

ITEM V

MEMORANDUM MF NO. 21-27

DATE: October 14, 2021

TO: Marine Advisory Board Members

FROM: Andrew Cuba, Manager of Marine Facilities

RE: November 4, 2021 MAB Meeting – Application for Dock Permit – W. Scott & Patricia S. Parker / 1725 SE 8th Street

Attached for your review is an application from W. Scott & Patricia S. Parker / 1725 SE 8th Street (see **Exhibit 1**).

APPLICATION AND BACKGROUND INFORMATION

The applicant is seeking approval for the usage of an existing of a +/-100' long x +/-7'3" wide dock extending a maximum distance of +/-9'3" from the wet face of the seawall on public property abutting the waterway adjacent to 1725 SE 8th Street (see **Exhibit 1**). City Code Section 8-144 (**Exhibit 2**) 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-4.4 Residential Single Family / Low Density Zoning District. The dock is located on the Rio Valencia Canal.

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. Penetration of the seawall is prohibited unless as otherwise provided in 8-144 (6).
- 7.
8. 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.
9. Vessels berthed within the Dock Area must not encroach into the easterly or westerly extension of the 10' set-back required for the RS-4.4 zoning district for Applicant's (Permit Holder's) Property.
10. 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.
11. Except as to a tender, there shall be no rafting of vessels from the moored vessel.
12. 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.
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. The Applicant is responsible to execute and deliver a Declaration of Covenants Running With The Land to the City Attorney's Office no later than ten (10) days prior to City Commission review date.

AC

Attachment

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

Dock Permit Application

W. Scott Parker
1725 SE 8th Street
Ft Lauderdale, Florida 33316

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October 12, 2021

Marine Advisory Board
City of Ft Lauderdale
2 South New River Drive East
Ft Lauderdale, Florida 33301

Ref: 1725 SE 8th Street --- Public Use of Private Lands Authorization --- Dock Permit

To Whom It May Concern:

I recently purchased the property at 1725 SE 8th street. The previous owner improved the property with a new seawall and a concrete dock 100 feet long and 10 feet wide. The seawall cap is approximately 2 feet. The property has been improved with landscaping and a sprinkler system has been installed to maintain the property. The previous owner originally requested permission to construct a boat lift but never started this project.

I am in the process of acquiring a boat and would like to use the dock for mooring the boat. I am applying for a permit which would allow me to dock a vessel at the property. Thank you for your consideration in this matter. I can be reached at 561-308-9754.

Sincerely,



W. Scott Parker
1725 SE 8th Street
Ft Lauderdale, Florida 33316
Scott.parker@ubs.com

**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: W. Scott Parker & Patricia S. Parker

TELEPHONE NO: 561-308-9753 954-527-6337 _____ scott.parker@ubs.com_
EMAIL: _____
(home/cellular) (business)

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

3. **TYPE OF AGREEMENT AND DESCRIPTION OF REQUEST:**
Private Use of Public Lands --- Dock Permit

4. **SITE ADDRESS:** 1725 SE 8th Street Ft Lauderdale, FL 33316 **ZONING:** RS-4.4

LEGAL DESCRIPTION AND FOLIO NUMBER: Rio Vista Isles Unit 5 8-7 B Lot 20,21 Blk 20
Parcel Identification Number: 504211-22-1520

5. **EXHIBITS** (In addition to proof of ownership, list all exhibits provided in support of the applications).
Warranty Deed, Survey, BCPA Property Summary, Aerial Photos, Dock Photos


Applicant's Signature

10/12/31
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 _____

Prepared by:
Joseph M. Balocco, Jr., Esq.
Balocco & Abril, PLLC
4332 East Tradewinds Avenue
Lauderdale By-The-Sea, FL 33308

Return to:
George Moraitis, Jr., Esq.
Moraitis, Karney, Moraitis & Quailey
915 Middle River Drive
Suite 506
Fort Lauderdale, FL 33304

**WARRANTY DEED
(STATUTORY FORM-SECTION 689.02 F.S.)**

THIS INDENTURE made this 4th day of August, 2021 BETWEEN 1725 8th St., LLC, a Delaware limited liability company, Grantor, located at the following address: 633 South Federal Highway, Suite 500, Fort Lauderdale, FL 33301, and W. Scott Parker and Patricia S. Parker, husband and wife, Grantee, located at the following address: 1725 SE 8th Street, Fort Lauderdale, FL 33316.

WITNESSETH, that said Grantor, for and in consideration of the sum of TEN and 00/100 (\$10.00) DOLLARS and other good and valuable consideration 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:

Lot 20 and 21, Block 20, Rio Vista Isles Unit No. 5, according to the Plat thereof, as recorded in Plat Book 8, page 7, of the Public Records of Broward County, Florida.

Parcel Identification Number: 504211-22-1520

SUBJECT TO land use designations, zoning restrictions, prohibitions and other requirements imposed by governmental authority none of which are hereby reimposed; restrictions, easements and matters appearing on the Plat or otherwise common to the subdivision none of which are hereby reimposed; and taxes for the year of closing and subsequent years.


and said Grantor does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

*"Grantor" and "Grantee" are used for singular or plural, as the context requires.

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:

1725 8th St., LLC, a Delaware limited
liability company

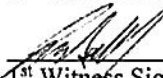
By: 
Name: John J. Scherer
Title: Manager


1st Witness Signature

Joe Belongia
1st Witness Printed Name


2nd Witness Signature

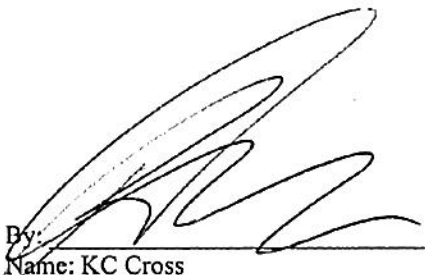
Evette Arguinzon
2nd Witness Printed Name


1st Witness Signature

Joe Belongia
1st Witness Printed Name


2nd Witness Signature

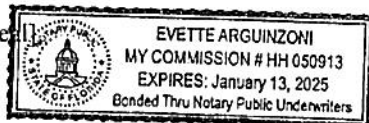
Evette Arguinzon
2nd Witness Printed Name

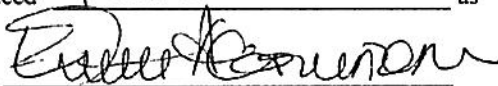
By: 
Name: KC Cross
Title: Manager

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization, this 2nd day of August, 2021, by John J. Scherer,
Manager of 1725 8th St., LLC, a Delaware limited liability company, on behalf of the company,
who is personally known to me or has produced FLDL as
identification.

[Notary Seal]




Notary Public

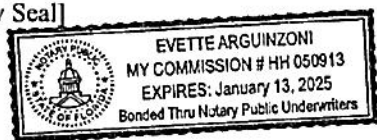
Name typed, printed or stamped

My Commission Expires: _____

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization, this 2nd day of August, 2021, by KC Cross, Manager of
1725 8th St., LLC, a Delaware limited liability company, on behalf of the company, who is
personally known to me or has produced KC Cross as identification.

[Notary Seal]

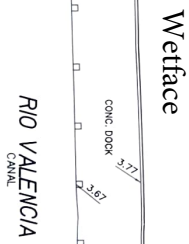


[Signature]
Notary Public

Name typed, printed or stamped

My Commission Expires: _____

- CORDOVA ROAD

[illegible][illegible]

SURVEYORS' CERTIFICATION:
I, DAVID E. SHERMAN, being duly sworn, depose and say that the contained herein, together with the findings of fact and conclusions of law, were read to and explained to the parties and their attorneys, and that said parties and attorneys understand and agree to the contents of the foregoing report and findings of fact and conclusions of law, and that said survey is true to the best of my knowledge and belief.

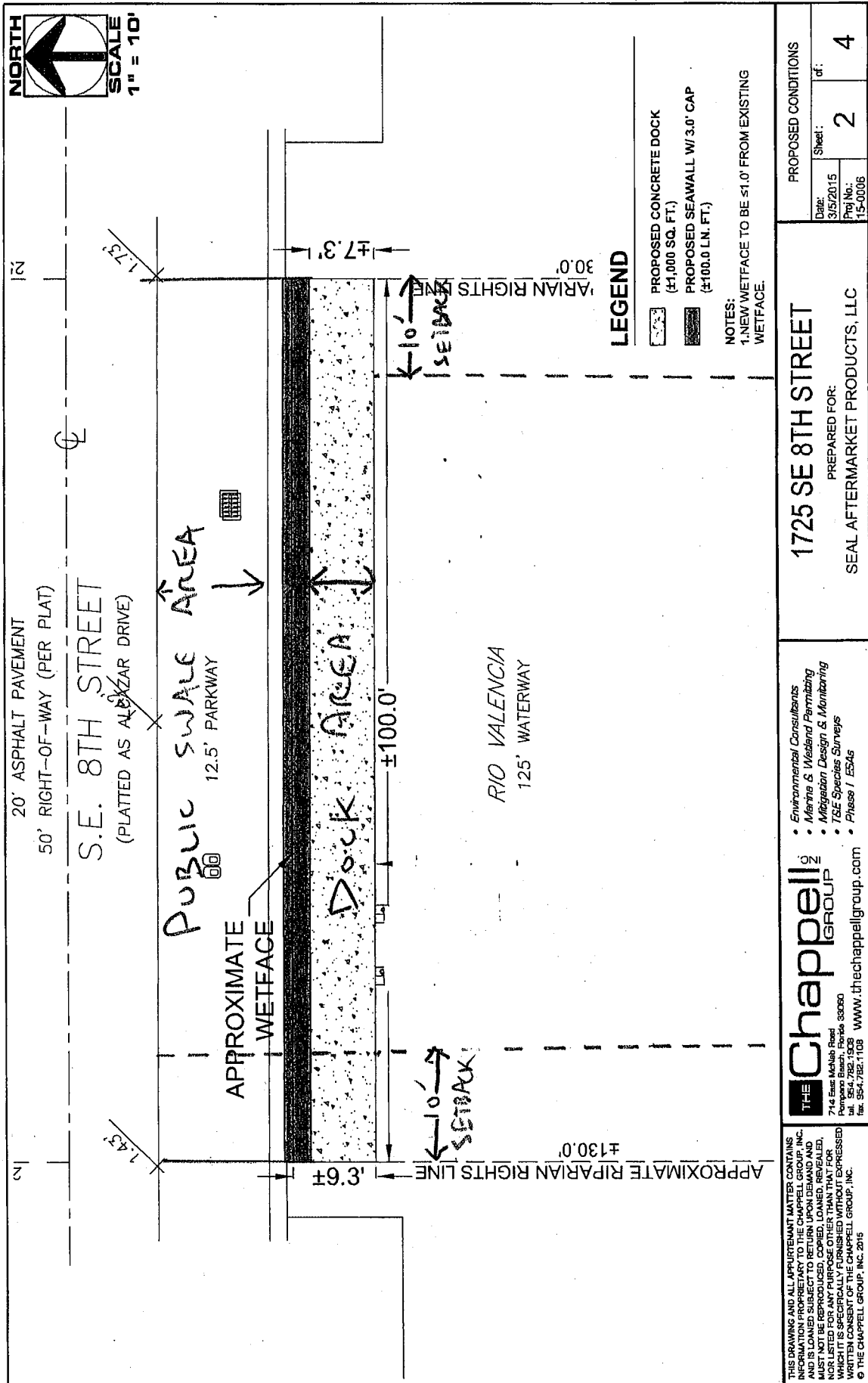
5-18-21

CLIENT: GULF				
SCALE: 1"=30'	DESIGNED BY:		DRAWN BY: CAM	CHECKED BY: SAG
DATE: 4-1-19	SPRVS'D BY:		FIELD BOOK NO. 158	PAGE NO. 57

6043 Kimberly Boulevard, Suite L
North Lauderdale, FL 33068
PH: (954) 722-8500

BOUNDARY SURVEY (FINAL)	5-19-21	CAM	SAG
BOUNDARY SURVEY (UPDATED)	11-24-19	CAM	SAG
BOUNDARY SURVEY (SLAB SPOT)	10-15-19	CAM	SAG
BOUNDARY SURVEY (FORMBOARD SPOT)	10-15-19	CAM	SAG
BOUNDARY SURVEY (ADD TOPOGRAPHY)	11-24-19	CAM	SAG
ADDENDUM	FB/PG	REV	CHECKED

EXHIBIT A



Landscape Plan

S.E. 8TH STREET

RIO VALENCIA CANAL

DOCK

2' SEAWALL

SEE CHAPPEL GROUP
FOR DOCK DETAILS.



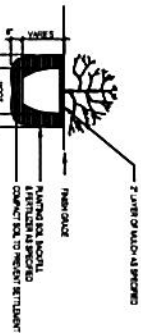
SCALE: 1" = 10'

PLANT LIST			
KEY	QTY	BOTANICAL/COMMON NAME	HEIGHT
CR	2	CR	12' H
ML	2	ML	7' H
SPRINGS AND GROUNDCOVERS			
SPR	24	SPR	18" O.C.
GC	24	GC	18" O.C.

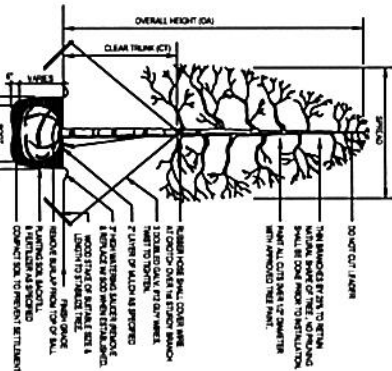
MISCELLANEOUS
 Seed to be 24, Argemone seed.
 Planting soil - 1/2 cu. yd per tree and 4" depth at all hedges and mass planting beds.
 Sand - 1/2 cu. yd per tree and 4" depth at all hedges and mass planting beds.
 Mulch - 2" depth of shredded mulch or pine straw at all hedges and mass planting beds.

GENERAL NOTES
 - All trees to be *Stenandrium secundatum* (Florida); *St. Augustine* solid root.
 - All plant materials shall conform to the standards for Florida No. 1 or better as given in "Grades and Standards for Nursery Plants" published by the Florida Department of Agriculture, Tallahassee, or better.
 - All trees shall be planted in the center of the planting bed.
 - The planting soil for all planting areas shall be composed of a minimum of 50% mulch or horticulturally acceptable organic material. The minimum soil depth shall be four inches in all hedges and mass planting beds and 1/2 cu. yd. per tree. Plants to be planted in mass sand.
 - Two inches minimum of shredded mulch or pine straw shall be installed around each tree and palm and throughout mass planting beds.
 - Irrigation system to provide 100% coverage to landscaped areas with 30% overlap. Irrigation to be an automatic system with a main gate/inlet valve and air.
 - All trees shall be planted in the center of the planting bed.
 - Landscape contractor is responsible for the own quantity take-offs.

TYPICAL TREE PLANTING DETAIL
N.T.S.



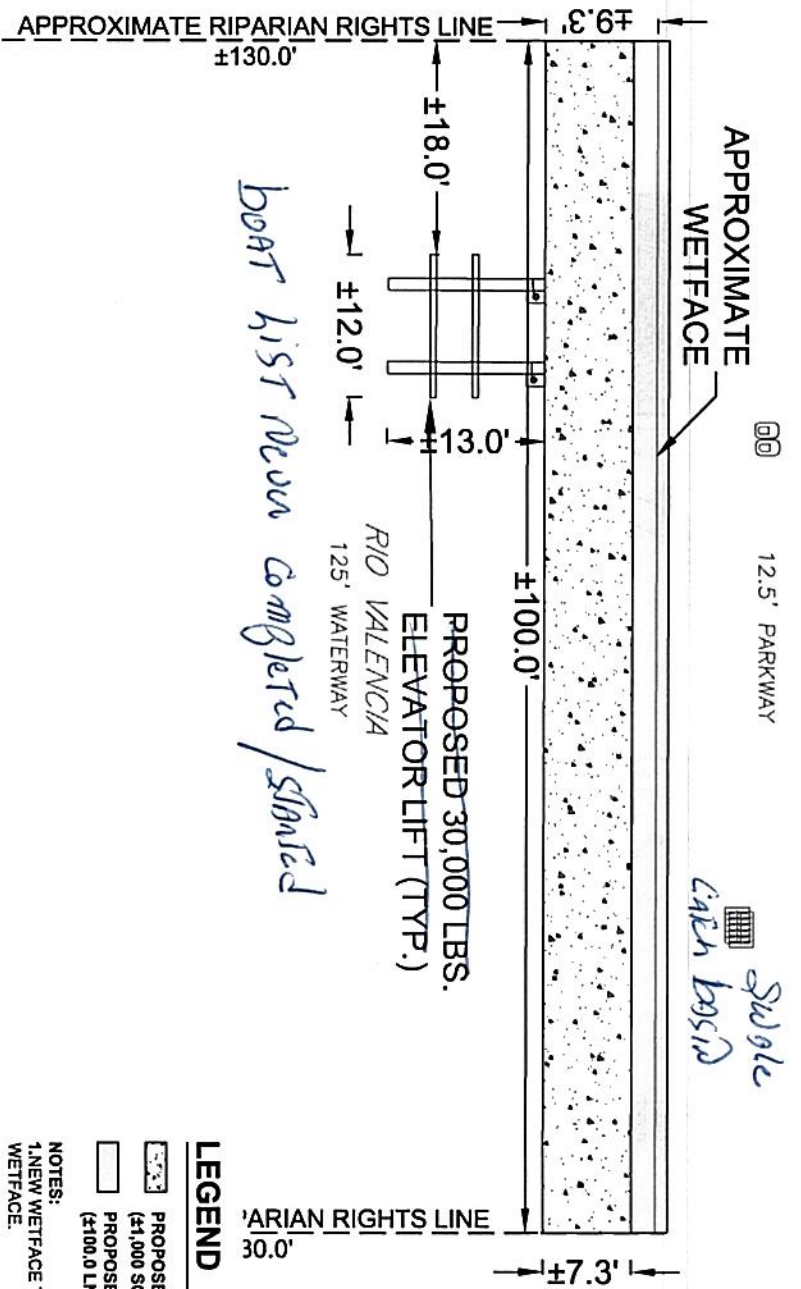
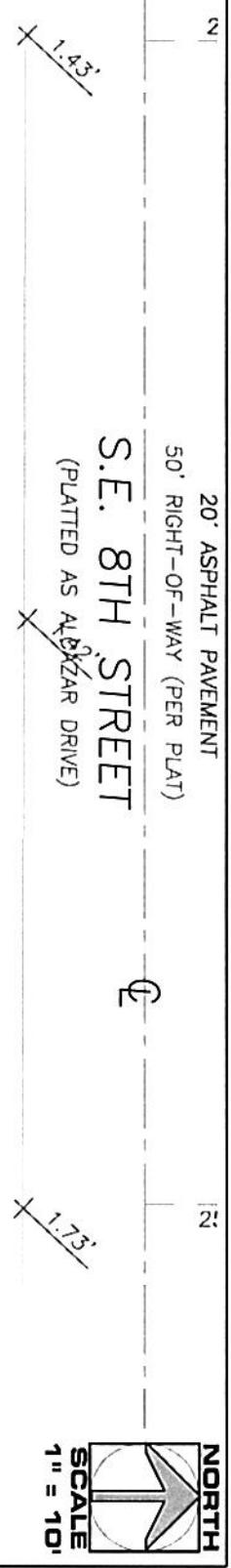
TYPICAL TREE PLANTING DETAIL
N.T.S.



EAKINS RESIDENCE
 1725 SE 8TH STREET, FORT LAUDERDALE - FLORIDA
 RIGHT OF WAY- PLANTING PLAN

CAM 15-0002
 Eshel
 1/1

LP-1



LEGEND

- PROPOSED CONCRETE DOCK
(41,000 SQ. FT.)
- PROPOSED SEAWALL W/ 3.0' CAP
(4100.0 LN. FT.)

NOTES:
1. NEW WETFACE TO BE 51.0' FROM EXISTING WETFACE.

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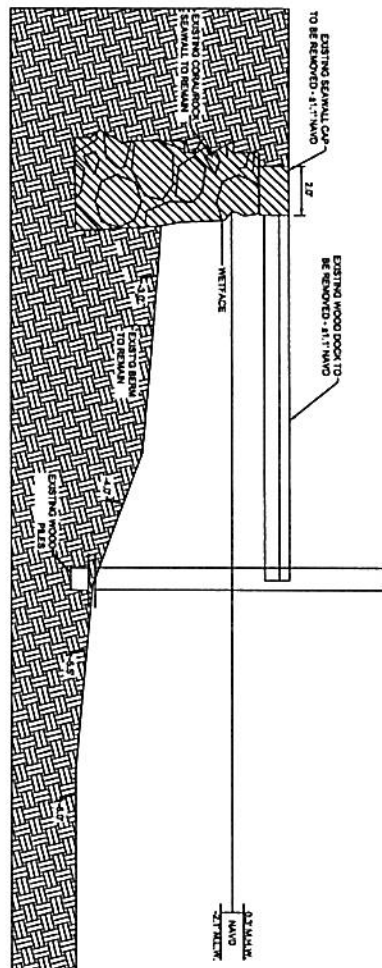
THE Chappell GROUP
114 East Main Road
Pompano Beach, Florida 33060
Tel: 954.782.1108
www.thechappellgroup.com

- Environmental Consultants
- Marine & Wetland Permitting
- Mitigation Design & Monitoring
- T&E Species Surveys
- Phase I ESAs

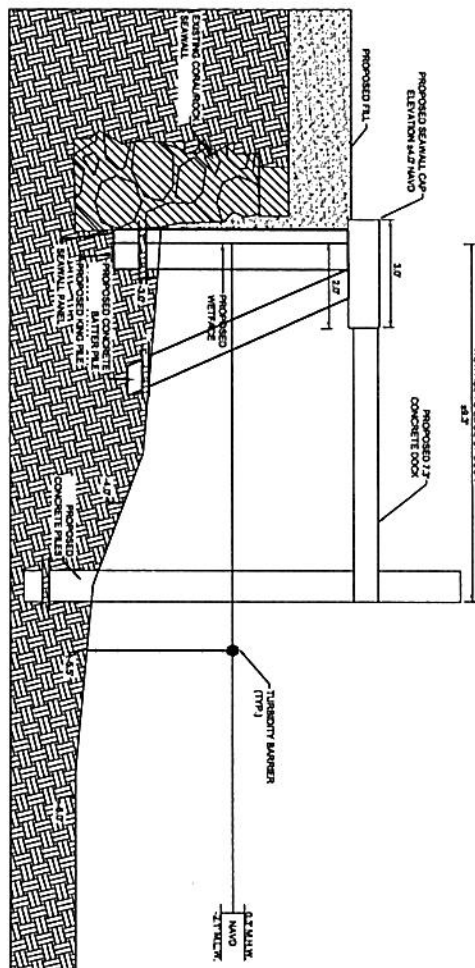
1725 SE 8TH STREET
PREPARED FOR:
SEAL AFTERMARKET PRODUCTS, LLC

PROPOSED CONDITIONS		
Date:	Sheet:	of:
3/5/2015	2	4
Proj No:		
15-0006		

DISTANCE FROM EXISTING
WETFACE TO EDGE OF DOOR
± 10.0'



DISTANCE FROM EXISTING
METFACE TO EDGE OF DRAINAGE
28.7'



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happell
and
associates
33000
www.thehappellgroup.com

- Environmental Consultants
- Marine & Wetland Permitting
- Mitigation Design & Monitoring
- TSE Species Surveys
- Phase I ESAs

1725 SE 8TH STREET
PREPARED FOR:
SEAL AFTERMARKET PRODUCTS, LLC

SECTIONS

Sheet:

of =

1

Date:	3/5/2015
Proj No.:	15-0006

ω

4

PROPERTY SUMMARY

Tax Year: 2022	Property Use: 01 - Single family	Deputy Appraiser: Residential Department
Property Id: 504211221520	Millage Code: 0312	Appraisers Number: 954-357-6831
Property Owner/s: PARKER, PATRICIA S PARKER, W SCOTT	Adj. Bldg. S.F: 0	Email: realprop@bcpa.net
Mailing Address: 1725 SE 8 ST FORT LAUDERDALE, FL 33316-1409	Bldg Under Air S.F:	Zoning: RS-4.4 - RESIDENTIAL OF SINGLE FAMILY/LOW DENSITY
Physical Address: 1725 SE 8 STREET FORT LAUDERDALE, 33316-1409	Effective Year: 0	Abbr. Legal Des.: RIO VISTA ISLES UNIT 5 8-7 B LOT 20,21 BLK 20
	Year Built:	
	Units/Beds/Baths: 0 / 2 / 2	

2020 values are considered "working values" and are subject to change.

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2022	\$1,678,320	0	0	\$1,678,320	\$1,678,320	
2021	\$1,678,320	0	0	\$1,678,320	\$1,678,320	
2020	\$1,858,140	0	0	\$1,858,140	\$1,858,140	\$34,438.53

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$1,678,320	\$1,678,320	\$1,678,320	\$1,678,320
Portability	0	0	0	0
Assessed / SOH	\$1,678,320	\$1,678,320	\$1,678,320	\$1,678,320
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$1,678,320	\$1,678,320	\$1,678,320	\$1,678,320

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
08/02/2021	Warranty Deed Qualified New Construction	\$7,963,000	117494257
03/22/2019	Warranty Deed Qualified Sale	\$2,100,000	115695938
10/22/2014	Trustee's Deed Qualified Sale	\$1,725,000	112650461
10/01/1993	Warranty Deed	\$100	21333 / 479
11/01/1962	Warranty Deed	\$39,500	

LAND CALCULATIONS

Unit Price	Units	Type
\$140.00	11,988 SqFt	Square Foot

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
504211220450	08/31/2021	Warranty Deed	Qualified Sale	\$2,200,000	117587495	1721 SE 11 ST FORT LAUDERDALE, FL 33316
504211221520	08/02/2021	Warranty Deed	Qualified New Construction	\$7,963,000	117494257	1725 SE 8 ST FORT LAUDERDALE, FL 33316
504211220480	07/06/2021	Warranty Deed	Qualified Sale	\$7,500,000	117410580	1500 SE 10 ST FORT LAUDERDALE, FL 33316
504211220150	06/10/2021	Warranty Deed	Qualified Sale	\$6,400,000	117368619	1512 SE 11 ST FORT LAUDERDALE, FL 33316
504211221410	05/25/2021	Warranty Deed	Qualified Sale	\$6,750,000	117324036	1601 SE 8 ST FORT LAUDERDALE, FL 33316

SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
Ft Lauderdale Fire-rescue (03)						(F3)		
Vacant Lots (L)								
1						11,988.00		

SCHOOL

Harbordale Elementary: A
Sunrise Middle: B
Fort Lauderdale High: A

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	7	Tim Ryan	22	Ted Deutch
Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
93	Chip LaMarca	34	Gary M. Farmer, Jr.	Sarah Leonard



1795 SE 8th Street



West Side of Dock



East side
of
Dock



EAST To WEST



West To East