

MEMORANDUM MF NO. 24-13

DATE: August 14, 2024
TO: Marine Advisory Board Members
FROM: Andrew Cuba, Marine Facilities and Parks Manager
RE: September 5, 2024 MAB Meeting - Dock Waiver of Distance Limitations – Andrew J. Schein, Esq. as agent for Richard Lehecka / 1240 Bayview Drive.

Attached for your review is an application from Andrew J. Schein, Esq. as agent for Richard Lehecka / 1240 Bayview Drive.

APPLICATION AND BACKGROUND INFORMATION

The applicant is requesting approval for installation of a boat lift extending a maximum of +/-36’ into the adjacent Seminole Lake. The distances this structure will extend from the property line into waterway is shown in the survey and summarized in the Table below:

TABLE

PROPOSED STRUCTURES	STRUCTURE DISTANCE FROM PROPERTY LINE	PERMITTED DISTANCE WITHOUT WAIVER	AMOUNT OF DISTANCE REQUIRING WAIVER
Boat Lift	+/-36’	25’	+/-11’

The City’s Unified Land and Development Regulations (UDLR) Secs. 47-19.3.C limits the maximum distance of mooring structures to 25’ or 25% of the width of the waterway, whichever is less. Section 47-19.3. E authorizes the City Commission to waive that limitation based on a finding of extraordinary circumstances. The applicant indicates that the proposed boat is necessary to safely moor the owner’s vessel due to tidal influences and storms.

PROPERTY LOCATION AND ZONING

The property is located in the Poinsettia Heights neighborhood where the Zoning is RS-4.4, Residential Single Family / Low Density District. It is situated on the western shore of Seminole Lake where the width of the waterway to the adjacent shoreline ranges between +/- 238 to +/- 256’ feet, according to the Narrative.

RECOMMENDATIONS

Should the Marine Advisory approve 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. The applicant is required to install and affix reflector tape to the proposed boat lift posts in accord with Section 47.19.3.E of the Unified Land and Development Regulations (ULDR).

AC
Attachment

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

MARINE ADVISORY BOARD APPLICATION

1240 Bayview Drive

Owners: Richard and Holly Lehecka

Application for Waiver from ULDR Section 47-19.3(c) and Section 47-19.3(d)

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699 N. FEDERAL HIGHWAY, SUITE 400
FORT LAUDERDALE, FLORIDA 33304
EMAIL: ASCHEIN@LOCHRIELAW.COM
DIRECT LINE: 954.617.8919
MAIN PHONE: 954.779.1119
FAX: 954.779.1117

APPLICATION



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NARRATIVE

OWNER: Richard and Holly Lehecka
APPLICANT: Andrew J. Schein, Esq.
ADDRESS: 1240 Bayview Drive

Narrative to Accompany Marine Advisory Board Application

Waiver from ULDR Sections 47-19.3(c) and 47-19.3(d)

This application is submitted to permit a boat lift and its associated eight (8) support piles a total distance of 36' from the property line. The boat lift is needed for safety purposes for both Owner's boat and surrounding properties. Due to the Property's location on Seminole Lake and the proximity to the Intracoastal, the waterway behind the Property is greatly affected by tidal influences and storms.

The need for the waiver arises from how the boat will need to rest on the boatlift. The lift itself is 19', and the boat will be backed into the lift. To maintain the proper center of gravity of the boat on the lift and to ensure that the boat won't hit the dock, the lift needs to be 11' from the dock for a total of 30'. With other similarly-situated properties, only a 5' waiver (30' - 25') would be necessary. However, the entirety of Owner's dock is located outside of the Property line (unlike their 3 neighbors to the south, who have all or a portion of their docks within their property lines). Since the ULDR measures distance from the property line, Owner is at a disadvantage since the existence of the 6' dock removes 6' of buildable area that would otherwise be available.

The lift is proposed at 36' from the property line (approximately 30' from the dock). The waterway width at this location is approximately 238' to 256' depending on the angle of the measurement. In either case, the 36' boat lift only represents approximately 14-15% of the waterway width, which is significantly under the 25% standard in the ULDR.

PROPOSED STRUCTURE	DISTANCE FROM PROPERTY LINE	PERMITTED DISTANCE WITHOUT WAIVER	DISTANCE REQUIRING WAIVER
Boat Lift with Associated Pilings	+/-36'	25'	+/-11'



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TAX RECORD/PROOF OF OWNERSHIP



Site Address	1240 BAYVIEW DRIVE, FORT LAUDERDALE FL 33304-1604	ID #	4942 36 08 0190
Property Owner	LEHECKA, RICHARD & HOLLY LEHECKA FAM TR	Millage	0312
Mailing Address	1240 BAYVIEW DR #B FORT LAUDERDALE FL 33304	Use	01-01
Abbr Legal Description	BEACH WAY HEIGHTS UNIT B 25-27 B LOT 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)**.

* 2024 values are considered "working values" and are subject to change.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024*	\$742,390	\$5,216,370	\$5,958,760	\$4,658,500	
2023	\$742,390	\$4,306,170	\$5,048,560	\$4,522,820	\$84,953.43
2022	\$742,390	\$3,648,700	\$4,391,090	\$4,391,090	\$81,150.98

2024* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$5,958,760	\$5,958,760	\$5,958,760	\$5,958,760
Portability	0	0	0	0
Assessed/SOH 22	\$4,658,500	\$4,658,500	\$4,658,500	\$4,658,500
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$25,000	0	\$25,000	\$25,000
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$4,608,500	\$4,633,500	\$4,608,500	\$4,608,500

Sales History			
Date	Type	Price	Book/Page or CIN
8/18/2021	WD-Q	\$5,167,500	117529055
3/26/2019	WD-Q	\$3,880,000	115703551
2/21/2011	WD-Q	\$547,000	47753 / 565
2/16/2011	ODH-T		47753 / 571
2/16/2011	ODH-T		47741 / 1296

Land Calculations		
Price	Factor	Type
\$55.00	13,498	SF
Adj. Bldg. S.F. (Card, Sketch)		6334
Units/Beds/Baths		1/7/7.1
Eff./Act. Year Built: 2019/2018		

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



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WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
Kurt D. Zimmerman
Law Firm of Zimmerman & Associates, P.A.
2400 E. Commercial Blvd, Suite 820
Fort Lauderdale, FL 33308
Our File No.: **20210039**

RETURN TO:
Attorneys Key Title LLC
2691 E Oakland Park Blvd., Suite 404
Ft. Lauderdale, FL 33306

Property Appraisers Parcel Identification (Folio) Number: **494236-08-0190**

Space above this line for Recording Data

WARRANTY DEED

THIS WARRANTY DEED, made the 18th day of August, 2021 by Ursel Ludwig, an unmarried widow, whose post office address is 123 Shoreline Drive, Jefferson, GA 30549 herein called the Grantor, to **Richard T. Lehecka and Holly M. Lehecka, husband and wife, Co-Trustees of the Lehecka Family Trust uad 11/18/2019**, WITH FULL POWER AND AUTHORITY EITHER TO PROTECT, CONSERVE AND TO SELL OR TO LEASE OR TO ENCUMBER OR OTHERWISE TO MANAGE AND DISPOSE OF THE REAL PROPERTY DESCRIBED HEREIN PURSUANT TO FLORIDA STATUTES 689.071, whose post office address is 1240 Bayview Drive, Unit B, Fort Lauderdale, FL 33304, hereinafter called the Grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in BROWARD County, State of Florida, viz.:

Lot 22, Beach Way Heights, Unit B, according to the map or plat thereof, as recorded in Plat Book 25, Page(s) 27, of the Public Records of Broward County, Florida.

Subject to easements, restrictions and reservations of record and taxes for the year 2021 and thereafter.

Grantors warrant that at the time of this conveyance, the subject property is not the Grantors' homestead within the meaning set forth in the Constitution of the State of Florida, nor is it contiguous to or a part of homestead property.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby

File No: 20210039

NotaryCam DocID:611c73f5af46432cd151b324

ATP

warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2020.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
Witness #1 Signature
Turnisha Akins as witness

Ursel Ludwig
Ursel Ludwig

Witness #1 Printed Name
Shelly Solchenberger

Witness #2 Signature
Shelly Solchenberger

Witness #2 Printed Name

STATE OF Florida
COUNTY OF Osceola

The foregoing instrument was acknowledged before me this 18 day of August, 2021 by Ursel Ludwig who appeared by physical presence or online notarization and who is personally known to me or has produced FL Driver License as identification.



[Signature]
Notary Public
Turnisha Akins
Printed Notary Name

My Commission Expires: 12/10/2021

Remote Online Notary

This document has been notarized according to FS 117 Sect. 2 - Online Notarizations



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CURRENT SURVEY

This Survey has been prepared for:

PROPERTY ADDRESS:

On your behalf, and as a requirement for your transaction, this document has been coordinated with us by the firm shown below. Landtec Surveying, Inc. is a private firm and remains entirely responsible for this document's content.



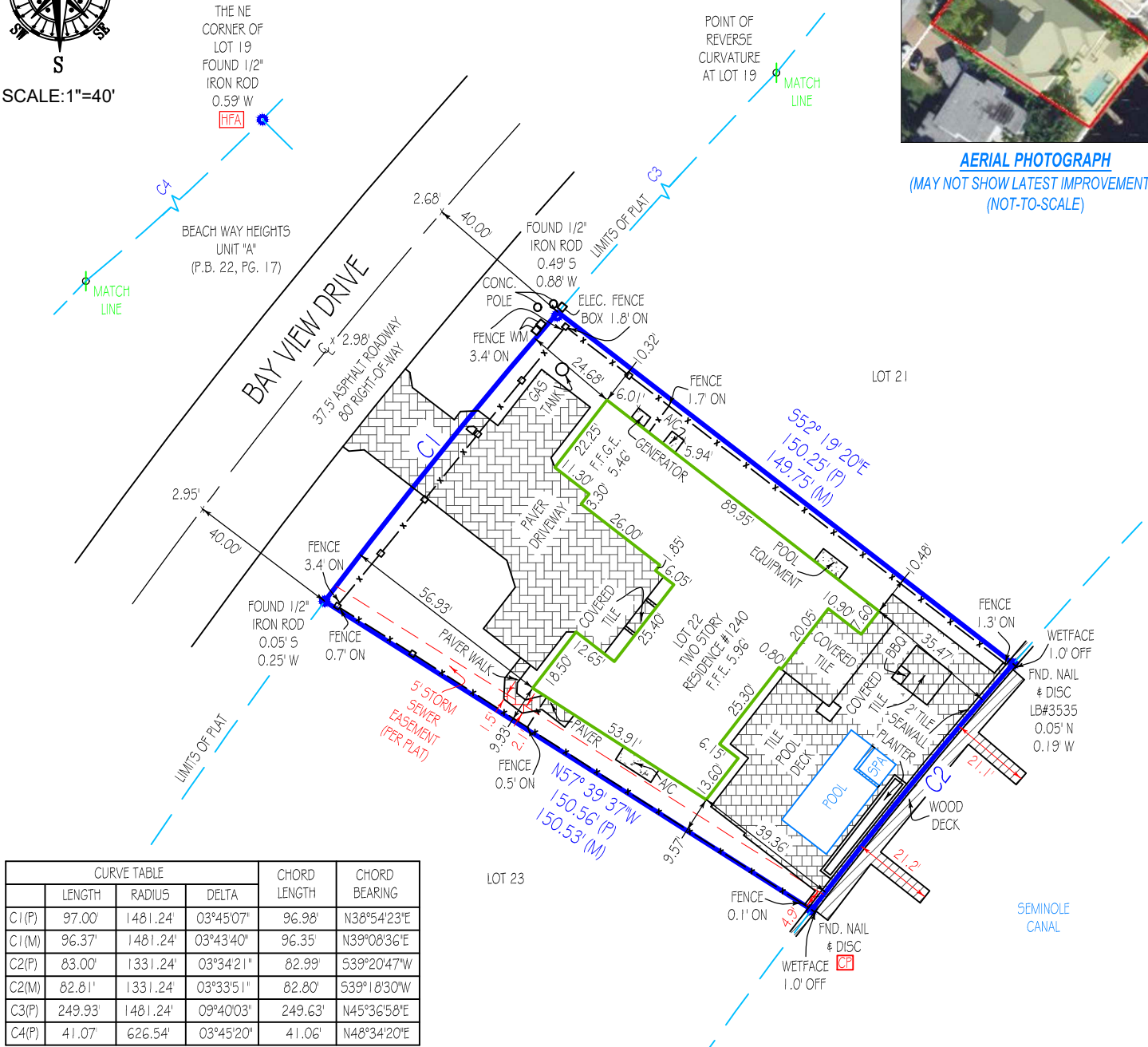
SCALE: 1"=40'

BEARING REFERENCE:

SOUTHWESTERLY LINE OF SUBJECT LOT AS N 57°39'37" W
ALL BEARINGS SHOWN HEREON REFERENCED THERETO.



AERIAL PHOTOGRAPH
(MAY NOT SHOW LATEST IMPROVEMENTS)
(NOT-TO-SCALE)



CURVE TABLE				CHORD LENGTH	CHORD BEARING
	LENGTH	RADIUS	DELTA		
C1(P)	97.00'	1481.24'	03°45'07"	96.98'	N38°54'23"E
C1(M)	96.37'	1481.24'	03°43'40"	96.35'	N39°08'36"E
C2(P)	83.00'	1331.24'	03°34'21"	82.99'	S39°20'47"W
C2(M)	82.81'	1331.24'	03°33'51"	82.80'	S39°18'30"W
C3(P)	249.93'	1481.24'	09°40'03"	249.63'	N45°36'58"E
C4(P)	41.07'	626.54'	03°45'20"	41.06'	N48°34'20"E

"CP" = CONTROLLING POINT (POINT OF ROTATION) "HFA" = HELD FOR ALIGNMENT - ALL OTHER MONUMENTATION AND IMPROVEMENTS RELATIVE THERETO

Platted Easements, Notable or Adverse Conditions (unplatted easements also listed if provided by client): IF APPLICABLE, RECIPIENTS

OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN HEREON AND THEIR RELATIONSHIP TO THE BOUNDARY LINE

- 5' STORM SEWER EASEMENT ALONG SOUTHWESTERLY BOUNDARY LINE OF SUBJECT LOT.
- FENCE EXTENDS THROUGH THE SOUTHWESTERLY EASEMENT.
- PAVER WALK AND PAVER POOL DECK EXTENDS THROUGH THE SOUTHWESTERLY EASEMENT.
- PAVER DRIVEWAY CROSSES THE NORTHWESTERLY BOUNDARY LINE OF SUBJECT LOT.
- WOOD DOCK CROSSES THE BOUNDARY LINE ON SOUTHEASTERLY SIDE OF LOT AS SHOWN.

This survey has been issued by the following Landtec Surveying office: 700 West Hillsboro Boulevard, Suite 4-100 Deerfield Beach, FL 33441 Office: (561) 367-3587 Fax: (561) 465-3145 www.Landtecsurveying.com	Elevations, if shown: Benchmark: <u>AD-2575</u> Benchmark Elev.: <u>6.20'</u> Benchmark Datum: <u>N.A.V.D.88</u> Elevations on Drawing are in: N.G.V.D.29 <input type="checkbox"/> N.A.V.D.88 <input checked="" type="checkbox"/>	Revisions: <table border="1" style="width: 100%; height: 100px;"> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> </table>						Job Nr: 122536-SE Date of Field Work: 08/16/2021 Drawn by: N. M.	<p>LANDTEC SURVEYING Proudly Serving Florida's Land Title & Real Estate Industries LICENSED BUSINESS No. 8007 <i>... measurably better!</i></p>

GAM #24-0918

Exhibit 1

TYPE OF SURVEY:			PURPOSE OF SURVEY (SEE GENERAL NOTES BELOW):
BOUNDARY	CONSTRUCTION	CONDOMINIUM	
ALTA/NSPS	TOPOGRAPHIC	SPECIAL PURPOSE	

**PLATTED EASEMENTS, NOTABLE OR ADVERSE CONDITIONS (UNPLATTED EASEMENTS ALSO LISTED IF PROVIDED BY CLIENT):
IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN HEREON AND THEIR RELATIONSHIP TO THE BOUNDARY LINE.**

ABBREVIATION LEGEND (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING):

A OR AL = ARC LENGTH	DE = DRAINAGE EASEMENT	P = PLAT	QTR = QUARTER
B.S.L = BUILDING SETBACK LINE	EL OR ELEV = ELEVATION	PC = POINT OF CURVE	R = RADIUS
C/O = CLEANOUT	EM = ELECTRIC METER	PCC = POINT OF COMPOUND CURVE	RNG = RANGE
CA = CENTRAL ANGLE	FIR = FOUND IRON ROD	PH = POOL HEATER	SEC = SECTION
CATV = CABLE TV RISER	FN = FOUND NAIL	PI = POINT OF INTERSECTION	TR = TELEPHONE RISER
CF = CALCULATED FROM FIELD	FND = FOUND	POB = POINT OF BEGINNING	TWP = TOWNSHIP
CH = CHORD DISTANCE	HFA = HELD FOR ALIGNMENT	POC = POINT OF COMMENCEMENT	UE = UTILITY EASEMENT
CONC. = CONCRETE	L = LEGAL DESCRIPTION	PP = POOL PUMP	UP = UTILITY POLE
CP = CONTROLLING POINT	M = MEASURED	PRC = POINT OF REVERSE CURVE	WM = WATER METER
OR = CALCULATED FROM RECORD	OHC = OVERHEAD CABLE	PT = POINT OF TANGENCY	WV = WATER VALVE

SYMBOLS (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING - NOT TO SCALE):

= UTILITY POLE	= WELL	= HANDICAP PARKING SPACE
= LIGHT POLE	= CENTER LINE	= PARTY WALL
= CATCH BASIN	= FIRE HYDRANT	= AIR CONDITIONER
= MANHOLE	= SEPTIC LID	= SEC. QTR. CORNER
= WATER VALVE	= ELEV. SHOT	= SECTION CORNER
= WATER METER		

LINETYPES:

BOUNDARY	
BUILDING	
EASEMENT	
CHAIN LINK FENCE	
WOOD FENCE	
PLASTIC FENCE	
OVERHEAD CABLE	

GENERAL NOTES:

- THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
- AS INDICATED ABOVE, UNDER "PURPOSE OF SURVEY", IF THIS SURVEY HAS BEEN PREPARED FOR A PURCHASE OR REFINANCE, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES, AND IS NOT INTENDED FOR USE IN DESIGN OR CONSTRUCTION PURPOSES. RECIPIENTS MUST CONTACT OUR OFFICE FOR APPROVAL PRIOR TO SUCH USE. LANDTEC SURVEYING ASSUMES NO RESPONSIBILITIES FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
- ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL OF, OR CHANGES MADE TO, ANY FENCES UNLESS WE HAVE PROVIDED A SURVEY SPECIFICALLY LOCATING SAID FENCES FOR SUCH PURPOSES. DETERMINATION OF FENCE POSITIONS SHOULD BE BASED SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
- GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
- UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
- ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988) AS SHOWN ON SHEET 1.
- ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
- ANY CORNERS SHOWN AS "SET" HAVE EITHER BEEN SET ON THE DATE OF FIELD WORK, OR WILL BE SET WITHIN 5 BUSINESS DAYS OF SAID DATE AND ARE IDENTIFIED WITH A CAP MARKED LS (LICENSED SURVEYOR) #5639.

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS OUTLINED IN CHAPTER 5J-17.051 & 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE ELECTRONIC SIGNATURE AND SEAL HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 5J-17.062, PURSUANT TO SECTION 472.025, FLORIDA STATUTES.

PRINTING INSTRUCTIONS:

WHEN PRINTING THIS PDF IN ADOBE, SELECT "ACTUAL SIZE" TO ENSURE CORRECT SCALING. **DO NOT USE "FIT"**.

SIGNATURE _____ DATE: _____
 ANDREW SNYDER - PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA REGISTRATION NO. 5639 (NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR THE ELECTRONIC SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)



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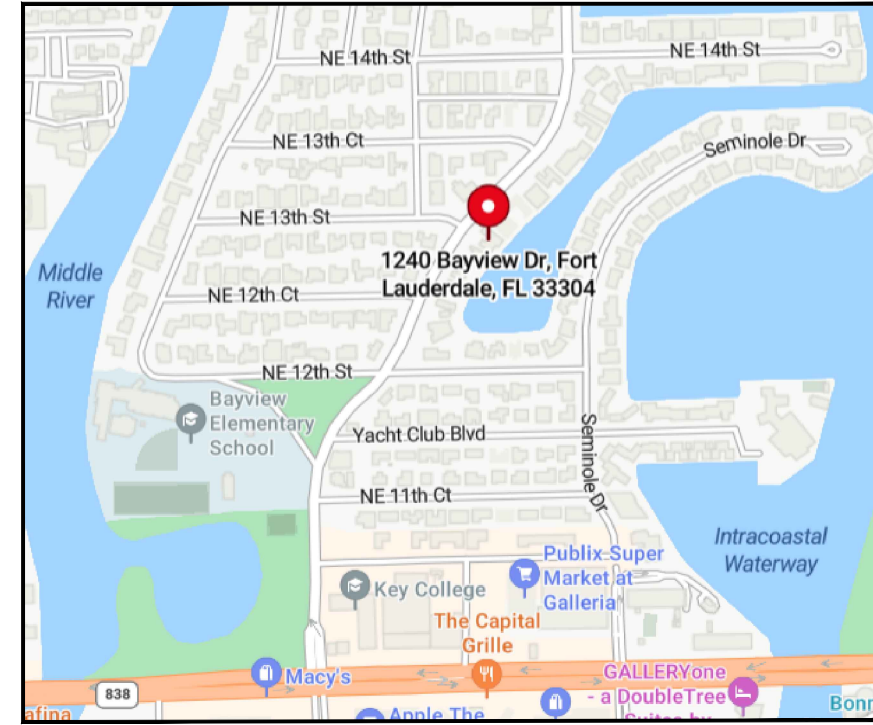
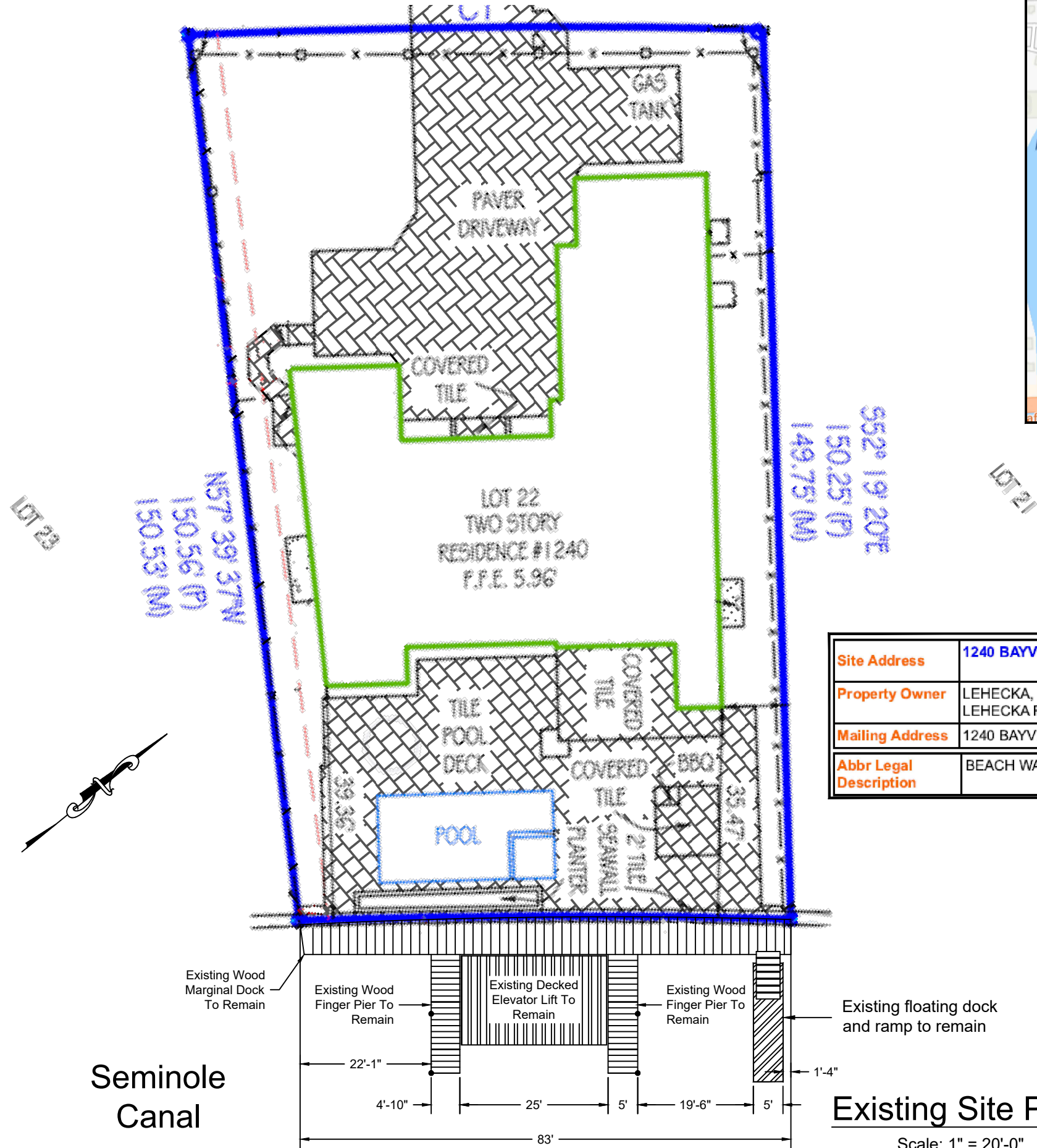
LICENSED BUSINESS No. 8007



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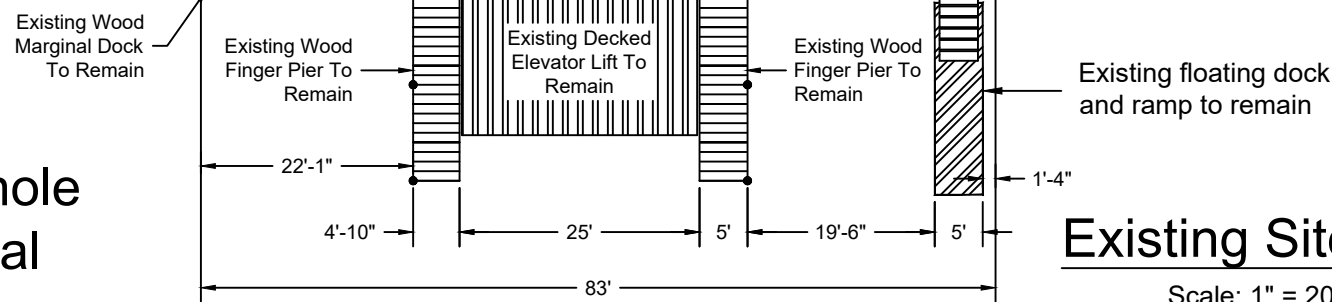
PROPOSED PLANS

See attached survey supplied by owner for exact property information.



Location Map

Site Address	1240 BAYVIEW DRIVE, FORT LAUDERDALE FL 33304-1604	ID #	4942 36 08 0190
Property Owner	LEHECKA, RICHARD & HOLLY LEHECKA FAM TR	Millage	0312
Mailing Address	1240 BAYVIEW DR #B FORT LAUDERDALE FL 33304	Use	01-01
Abbr Legal Description	BEACH WAY HEIGHTS UNIT B 25-27 B LOT 22		



Existing Site Plan

Scale: 1" = 20'-0"

Consultant
UNLIMITED PERMIT SERVICES, INC
 Marine Design & Consulting
 902 NE 1st Street #2
 Pompano Beach, FL 33060
 (954) 532-0129
 Office@unlimitedps.net

Project Engineer
MW ENGINEERING, INC
 902 NE 1 Street Suite #2
 Pompano Beach, FL 33060
 Ofc: 954-532-0129
 WWW.MwEngineering.net

Contractor
SOUTHEAST MARINE CONSTRUCTION, INC
 1121 NW 51 Court
 Fort Lauderdale, FL 33309
 (954) 630-2300

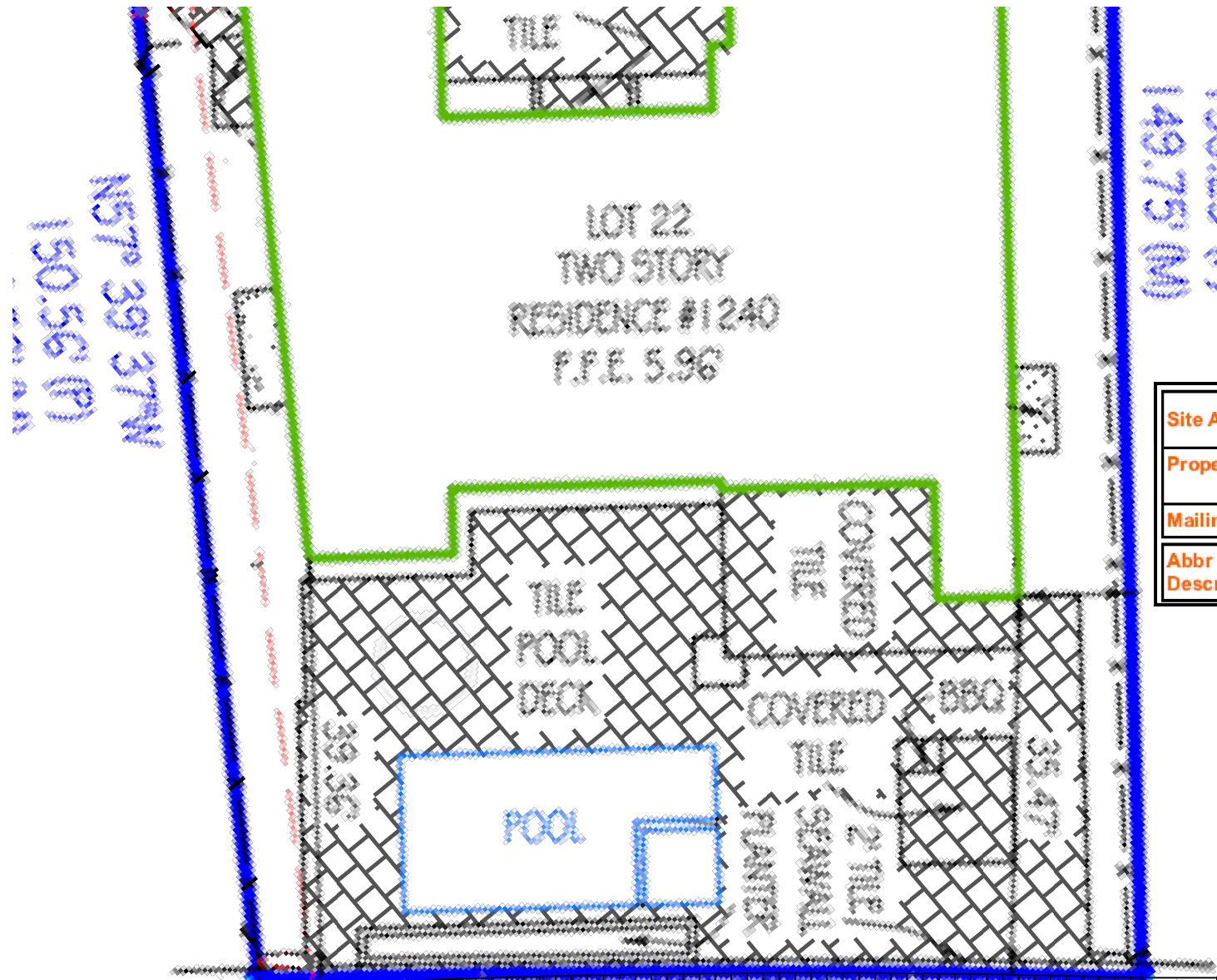
Project Information
Proposed Boat Lift
 Rick Lehecka
 1240 Bayview Drive
 Ft Lauderdale, FL 3304

DATE
 March 3, 2024

MARK E. WEBER, P.E.
 LICENSE #53895 | CA 30702
 MW ENGINEERING, INC
 902 NE 1 Street Suite #2
 Pompano Beach, Florida 33060
 Ofc: 954-532-0129
 WWW.MwEngineering.net

Sheet 1 of 2

See attached survey supplied by owner for exact property information.



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Property Owner	LEHECKA, RICHARD & HOLLY LEHECKA FAM TR	Millage	0312
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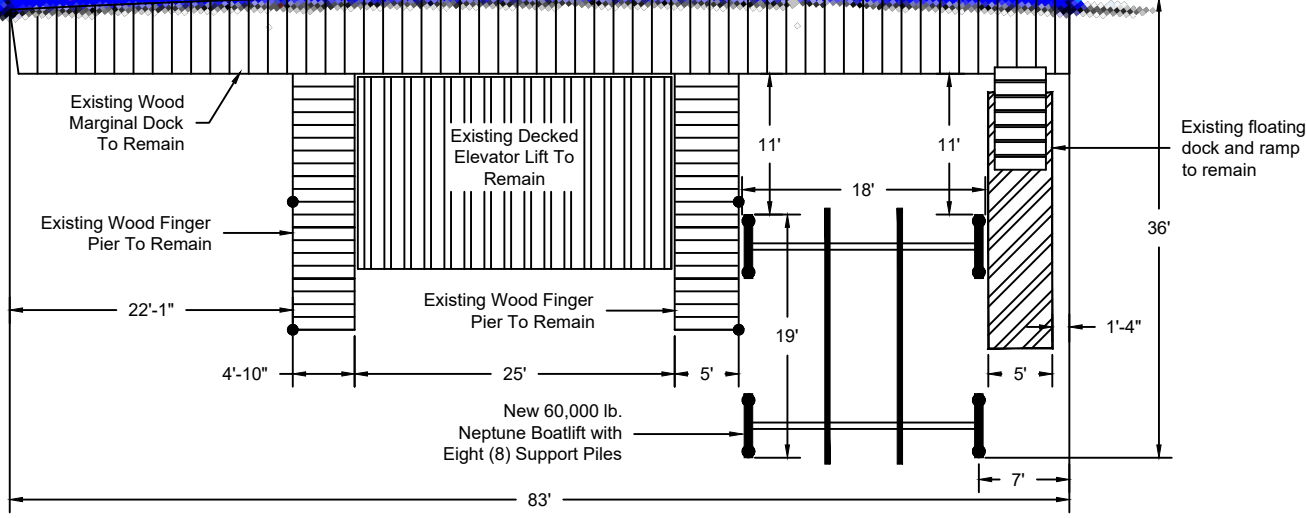
Consultant
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 Rick Lehecka
 1240 Bayview Drive
 Ft Lauderdale, FL 3304

DATE
 March 3, 2024



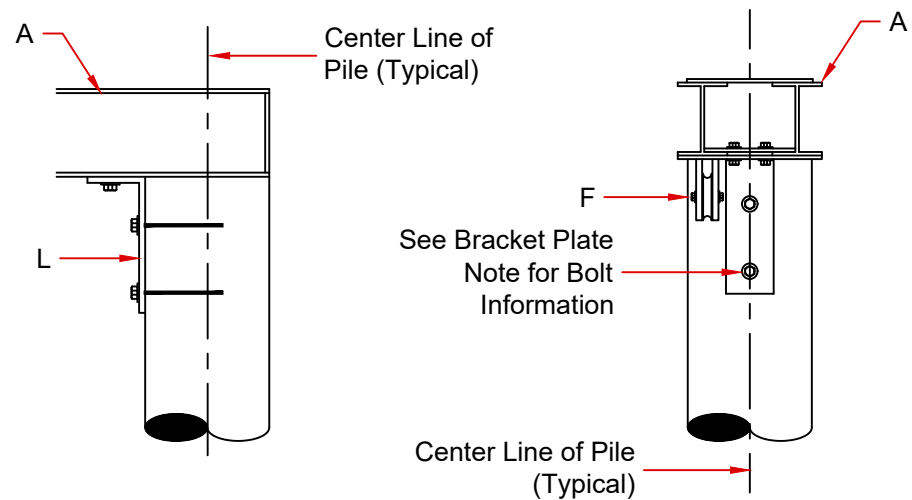
Seminole Canal

Proposed Site Plan

Scale: 1" = 15'-0"

MARK E. WEBER, P.E.
 LICENSE #53895 | CA 30702
 MW ENGINEERING, INC
 902 NE 1 Street Suite #2
 Pompano Beach, Florida 33060
 Ofc: 954-532-0129
 WWW.MwEngineering.net

Sheet 2 of 2

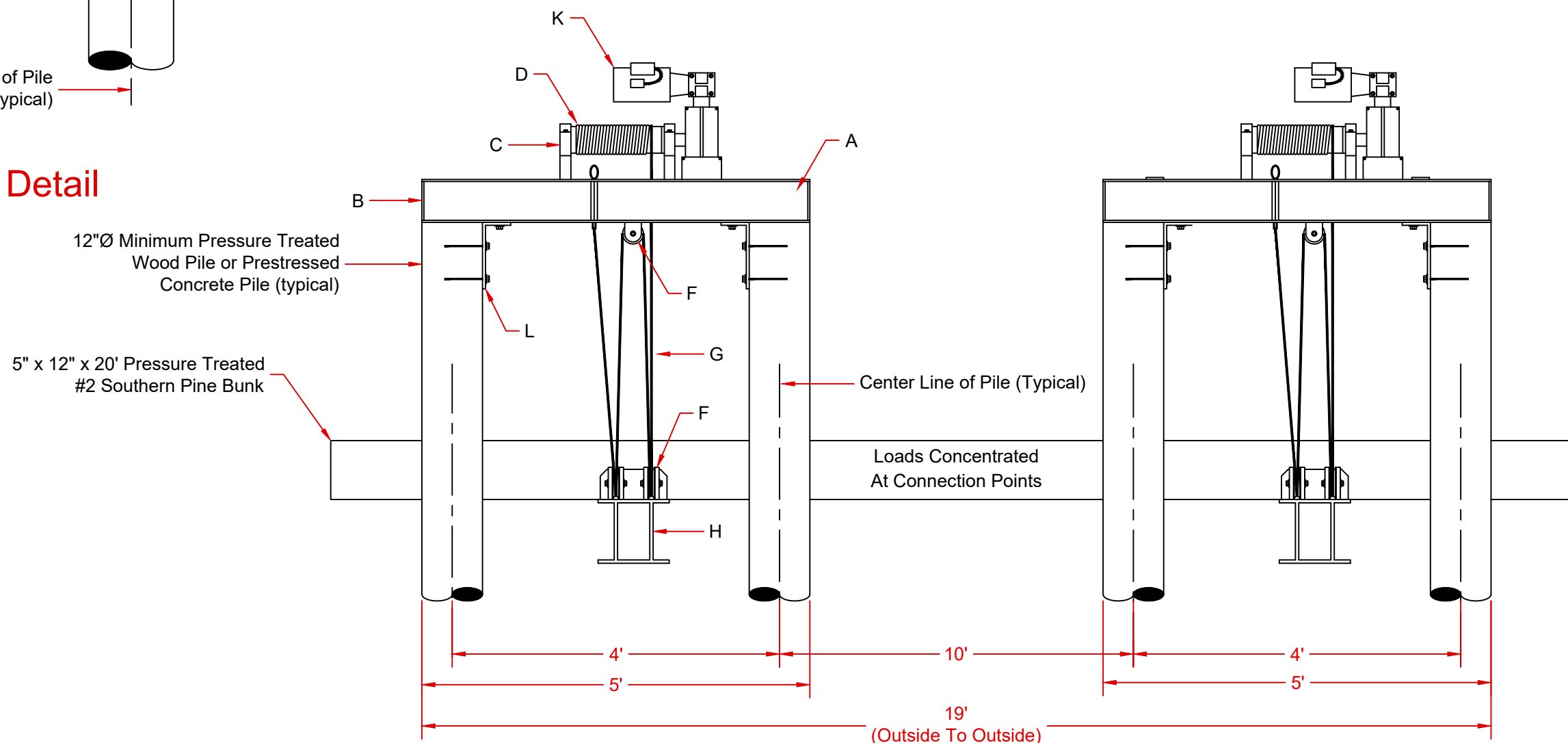


BRACKET PLATE NOTE:

(2) 1/2"Ø Wedge Anchors Into Concrete Piles 3" Minimum Embedment, 4 1/2" Min. Apart, 5" Min. Clearance From Top of Piles, 5" Min. From Concrete Face At Center of Pile

(2) 1/2"Ø Lag Bolts Into Wood Piles 5" Minimum Embedment, 2 1/2" Min. Apart, 3" Min. Clearance From Top of Piles At Center of Pile

Pile Mounting Detail



Typical Elevation

Scale: 3/8" = 1'=0"

Drawings are **VALID** in the State of Florida **ONLY**

ENGINEER NOTE:

SIGNATURE MUST BE VALIDATED ON ELECTRONIC COPIES. This document has been electronically signed and sealed by Mark E. Weber, P.E., in accordance with FAC-61G15-23.004. Printed copies are not considered signed and sealed and the signature must be verified on any electronic copies. DRAWINGS ONLY VALID IN THE STATE OF FLORIDA.

ELECTRONIC SIGNATURE VALID FOR JOB ADDRESS LISTED IN TITLE BLOCK

MARK E. WEBER, P.E.
LICENSE #53895 | CA 30702

MW, ENGINEERING, INC
902 NE 1 Street Suite #2
Pompano Beach, Florida 33060
Ofc: 954-532-0129
WWW.MwEngineering.net

60,000 lb. 8 Post Boatlift
Rick Lehecka
1240 Bayview Dr.
Fort Lauderdale, FL 33304

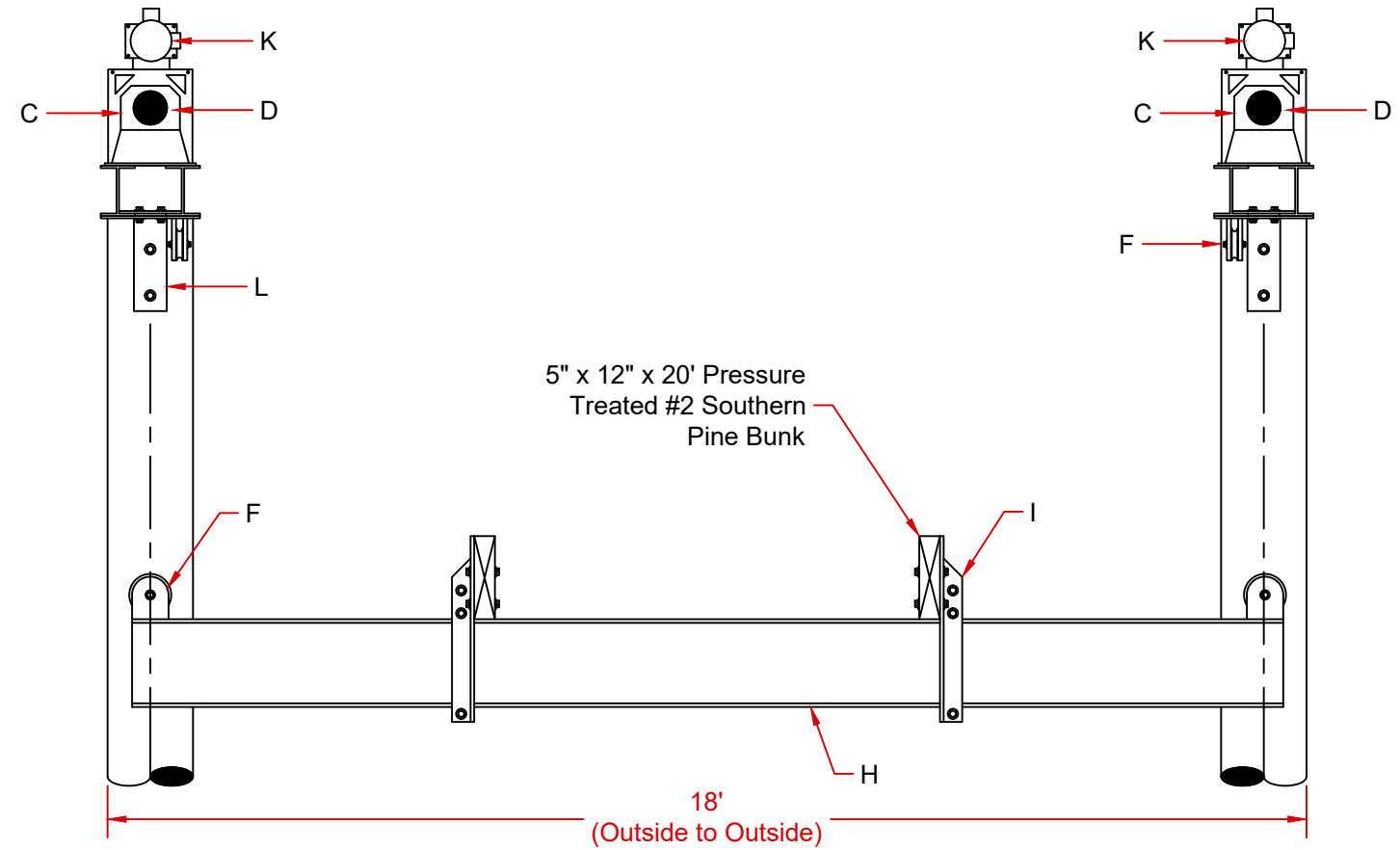
NEPTUNE BOAT LIFTS
228 SW 21 Terrace
Fort Lauderdale, Florida 33312
Phone: 954-524-3616
Fax: 954-524-3604

SCALE:	3/2
DATE:	04-10-2024
DRAWN BY:	WRT
CHECKED BY:	WM
JOB No:	60K 8 Pile.dwg

Sheet 1 of 3
CAM #24-0918

Components

Mark	Component Description	Material
A	Top Carrier Assembly (2) I-Beams Required Per Carrier Assembly	AA I 8x6.3, D = 8", Bf = 5", Tf = 0.35", Tw = 0.23", L = 5'
B	Carrier Beam End Plate	1/4" x 8" Flat Bar, Length = 14"
C	Drive Shaft Bearing Block	3" Thick x 2 1/2", Length = 12"
D	Drive Shaft	6" Diameter Solid Aluminum Winder
E		
F	Sheave Pulley Plate	3/8" x 7" High Flat Bar x 6" Long with 6" Diameter Pulley
G	Stainless Steel Wire Rope	7/16" Diameter 6 x 19 Stainless Steel IWRC Type 304 Wire Rope
H	Lifter Beam	AA 12x14.3, D = 12", Bf = 7", Tf = 0.62", Tw = 0.31"
I	Bunk Bracket Support	Angle 3/8" x 3" x 3" x 22" Long Each Side of Lifter Beam
J	Guide Post Socket	3" Diameter (Nominal) Schedule 80 Aluminum Pipe
K	Motor and Gear Box	2 Horse Power With Brake, Double Worm Gear Box
L	Top Carrier Connector	Bracket Plate 1/2" x 3" x 12" Long



Typical Cross Section

Scale: 3/8" = 1'=0"

Drawings are **VALID** in the State of Florida **ONLY**

ENGINEER NOTE:

SIGNATURE MUST BE VALIDATED ON ELECTRONIC COPIES. This document has been electronically signed and sealed by Mark E. Weber, P.E., in accordance with FAC-61G15-23.004. Printed copies are not considered signed and sealed and the signature must be verified on any electronic copies. DRAWINGS ONLY VALID IN THE STATE OF FLORIDA.

ELECTRONIC SIGNATURE VALID FOR JOB ADDRESS LISTED IN TITLE BLOCK

MARK E. WEBER, P.E.
LICENSE #53895 | CA 30702

MW, ENGINEERING, INC
902 NE 1 Street Suite #2
Pompano Beach, Florida 33060
Ofc: 954-532-0129
WWW.MwEngineering.net

60,000 lb. 8 Post Boatlift
Rick Lehecka
1240 Bayview Dr.
Fort Lauderdale, FL 33304

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General Notes:

- Design in accordance with Florida Building Code, 8th Edition (2023).
- This lifting structure has been designed to withstand wind loads associated with speeds of V (ult) = 180 MPH, (3 Second Gust) Exposure 'D' without a boat on the lift per ASCE 7-22 using above ground sign/wall method. The lifting structure including boat has been designed to withstand wind speeds of V (sustained) = 73 MPH, remove boat when winds approach this speed or for any named storm event. Boat shall not be stored on lift during high wind events.
- Do not scale drawings for dimensions. Licensed Contractor to verify location of existing utilities prior to commencing work. The Licensed contractor shall install and remove all shoring and bracing as required for the proper installation of the work. Licensed Contractor to obtain all permits as necessary from all Local, State, and Federal agencies.
- Aluminum: Material 6061 T6 Aluminum, all welds are minimum full fillet weld using 5556 filler 14 full fillet weld using 5556 filler alloy, all welding must conform to AISC steel construction manual currently adopted edition as inspected and verified by others. The contractor is responsible for insulating aluminum members from dissimilar metals to prevent electrolysis. Aluminum members in contact with concrete and wood shall be protected by "Koppers Bituminous Paint" or Polyethylene Tape UHMW (ultra-high molecular weight). 11.7 mils (0.30 mm) min. total thickness in accordance with current Florida Building Code.
- All anchors to be Hilti Brand or Approved Equal. All bolts shall be hot dipped galvanized or stainless steel & meet the requirements of ASTM A304 with hardened washers and hex nuts. Washers shall be used between wood & bolt head & between wood & nut. Where generic fasteners are labeled, capacities shall be equal to or greater than Hilti Kwik Bolt II or Red Head thru bolts SAE Grade 5 or better. Embedment depths specified herein are depths into solid substrate and do not include thickness of other finishes.
- MW Engineering Inc. has no control of the manufacturing, performance, or installation of this product. These generic plans were engineered in accordance with accepted engineering practices and data provided by the manufacturer. Use of this specification by contractor and permit holder Et al. indemnifies and saves harmless the engineer for all costs and damages from material fabrication, system erection, and construction practices beyond that which is called for by codes and from deviations from this design. Intellectual property of MW Engineering, Inc. All rights reserved. No part of this publication may be reproduced without prior written authorization.
- Piles shall be driven to minimum allowable bearing capacity of 10 tons minimum 8-foot or refusal and sufficiently penetrated sand or rock strata in pre-drilled or punched holes to support lift capacity, weight and loads. Each pile to carry commensurate load (Factor of Safety of 2). Sub-surface conditions can vary greatly.
- The contractor of record shall verify pile type, installation, and driving in compliance with FBC 8th ED (2023). Wood piles shall be a minimum diameter of 8", Miami Dade County requires minimum diameter of 12", 2.5 lb. CCA treated in accordance with AWPA standard C18. Concrete piles shall be 12" x 12" square, attain 6000 psi compressive strength in 28 days and shall be reinforced with four - 7 /16" diameter lo-lax strands, 270 kips, and 5 ga. spiral ties.
- Pilings described herein are considered to be part of the host structure and are not part of this certification. The pilings and existing host structure, if any, must be capable of supporting the loaded system as verified by the permit holder and contractor of record. No warranty, either express or implied is contained herein.

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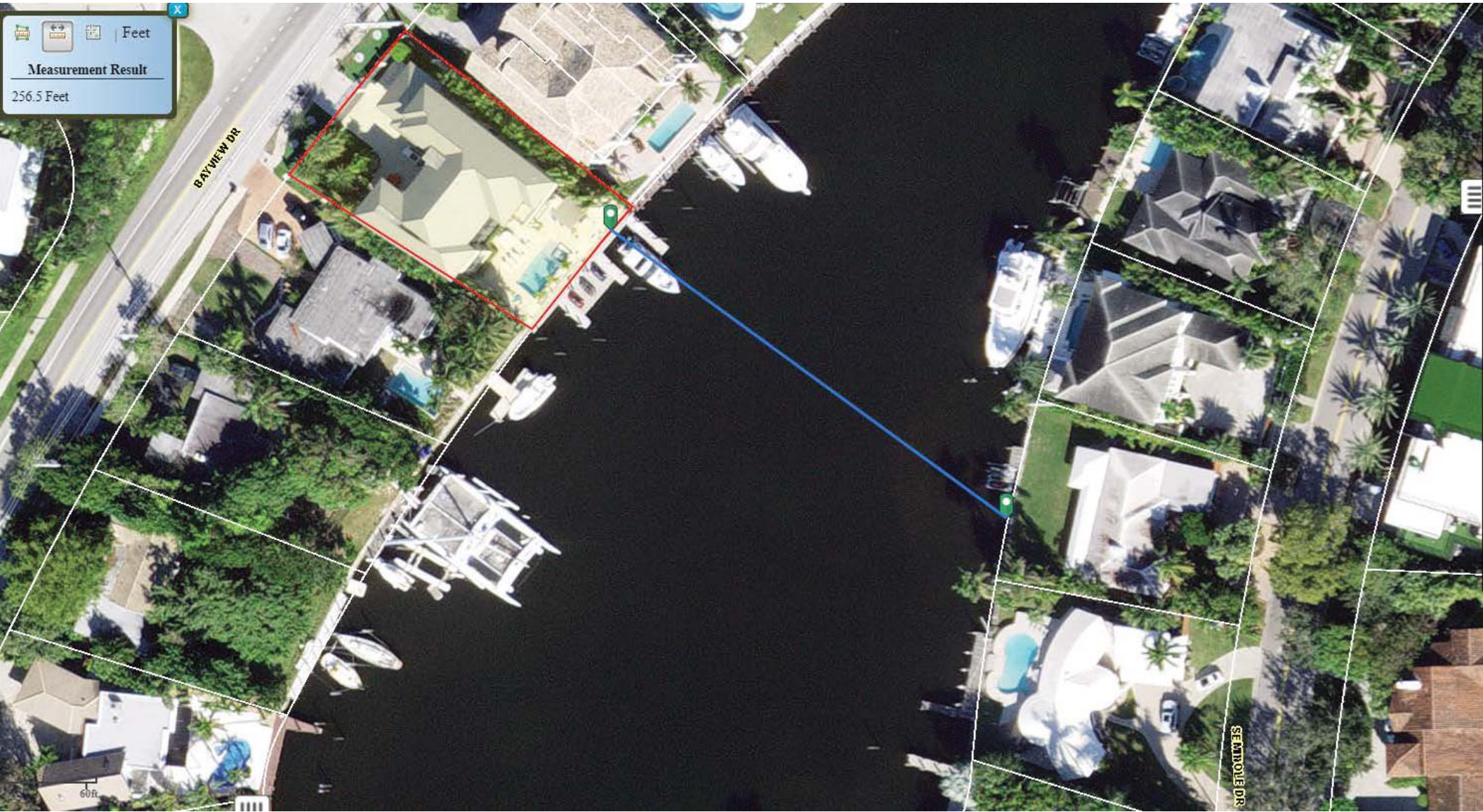
SCALE:	32
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Sheet 3 of 3 CAM #24-0918	

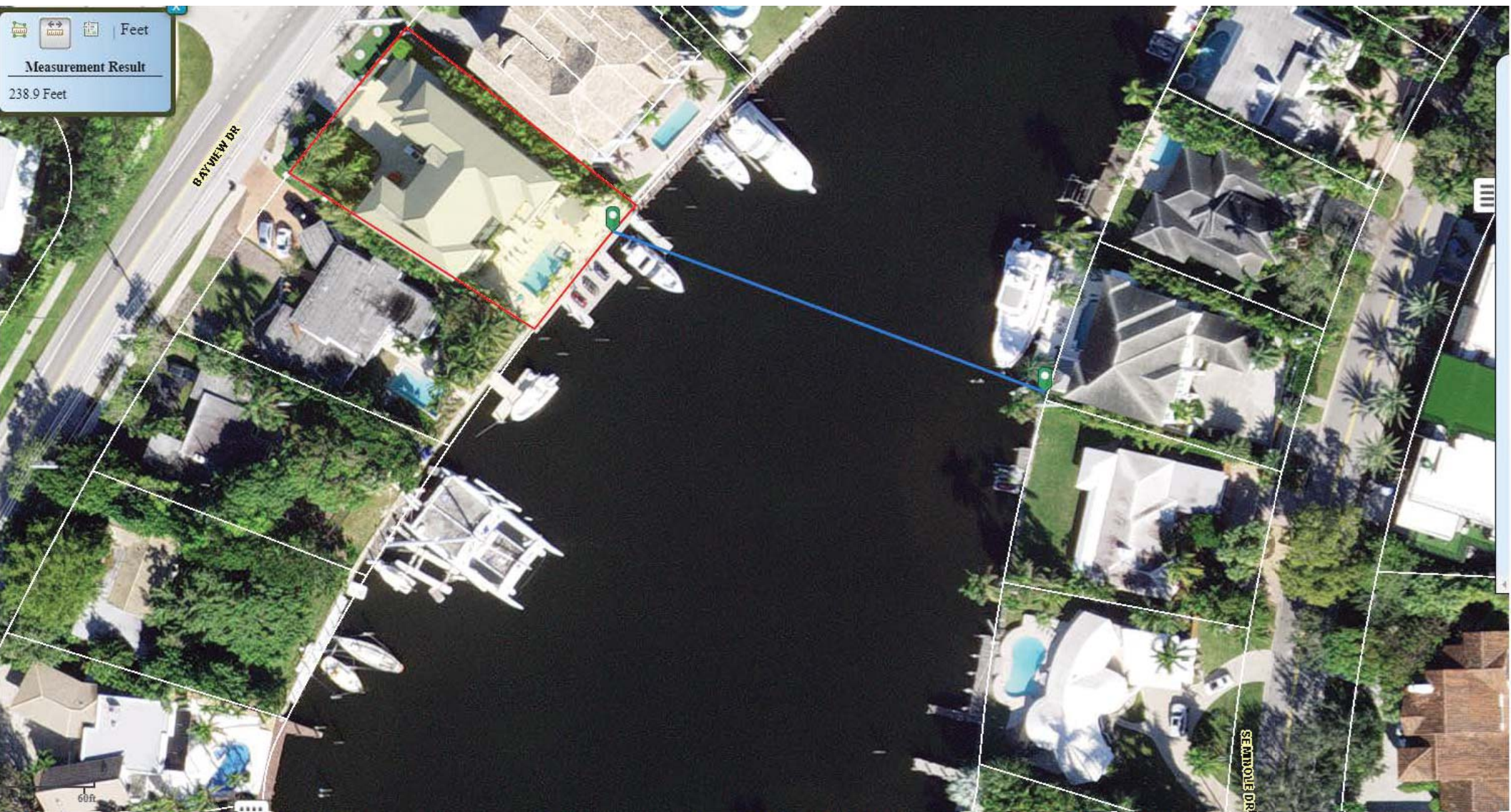


699 N. FEDERAL HIGHWAY, SUITE 400
FORT LAUDERDALE, FLORIDA 33304
EMAIL: ASCHEIN@LOCHRIELAW.COM
DIRECT LINE: 954.617.8919
MAIN PHONE: 954.779.1119
FAX: 954.779.1117

DISTANCE EXHIBIT

Feet
Measurement Result
256.5 Feet





Feet
Measurement Result
238.9 Feet

BAYVIEW DR

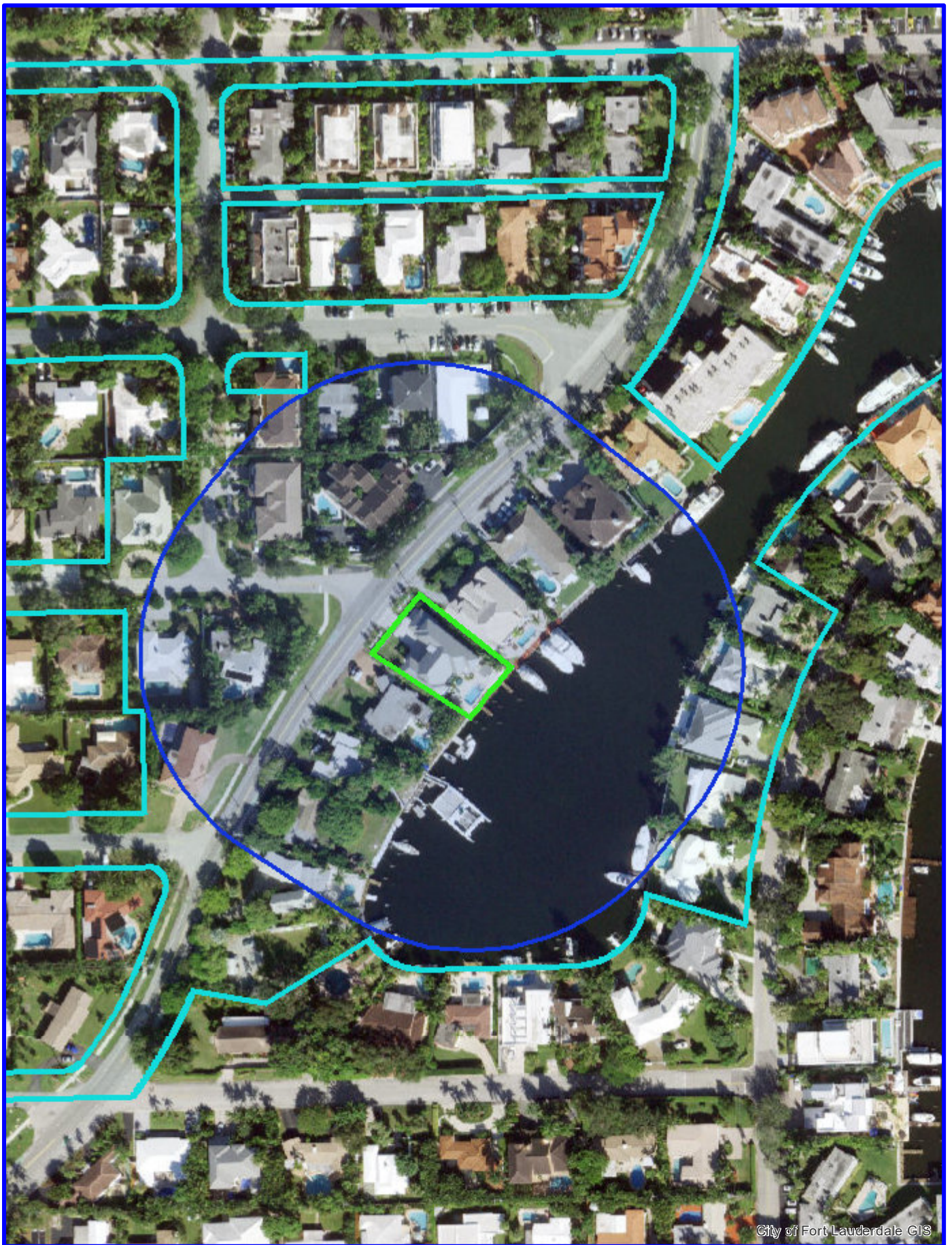
SEATTLE DR

60ft



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GIS AERIAL



City of Fort Lauderdale GIS



CITY OF FORT LAUDERDALE

1240 Bayview Drive



0 90 180 Feet

GIS
Fort Lauderdale