

RESOLUTION NO. 26-

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, ESTABLISHING A PERMIT FEE ASSISTANCE PROGRAM TO ENCOURAGE THE INSTALLATION OF LIVING SEAWALLS, PROVIDING A ONE HUNDRED PERCENT (100%) DISCOUNT IN CITY BASE BUILDING PERMIT FEES FOR QUALIFYING PROJECTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on December 16, 2025, the City Commission was provided with a presentation at the conference meeting on a proposed permit fee assistance program to encourage the installation of Living Seawalls and provided positive feedback on the proposed program; and

WHEREAS, the City Commission recognizes the importance of improving water quality, promoting biodiversity, and enhancing shoreline resilience through environmentally sustainable practices; and

WHEREAS, living seawalls improve water quality and biodiversity by supporting habitat creation, marine life attachment, and shoreline stabilization; and

WHEREAS, living seawalls reduce wave energy relative to flat seawalls, support filter feeder attachment to naturally improve water quality, and provide caves and increased surface area that shelter marine life; and

WHEREAS, the City Commission has emphasized the use of living seawalls where technically feasible, to improve water quality and habitat; and

WHEREAS, although submerged lands beyond private property boundaries are owned by the State of Florida and cannot be encroached upon without authorization, property owners may still construct living seawalls within their boundaries, and the City Commission seeks to incentivize such environmentally beneficial tidal barrier protection methods by offering a permit fee assistance program on City-imposed base building permit fees (1.75% of the job cost value); and

WHEREAS, staff has identified and recommends initial funding of this program to be in the amount of \$50,000. These funds will be allocated on a first-come, first-serve basis with a residential property maximum assistance amount of \$3,500 and a commercial property maximum assistance amount of \$7,000; and

WHEREAS, to qualify for the assistance program, property owners must meet the following criteria:

- Must be installing a Living Seawall hereto defined as a vertical structure made of concrete, steel, vinyl or other material, designed as a rigid tidal barrier, with modifications on the waterward side such as modular retrofit panels or textured structural elements intended to support marine organism attachment. The modifications must contain habitat-enhancing components such as textured surfaces that may mimic natural habitats like mangrove roots or tidal pools to encourage aquatic life to attach and grow on the seawall. These modifications must be permanent in nature.
- A minimum of fifty-one percent (51%) of the linear length of the seawall must be "Living" as defined above.
- Entirety of the seawall must be brought to the latest NAVD elevation as required by the City Code of Ordinances.

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

SECTION 1. That the City Commission of the City of Fort Lauderdale hereby authorizes establishing a Living Seawall Permit Fee Assistance Program with initial funding of the program in the amount of \$50,000.

SECTION 2. That City Staff is directed to administer a Living Seawall Permit Fee Assistance Program, granting a one hundred percent (100%) discount on City base building permit fees for eligible living seawall installations subject to the criteria and limitations set forth herein.

SECTION 3. That nothing herein shall waive or reduce any fees or charges imposed by outside regulatory agencies, including Broward County or the State of Florida, which remain the responsibility of the property owner.

SECTION 4. That if any clause, section, or other part of this resolution shall be held invalid or unconstitutional by any court of competent jurisdiction, the remainder of this resolution shall not be affected thereby, but shall remain in full force and effect.

SECTION 5. That this Resolution shall be in full force and effect upon its adoption.

ADOPTED this ____ day of _____, 2026.

Mayor
DEAN J. TRANTALIS

ATTEST:

City Clerk
DAVID R. SOLOMAN

APPROVED AS TO FORM
AND CORRECTNESS:

City Attorney
SHARI L. McCARTNEY

Dean J. Trantalis _____

John C. Herbst _____

Steven Glassman _____

Pamela Beasley-Pittman _____

Ben Sorensen _____