

ITEM XI

MEMORANDUM MF NO. 25-11

DATE: June 23, 2025

TO: Marine Advisory Board

FROM: Andrew Cuba, Marine Facilities & Parks Manager

RE: September 4, 2025 MAB - Dock Waiver of Distance Limitations
-Peter Jago, Manager of Ocean Harbor Properties, LLC / 3013-3019 Harbor Drive

Attached for your review is an application from Peter Jago, Manager of Ocean Harbor Properties, LLC / 3013-3019 Harbor Drive.

APPLICATION AND BACKGROUND INFORMATION

The applicant is requesting approval for the installation of three (3) finger piers and fourteen (14) mooring piles. The distances these structures extend from the property line into the New River Sound is shown in the survey and summarized in **Table 1** below:

TABLE 1

PROPOSED STRUCTURES	STRUCTURE DISTANCE FROM PROPERTY LINE	PERMITTED DISTANCE WITHOUT WAIVER	DISTANCE REQUIRING A WAIVER
7 Mooring Piles (A1-A7)	54.5' +/-	25'	29.5' +/-
7 Mooring Piles (A8-A14)	38' +/-	25'	13' +/-
3 Finger Piers (B1-B3)	28' +/-	25'	3' +/-

ULDR Section 47-19.3 C limits the maximum distance of mooring structures, including finger piers, to 25' or 25% of the width of the waterway, whichever is less, and Section 47-19.3 D. limits the maximum distance of mooring piles to 25 feet, or 30% of the width of the waterway, 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 specified that the extra distances for the mooring piles and finger piers allow for vessels to be positioned perpendicularly to the property, allowing for the vessel's bows to be oriented towards consistent boat wakes and waves in the basin. In addition, the waterway width of +/- 1000' does not impede with navigation within the New River Sound.

PROPERTY LOCATION AND ZONING

The property is located within the RMH-60 Residential High Rise / High Density Zoning District. It is situated on the New River Sound where the distance from wet face to wet face is 1000'+/-, according to the Summary Description.

DOCK PLAN AND BOATING SAFETY

Marine Facilities records reflect that there have been at least nine (9) waivers of distance limitations approved by the City Commission in the immediate area. A comparison of these as shown in **Table 2**:

TABLE 2

ADDRESS	MAXIMUM DISTANCE
505 Idlewyld Drive	68.5' +/-
515 Idlewyld Drive	89.3' +/-
517 Idlewyld Drive	42' +/-
605 Idlewyld Drive	55.8' +/-
629 Idlewyld Drive	50.7' +/-
637 Idlewyld Drive	58' +/-
649 Idlewyld Drive	58' +/-
709 Idlewyld Drive	53.2' +/-
435 Seabreeze Blvd.	695' +/-
Subject Site	54.5' +/-

RECOMMENDATIONS

Should the Marine Advisory Board consider approval of the application, the Resolution under consideration 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, 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 City Staff with copies of "As Built" drawings from a certified and licensed contractor.

AC
Attachment

cc: Enrique Sanchez, Deputy Director of Parks and Recreation
Luis Villanueva, Marine Facilities Supervisor

3013 & 3019 HARBOR DRIVE APPLICATION FOR CITY WAIVER

714 East McNab Road, Pompano Beach, FL 33060 *tel.* 954.782.1908 *fax.* 954.782.1108 www.thechappellgroup.com

Environmental Consultants | Marina & Wetland Permitting | Mitigation Design & Monitoring | T & E Species Surveys | Tree Surveys/Appraisals

**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: **Peter Jago, Manager of Ocean Harbor Properties, LLC**

TELEPHONE NO: _____
(home)

954-448-7951
(business)

EMAIL: peterjago1@gmail.com

2. **APPLICANT'S ADDRESS** (if different than the site address): **1776 Polk Street, Suite 200, Hollywood, FL, 33020**

3. **TYPE OF AGREEMENT AND DESCRIPTION OF REQUEST:**
The applicant requests a waiver for the proposed installation of finger piers and mooring piles beyond 25 feet from the property line.

4. **SITE ADDRESS:**
**3013-3019 Harbor Drive
Fort Lauderdale, FL 33316**

ZONING:
RMH-60

LEGAL DESCRIPTION AND FOLIO NUMBER:
OCEAN HARBOR 26-39 B LOT 10, 11
Folio No. 504212240070

5. **EXHIBITS** (In addition to proof of ownership, list all exhibits provided in support of the applications).
Warranty Deed, Survey, Zoning Aerial, Photos, Project Plans


Applicant's Signature

6/19/2025
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 _____

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EXHIBIT II SUMMARY DESCRIPTION

Summary Description

3013 & 3019 Harbor Drive

TCG Project No. 22-0090

The project site is located along the New River Sound at 3013-3019 Harbor Drive, in Section 12, Township 50, Range 42, in the City of Fort Lauderdale, Broward County, Florida.

The property is located along the New River Sound, which is tidal water. The nearest direct connection to the Atlantic Ocean is approximately 1.0 miles to the south at the Port Everglades Inlet. As the project site is located along the New River Sound, the incoming tidal waters (flood) at the site move to the west and the outgoing waters (ebb) move to the east.

The project site consists of an existing wood dock to be removed (± 840 ft²), an existing concrete dock to be removed ($\pm 1,129$ ft²), an existing concrete panel seawall to remain (± 222 ft²), and eight (8) mooring piles to be removed. The proposed project consists of concrete panel seawall with a 3.0-foot cap and batter piles (± 200 ln.ft.), proposed finger piers (± 264 ft²), and fourteen (14) proposed mooring piles. As these distances are over the allowable 25' distance into the waterway from the property line, the proposed mooring piles will require a variance waiver.

The proposed structures are being applied concurrently with the Broward County Resilient Environment Department, the Florida Department of Environmental Protection, and the US Army Corps of Engineers.

The following three (3) matters provide justification for this waiver request:

1. Due to the extraordinary width of the waterway at this location from wetface to wetface ($\pm 1,000'$), the proposed project will not impede navigation within the New River Sound.
2. The proposed structures are designed to be perpendicular to the property to allow the bow of the vessel to be oriented towards consistent boat wakes and waves in the basin. This area is utilized by Water Tax: stationed to the east, fire boat emergency, and Bahia Mar navigation traffic.

3. This project previously had finger piers and a sovereign submerged land lease on one of the properties. The project is now combining two properties together and reconfiguring the existing finger piers to meet the proper setback requirements of FDEP and the City of Fort Lauderdale.

STRUCTURE	PROPOSED STRUCTURES	STRUCTURE DISTANCE FROM PROPERTY LINE	PERMITTED DISTANCE WITHOUT WAIVER	DISTANCE REQUIRING A WAIVER
A1	Mooring Pile	±54.5'	25'	29.5'
A2	Mooring Pile	±54.5'	25'	29.5'
A3	Mooring Pile	±54.5'	25'	29.5'
A4	Mooring Pile	±54.5'	25'	29.5'
A5	Mooring Pile	±54.5'	25'	29.5'
A6	Mooring Pile	±54.5'	25'	29.5'
A7	Mooring Pile	±54.5'	25'	29.5'
A8	Mooring Pile	±38.0'	25'	13.0'
A9	Mooring Pile	±38.0'	25'	13.0'
A10	Mooring Pile	±38.0'	25'	13.0'
A11	Mooring Pile	±38.0'	25'	13.0'
A12	Mooring Pile	±38.0'	25'	13.0'
A13	Mooring Pile	±38.0'	25'	13.0'
A14	Mooring Pile	±38.0'	25'	13.0'
B1	Finger Pier	±28.0'	25'	3.0'
B2	Finger Pier	±28.0'	25'	3.0'
B3	Finger Pier	±28.0'	25'	3.0'

EXHIBIT III WARRANTY DEED



PROPERTY SUMMARY

Tax Year: 2025	Property Use: 10-01 Vacant Commercial	Deputy Appraiser: Commercial Department
Property ID: 504212240070		
Property Owner(s): OCEAN HARBOR PROPERTIES LLC	Millage Code: 0312	Appraisers Number: 954-357-6835
Mailing Address: 1000 BRICKELL AVE STE 300 MIAMI, FL 33131	Adj. Bldg. S.F: 0	Email: commercialtrim@bcpa.net
Physical Address: 3013 - 3019 HARBOR DRIVE FORT LAUDERDALE, 33316	Bldg Under Air S.F:	Zoning : RMH-60 - RESIDENTIAL MULTIFAMILY HIGH RISE/HIGH DENSITY
	Effective Year: 0	Abbr. Legal Des.: OCEAN HARBOR 26-39 B LOT 10, 11
	Year Built:	
	Units/Beds/Baths: 0 / /	

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2025	\$6,716,600	0	0	\$6,716,600	\$4,678,370	
2024	\$6,716,600	0	0	\$6,716,600	\$4,253,070	\$105,574.68
2023	\$3,300,000	\$977,810	0	\$4,277,810	\$4,277,810	\$86,526.58

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$6,716,600	\$6,716,600	\$6,716,600	\$6,716,600
Portability	0	0	0	0
Assessed / SOH	\$4,678,370	\$4,678,370	\$4,678,370	\$4,678,370
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	\$4,678,370	\$6,716,600	\$4,678,370	\$4,678,370

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
04/13/2022	Warranty Deed Disqualified Sale	\$8,000,000	118100951
06/16/2003	Warranty Deed	\$1,700,000	35418 / 86
09/30/1999	Warranty Deed	\$1,650,000	29928 / 663
01/09/1995	Warranty Deed	\$1,446,000	23072 / 336
06/01/1994	Deed	\$901,500	22317 / 651

LAND CALCULATIONS

Unit Price	Units	Type
\$200.00	33,583 SqFt	Square Foot

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
504212240180	11/20/2024	Warranty Deed	Qualified Sale	\$8,000,000	119914000	3081 HARBOR DR FORT LAUDERDALE, FL 33316
504212240210	07/05/2023	Special Warranty Deed	Qualified Sale	\$5,500,000	118960026	3030 HARBOR DR FORT LAUDERDALE, FL 33316
504212240030	04/14/2022	Warranty Deed	Qualified Sale	\$7,900,000	118090451	3049 HARBOR DR #1-8 FORT LAUDERDALE, FL 33316
504212240070	04/13/2022	Warranty Deed	Disqualified Sale	\$8,000,000	118100951	3013 HARBOR DR FORT LAUDERDALE, FL 33316
504212240110	10/07/2021	Multi Special Warranty Deed	Disqualified Sale	\$117,875,000	117666065	1101 SEABREEZE BLVD FORT LAUDERDALE, FL 33316

SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
Ft Lauderdale Fire-rescue (03)						FT Laud Stormwater Cat III (F3)		
Vacant Lots (L)								
1						33,583.00		

SCHOOL

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

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	4	Lamar P. Fisher	23	Jared Moskowitz
Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
100	Chip LaMarca	37	Jason W. B. Pizzo	Sarah Leonardi

EXHIBIT IV ZONING AERIAL



Printed on: 6/19/2025
Exhibit 1

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EXHIBIT V SITE PHOTOGRAPHS



1. Eastern portion of the subject site, facing southeast along the New River Sound.



2. Western portion of the subject site, facing south along the New River Sound.



3. Eastern portion of the subject site, facing east along the New River Sound.



4. Central Portion of the subject site, facing south along the New River Sound.

EXHIBIT VI PROJECT PLANS

3013 & 3019 HARBOR DRIVE

CITY OF FORT LAUDERDALE

PLAN SET



LOCATION MAP (N.T.S.)

DRAWING INDEX

SHEET 1: COVER

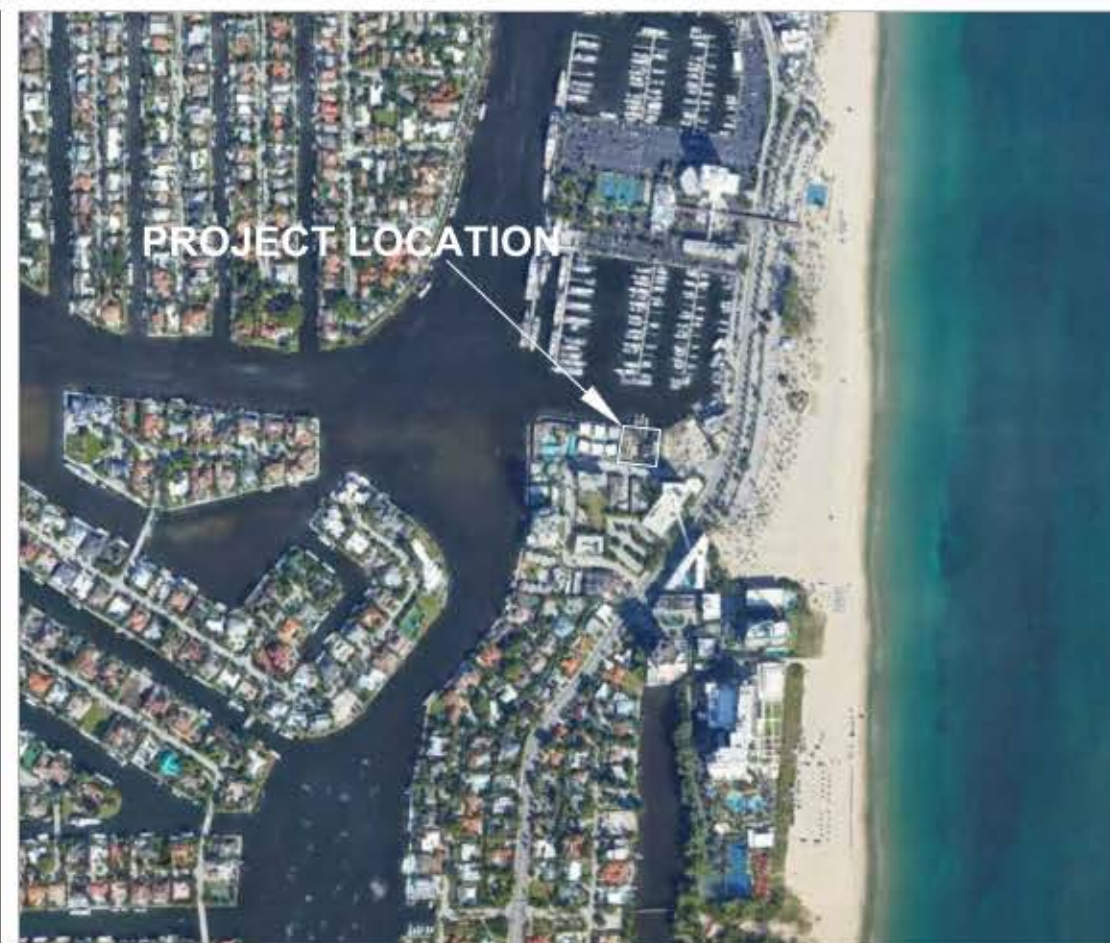
SHEET 2: EXISTING
CONDITIONS

SHEET 3: PROPOSED
CONDITIONS

SHEET 4: WAIVERS

SHEET 5: SECTION A

SHEET 6: DETAILS



VICINITY AERIAL (N.T.S.)

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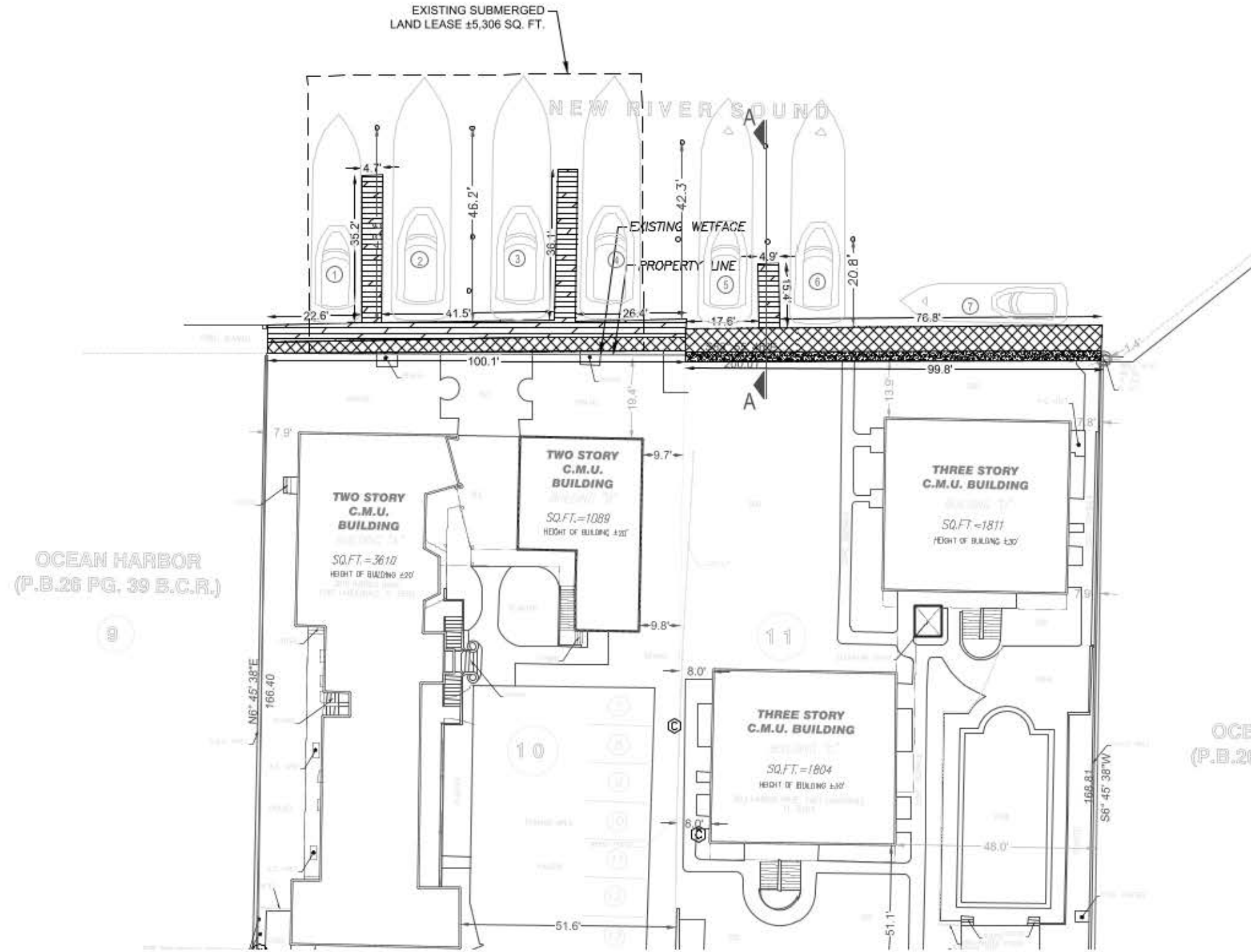
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COVER

Date: 6/19/2025	Sheet :	of :
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SCALE
1" = 30'



EXISTING SLIP TABLE			
SLIP #	LENGTH	WIDTH	DRAFT
2 - 4	58'	15'	4.0'
1, 5, & 6	50'	12'	4.0'
7	40'	10'	3.0'

LEGEND

- SUBJECT SITE (0.76 AC)
- EXISTING WOOD DOCK TO BE REMOVED (±840 SQ.FT.)
- EXISTING CONCRETE DOCK TO BE REMOVED (±1,129 SQ. FT.)
- EXISTING CONCRETE SEAWALL TO REMAIN (±222 SQ. FT.)
- EXISTING MOORING PILES TO BE REMOVED (9)
- EXISTING SLIPS (7)

M.H.W. = 0.25' NAVD88 M.L.W. = (-)2.13' NAVD88
NOTE: SURVEY INFORMATION PROVIDED BY ORTHOTEK GEOSPATIAL SOLUTIONS.

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OCEAN HARBOR PROPERTIES, LLC

EXISTING CONDITIONS		
Date: 6/19/2025	Sheet : 2	of : 6
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25' SETBACK FOR >10' DOCKS, STRUCTURES & OTHER ACTIVITIES (FDEP)

APPROXIMATE RIPARIAN RIGHTS LINE

PROPOSED SUBMERGED
LAND LEASE ±8,000 SQ. FT.

25' SETBACK FOR >10' DOCKS, STRUCTURES &
OTHER ACTIVITIES (FDEP)

APPROXIMATE RIPARIAN RIGHTS LINE

PROPOSED SLIP TABLE			
SLIP #	LENGTH	WIDTH	DRAFT
2-5	65'	16'	5.0'
1 & 6	50'	14'	5.0'

LEGEND

- SUBJECT SITE (0.76 AC)
- PROPOSED CONCRETE PANEL SEAWALL WITH 3.0' CAP & BATTERS (±200 LN. FT.)
- PROPOSED FINGER PIERS (±264 SQ. FT.)
- PROPOSED MOORING PILES (14)
- EXISTING SLIPS (6)

M.H.W. = 0.25' NAVD88 M.L.W. = (-)2.13' NAVD88

NOTES:

1. SURVEY INFORMATION PROVIDED BY ORTHOTEK GEOSPATIAL SOLUTIONS; THE EASTERN RIPARIAN RIGHTS LINE NEEDS TO BE CONFIRMED BY FDEP.
2. SUBMERGED LAND LEASE MAY BE REQUIRED THROUGH FDEP.
3. CITY VARIANCE REQUIRED FOR MOORING PILES EXCEEDING 25' FROM PROPERTY LINE.
4. LETTER OF CONCURRENCE REQUIRED FROM ADJACENT NEIGHBORS.
5. MARINE FACILITY OPERATING LICENSE (MFOL) MAY BE REQUIRED THROUGH BCRED FOR PROPOSED SLIPS.

CITY WAIVER REQUEST

PROPOSED STRUCTURES	STRUCTURE DISTANCE FROM PROPERTY LINE	PERMITTED DISTANCE WITHOUT WAIVER	DISTANCE REQUIRING A WAIVER
MOORING PILES (A1-A7)	54.5'	25'	29.5'
MOORING PILES (A8-A14)	38.0'	25'	13.0'
FINGER PIERS (B1-B3)	28.0'	25'	3.0'

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Pompano Beach, Florida 33060
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fax. 954.782.1108
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3013 & 3019 HARBOR DRIVE

PREPARED FOR:
OCEAN HARBOR PROPERTIES, LLC

PROPOSED CONDITIONS

Date: 6/19/2025	Sheet: 3	of: 6
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CITY WAIVER REQUEST			
PROPOSED STRUCTURES	STRUCTURE DISTANCE FROM PROPERTY LINE	PERMITTED DISTANCE WITHOUT WAIVER	DISTANCE REQUIRING A WAIVER
MOORING PILE (A1)	±54.5'	25'-0"	29.5'
MOORING PILE (A2)	±54.5'	25'-0"	29.5'
MOORING PILE (A3)	±54.5'	25'-0"	29.5'
MOORING PILE (A4)	±54.5'	25'-0"	29.5'
MOORING PILE (A5)	±54.5'	25'-0"	29.5'
MOORING PILE (A6)	±54.5'	25'-0"	29.5'
MOORING PILE (A7)	±54.5'	25'-0"	29.5'
MOORING PILE (A8)	±38.0'	25'-0"	13.0'
MOORING PILE (A9)	±38.0'	25'-0"	13.0'
MOORING PILE (A10)	±38.0'	25'-0"	13.0'
MOORING PILE (A11)	±38.0'	25'-0"	13.0'
MOORING PILE (A12)	±38.0'	25'-0"	13.0'
MOORING PILE (A13)	±38.0'	25'-0"	13.0'
MOORING PILE (A14)	±38.0'	25'-0"	13.0'
FINGER PIER (B1)	±28.0'	25'-0"	3.0'
FINGER PIER (B2)	±28.0'	25'-0"	3.0'
FINGER PIER (B3)	±28.0'	25'-0"	3.0'

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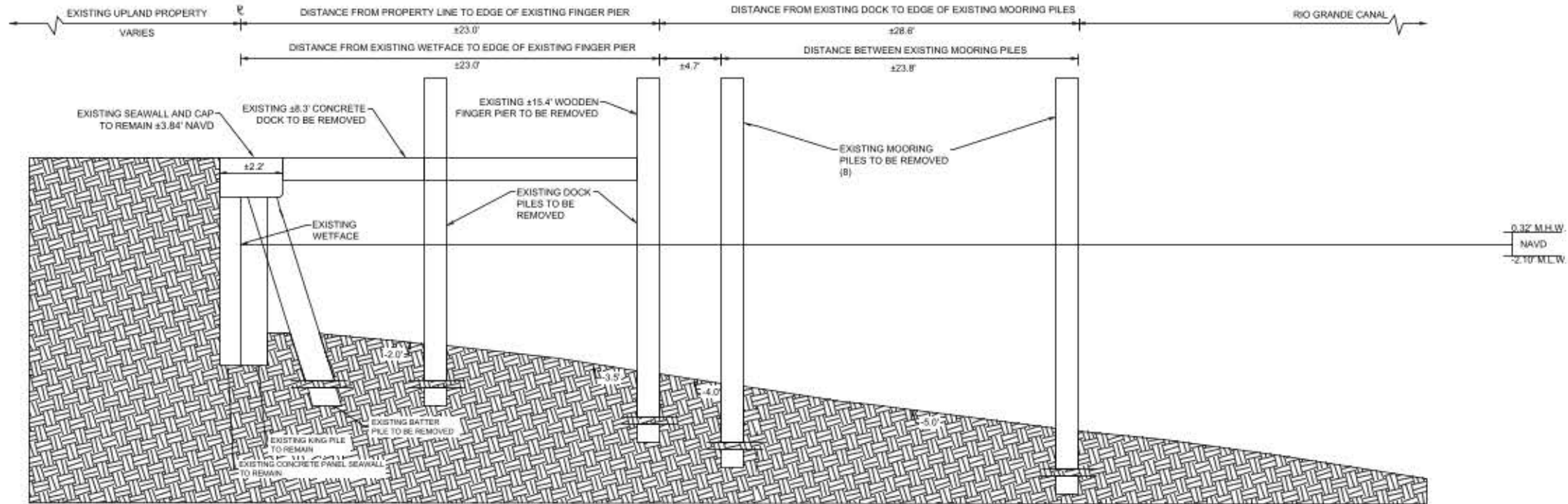
3013 & 3019 HARBOR DRIVE

PREPARED FOR:
OCEAN HARBOR PROPERTIES, LLC

WAIVERS		
Date: 6/19/2025	Sheet : 4	of : 6
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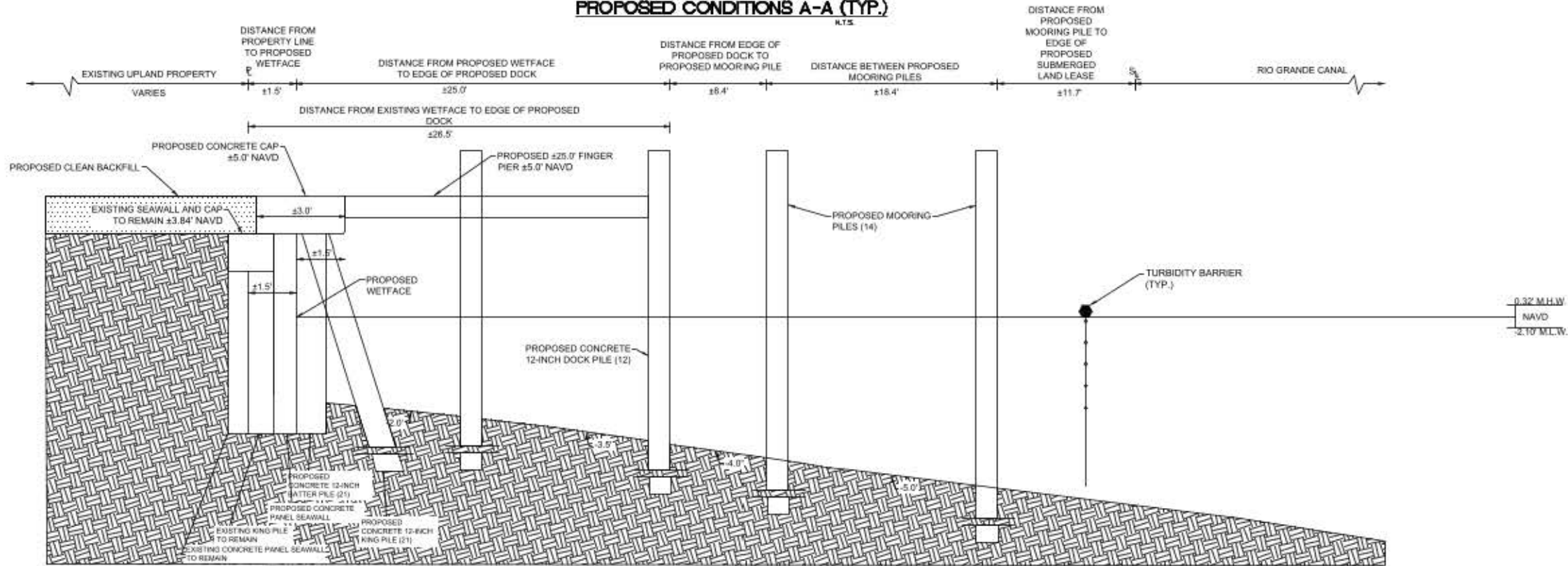
EXISTING CONDITIONS A-A (TYP.)

N.T.S.



PROPOSED CONDITIONS A-A (TYP.)

N.T.S.



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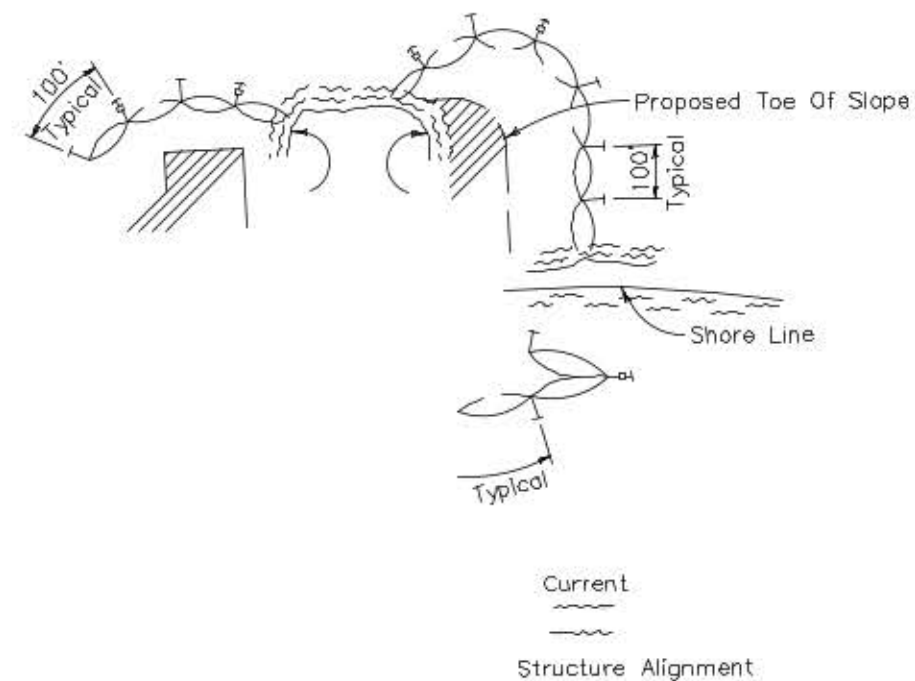
3013 & 3019 HARBOR DRIVE
PREPARED FOR:
OCEAN HARBOR PROPERTIES, LLC

EXISTING CONDITIONS

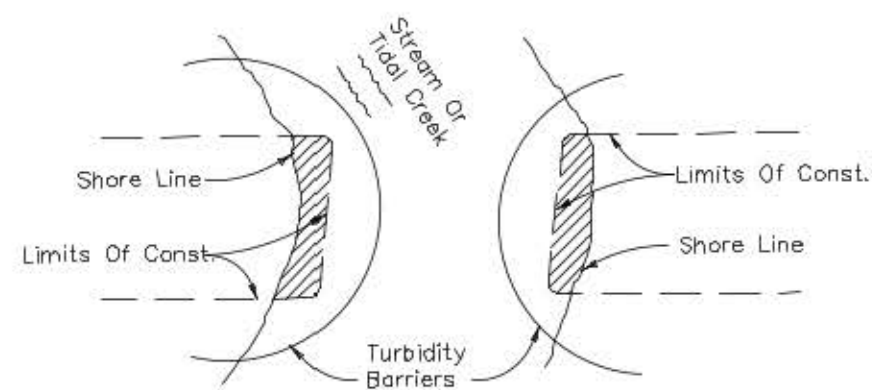
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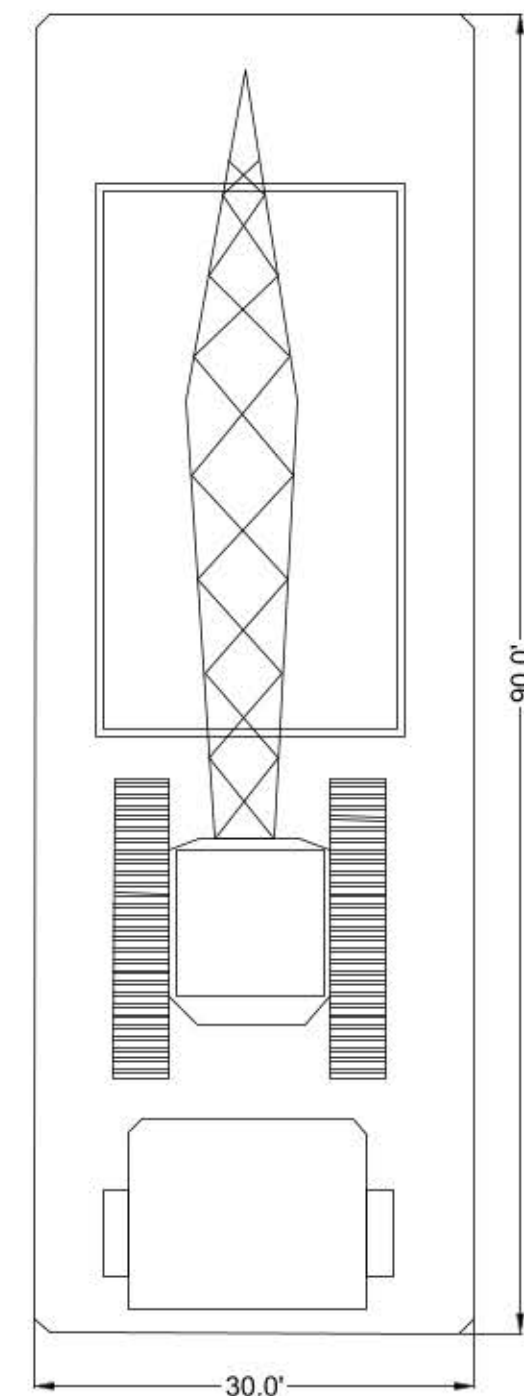


- LEGEND
- Pile Locations
 - ▨ Dredge Or Fill Area
 - ⊕ Mooring Buoy w/Anchor
 - Anchor
 - Barrier Movement Due To Current Action



Note:
Turbidity barriers for flowing streams and tidal creeks may be either floating, or staked types or any combinations of types that will suit site conditions and meet erosion control and water quality requirements. The barrier type(s) will be at the Contractors option unless otherwise specified in the plans, however payment will be under the pay item(s) established in the plans for Floating Turbidity Barrier and/or Staked Turbidity Barrier. Posts in staked turbidity barriers to be installed in vertical position unless otherwise directed by the Engineer.

CONSTRUCTION BARGE (TYP.)



1. Turbidity barriers are to be used in all permanent bodies of water regardless of water depth.
2. Number and spacing of anchors dependent on current velocities.
3. Deployment of barrier around pile locations may vary to accommodate construction operations.
4. Navigation may require segmenting barrier during construction operations.
5. For additional information see Section 104 of the Standard Specifications.

TURBIDITY BARRIER APPLICATIONS

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- Mitigation Design & Monitoring
- T&E Species Surveys
- Tree Surveys/Appraisals

3013 & 3019 HARBOR DRIVE

PREPARED FOR:
OCEAN HARBOR PROPERTIES, LLC

DETAILS

Date: 6/19/2025	Sheet : 6	of : 6
Proj No.: 22-0090		

EXHIBIT VII DISTANCE EXHIBIT



PROPOSED SLIP TABLE			
SLIP #	LENGTH	WIDTH	DRAFT
2-5	65'	16'	5.0'
1 & 6	50'	14'	5.0'

LEGEND

- SUBJECT SITE (0.76 AC)
- PROPOSED CONCRETE PANEL SEAWALL WITH 3.0' CAP & BATTERS (±200 LN. FT.)
- PROPOSED FINGER PIERS (±264 SQ. FT.)
- PROPOSED MOORING PILES (14)

M.H.W. = 0.25' NAVD88 M.L.W. = (-)2.13' NAVD88

NOTES:

- SURVEY INFORMATION PROVIDED BY ORTHOTEK GEOSPATIAL SOLUTIONS; THE EASTERN RIPARIAN RIGHTS LINE NEEDS TO BE CONFIRMED BY FDEP.
- SUBMERGED LAND LEASE MAY BE REQUIRED THROUGH FDEP.
- CITY VARIANCE REQUIRED FOR MOORING PILES EXCEEDING 25' FROM PROPERTY LINE.
- LETTER OF CONCURRENCE REQUIRED FROM ADJACENT NEIGHBORS.
- MARINE FACILITY OPERATING LICENSE (MFOL) MAY BE REQUIRED THROUGH BCRED FOR PROPOSED SLIPS.

THIS DRAWING AND ALL APPURTENANT MATTER CONTAINS INFORMATION PROPRIETARY TO THE CHAPPELL GROUP, INC. AND IS LOANED SUBJECT TO RETURN UPON DEMAND AND MUST NOT BE REPRODUCED, COPIED, LOANED, REVEALED, NOR LISTED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT IS SPECIFICALLY FURNISHED WITHOUT EXPRESSED WRITTEN CONSENT OF THE CHAPPELL GROUP, INC. © THE CHAPPELL GROUP, INC. 2025

THE

Chappell

GROUP INC.

714 East McNab Road
Pompano Beach, Florida 33060
tel. 954.782.1908
fax. 954.782.1108

www.thechappellgroup.com

- Environmental Consultants
- Marina & Wetland Permitting
- Mitigation Design & Monitoring
- T&E Species Surveys
- Tree Surveys/Appraisals

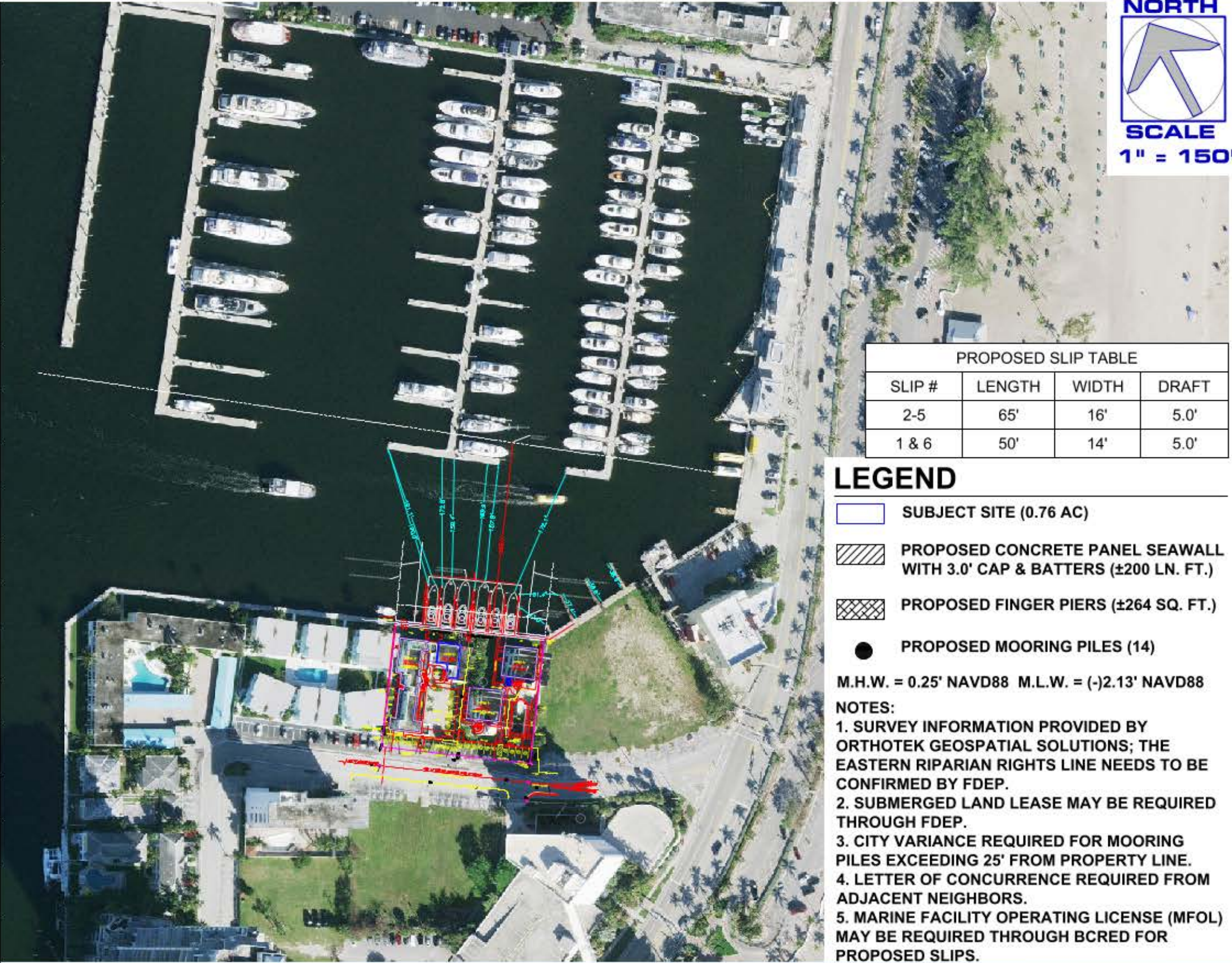
3013 & 3019 HARBOR DRIVE

PREPARED FOR:

OCEAN HARBOR PROPERTIES, LLC

EXISTING/PROPOSED CONDITIONS W/ FLIPS		
Date: 6/20/2025	Sheet: 1	of: 2
Proj No.: 22-0090		

CITY WAIVER REQUEST			
PROPOSED STRUCTURES	STRUCTURE DISTANCE FROM PROPERTY LINE	PERMITTED DISTANCE WITHOUT WAIVER	DISTANCE REQUIRING A WAIVER
MOORING PILE (A1)	±54.5'	25'-0"	29.5'
MOORING PILE (A2)	±54.5'	25'-0"	29.5'
MOORING PILE (A3)	±54.5'	25'-0"	29.5'
MOORING PILE (A4)	±54.5'	25'-0"	29.5'
MOORING PILE (A5)	±54.5'	25'-0"	29.5'
MOORING PILE (A6)	±54.5'	25'-0"	29.5'
MOORING PILE (A7)	±54.5'	25'-0"	29.5'
MOORING PILE (A8)	±38.0'	25'-0"	13.0'
MOORING PILE (A9)	±38.0'	25'-0"	13.0'
MOORING PILE (A10)	±38.0'	25'-0"	13.0'
MOORING PILE (A11)	±38.0'	25'-0"	13.0'
MOORING PILE (A12)	±38.0'	25'-0"	13.0'
MOORING PILE (A13)	±38.0'	25'-0"	13.0'
MOORING PILE (A14)	±38.0'	25'-0"	13.0'
FINGER PIER (B1)	±28.0'	25'-0"	3.0'
FINGER PIER (B2)	±28.0'	25'-0"	3.0'
FINGER PIER (B3)	±28.0'	25'-0"	3.0'



PROPOSED SLIP TABLE			
SLIP #	LENGTH	WIDTH	DRAFT
2-5	65'	16'	5.0'
1 & 6	50'	14'	5.0'

LEGEND

- SUBJECT SITE (0.76 AC)
- PROPOSED CONCRETE PANEL SEAWALL WITH 3.0' CAP & BATTERS (±200 LN. FT.)
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3013 & 3019 HARBOR DRIVE

PREPARED FOR:

OCEAN HARBOR PROPERTIES, LLC

PROPOSED CONDITIONS W/ FLIBS		
Date: 6/20/2025	Sheet : 2	of : 2
Proj No.: 22-0090		

EXHIBIT VIV LETTERS OF SUPPORT

Name Harry Bashian
Address 2800 e sunrise blvd apt 4C

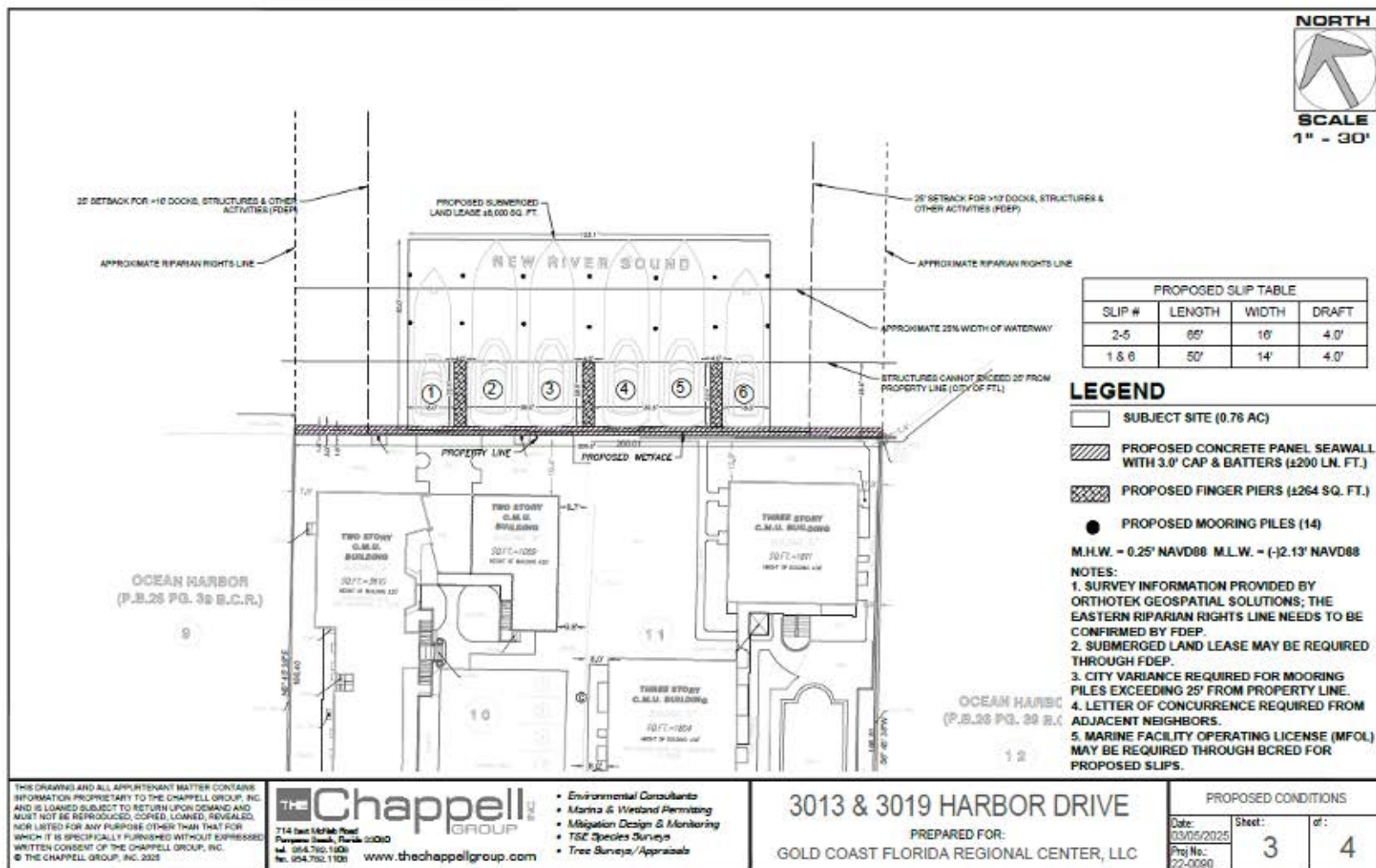
RE: 3019 Harbor Drive
City of Fort Lauderdale Waiver Request

Dear Mr. Eduardo Pelaez,

I have reviewed the plans for the proposed project to remove the existing wood dock, concrete dock, mooring piling clusters, and wooden finger piers, and install a concrete panel seawall with 3.0' cap and batter piles, three (3) finger piers, mooring pilings, and six (6) boat slips. I understand that the proposed project will require a waiver of limitations through the City of Fort Lauderdale along with permitting through the regulatory agencies. I reside at 2800 E Sunrise Blvd Apt 4C and support the project as proposed.

Sincerely,

Name: Harry Bashian
Company: _____
Address: _____



Initial: Harry Bashian

Name Beatriz Calis
Address 1009 nw 53rd street

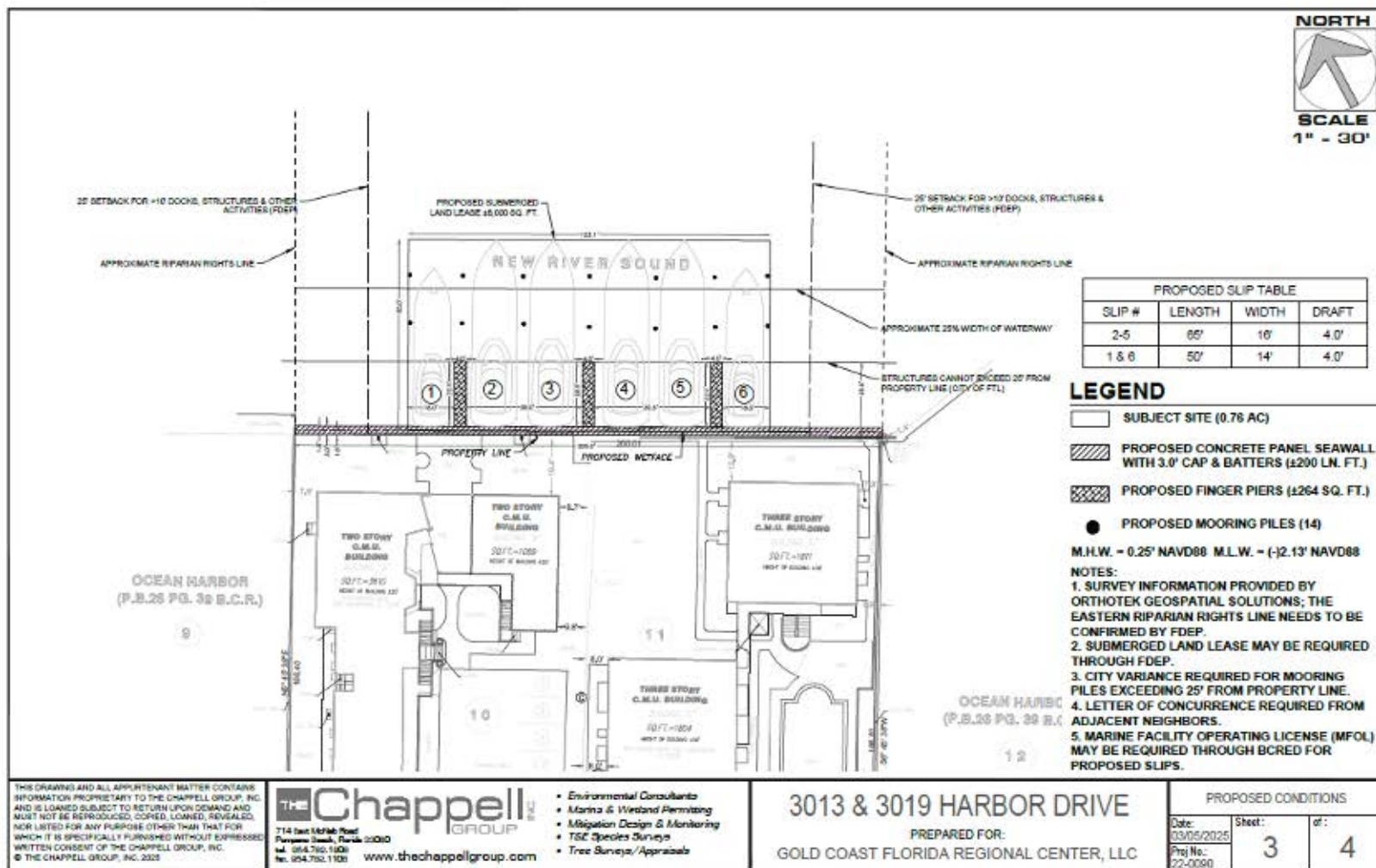
RE: 3019 Harbor Drive
City of Fort Lauderdale Waiver Request

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Sincerely,

Name: Beatriz Calis
Company: CMC BY MARINUS
Address: 1000 nw north river drive
MIAMI FL
33136 United States



Initial:

Name Ricardo Arevalo

Address 2831 N Ocean Blvd

RE: 3019 Harbor Drive

City of Fort Lauderdale Waiver Request

Dear Mr. Eduardo Pelaez,

I have reviewed the plans for the proposed project to remove the existing wood dock, concrete dock, mooring piling clusters, and wooden finger piers, and install a concrete panel seawall with 3.0' cap and batter piles, three (3) finger piers, mooring pilings, and six (6) boat slips. I understand that the proposed project will require a waiver of limitations through the City of Fort Lauderdale along with permitting through the regulatory agencies. I reside at 2831 NOcean blvd and support the project as proposed.

Sincerely,

Name: Ricardo Arevalo

Company: Escafandra yacht ...

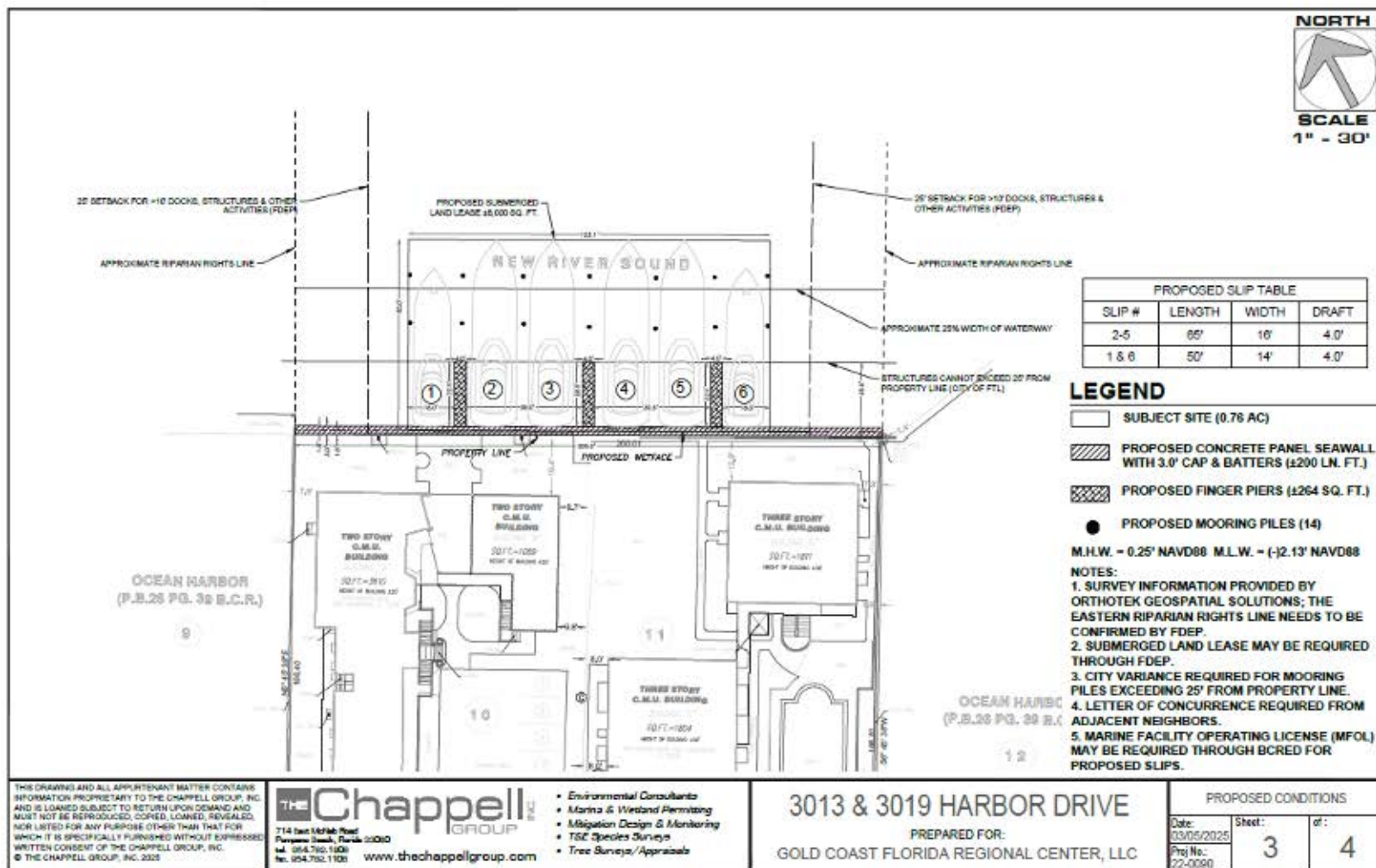
Address: 2831 N.Ocean Blvd 403N

Fort ...

FL

33308

United States



Initial:

Address 2809 NE 25th St.

RE: 3019 Harbor Drive

City of Fort Lauderdale Waiver Request

Dear Mr. Eduardo Pelaez,

I have reviewed the plans for the proposed project to remove the existing wood dock, concrete dock, mooring piling clusters, and wooden finger piers, and install a concrete panel seawall with 3.0' cap and batter piles, three (3) finger piers, mooring pilings, and six (6) boat slips. I understand that the proposed project will require a waiver of limitations through the City of Fort Lauderdale along with permitting through the regulatory agencies. I reside at 2809 NE 25th St. Fort Lauderdale, FL 33305 and support the project as proposed.

Sincerely,

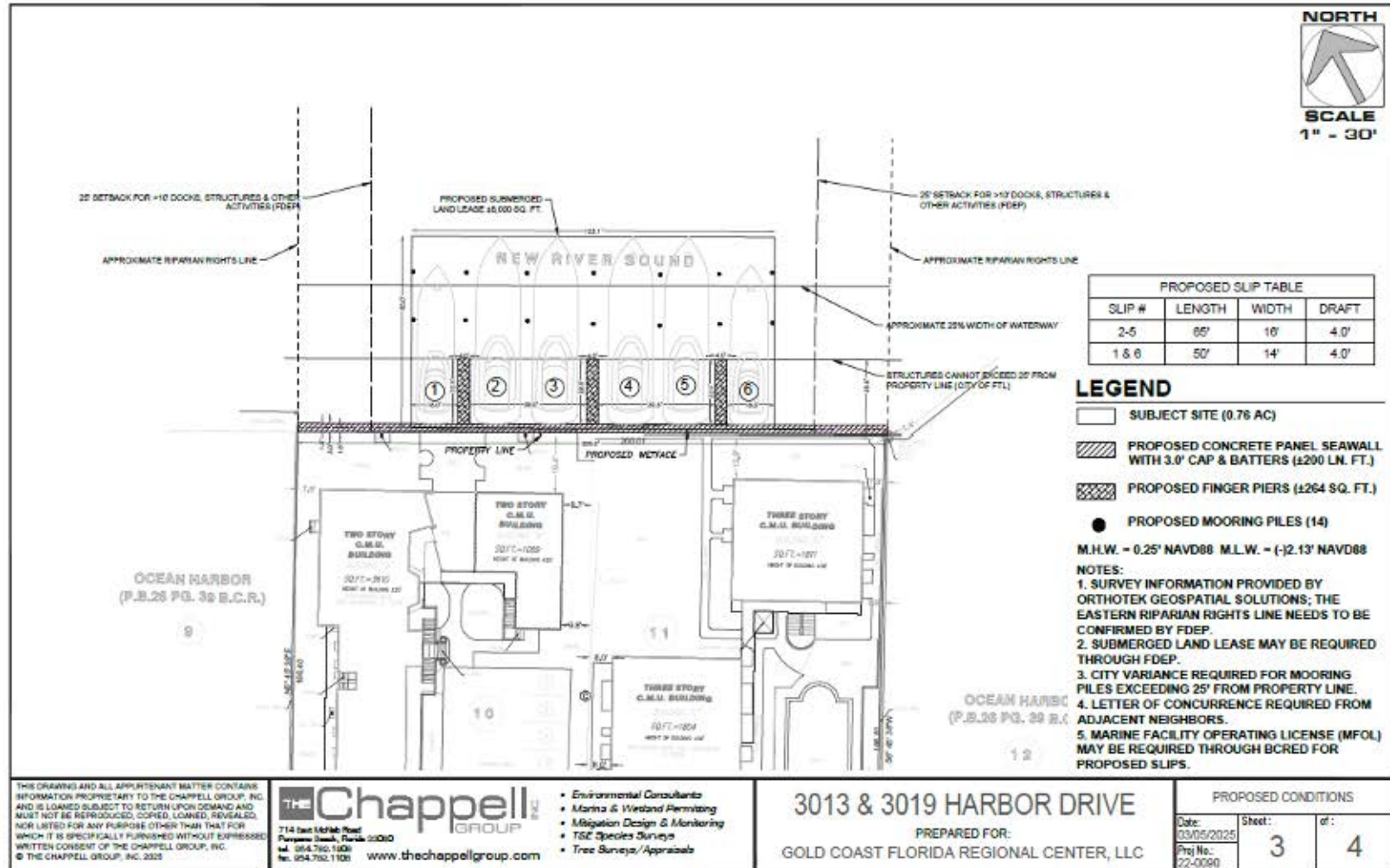
Name: Benjamin Lap

Company: Atlantic Properties

Address: 2809 NE 25th St.

Ft. ... FL

33305 United States



Initial: *BM*

Name Valeria Velez
Address 410 SE 16TH COURT

RE: 3019 Harbor Drive
City of Fort Lauderdale Waiver Request

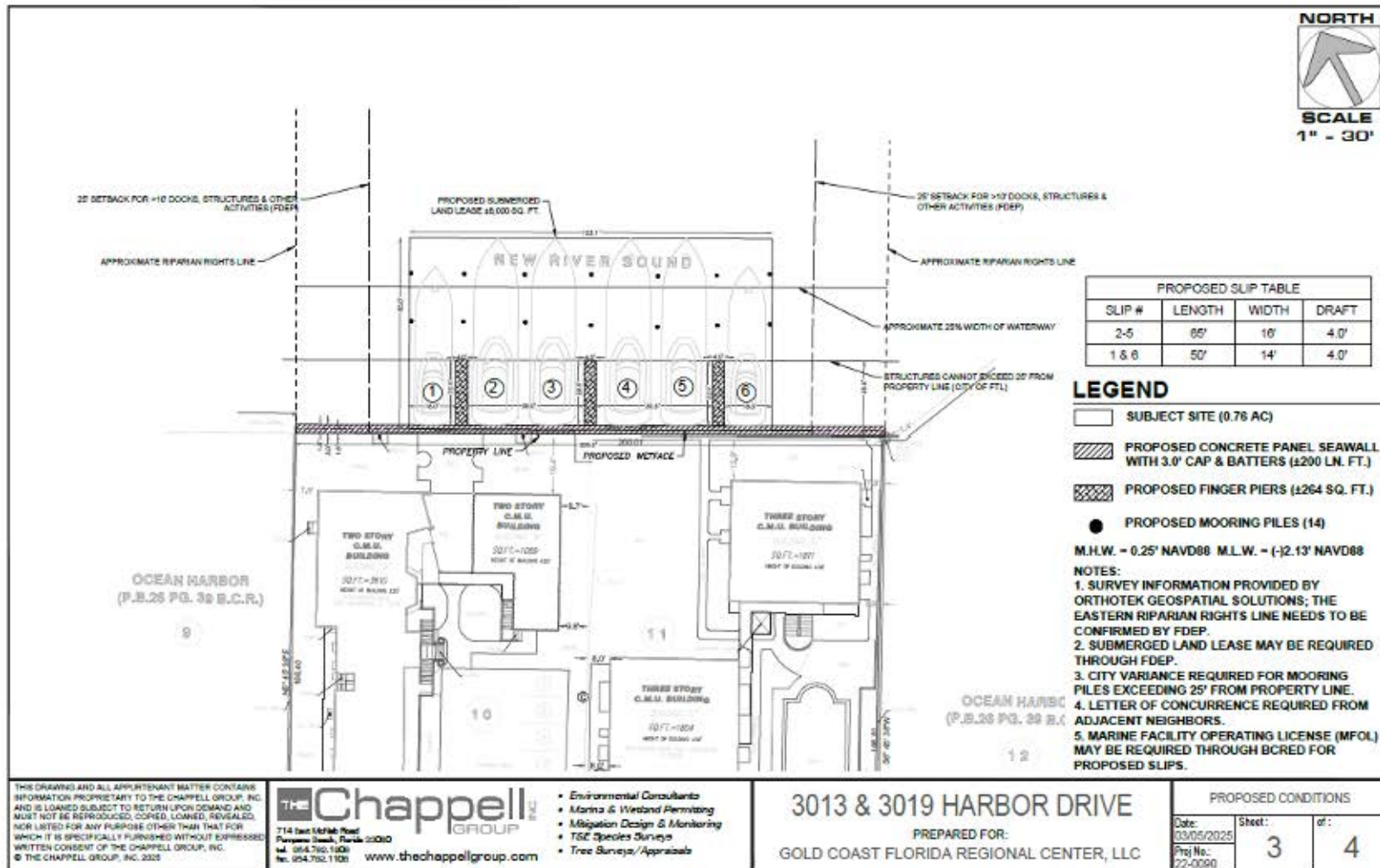
Dear Mr. Eduardo Pelaez,

I have reviewed the plans for the proposed project to remove the existing wood dock, concrete dock, mooring piling clusters, and wooden finger piers, and install a concrete panel seawall with 3.0' cap and batter piles, three (3) finger piers, mooring pilings, and six (6) boat slips. I understand that the proposed project will require a waiver of limitations through the City of Fort Lauderdale along with permitting through the regulatory agencies. I reside at 410 SE 16TH COURT and support the project as proposed.

Sincerely,

Name: Valeria Velez
Company: _____
Address: 410 SE 16TH COURT

Fort ... FL
33316 United States



Initial: *WV*

Name Valentina Velez
Address 410 SE 16th CT

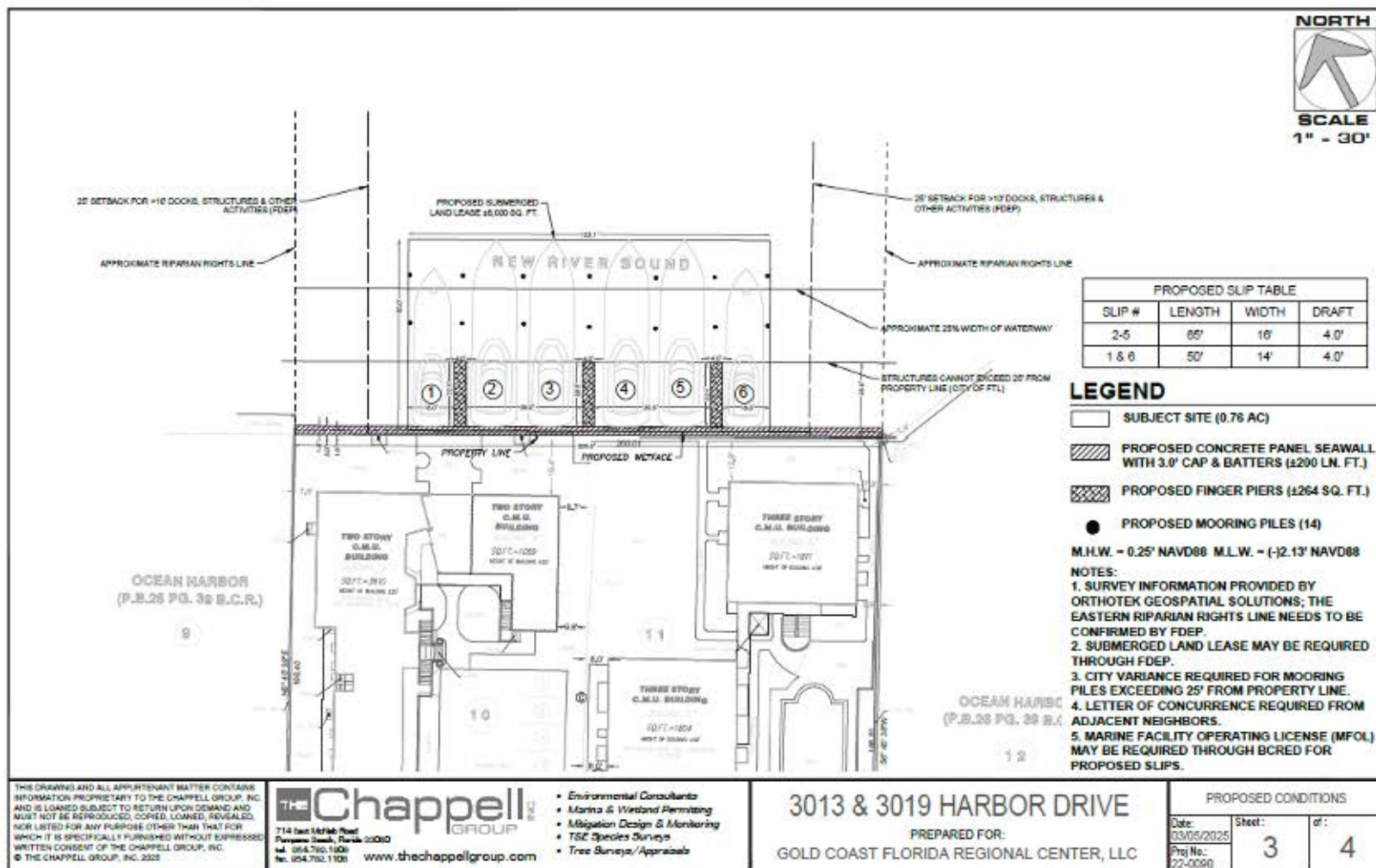
RE: 3019 Harbor Drive
City of Fort Lauderdale Waiver Request

Dear Mr. Eduardo Pelaez,

I have reviewed the plans for the proposed project to remove the existing wood dock, concrete dock, mooring piling clusters, and wooden finger piers, and install a concrete panel seawall with 3.0' cap and batter piles, three (3) finger piers, mooring pilings, and six (6) boat slips. I understand that the proposed project will require a waiver of limitations through the City of Fort Lauderdale along with permitting through the regulatory agencies. I reside at 410 se 16th ct and support the project as proposed.

Sincerely,

Name: Valentina Velez
Company: _____
Address: _____



Velez
Initial:

THE
LANE
ORGANIZATION

Matthew Lane
3081 Harbor Drive
Fort Lauderdale, FL 33316

RE: 3019 Harbor Drive
City of Fort Lauderdale Waiver Request

Dear Mr. Papaikonomou,

I have reviewed the plans for the proposed project to remove the existing wood dock, concrete dock, mooring piling clusters, and wooden finger piers, and install a concrete panel seawall with 3.0' cap and batter piles, three (3) finger piers, mooring pilings, and six (6) boat slips. I understand that the proposed project will require a waiver of limitations through the City of Fort Lauderdale along with permitting through the regulatory agencies. I am the property owner at 3081 Harbor Drive, Fort Lauderdale Florida 33316 and support the project as proposed.

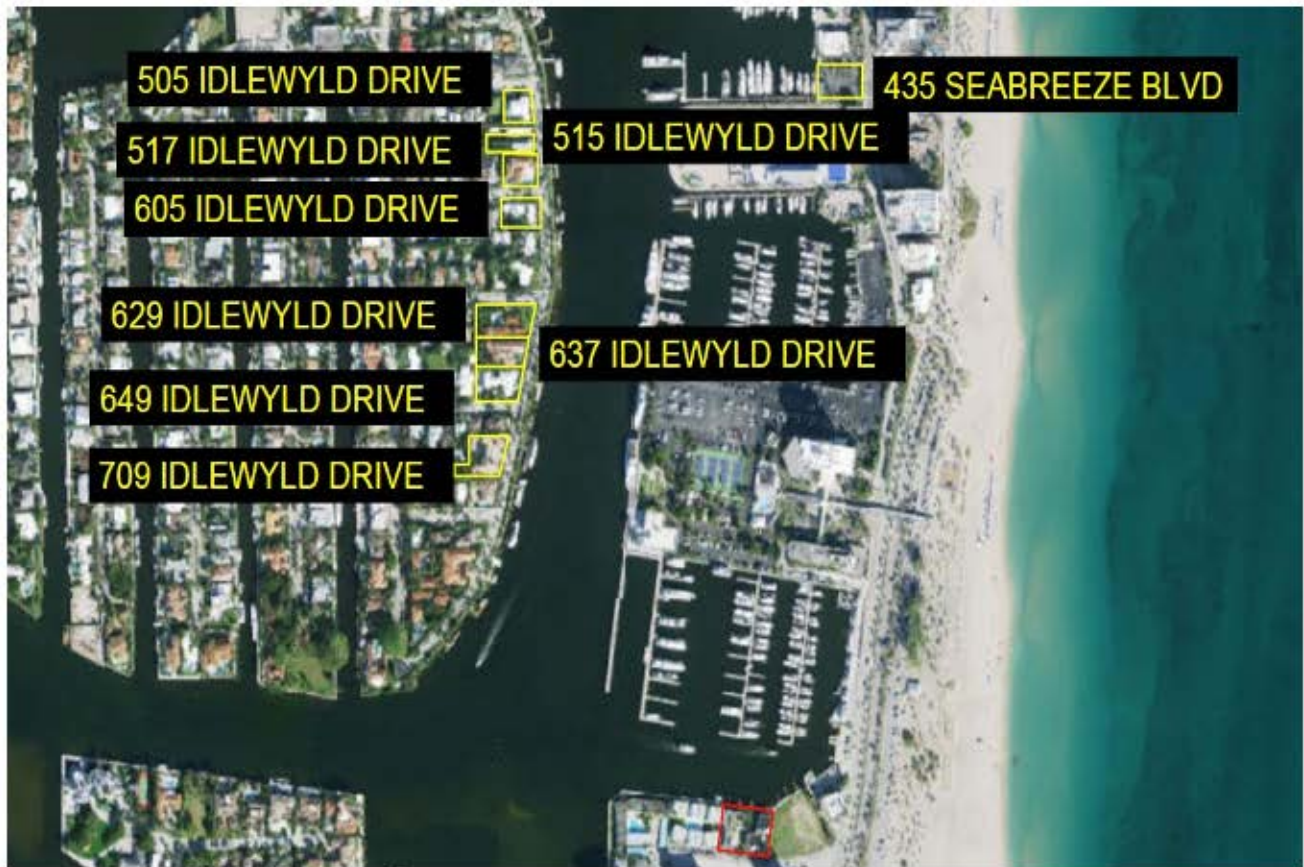
Sincerely,



Matthew Lane
Company: _Trabajando Capital 5 JV LLC dba Sea Beach Plaza Hotel
Address: 3081 Harbor Drive, Fort Lauderdale Florida 33316

EXHIBIT VIII EXISTING WAIVERS IN THE VICINITY

EXISTING WAIVERS IN THE VICINITY



ADDRESS	MAXIMUM DISTANCE
505 Idlewyld Drive	68.5'
515 Idlewyld Drive	89.3'
517 Idlewyld Drive	42.0'
605 Idlewyld Drive	55.8'
629 Idlewyld Drive	50.7'
637 Idlewyld Drive	58.0'
649 Idlewyld Drive	58.0'
709 Idlewyld Drive	53.2'
435 Seabreeze Boulevard	695.0'
Subject Site	54.5'