

MEMORANDUM NO. MF 14-04

DATE: January 24, 2014

TO: Marine Advisory Board

FROM: Andrew Cuba, Manager of Marine Facilities

RE: February 6, 2014 Meeting – Application - Dock Waiver of Distance Limitations – Grupo Alco International , LLC, 1100 & 1120 Seminole Drive

Attached for your review is an application from Group Alco International, LLC, 1100 & 1120 Seminole Drive (see **Exhibit 1**).

APPLICATION AND BACKGROUND INFORMATION

The attached application represents a revised plan of a submission for this site address previously reviewed at the December 5, 2013 Marine Advisory Board meeting. The applicant is requesting approval for construction of a fixed eight (8) slip fixed dock with associated mooring piles extending a maximum of 54.7’ into the adjacent waterway. The proposed distances for the dock and pilings extending into Coral Bay/Sunrise Harbor are shown in the survey in **Exhibit 1** and summarized in **Table 1** below:

TABLE 1

PROPOSED STRUCTURES	STRUCTURES DISTANCE FROM UPLAND PROPERTY LINE	PERMITTED DISTANCE WITHOUT WAIVER	DISTANCE REQUIRING A WAIVER
Finger Pier #1	+/- 41.6’	25’	+/-16.6’
Mooring Pile #2	+/-54.7’	25’	+/-29.7’
Finger Pier #3	+/-32.0’	25’	+/-7.0’
Mooring Pile #4	+/-45.0’	25’	+/-20.0’
Finger Pier #5	+/-32.0’	25’	+/-7.0’
Mooring Pile #6	+/-45.0’	25’	+/-20.0’
Finger Pier #7	+/-32.0’	25’	+/-7.0’
Mooring Pile #8	+/-45.0’	25’	+/-20.0’
Finger Pier #9	+/-32.0’	25’	+/-7.0’
Mooring Pile #10	+/-45.0’	25’	+/-20.0’
Finger Pier #11	+/-32.0’	25’	+/-7.0’
Mooring Pile #12	+/-45.0’	25’	+/-20.0’
Finger Pier #13	+/-32.0’	25’	+/-7.0’
Mooring Pile #14	+/-45.0’	25’	+/-20.0’

The City's Unified Land and Development Regulations (UDLR), Section 47-19.3.C and D, limits the maximum distance of finger piers to 25' or 25%, whichever is less, and mooring piles to 25' or 30%, whichever is less, from the property line. Section 47.19.3.E authorizes the City Commission to waive this limitation based on a finding of extraordinary circumstances. The Summary Description specifies the following justifications for the waiver request:

1. Privately owned submerged land upon which proposed structure would be constructed
2. Extraordinary width at project site would not impede navigation
3. City's property line interpretation at site necessitates waiver

PROPERTY LOCATION AND ZONING

The property is located within the Coral Ridge South RM-15 Residential Low Rise Multifamily/Medium Density Zoning District. It is situated on the western shore of Coral Bay/Sunrise Harbor.

TIDAL CONDITIONS

The Summary Description makes mention to the incoming tidal waters (flood) moving to the northwest and the outgoing waters (ebb) moving to the southeast.

DOCK PLAN AND BOATING SAFETY

Marine Facilities office records reflect that there have been eleven (11) waivers of distance limitation approved by the City Commission since 1979 with the most recent opposite 1200 Seminole Drive on December 6, 2011. **Table 2** represents the maximum distances of mooring piers/pilings:

TABLE 2

DATE	ADDRESS	MAXIMUM DISTANCE
1979	1280 Seminole Drive	42'
1980	1224 Seminole Drive	40'
1984	1224 Seminole Drive	51'
1985	1240 Seminole Drive	46'
1990	2701 East Sunrise Blvd	487.4'
1990	2800 Yacht Club Blvd	120'
1994	1256 Seminole Drive	33'
1995	1272 Seminole Drive	40'
2009	1256 Seminole Drive	58'
2009	1224 Seminole Drive	50'
2011	1200 Seminole Drive	50'

The previously reviewed larger marina facility at the project site had been previously permitted. The proposed dock layout will be modified through the US Army Corp of Engineers (USACE), the Florida Department of Environmental Protection (FDEP) and Broward County Environmental Protection & Growth Management Department (EPGMD).

RECOMMENDATIONS

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

1. The applicant is required to comply with all applicable building and zoning regulations as well as any other Federal and State laws and specifically the FDEP, EPGMD, and USACE.
2. As a general condition of approval, 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.

AC

Attachment

cc: Carl Williams, Deputy Director of Parks and Recreation
Jon Luscomb, Supervisor of Marine Facilities