

# ITEM VI

## MEMORANDUM MF NO. 22-32

DATE: November 7, 2022

TO: Marine Advisory Board Members

FROM: Andrew Cuba, Marine Facilities Manager

RE: January 5, 2023 MAB Meeting – Application for Dock Permit – Max Showker / 1028 SE 13 Terrace

Attached for your review is an application from Max Showker / 1028 SE 13 Terrace.

### APPLICATION AND BACKGROUND INFORMATION

The applicant is seeking approval for the installation of one 55'+/- long x 7'9"+/-' wide Floating Dock, fixed platform, and two (2) access gangways extending a maximum distance of 9'9" +/- from the wet face of the seawall on public property abutting the waterway adjacent to 1028 SE 13 Terrace. City Code Section 8-144 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-8 Residential Low Density Zoning District. The dock area is directly adjacent to the Rio Cordova Canal with direct access to the Intracoastal Waterway.

### 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.
7. 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.
8. Vessels berthed within the Dock Area must not encroach into the northerly or southerly extension of the 5' set-back required for the RS-8 zoning district for Applicant's (Permit Holder's) Property.
9. 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.
10. Except as to a tender, there shall be no rafting of vessels from the moored vessel.
11. 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.
12. Per 8-144 (6), penetration of the City's seawall to support the dock of attach improvements is prohibited, barring specified considerations.
13. The Applicant has the responsibility to execute and deliver a Declaration of Covenants Running With the Land Respecting A City Issued Dock Permit to the City Attorney's Office no later than ten (10) days prior to the Commission meeting date.
14. 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.

AC  
Attachment

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

**BOTTOM LINE CONSTRUCTION MGMT  
340 SUNSET DRIVE, SUITE 2605  
FORT LAUDERDALE, FLORIDA 33301  
CGC-1250501  
954-274-9275  
[FMNYC5@AOL.COM](mailto:FMNYC5@AOL.COM)**

**1028 SE 13<sup>TH</sup> TERRACE  
FORT LAUDERDALE, FLORIDA 33316**

**APPLICATION FOR WATERWAY PERMIT**

## Table of Contents

APPLICATION.....	1
SUMMARY DECSRIPTION.....	2
BROWARD COUNTY PROPERT APPRAISER PROOF OF OWNERSHIP.....	5-6
ORIGINAL SURVEY.....	7-9
ZONING ARIAL.....	10
PROJECT PLANS.....	11-16
SITE PHOTO'S.....	17
EXHIBIT "A".....	18
VESSEL OWNER SHIP.....	19-20
AGENCIIES APPROVAL TO DATE.....	21-26





BOTTOM LINE CONSTRUCTION MGMT  
340 SUNSET DRIVE, SUITE 2605  
FORT LAUDERDALE, FLORIDA 33301  
CGC-1250501  
954-274-9275  
[FMNYC5@AOL.COM](mailto:FMNYC5@AOL.COM)

**SUMMARY DESCRIPTION**  
**1028 SE 13<sup>th</sup> TERRACE**  
**FORT LAUDERDALE, FLORIDA 33316**

The project site is located at 102 SE 13<sup>th</sup> Terrace, located in Stranahan River in Section 11, Township 50, South, Range 42 East in the city of Fort Lauderdale, Broward County, Florida

The property is in the Stranahan River area in Fort Lauderdale, which is a tidal water. The nearest direct connection to the Atlantic Ocean is approximately 4 miles to the southeast at the Port Everglades Inlet. As the project is located to the north of the inlet the tides move from the south to north and outgoing water (ebb) move to the east.

The project site consists of an existing 50' section of seawall that was constructed by the city of Fort Lauderdale. We propose to install a floating dock. The assembly will be as follows:

- (2) 12" Precast piles driven to refusal on each side of the fixed platform which will not rest on the sea wall. (3) 10" wood piles to hold the water section of the floating dock 02'-00' from the seawall on the waterside.
- (2) 03'x15' gangway with railing (1) on west side sitting on level ground. (1) on the 07'-09"x 55'-00" main floating platform.

The proposed structures have all been permitted and approved with the Broward County Environmental Protection and Growth Management, Florida Department of Environmental Protection, and the US Army Corp of Engineers under the previous owner of the property and we are awaiting the transfer over to the new owner of the property.

If the waiver is approved the applicant will comply with all necessary construction conditions requirements stated in all agency guidelines.



<b>Site Address</b>	1028 SE 13 TERRACE, FORT LAUDERDALE FL 33316-1355	<b>ID #</b>	5042 11 18 1820
<b>Property Owner</b>	SHOWKER, MAX B	<b>Millage</b>	0312
<b>Mailing Address</b>	1028 SE 13 TER FORT LAUDERDALE FL 33316-1355	<b>Use</b>	01-01
<b>Abbr Legal Description</b>	RIO VISTA ISLES UNIT 3 7-47 B LOT 3 N1/2,4,31,32 N1/2 BLK 22		

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)**.

\* 2022 values are considered "working values" and are subject to change.

**Property Assessment Values**

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	\$678,260	\$694,770	\$1,373,030	\$1,192,070	
2021	\$678,260	\$609,590	\$1,287,850	\$625,920	\$11,412.86
2020	\$678,260	\$574,710	\$1,252,970	\$617,280	\$11,198.16

**2022\* Exemptions and Taxable Values by Taxing Authority**

	County	School Board	Municipal	Independent
<b>Just Value</b>	\$1,373,030	\$1,373,030	\$1,373,030	\$1,373,030
<b>Portability</b>	\$180,960	\$180,960	\$180,960	\$180,960
<b>Assessed/SOH 22</b>	\$1,192,070	\$1,192,070	\$1,192,070	\$1,192,070
<b>Homestead 100%</b>	\$25,000	\$25,000	\$25,000	\$25,000
<b>Add. Homestead</b>	\$25,000	0	\$25,000	\$25,000
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type</b>	0	0	0	0
<b>Taxable</b>	\$1,142,070	\$1,167,070	\$1,142,070	\$1,142,070

**Sales History**

Date	Type	Price	Book/Page or CIN
10/26/2021	WD-Q	\$3,275,000	117715050
2/16/2021	WD-T	\$100	117078483
8/7/2013	WD-T	\$100	111761366
6/1/1991	WD	\$560,000	18490 / 676
10/1/1988	WD	\$260,000	

**Land Calculations**

Price	Factor	Type
\$40.00	9,310	SF
\$32.40	9,440	SF
<b>Adj. Bldg. S.F. (Card, Sketch)</b>		3219
<b>Units/Beds/Baths</b>		1/4/5
<b>Eff./Act. Year Built: 1964/1939</b>		

**Special Assessments**

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F1		
R								
1						1		



[Search By Parcel Id](#)

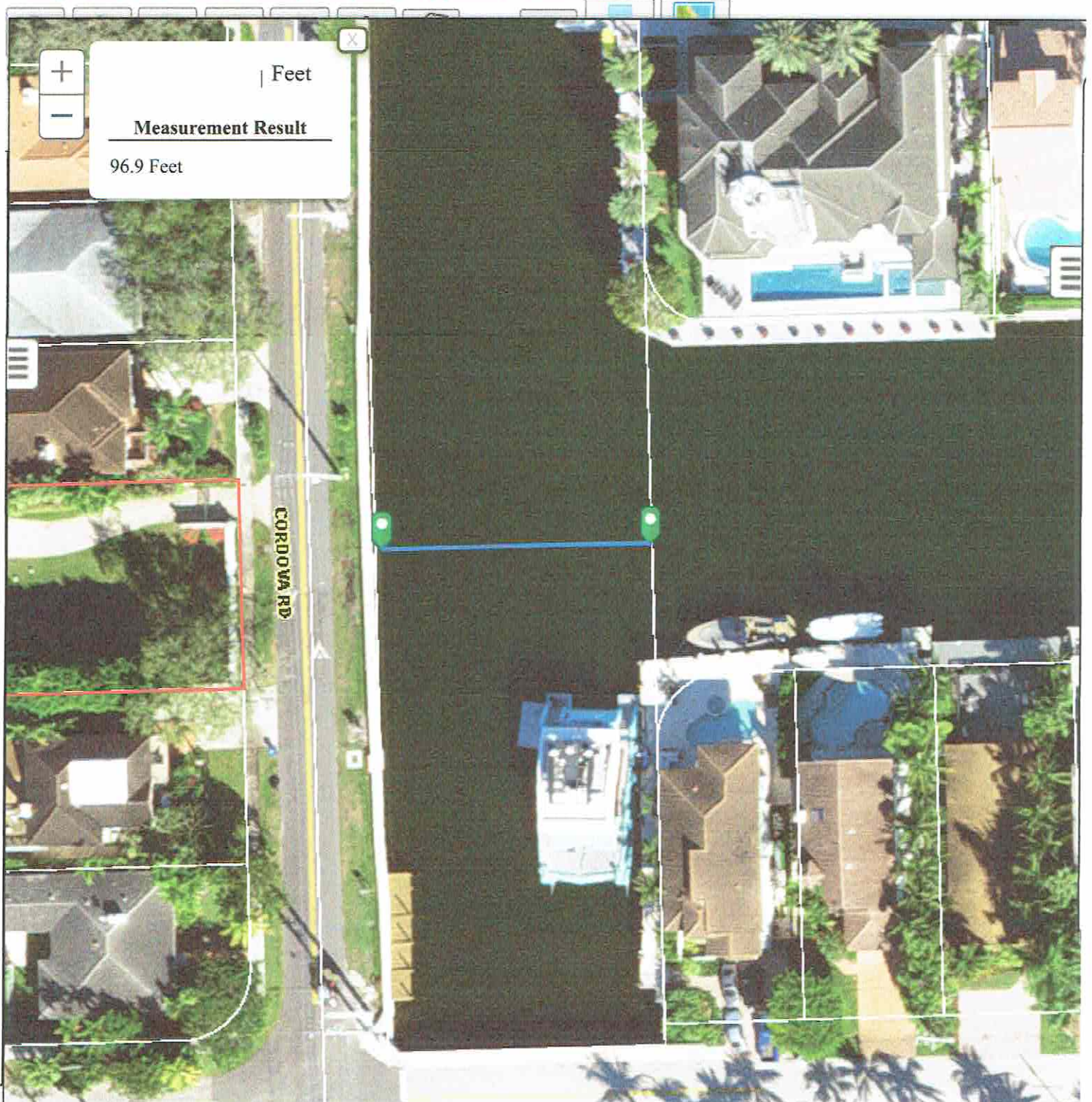
[Search By Name](#)

[Search By Address](#)

[Help](#)

[About](#)

### Marty Kiar Broward County Property Appraiser Florida





Prepared by and Return To:  
DENNIS J. EISINGER, ESQUIRE  
EISINGER LAW  
4000 Hollywood Boulevard, Suite 265-S  
Hollywood, Florida 33021  
Tel: (954) 894-8000  
Fax: (954) 894-8015

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### STATUTORY WARRANTY DEED

THIS INDENTURE, made this 26<sup>th</sup> day of October, 2021, between **Judith Altman Paskoski, a widow, Individually and as Trustee of the Judith Altman Paskoski Trust dated August 7, 2013**, whose mailing address is 1050 Seminole Drive, #4A, Fort Lauderdale, Florida 33304, Grantor\*, and **MAX B. SHOWKER, a single man**, whose mailing address is 1028 SE 13<sup>th</sup> Terrace, Fort Lauderdale, Florida 33316 Grantee\*.

**WITNESSETH**, That said Grantor, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars and other good and valuable considerations 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:

**THE NORTH 1/2 (N 1/2) OF LOTS 3 AND 32, AND ALL OF LOTS 4 AND 31, BLOCK 22, RIO VISTA ISLES UNIT 3, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 47, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, Folio No. 504211-18-1820**

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 and plural, as context requires.

**SUBJECT TO:**

1. Taxes and assessments for the year 2021 and subsequent years which are not yet due and payable;
2. Covenants, conditions, easements, restrictions, limitations, reservations, and other matters of record, without intending to reimpose same; and
3. Applicable zoning regulations and ordinances.



IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered  
in our presence

*Dennis Eisinger*  
Print Name: Dennis Eisinger

*Judith Altman Paskoski*  
Judith Altman Paskoski, Individually and as  
Trustee of the Judith Altman Paskoski Trust  
dated August 7, 2013

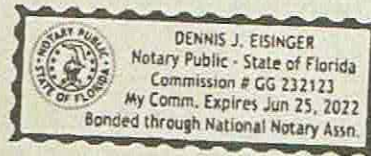
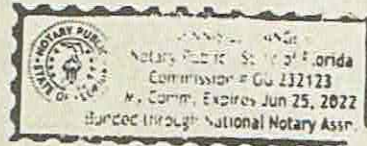
*Grace Rodriguez*  
Print Name: Grace Rodriguez

STATE OF FLORIDA        )  
COUNTY OF BROWARD    )

The foregoing instrument was acknowledged, sworn to and subscribed before me by means of X physical presence of \_\_\_\_\_ online notarization, this 26 day of October, 2021, by Judith Altman Paskoski, Individually and as Trustee of the Judith Altman Paskoski Trust dated August 7, 2013, who is personally known to me (X) or who has produced \_\_\_\_\_; as identification.

*Dennis Eisinger*  
NOTARY PUBLIC - STATE OF FLORIDA

My Commission Expires:







# PINNELL SURVEY, INC.

5300 W. HILLSBORO BLVD., SUITE 215-A COCONUT CREEK, FLORIDA 33073  
PHONE(954)418-4940 FAX(954)418-4941 EMAIL: order@pinfland.net  
CERTIFICATE NO.: LB6857

**SURVEY ADDRESS:**  
1028 S.E. 13TH TERRACE  
FORT LAUDERDALE, FLORIDA 33316

**CERTIFY TO:**  
1. STEVEN PASKOSKI AND JUDITH ALTMAN

**FLOOD ZONE & ELEVATIONS:**  
FLOOD ZONE: AE / X / X(0.2%)  
BASE FLOOD ELEVATION: 5'  
CONTROL PANEL NO.: 125105-0557-H  
DATE OF FIRM INDEX: 08/18/14

REFERENCE BENCHMARK : CITY OF  
FORT LAUDERDALE B.M.  
ELEVATION = 4.280' (NAVD 1985)

**POTENTIAL ENCROACHMENTS:**  
1. 6 FOOT WOOD FENCE, 6 FOOT C.B.S. WALL AND COLUMNS CROSS OVER THE SOUTHERLY PROPERTY LINE.  
2. C.B.S. WALL, 5 FOOT ALUMINUM FENCE, CORAL AND BRICK PAVER CROSS OVER THE NORTHERLY PROPERTY LINE.  
3. 5 FOOT CONCRETE SIDEWALK CROSSES OVER THE WESTERLY PROPERTY LINE.

**LEGAL DESCRIPTION:**  
THE NORTH 1/2 OF LOTS 3 AND 32, AND ALL OF LOTS 4 AND 31, BLOCK 22, OF "RIO VISTA ISLES UNIT 3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, AT PAGE 47, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

### LEGEND & ABBREVIATIONS:

A = ARC	D.E. = DRAINAGE EASEMENT	P.C. = POINT OF CURVATURE
A/C = AIR CONDITIONER	ELEV. = ELEVATION	P.E. = POOL EQUIPMENT
A.E. = ANCHOR EASEMENT	E.S. = ELECTRIC SERVICE	P.L. = POINT OF INTERSECTION
B.M. = BENCHMARK	F.P. & L. = FLORIDA POWER & LIGHT	P.R.C. = POINT OF REVERSE CURVE
B.C.R. = BROWARD COUNTY RECORDS	L.B. = LICENSED BUSINESS	P.O.B. = POINT OF BEGINNING
C.B.S. = CONCRETE BLOCK STRUCTURE	L.P. = LIGHT POLE	P.O.C. = POINT OF COMMENCEMENT
CHATT. = CHATTAHOOCHEE	M.H. = MANHOLE	P.P. = POWER POLE
C.O. = CLEANOUT	(M) = MEASURED	R = RADIUS
CONC. = CONCRETE	NAVD = NORTH AMERICAN VERTICAL DATUM	R/W = RIGHT-OF-WAY
C.L.F. = CHAIN LINK FENCE	NGVD = NATIONAL GEODETIC VERTICAL DATUM	T = TANGENT
C.L.P. = CONCRETE LIGHT POLE	NO. = NUMBER	(TYP.) = TYPICAL
(C) = CALCULATED	O.H. = OVERHANG	U.E. = UTILITY EASEMENT
C.B. = CHORD BEARING	O.R.B. = OFFICIAL RECORDS BOOK	W.F. = WOOD FENCE
C.R. = CABLE RISER	O/S = OFFSET	W.M. = WATER METER
(D) = DEED	(P) = PLAT	Δ = DELTA OR CENTRAL ANGLE
D.B. = DEED BOOK	P.B.C.R. = PALM BEACH COUNTY RECORDS	⊖ = CENTERLINE
M-D.C.R. = MIAMI-DADE COUNTY RECORDS	P.B. = PLAT BOOK	⊕ = ELEVATION

### GENERAL NOTES:

1. TYPE OF SURVEY: BOUNDARY
2. IF THIS SURVEY HAS BEEN REVISED AS INDICATED IN THE REVISION BOX SHOWN HEREON, THEN ANY AND ALL PREVIOUS VERSIONS OF THIS SURVEY PREPARED BY PINNELL SURVEY, INC. ARE NULL & VOID.
3. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD BY PINNELL SURVEY, INC. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT DEPICTED ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE COUNTY, FOR WHICH THE SUBJECT PROPERTY IS LOCATED IN.
4. UNLESS OTHERWISE NOTED, FIELD MEASUREMENTS ARE IN AGREEMENT WITH RECORD MEASUREMENTS.
5. ELEVATIONS SHOWN HEREON (IF ANY) ARE RELATIVE TO NAVD 1988, UNLESS OTHERWISE NOTED.
6. UNDERGROUND IMPROVEMENTS AND UTILITIES ARE NOT LOCATED.
7. FENCE AND WALL OWNERSHIP IS NOT DETERMINED.
8. THIS DRAWING IS THE PROPERTY OF PINNELL SURVEY, INC. AND SHALL NOT BE USED OR REPRODUCED, WHOLE OR IN PART WITHOUT WRITTEN PERMISSION & AUTHORIZATION FROM PINNELL SURVEY, INC.
9. ALL EASEMENTS SHOWN ON THE ATTACHED DRAWING ARE PER THE RECORD PLAT (UNLESS OTHERWISE NOTED).

### CERTIFICATION:

THIS IS TO CERTIFY THAT I HAVE RECENTLY SURVEYED THE PROPERTY DESCRIBED IN THE FOREGOING TITLE CAPTION AND HAVE SET OR FOUND MONUMENTS AS INDICATED ON THIS SKETCH AND THAT SAID ABOVE GROUND SURVEY AND SKETCH ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE UNDER RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, UNLESS IT IS ELECTRONICALLY SIGNED AND SEALED.

JASON H. PINNELL  
PROFESSIONAL SURVEYOR & MAPPER  
LICENSE NO. 5734, STATE OF FLORIDA

REVISIONS	DATE	CHK'D BY

SKETCH NO.: 20-1415  
 DATE OF SURVEY: 07/28/20  
 CHECKED BY: O.C.  
 FIELD BOOK/PAGE: 616/68  
 SIDE 1 OF 2





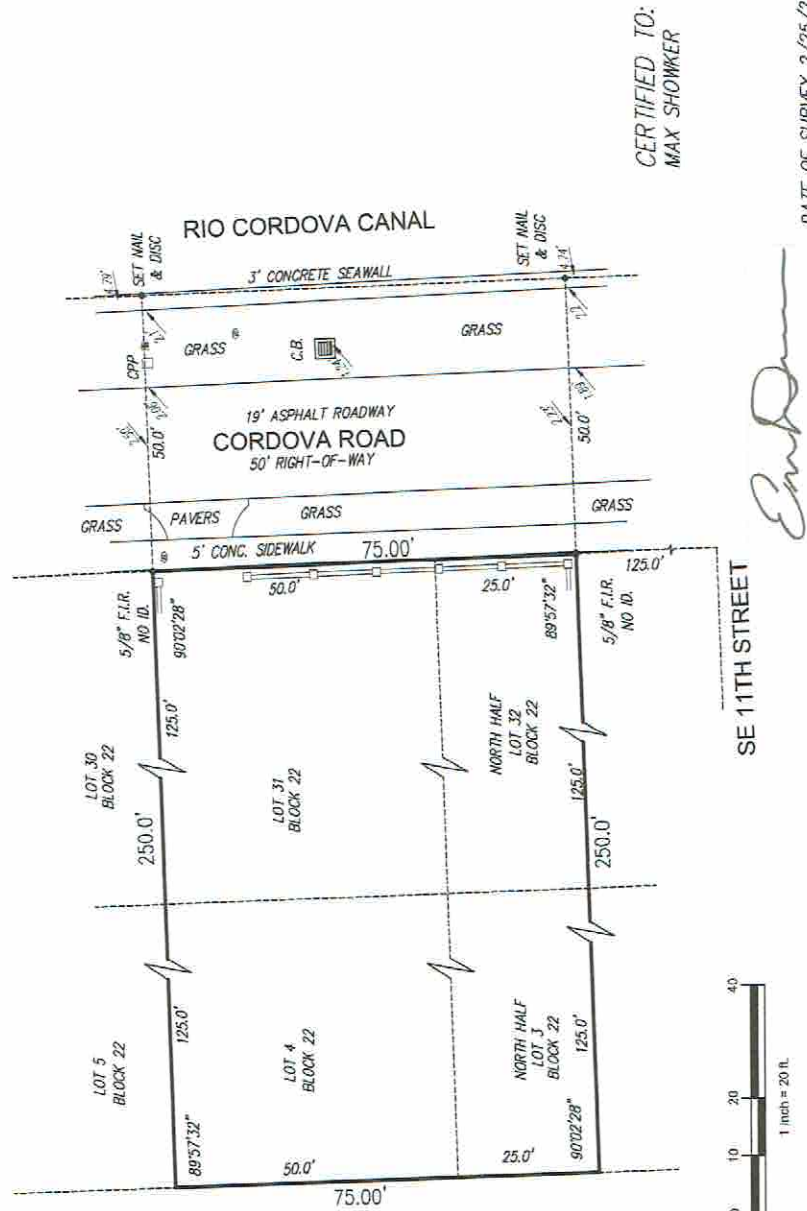
**ERNEST W. DUNCAN P.S.M. 5182**  
 521 SE 5TH COURT  
 POMPANO BEACH, FL. 33060  
 PHONE: (754) 264-2166  
 FAX: (954) 827-0535

**SPECIFIC PURPOSE SURVEY**

1028 SE 13TH TERRACE  
 FORT LAUDERDALE, FL

Scale: 1" = 20'

**LEGAL DESCRIPTION:**  
 THE NORTH 1/2 OF LOTS 3 AND 32, AND ALL OF LOTS 4 AND 31, BLOCK 22, OF RIO VISTA ISLES UNIT 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 47, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



CERTIFIED TO:  
 MAX SHOWKER

*Ernest W. Duncan*

DATE OF SURVEY 2/25/22

ERNEST W. DUNCAN, P.S.M.  
 STATE OF FLORIDA  
 PROFESSIONAL SURVEYOR AND MAPPER No. LS 5182  
 NOT VALID WITHOUT THE SIGNATURE AND  
 THE ORIGINAL RAISED SEAL OF A FLORIDA  
 LICENSED SURVEYOR AND MAPPER.

**SURVEYORS NOTES:**

1. THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIFIC PURPOSE SURVEY WHOSE PURPOSE IS TO PERMIT FOR A NEW DOCK ALONG EXISTING SEAWALL EAST OF CORDOVA ROAD.
2. ANGLES SHOWN HEREON ARE REFERENCED TO THE RECORD PLAT AND ARE AS MEASURED.
3. BENCHMARK REFERENCE: BROWARD COUNTY BENCHMARK NO. 3711 ELEVATION=7.264' NGVD29. ELEVATIONS SHOWN ARE REFERENCED TO NAVD83.
4. MINIMUM LINEAR ACCURACY OBTAINED: 1 FOOT IN 7,500 FEET AS REQUIRED FOR A SUBURBAN SURVEY
5. NO ATTEMPT WAS MADE TO LOCATE ANY UNDERGROUND IMPROVEMENTS, OVERHEAD UTILITIES, (POWERLINES, ETC) FOUNDATIONS OR WETLANDS.
6. EASEMENTS SHOWN HEREON ARE PER THE PLAT.
7. SURVEYOR HAS MADE NO RESEARCH OF THE PUBLIC RECORDS. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN HEREON THAT MAY BE FOUND IN THE PUBLIC RECORDS.

- C.B. DENOTES CATCH BASIN
- F.I.R. DENOTES FOUND IRON ROD
- NO ID. DENOTES NO IDENTIFICATION
- CONC. DENOTES CONCRETE
- U.E. DENOTES UTILITY EASEMENT
- R/W DENOTES RIGHT OF WAY
- LS DENOTES LICENSED LAND SURVEYOR
- P.S.M. DENOTES PROFESSIONAL LAND SURVEYOR
- N/A DENOTES NOT APPLICABLE
- CPP DENOTES CONCRETE POWER POLE

**SYMBOL**

- UTILITY POLE
- UTILITY POLE
- WOOD FENCE (W.F)
- METAL FENCE (M.F)
- PLASTIC FENCE (P.F)
- WATER METER
- LIGHT POLE
- FIRE HYDRANT
- CABLE BOX
- EXISTING ELEVATION
- ELECTRIC BOX
- TELEPHONE BOX
- WATER VALVE

FLOOD ZONE: AE  
 BASE FLOOD ELEV.= 5.0'  
 FEMA MAP # 12011C 0557 H  
 DATE OF FIRM: 08/18/14





City of Fort Lauderdale © S



CITY OF FORT LAUDERDALE

Map Created by GIS Mailer

1028 SE 13 TERRACE



**GIS**  
Fort Lauderdale

CAM 23-0472 Printed on: 11/4/2022

Exhibit 1

Page 14 of 28





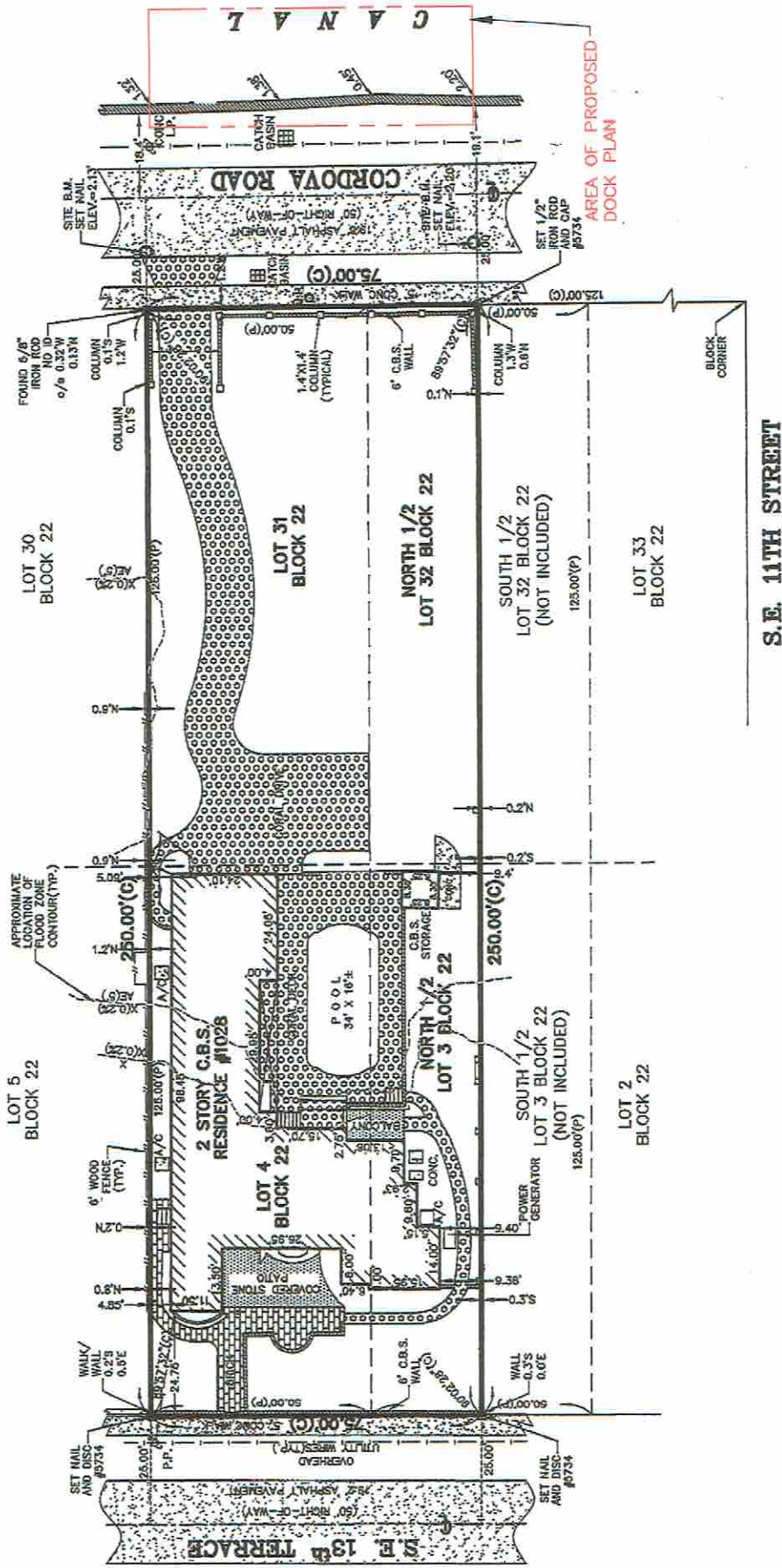
**LOCATION MAP**

Site Address 1028 SE 13 TERRACE, FORT LAUDERDALE  
 FL 33316-1355  
 Property Owner SHOWKER, MAX B  
 Mailing Address 1028 SE 13 TER FORT LAUDERDALE FL  
 33316-1355

ID # 5042 11 18 1820  
 Millage 0312  
 Use 01-01  
 Abbreviated Legal Description RIO VISTA ISLES UNIT 3  
 7-47 B LOT 3 N1/2,4,31,32 N1/2 BLK 22

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).

<b>LINDA RIFFLE</b> <b>DRAFTING &amp; DESIGN</b> 772-834-1906 LindaDraft1@att.net	<b>DRP NAME</b> MAX B. SHOWKER <b>1028 SE 13 TER.</b> <b>FORT LAUDERDALE FL. 33316</b> <b>FLOATING DOCK PLAN</b> <small>MRP</small>	<b>B&amp;B Consulting Engineers</b> 2237 Woods Edge Circle Orlando Florida 32817 (772)-708-7785 (772)-708-7787	<b>DATE</b> 11/10/2022 <b>APPRAISER</b> <b>DRAWING NO.</b> S-1 <b>OSCAR M. BERMUDEZ, P.E., P.E.</b> Date: 11/10/2022 Reg. Florida No. 55141 Digitally signed by Oscar M Bermudez Date: 2022.12.14 11:15:58 -05'00"
--	---	---	---



SITE PLAN  
SCALE 1"=40'

S.E. 11TH STREET

DATE: _____ DRAWING NO: _____ PROJECT NO: _____	OSCAR M. BERMUDEZ, P.E., P.E. Date: _____ Reg. Florida No. 55141 Digitally signed by Oscar M Bermudez Date: 2022.12.14 11:16:34 -05'00'	B&B Consulting Engineers 2237 Woods Edge Circle Orlando Florida 32817 (772)-708-7785 (772)-708-7787	MAX B. SHOWKER 1028 SE 13 TER. FORT LAUDERDALE FL. 33316 FLOATING DOCK PLAN	LINDA RIFFLE DRAFTING & DESIGN 772-834-1906 LindaDraft1@att.net
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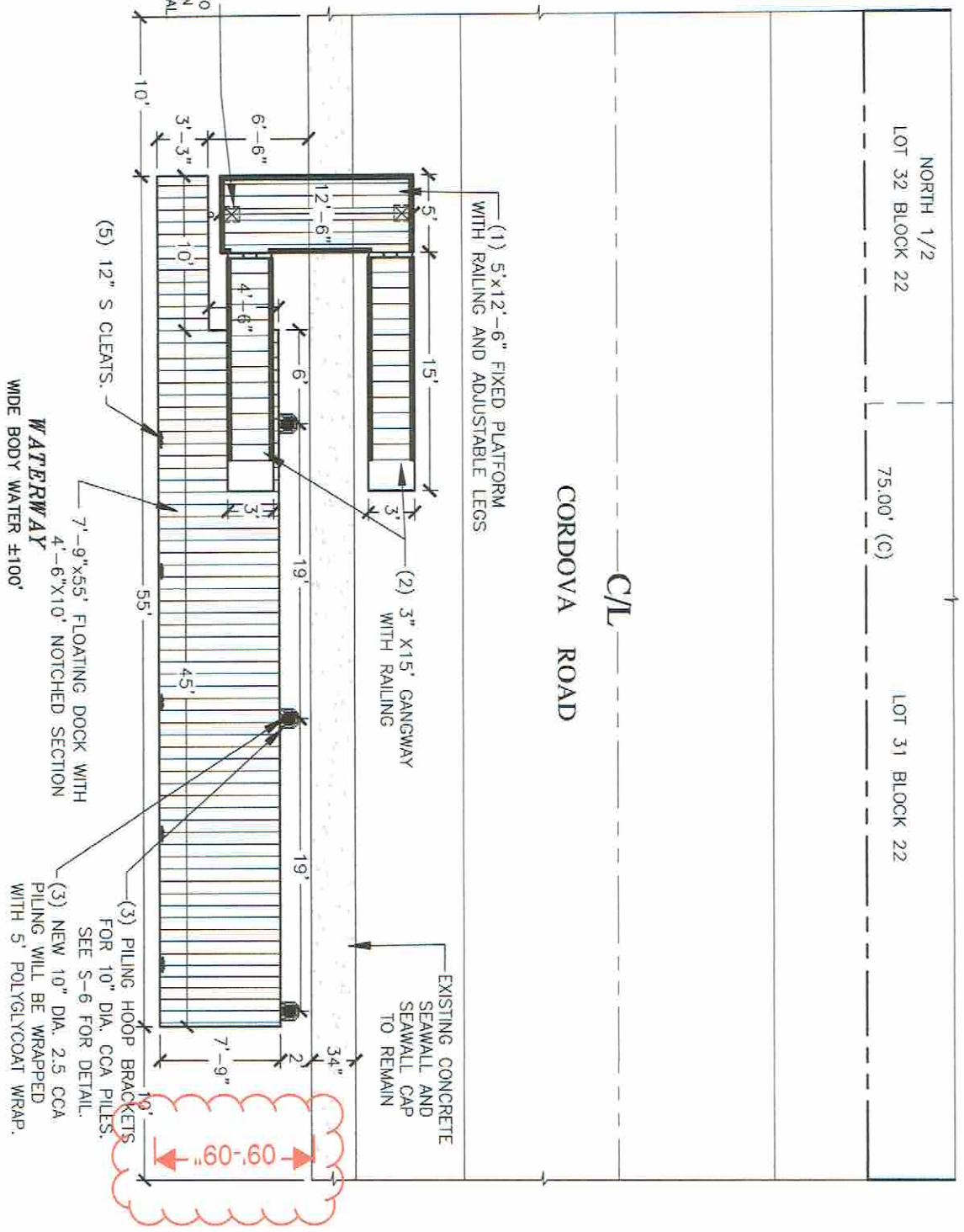
S-2





**DESIGN WINDLOAD INFORMATION**  
 CODE: 7 EDITION 2020 FBGR  
 ASCE 7-16  
 Wind Speed: 175 MPH, 3 Second Gust  
 Exposure "D"  
 Importance Factor: 1.0  
 Internal Pressure Coeff.: 0.00  
 Height: 6ft. Mean

(2) PRECAST 12" SQ. CONCRETE PILES W/ 5,000 PSI MIN. CONCRETE. PILES TO BE DRIVEN TO A MINIMUM PENETRATION OF 12' INTO FIRM MATERIAL OR REFUSAL PILES TO BE DRIVEN TO A BEARING CAPACITY OF 25 TONS.



**PROPOSED CONCRETE DOCK PLAN VIEW**  
 SCALE 1"=10'

LINDA RIFFLE  
 DRAFTING & DESIGN  
 772-834-1906  
 LindaDraft1@att.net

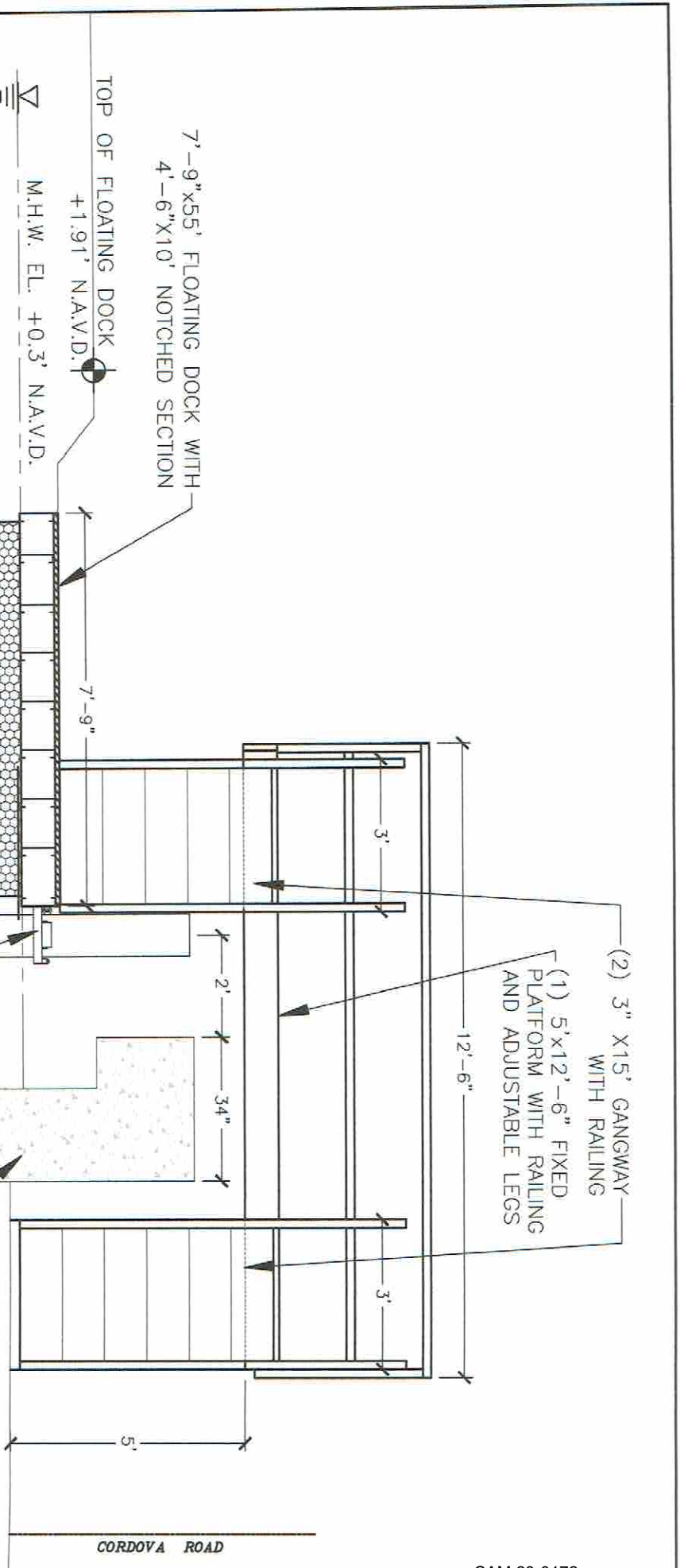
MAX B. SHOWKER  
 1028 SE 13 TER.  
 FORT LAUDERDALE FL. 33316  
 FLOATING DOCK PLAN

B&B Consulting Engineers  
 2237 Woods Edge Circle  
 Orlando Florida 32817  
 (772)-708-7785 (772)-708-7787

OSCAR M. BERMUDEZ, P.E. Date:  
 Reg. Florida No. 55141  
 Digitally signed by Oscar M Bermudez  
 Date: 2022.12.14 11:16:57 -0500'

S-3





7'-9"x55' FLOATING DOCK WITH  
4'-6"x10' NOTCHED SECTION

TOP OF FLOATING DOCK  
+1.91' N.A.V.D.

M.H.W. EL. +0.3' N.A.V.D.

M.L.W. EL. -1.9' N.A.V.D.

(3) PILING HOOP BRACKETS  
FOR 10" DIA. CCA PILES.  
SEE S-6 FOR DETAIL.

SECTION VIEW A  
N.T.S.

(3) NEW 10" DIA. 2.5 CCA  
MARINE TREATED WOOD PILING

THE WORK SPECIFIED HEREIN HAS BEEN DESIGNED & WILL BE SUBJECT TO THE 7th EDITION 2020 FLORIDA BUILDING CODE.  
BEST MANAGEMENT PRACTICES: FLOATING TURBIDITY CURTAIN/EXTENDING WITHIN 1' OF BOTTOM TO BE INSTALLED DURING PILING INSTALLATION.

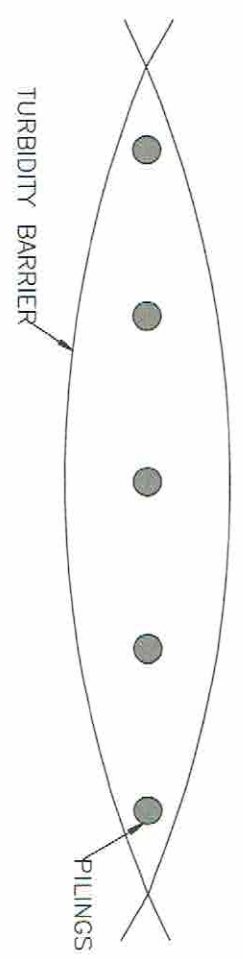
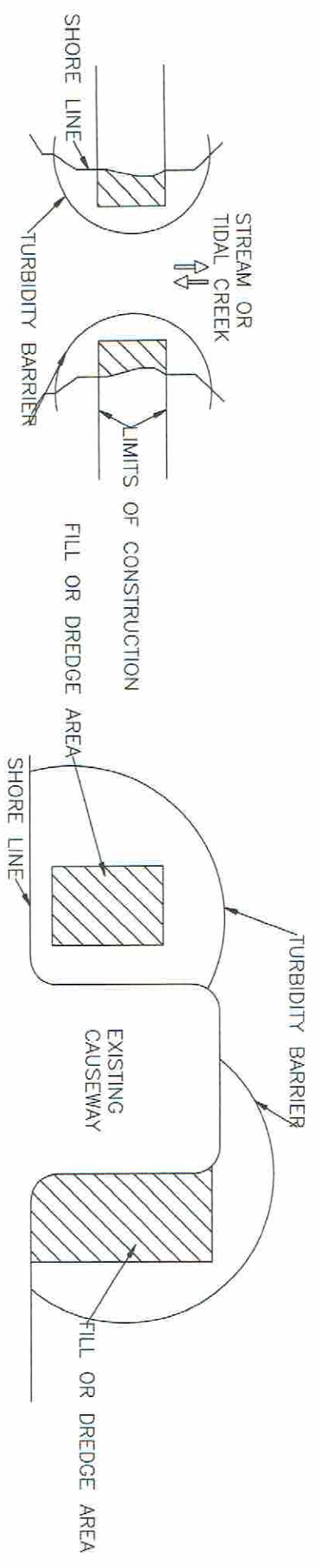
LINDA RIFFLE  
DRAFTING & DESIGN  
772-834-1906  
LindaDraft1@att.net

MAX B. SHOWKER  
1028 SE 13 TER.  
FORT LAUDERDALE FL. 33316  
FLOATING DOCK PLAN

B&B Consulting Engineers  
2237 Woods Edge Circle  
Orlando Florida 32817  
(772)-708-7795 (772)-708-7787

OSCAR M. BERMUDEZ, P.E., P.E. Date:  
Reg. Florida No. 55141  
Digitally signed by Oscar M Bermudez  
Date: 2022.12.14 11:17:22 -05'00'

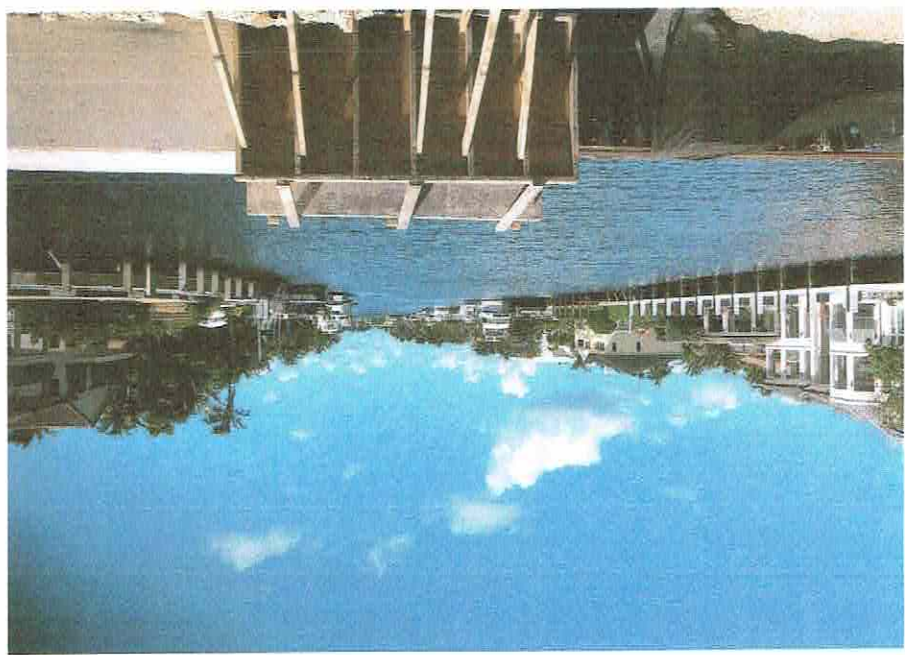
S-4

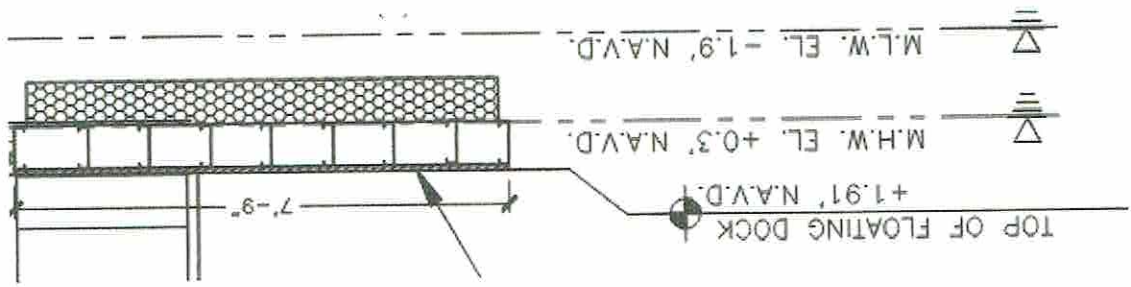


- NOTES**
1. TURBIDITY BARRIERS ARE TO BE USED IN ALL PERMANENT BODIES OF WATER REGARDLESS OF WATER DEPTH
  2. NUMBER AND SPACING DEPENDANT ON CURRENT VELOCITIES.
  3. DEPLOYMENT OF BARRIER AROUND PILE LOCATION MAY VARY TO ACCOMMODATE CONSTRUCTION OPERATIONS.
  4. NAVIGATION MAY REQUIRE SEGMENTING BARRIER DURING CONSTRUCTION OPERATIONS.
  5. FOR ADDITIONAL INFORMATION SEE SECTION 104 OF THE STANDARD SPECIFICATIONS.
  6. TURBIDITY BARRIERS FOR FLOWING STREAMS AND TIDAL CREEKS MAY BE EITHER FLOATING OF STAKED TYPES.
  7. BARRIER TYPE WILL BE AT THE CONTRACTOR'S DECISION U.N.O.
  8. POSTS IN STAKED TURBIDITY BARRIERS TO BE INSTALLED IN VERTICAL POSITION UNLESS OTHERWISE DIRECTED BY ENGINEER.
  9. N.P.D.E.S. INSPECTION TO BE CALLED FOR BY ENGINEER TO VERIFY TURBIDITY BARRIER.

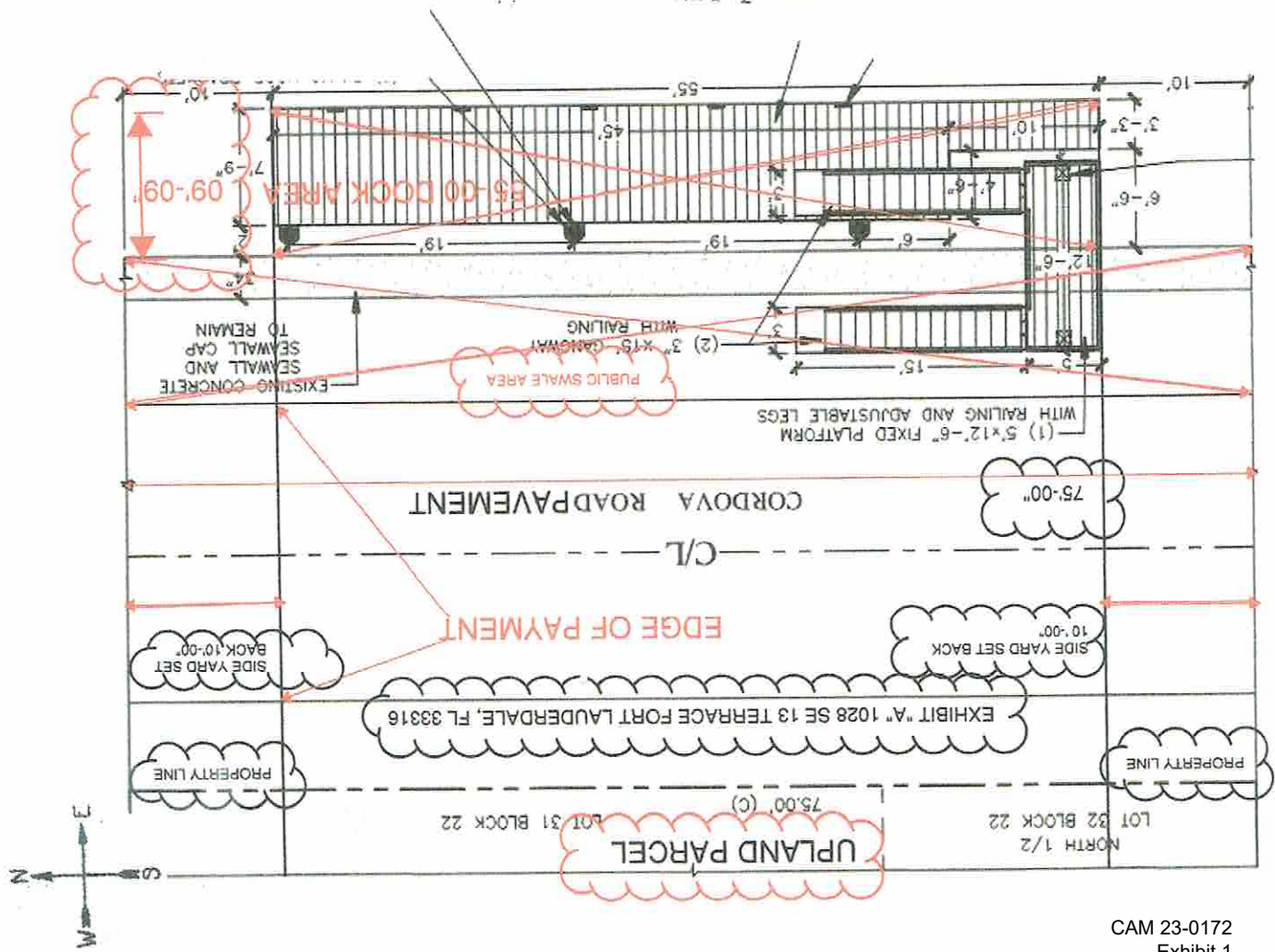
<p><b>LINDA RIFFLE</b>  <b>DRAFTING &amp; DESIGN</b>          772-834-1906          LindaDraft1@aol.net</p>	<p><b>MAX B. SHOWKER</b>          1028 SE 13 TER.          FORT LAUDERDALE FL. 33316</p>	<p>B&amp;B Consulting Engineers          2237 Woods Edge Circle          Orlando Florida 32817          (772)-708-7785 (772)-708-7787</p>	<p>OSCAR M. BERMUDEZ, P.E., P.E. Date:          Reg. Florida No. 55141          Digitally signed by Oscar M Bermudez          Date: 2022.12.14 11:37:45 -05'00'</p>	<p>EXTENSION:          DRAWING NO.:  <b>S-5</b></p>
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WATERWAY  
WIDE BODY WATER ±100'





USCG Registered Motor Yacht - Tight Squeeze, 2016 Viking Princess

DHS, USCG, CG-1270 (REV. 06-04) OMB APPROVED  
1625-0027

**UNITED STATES OF AMERICA**  
DEPARTMENT OF HOMELAND SECURITY  
UNITED STATES COAST GUARD  
NATIONAL VESSEL DOCUMENTATION CENTER

## CERTIFICATE OF DOCUMENTATION

VESSEL NAME TIGHT SQUEEZE		OFFICIAL NUMBER 1284977	IMO OR OTHER NUMBER PYIZ5149H516	YEAR COMPLETED UNKNOWN	
HAILING PORT FT LAUDERDALE FL		HULL MATERIAL FRP (FIBERGLASS)		MECHANICAL PROPULSION YES	
GROSS TONNAGE 55 GRT	NET TONNAGE 44 NRT	LENGTH 61.3	BREADTH 16.4	DEPTH 8.2	
PLACE BUILT PLYMOUTH DEVON UNITED KINGDOM					
OWNERS NAUTICAL SUNS LLC COMPRISED OF TWO MEMBERS		OPERATIONAL ENDORSEMENTS RECREATION			
MANAGING OWNER NAUTICAL SUNS LLC 1413 SW 2ND AVE FT LAUDERDALE FL 33315					
RESTRICTIONS NO COASTWISE - FOREIGN BUILT; NO FISHERY - FOREIGN BUILT					
ENTITLEMENTS NONE					
REMARKS NONE					
ISSUE DATE APRIL 20, 2022		 DIRECTOR, NATIONAL VESSEL DOCUMENTATION CENTER			
THIS CERTIFICATE EXPIRES APRIL 30, 2027					

UNIQUE IDENTIFICATION NUMBER: 1284977

RENEWAL INFORMATION: OBSOLETE. THIS CERTIFICATE MAY NOT BE ALTERED.



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

### Detail by Entity Name

Florida Limited Liability Company  
NAUTICAL SUNS LLC

Filing Information

**Document Number** L21000362517  
**FEI/EIN Number** 87-2158687  
**Date Filed** 08/12/2021  
**Effective Date** 08/12/2021  
**State** FL  
**Status** ACTIVE

Principal Address

1413 sw 2nd ave  
Fort Lauderdale, FL 33315

Changed: 01/25/2022

Mailing Address

1413 SW 2ND AVE  
FORT LAUDERDALE, FL 33315

Registered Agent Name & Address

SHOWKER, MAX B  
1028 se 13th terr  
Fort Lauderdale, FL 33316

Address Changed: 01/25/2022

Authorized Person(s) Detail

**Name & Address**

Title MGRM

SHOWKER, MAX  
1028 SE 13th terr  
Fort Lauderdale, FL 33316

Title AMBR

Showker, Fred  
1532 SE 12TH ST  
Fort Lauderdale, FL 33316

Annual Reports

Report Year	Filed Date
2022	01/25/2022





Environmental Protection and Growth Management Department  
**ENVIRONMENTAL ENGINEERING AND PERMITTING DIVISION**  
1 North University Drive, Mailbox 201, Plantation, Florida 33324 • 954-519-1483 • FAX 954-519-1412

November 3, 2020

Steven Paskoski  
1028 SE 13<sup>th</sup> Terrace  
Fort Lauderdale, FL 33316

Dear Mr. Paskoski:

This is to notify you of the Environmental Protection and Growth Management Department's (EPGMD) action concerning your applications received October 7, 2020. The applications have been reviewed for an Environmental Resource General License and Exemption Verification.

**Florida Department of Environmental Protection (DEP) Exemption Verification – Granted**

EPGMD has the authority to review the project for compliance with Rule 62-330 and Chapter 373 of the Florida Administrative Code pursuant to an agreement between EPGMD, DEP, and the South Florida Water Management District. The agreement is outlined in a document entitled "Delegation Agreement among the Florida Department of Environmental Protection, the South Florida Water Management District, and Broward County".

Based on the information submitted, Environmental Resource Exemption Permit No. 06-0394204-001 is hereby issued.

**Broward County Environmental Resource General License Review – Granted**

EPGMD has reviewed the project for compliance with Aquatic and Wetland Resource Protection Ordinance Sec. 27-331 through 27-341 of the Broward County Code.

Based on the information submitted, Environmental Resource General License No. GL-FTL2010-058 is hereby issued.

The above named permittee/licensee is hereby authorized to perform the work per the approved drawings(s), plans, documents and specifications as submitted by the licensee, and made a part hereof. The above referenced approvals will remain in effect subject to the attached FDEP General Conditions, Broward County General Conditions, combined FDEP and Broward County Specific Conditions, and attached exhibits.

Should you wish to object to the Agency action or file a petition, please provide written objections, petitions and/or waivers within ten (10) days from the rendition of the action (refer to the attached "Variance and Administrative Review Procedures", Chapter 27 -10 through 27-14) to Director, EEPD, 1 North University Drive Plantation, FL 33324.

The "Notice of Rights" addresses the procedures to be followed if you desire a public hearing or review of the Agency's action.



DEPARTMENT OF THE ARMY  
CORPS OF ENGINEERS, JACKSONVILLE DISTRICT  
4400 PGA BOULEVARD, SUITE 500  
PALM BEACH GARDENS, FLORIDA 33410

December 11, 2020

Regulatory Division  
South Branch  
Palm Beach Gardens Section  
SAJ-2020-04151 (GP-CGK)

Steven & Judith Paskoski  
1028 Southeast 13th Terrace  
Fort Lauderdale, Florida 33316

Dear Mr. & Mrs. Paskoski:

Your application for a Department of the Army permit received on October 14, 2020, has been assigned number SAJ-2020-04151 (GP-CGK). A review of the information and drawings provided shows the proposed work is to install a 286 square foot wood fixed dock and a 144 square foot floating dock. Other proposed work associated with this site involves a new seawall which is part of a separate project and not part of this authorization. The activities subject to this permit are authorized pursuant to authorities under Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. § 403). The project is located at 1028 Southeast 13th Terrace, in Section 11, Township 50 South, Range 42 East, Fort Lauderdale, Broward County, Florida.

Your project, as depicted on the enclosed drawings, is authorized by Regional General Permit (GP) SAJ-20. This authorization is valid until March 27, 2023. Please access the Corps' Jacksonville District Regulatory Division Internet page to view the special and general conditions for SAJ-20, which apply specifically to this authorization. The Internet URL address is:

<http://www.saj.usace.army.mil/Missions/Regulatory.aspx>

Please be aware this Internet address is case sensitive; and, you will need to enter it exactly as it appears above. Once there you will need to click on "Source Book"; and, then click on "General Permits." Then you will need to click on the specific SAJ permit noted above. You must comply with all of the special and general conditions of the permit; and, any project-specific conditions noted below, or you may be subject to enforcement action. The following project-specific conditions are included with this authorization:

1. Reporting Address: The Permittee shall submit all reports, notifications, documentation and correspondence required by the general and special conditions of this permit to either (not both) of the following addresses:



Subject: **FDEP ERP Self-Certification Receipt**  
 Date: 10/6/2022 12:14:59 PM Eastern Standard Time  
 From: no-reply@dep.state.fl.us  
 To: fmnyc5@aol.com  
 Cc: fmnyc5@aol.com, SED\_PERMITTING@FLORIDADEP.GOV,  
 ERP.SELFCERTS@DEP.STATE.FL.US, SPGP@USACE.ARMY.MIL,  
 NMFS.SER.PROGRAMMATICREVIEW@NOAA.GOV, BROWARD.COUNTY-  
 SP@USACE.ARMY.MIL



**FLORIDA DEPARTMENT OF  
 Environmental Protection**

**Ron DeSantis**

Governor

**Jeanette Nuñez**

Lt. Governor

Bob Martinez Center  
 2600 Blair Stone Road  
 Tallahassee, Florida 32399-2400

**Shawn Hamilton**

Secretary

**Receipt for Submission**

**SELF-CERTIFICATION FOR A PROJECT AT A  
 PRIVATE, RESIDENTIAL SINGLE-FAMILY DOCK**

**10/06/2022**

Self-Certification File No.: **0427109001EE**

File Name: **1028 SE 13th Ter Fort Lauderdale, FL 33316 - Self Cert Exempt Dock with Boat Lift(s)  
 (General)**

Dear **Frank Mormando**: On **10/06/2022** you used the Florida Department of Environmental Protection's electronic Self Certification Process to certify compliance with the terms and conditions of the Single-Family Dock ERP Exemption Self Certification Process for a project at private, single-family residence located at:

LAT - Degrees: **26** Minutes: **6** Seconds: **34.9001**

LONG - Degrees: **-80** Minutes: **7** Seconds: **42.7316**

SITE ADDRESS: **1028 SE 13th Ter Fort Lauderdale, FL 33316**

COUNTY: **Broward**

For:

**MAX SHOWKER**

**1028 SE 13TH TERRACE Fort Lauderdale, FL 33316**

You have certified that the project you propose to construct at the above location meets all the conditions of the Self-Certification Process. A project that is built in conformance to those conditions (attached for reference) will:

1. Qualify for a regulatory exemption under Section 403.813(1)(b) of the Florida Statutes (F.S.) and Chapter 62-330, Florida Administrative Code (F.A.C.). As such, it is exempt from the need to obtain a DEP Environmental Resource Permit.;
2. Qualify for Consent by Rule or Letter of Consent (as applicable) under Chapter 253, F.S. and Chapter 18-21, F.A.C. (and Chapter 258, F.S. and Chapter 18-20, F.A.C., if applicable), when the project is located on submerged lands owned by the State of Florida.

Your Self-Certification is based solely on the information you provided under this process and applies only to the statutes and rules in effect when your certification was completed. The certification is effective only for the specific project proposed, and only if the project is constructed, operated, and maintained in conformance with all the terms, conditions, and limitations stated in the Self-Certification Process. In addition, any substantial modifications in your plans should be submitted to the Department for review, as changes may result in a permit being required.

You have acknowledged that this Self Certification will automatically expire if:

1. Construction of the project is not completed within one year from the self-certification date;
2. site conditions materially change;
3. the terms, conditions, and limitations of the Self Certification are not followed; or
4. the governing statutes or rules are amended before construction of the project.

Completion of the Self Certification constitutes your authorization for Department or Corps personnel to enter the property for purposes of inspecting for compliance.

Receipt of this Self-Certification constitutes authorization to use sovereignty/state-owned submerged lands, as required by rule 18-21.005, F.A.C.

The authorization must be visibly posted during all construction activities.

In waters that are accessible to manatees, obtain information on your mandatory Manatee Protection sign by [clicking here](#).

### **FEDERAL STATE PROGRAMMATIC GENERAL PERMIT (SPGP)**

Your project does not qualify for Federal Authorization under the State Programmatic General Permit. In addition to the Self-Certification process, you need to apply for federal authorization, unless your project was disqualified due to being in State-Assumed Waters. However, some projects in state-assumed waters may still need federal Section 10 authorization. Please contact the U.S. Army Corps of Engineers at <https://www.saj.usace.army.mil/Missions/Regulatory.aspx> for further information about how to receive authorization in order to proceed with your project.

### **ADDITIONAL INFORMATION**

This Self-Certification Process does not relieve you from the responsibility of obtaining other permits or authorizations from other agencies (federal, state, Water Management District, or local) that may be required for the project. Failure to obtain all applicable authorizations prior to construction of the project may result in enforcement.



10/6/22, 12:15 PM

If you have any questions or issues with the attached documents, please contact your local Department

District Office:

Southeast District

[SED\\_Permitting@FloridaDEP.gov](mailto:SED_Permitting@FloridaDEP.gov)

Sincerely,

Florida Department of Environmental Protection

**Attachments:**

FDEP Terms and Conditions



**Customer  
Service  
Survey**