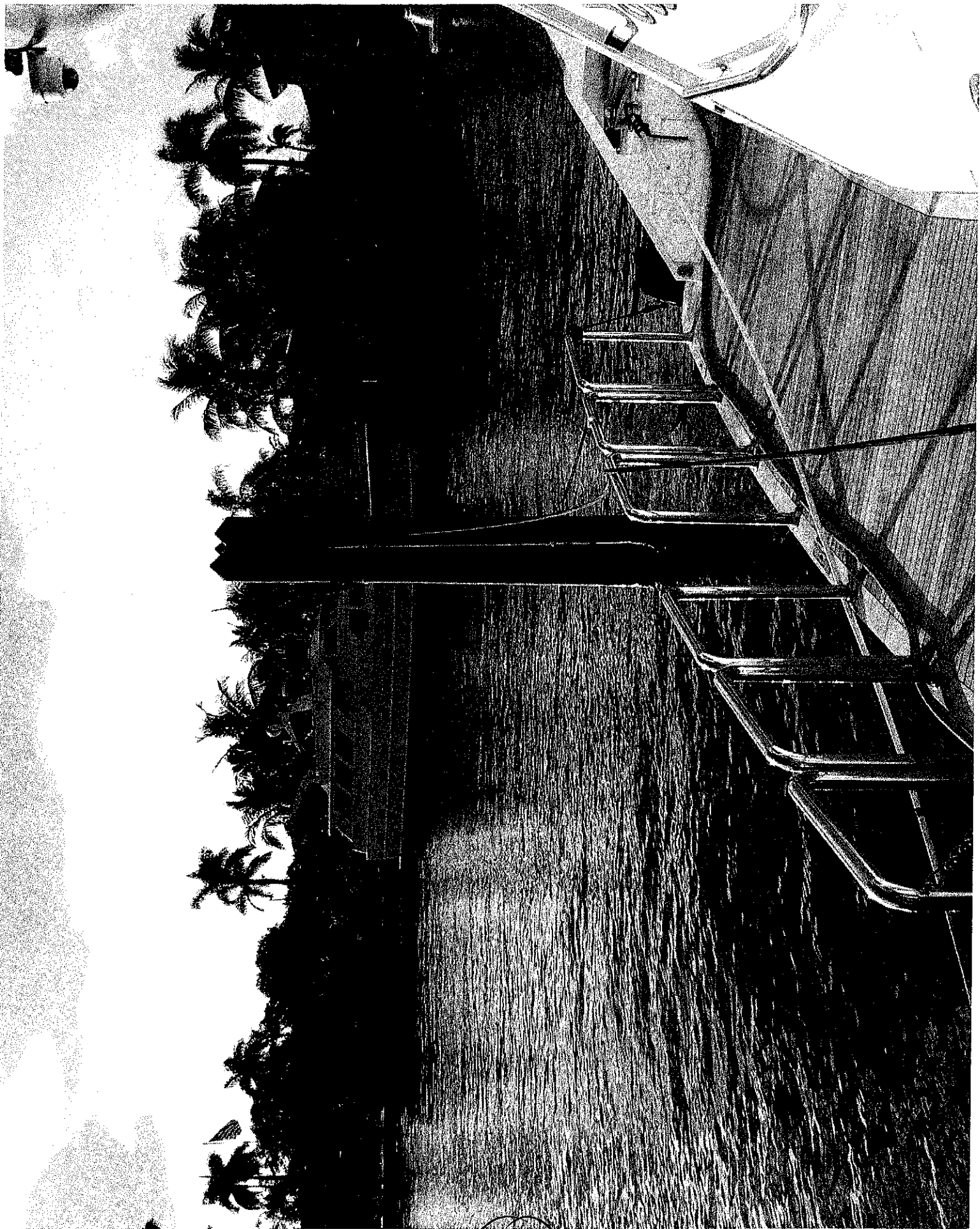
9



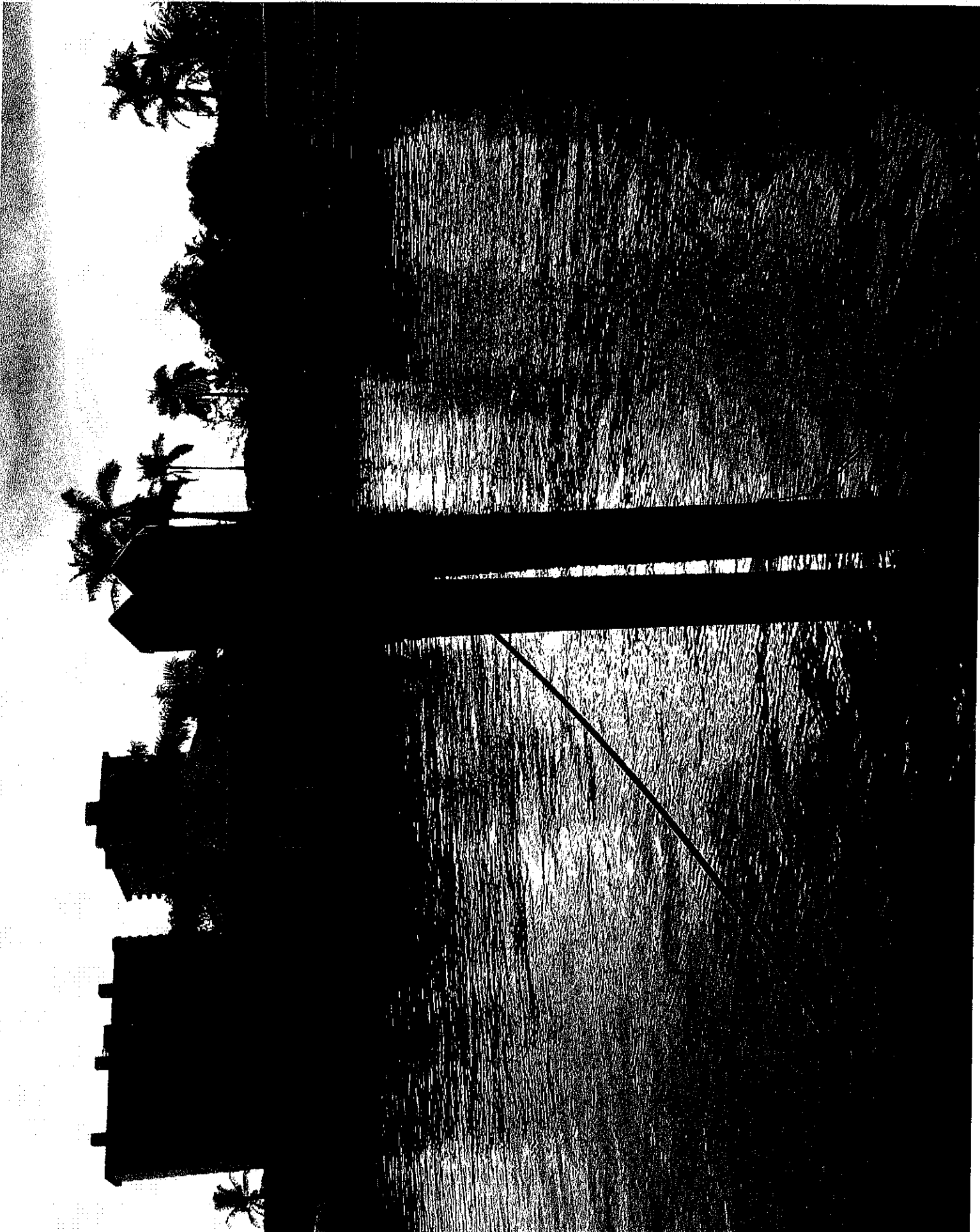
(10)



(10)



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(13)

Sec. 47-19.3. - Boat slips, docks, boat davits, hoists and similar mooring structures.

- (a) The following words when used in this section shall, for the purposes of this section, have the following meaning:
- (1) *Mooring device* means a subset of mooring structures as defined herein including boat davits, hoists, boat lifts and similar devices that are erected on or adjacent to a seawall or dock and upon which a vessel can be moored. A mooring device does not include docks, slips, seawall or mooring pile.
 - (2) *Mooring structure* means a dock, slip, seawall, boat davit, hoist, boat lift, mooring pile or a similar structure attached to land more or less permanently to which a vessel can be moored.
 - (3) *NGVD 29* or the National Geodetic Vertical Datum of 1929 means the vertical control datum established for vertical control surveying in the United States of America by the General Adjustment of 1929. The datum is used to measure elevation or altitude above, and depression or depth below, mean sea level (MSL).
- (b) Boat davits, hoists and similar mooring devices may be erected on a seawall or dock subject to the following limitations on the number and location as follows:
- (1) Except as provided herein, only one (1) mooring device per the first one hundred (100) feet of lot width or portion thereof, and one mooring device for each additional one hundred (100) feet of lot width. A second mooring device may be permitted within the lot area greater than one hundred (100) feet but less than two hundred (200) feet if approved as a Site Plan Level II permit, subject to the following criteria:
 - a. The location of the proposed mooring device will not interfere with the view from adjacent properties to a degree greater than the intrusion already permitted as a result of the berthing of a vessel at applicant's property within the setback and extension limitations provided in the Code.
 - b. The type of mooring device is the least intrusive and most compatible with the view from the waterway.
 - c. No conflict with a neighboring property owner's usage of the waterway will be created as a result of the additional mooring device.

Pursuant to Site Plan Level II review, the development review committee ("DRC") shall determine whether the proposed additional mooring device meets the criteria based on its location and the relationship of applicant's property to abutting properties with regard to height, angle of view of the device from abutting properties and the height, width and length of the mooring device proposed. Approval of a Site Plan Level II development permit for an additional mooring device shall not be final until thirty (30) days after preliminary DRC approval and then only if no motion is approved by the City Commission seeking to review the application pursuant to the process provided in section 47-26. The denial of an application for an additional mooring device may be appealed to the City Commission in accordance with the provisions of section 47-26.
 - (2) In addition to the mooring device described in paragraph (b)(1) of this section, one (1) lift designed and used solely for the lifting of a personal watercraft (PWC) per development site is permitted. For purposes of this subsection (2) a PWC is as defined in F.S. Ch. 327.
 - (3) The cross section of the davit, hoist or other mooring device shall not exceed one (1) square foot and have a maximum height of six and one-half (6½) feet above lot grade.
 - (4) The lowest appendage of a vessel may not be hoisted greater than one (1) foot above a seawall cap or if no seawall, above the average grade of the upland property and properties abutting either side of the upland property, whichever is less.
- (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.
- (d) Mooring or dolphin piles, shall not be permitted to extend more than thirty (30) percent of the width of the waterway, or twenty-five (25) feet beyond the property line, whichever is less.
- (e) The City Commission may waive the limitations of (c) and (d) 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 (30) percent 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.

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