

## ITEM XII

### MEMORANDUM MF NO. 17-15

DATE: May 17, 2017

TO: Marine Advisory Board

FROM: Andrew Cuba, Manager of Marine Facilities

RE: June 1, 2017 MAB - Dock Waiver of Distance Limitations  
–Daniel Middleton & Carol Wechsler /2541 NE 22 Terrace

Attached for your review is an application from Daniel Middleton & Carol Wechsler / 2541 NE 22 Terrace (see **Exhibit 1**).

### APPLICATION AND BACKGROUND INFORMATION

The applicant is requesting approval for the installation of a wood dock and a boat lift extending a maximum distance of 38.92' from the property line into the south fork of the Middle River. The distances these structures extend from the property line into the south fork of the Middle River is shown in the survey in **Exhibit 1** and summarized in Table 1 below:

**TABLE 1**

<b>PROPOSED STRUCTURES</b>	<b>STRUCTURE DISTANCE FROM PROPERTY LINE</b>	<b>PERMITTED DISTANCE WITHOUT WAIVER</b>	<b>DISTANCE REQUIRING WAIVER</b>
<b>Dock Piling (P7)</b>	<b>26.23'</b>	<b>25'</b>	<b>1.23'</b>
<b>Dock Piling (P9)</b>	<b>29.27'</b>	<b>25'</b>	<b>4.27'</b>
<b>Boat Lift Pile (P21)</b>	<b>38.92'</b>	<b>25'</b>	<b>13.92'</b>
<b>Boat Lift Pile (P22)</b>	<b>25.50'</b>	<b>25'</b>	<b>.50'</b>
<b>Boat Lift Pile (P23)</b>	<b>34.12'</b>	<b>25'</b>	<b>9.12'</b>

ULDR Section 47-19.3 C. limits the maximum distance of mooring structures (dock piles) to 25 feet, or 25% 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 indicated that the additional distance for the dock and boat lift piles is necessary to provide sufficient water depth for dockage of the owner's vessel, as well as the location of the property line landward of the wet face of the riprap seawall.

**PROPERTY LOCATION AND ZONING**

The property is located within the RS-8 Residential Single Family/Low Medium Density Zoning District. It is situated on the south fork of the Middle River where the width of the waterway exceeds 200 feet, according to the Pilings Plan provided in **Exhibit 1**.

**DOCK PLAN AND BOATING SAFETY**

Marine Facilities records reflect that there have been 16 waivers of docking distance limitations approved by the City Commission since 1983 within approximately a 1.5 mile proximity. A comparison of these as shown in Table 2 including the maximum distances of all mooring structures extending into the Middle River follows:

**TABLE 2**

<b>DATE</b>	<b>ADDRESS</b>	<b>MAXIMUM DISTANCE</b>
March 1983	834 N.E. 20 <sup>th</sup> Avenue	Pilings – 45'
April 1983	714 N.E. 20 <sup>th</sup> Avenue	Pilings – 45' Piers – 37'
July 1985	808 N.E. 20 <sup>th</sup> Avenue	Pilings – 48' Piers – 38'
January 1990	840 N.E. 20 <sup>th</sup> Avenue	Pilings – 48' Pier – 48'
September 1992	738 N.E. 20 <sup>th</sup> Avenue	Pilings – 75' Pier – 39'
November 2007	810 N.E. 20 <sup>th</sup> Avenue	Pilings – 68' Piers – 73'
January 2008	852 N.E. 20 <sup>th</sup> Avenue	Pilings – 86' Pier – 49'
October 2008	714 N.E. 20 <sup>th</sup> Avenue	Pier – 108'
November 2012	810 N.E. 20 <sup>th</sup> Avenue	Pilings- 124.4'
May 2013	720 N.E. 20 <sup>th</sup> Avenue	Pilings-80' Pier-42'
May 2013	816 N.E. 20 <sup>th</sup> Avenue	Pilings-112.4'
March 2014	704 N.E. 20 <sup>th</sup> Avenue	Pilings – 125'
October 2014	720 N.E. 20 <sup>th</sup> Avenue	Pilings-125'
November 2014	726 N.E. 20 <sup>th</sup> Avenue	Pilings-125'
February 2015	824 N.E. 20 <sup>th</sup> Avenue	Pilings-106.3'
January 2016	900/910 NE 20 <sup>th</sup> Avenue	Pilings – 80.3'

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 the City's Supervisor of Marine Facilities with copies of "As Built" drawings from a certified and licensed contractor.
3. The applicant is required to install and affix reflector tape to the proposed boat lift guide poles 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, Supervisor of Marine Facilities

APPLICATION FOR WATERWAY  
WAIVER

2541 NE 22<sup>nd</sup> TERRACE  
FORT LAUDERDALE, FL 33305

APPLICANTS: DAN MIDDLETON & CAROL WECHSLER  
AGENT: BILL HAMMEL

**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: **Daniel Middleton and Carol Wechsler**

TELEPHONE NO: **314-603-6544 (Agent Bill Hammel- 754-246-1788)**

- 2. APPLICANT'S ADDRESS (if different than the site address): N/A

- 3. TYPE OF AGREEMENT AND DESCRIPTION OF REQUEST: **APPLICANT REQUESTS A WAIVER FOR THE PROPOSED CONSTRUCTION OF 5 PILINGS BEYOND 25 FEET FROM THE PROPERTY LINE TO ALLOW A NEW DOCK, RAMP, FLOATING DOCK AND BOAT LIFT.**

- 4. SITE ADDRESS: **2541 NE 22<sup>ND</sup> TERRACE, FORT LAUDERDALE, FL 33305**  
ZONING: **RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY**

LEGAL DESCRIPTION: **NORTH BAL HARBOUR 45-3 B LOT 95 (FOLIO # 4942 25 21 0250)**

- 5. EXHIBITS (In addition to proof of ownership, list all exhibits provided in support of the applications). **PROOF OF OWNERSHIP, PROJECT PLANS, SITE PHOTOGRAPHS, SURVEY, ARIEL EXHIBIT**

  
Applicant's Signature

5/18/2017  
Date

=====  
The sum of \$ 300.00 was paid by the above-named applicant on the \_\_\_\_\_ of \_\_\_\_\_, 201 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 \_\_\_\_\_

RE: Agent Letter

I, DANIEL MIDDLETON, as owner of 2541 NE 22<sup>nd</sup> Terrace, Fort Lauderdale, Florida, 33305, do hereby authorize Bill Hammel to act as my agent in submitting documentation to the City of Fort Lauderdale Board of Adjustment and Building Department for my project located at the above address

I understand that I am the owner of record and am responsible for applications submitted by my agent referenced above. I further understand that each time my agent submits an application or signs any required documents on my behalf, that individual must exhibit this authorization form to the city staff.

Daniel Middleton

Owner's signature (must be notarized)

4/12/17

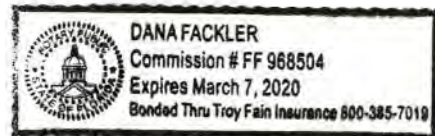
Date

The foregoing instrument was acknowledged before me this 12 day of APRIL, 2017 by DANIEL MIDDLETON who is personally known to me () or provided the following identification \_\_\_\_\_.

Notary Public Signature

Dana Fackler

Notary Stamp/Seal here



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May 17, 2017

City of Fort Lauderdale  
Marine Advisory Board  
2 South New River East  
Fort Lauderdale, FL 33301

RE: Proposed dock, ramp, floating dock, and boat lift  
Middleton Residence  
2541 NE 22<sup>nd</sup> Terrace  
Fort Lauderdale, FL 33305

Dear Marine Advisory Board,

This project site is located along North West Middle River at 2541 NE 22<sup>nd</sup> Terrace in Fort Lauderdale, Broward County, Florida. This property is on a tidal water way with a riprap seawall and shallow sandy canal floor.

The property owner is requesting a waiver of limitations to install 5 pilings for a new dock, floating dock and boat lift which exceed the allowable 25' distance requirement from the property line.

The proposed dock is approximately 50' on the south side of the property and extends approximately 30' on the west side of the property. There will be a ramp leading down to a floating dock which is approximately 10' x 15' on the west side of the property. There is approximately 640 SF of new wood dock being installed and 150 SF of floating dock.

This property requires a waiver of limitations due to the location of the property line as it relates to the west face of the existing riprap seawall. The existing water depth is not sufficient to dock the owner's vessel. The maximum distance requested in this waiver is approximately 14'.

This property is located on the North West Middle River and opens to a large lake area with greater than 300' of navigable waterway to the south and 200' to the west. The installation of the proposed construction will not encroach on the adjacent properties or into the waterway and will not impede the use of the waterway in any way.

We are requesting this waiver be granted to allow the residents access the waterway in their back yard.

Thank you for your assistance in this matter.

Sincerely



Bill Hammel  
Bildan Florida, Inc.  
754-246-1788





<b>Site Address</b>	2541 NE 22 TERRACE, FORT LAUDERDALE	<b>ID #</b>	4942 25 21 0250
<b>Property Owner</b>	MIDDLETON,DANIEL WECHSLER,CAROL	<b>Millage</b>	0312
<b>Mailing Address</b>	2541 NE 22 TERRACE FORT LAUDERDALE FL 33305	<b>Use</b>	01

<b>Abbreviated Legal Description</b>	NORTH BAL HARBOUR 45-3 B LOT 95
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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)**.

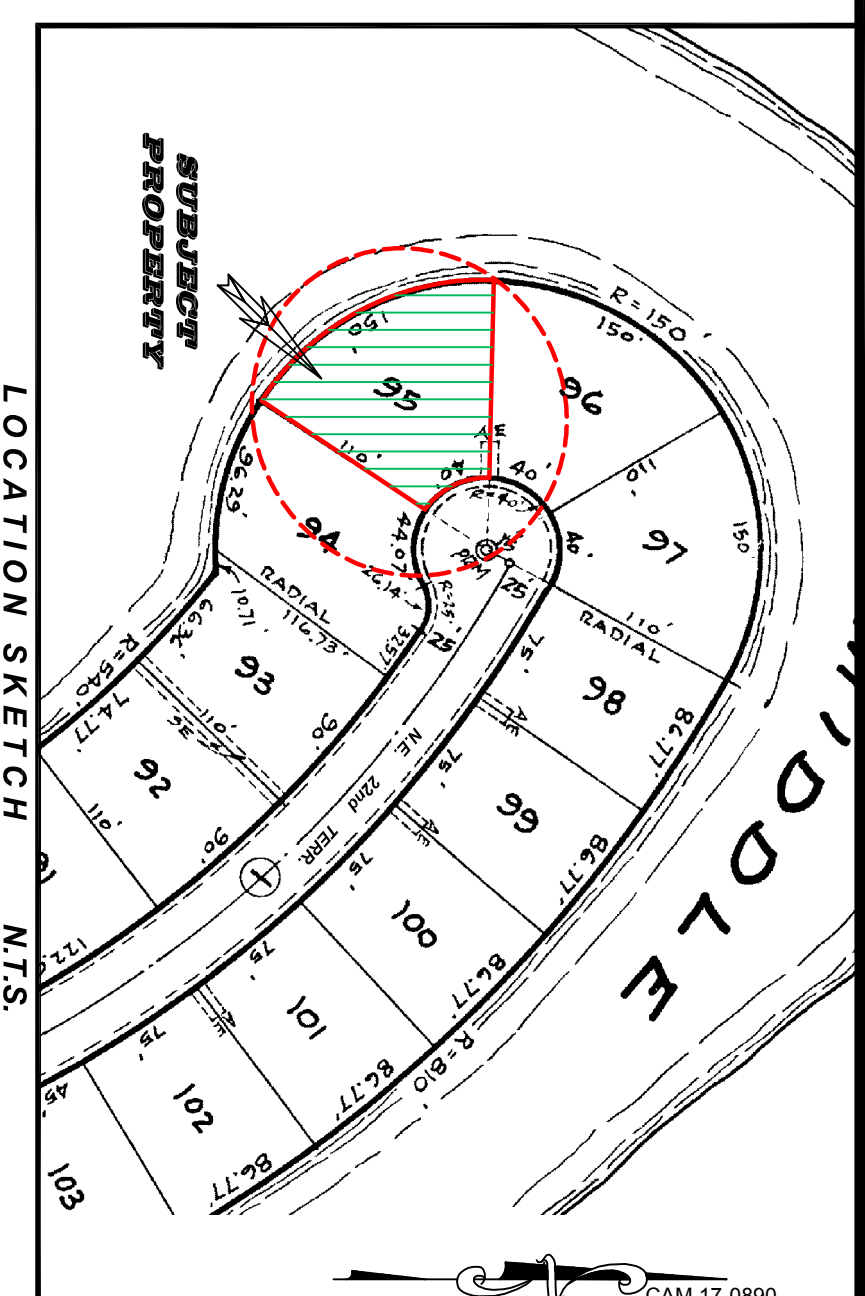
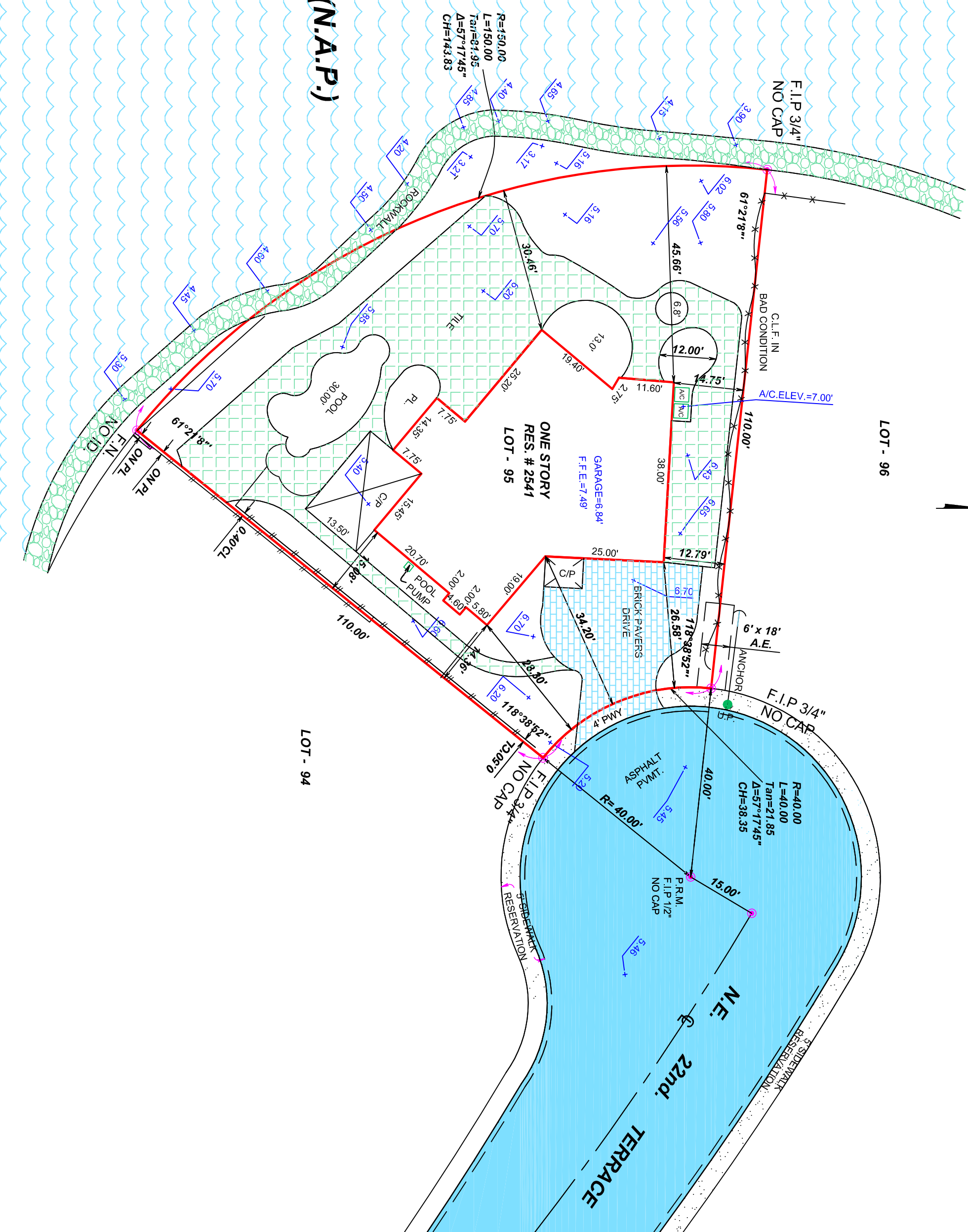
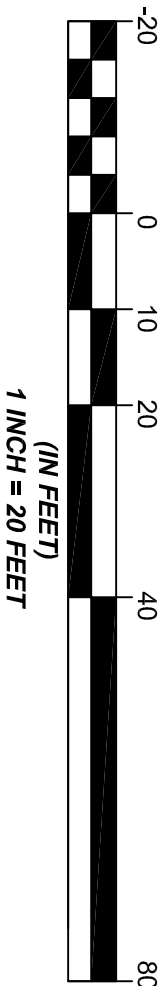
<b>Property Assessment Values</b>					
<a href="#">Click here to see 2016 Exemptions and Taxable Values to be reflected on the Nov. 1, 2016 tax bill.</a>					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2017	\$338,550	\$396,080	\$734,630	\$734,630	
2016	\$338,550	\$396,080	\$734,630	\$734,630	\$13,472.72
2015	\$313,470	\$396,080	\$709,550	\$709,550	\$14,139.28

<b>2017 Exemptions and Taxable Values by Taxing Authority</b>				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$734,630	\$734,630	\$734,630	\$734,630
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b> 16	\$734,630	\$734,630	\$734,630	\$734,630
<b>Homestead</b> 100%	\$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>	\$684,630	\$709,630	\$684,630	\$684,630

<b>Sales History</b>			
Date	Type	Price	Book/Page or CIN
5/15/2014	WD-Q-DS	\$787,500	112327248
1/29/2013	CET-D	\$630,100	111505590
5/1/1985	WD	\$43,000	12657 / 814
10/1/1967	WD	\$5,000	
10/1/1966	WD	\$2,800	

<b>Land Calculations</b>		
Price	Factor	Type
\$32.40	10,449	SF
<b>Adj. Bldg. S.F. (Card, Sketch)</b>		3414
<b>Units/Beds/Baths</b>		1/3/4

<b>Special Assessments</b>								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
R								
1								



**LAKE (N.A.P.)**

**LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY (SURVEY):**  
 - EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE REQUIREMENTS, IF ANY, AFFECTING THE PROPERTY.  
 - THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.  
 - LEGAL DESCRIPTION PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.  
 - BOUNDARY SURVEY MEANS A DRAWING AND/OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD. IT CANNOT BE DRAWN AT A SHOWN SCALE AND OR NOT TO SCALE.  
 - EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS OTHERWISE NOTED.  
 - THE TERM "ENCROACHMENT" MEANS VISIBLE ON AND ABOVE GROUND ENCROACHMENT. ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS AND SETBACKS AND THEY WILL BE RESPONSIBLE FOR SUBMITTING PLAT PLANS WITH THE CORRECT INFORMATION FOR THEIR APPROVAL, FOR AUTHORIZATION TO AUTHORITIES IN A NEW CONSTRUCTION, UNLESS OTHERWISE NOTED. THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.  
 - FENCE OWNERSHIP NOT DETERMINED.  
 - THIS PLAN OF SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.  
 - THE FIRM FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN ZONE: "AE" COMMUNITY PANEL/SUPPLIX: 1251090217/F DATE OF FIRM: 10/02/1995  
 - BASE FLOOD ELEVATION: 6 FEET.

**ABBREVIATIONS AND MEANINGS**

A = ARC	CONC. = CONCRETE.
A.C. = AIR CONDITIONER PAD.	C.S. = CONCRETE CURB.
A.E. = ANCHOR EASEMENT.	C.S. = CONCRETE SLAB.
A.R. = ALUMINUM ROOF.	D.M.E. = DRAINAGE MAINTENANCE EASEMENTS
A.S. = ALUMINUM SHED.	IN. & EG. = INGRESS AND EGRESS EASEMENT.
B.C. = BLOCK CORNER.	L.B. = LIGHT BUSINESS.
BLDG. = BUILDING.	L.F.E. = LOWEST FLOOR ELEVATION.
B.M. = BENCH MARK.	L.M.F. = LAKE MAINTENANCE EASEMENT.
B.M. = BENCH MARK.	L.M.F. = LAKE MAINTENANCE EASEMENT.
B.S. = BASIS OF BEGINNINGS.	M. = MANSIONED LINE.
B.C. = CALCULATED.	M/H. = MANHOLE.
C.B.S. = CONCRETE BLOCK STRUCTURE.	M/L. = MOVEMENT LINE.
C.H. = CHORD.	M.O. = MOVEMENT LINE.
CH. = CHORD BEARING.	N. = NORTH.
C.I. = CLEAR LINE FENCE.	N.C.T.S. = NOT TO SCALE.
C.L.F. = CHAIN LINK FENCE.	N.T.S. = NOT TO SCALE.
C.W.M. = CURB MAINTENANCE EASEMENTS.	O.F. = OFFSET.
	PROP. COR. = PROPERTY CORNER
	F.N. = FOUND NAIL
	H. = HIGH (HEIGHT)
	I.N. & EG. = INGRESS AND EGRESS EASEMENT.
	L.B. = LIGHT BUSINESS.
	L.F.E. = LOWEST FLOOR ELEVATION.
	L.M.F. = LAKE MAINTENANCE EASEMENT.
	M. = MANSIONED LINE.
	M/H. = MANHOLE.
	M/L. = MOVEMENT LINE.
	M.O. = MOVEMENT LINE.
	N. = NORTH.
	N.C.T.S. = NOT TO SCALE.
	N.T.S. = NOT TO SCALE.
	O.F. = OFFSET.
	O.H. = OVERHEAD
	O.H.L. = OVERHEAD UTILITY LINES
	OVH = OVERHANG
	P/VT = PAVEMENT.
	P.L. = PROPERTY LINE.
	P.C. = POINT OF CURVE.
	P.C.C. = POINT OF COMPOUND CURVE.
	P.T. = POINT OF TANGENCY.
	POB. = POINT OF BEGINNING.
	P.O.B. = POINT OF BEGINNING.
	P.R.C. = POINT OF REVERSE CURVE.
	P.R.C. = POINT OF REVERSE CURVE.
	P.W. = PAVEMENT.
	P.W.G. = PAVEMENT.
	P.R. = PROFESSIONAL REFERENCE MONUMENT.
	P.F.L.S. = PROFESSIONAL LAND SURVEYOR.
	R. = RECORDED DISTANCE.
	R.R. = RAIL ROAD.
	RES. = RESIDENCE.
	R/W. = RIGHT-OF-WAY.
	RGE = RANGE POINT.
	RGE = RANGE
	SEC. = SECTION.
	STY. = STORY.
	S.M. = SUBMARK.
	S.M. = SUBMARK.
	S. = SOUTH
	S. = SOUTH
	S.T. = TANGENT.
	T. = TANGENT.
	U.F.E. = UTILITY FENCE.
	U.F. = UTILITY FENCE.
	W.M. = WATER METER.
	W.F. = WOOD FENCE.
	W.S. = WOOD SHED.
	W. = WEST.
	W. = WEST.
	W. = WEST.
	W. = WEST.
	W. = WEST.

**LEGAL DESCRIPTION:**  
 SURVEY OF LOT 95, BLOCK, OF NORTH BAL HARBOUR ACCORDING TO THE PLAT THEREOF AS RECORDED IN THE PLAT BOOK 45, PAGE 3, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**PROPERTY ADDRESS:**  
 2541 NE 22 TERR  
 FT. LAUDERDALE, FL 33005

**CERTIFICATIONS:**  
 DAVID GASP

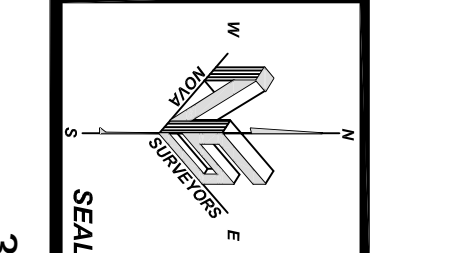
**SURVEYOR'S NOTES:**  
 1) IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY, IF NOT, THEN BEARINGS ARE REFERRED TO COUNTY TOWNSHIP MAPS.  
 2) NORTH ARROW BASED ON PLAT  
 3) ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929  
 4) BROWARD COUNTY BENCH MARK # 1874, ELEVATION 5.32 FEET OF N.G. V.D. OF 1929.  
 5) THIS IS A SPECIFIC PURPOSE SURVEY.  
 6) THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.

I HEREBY CERTIFY THAT THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION, COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

BY: \_\_\_\_\_  
 PROFESSIONAL LAND SURVEYOR NO.: 2834  
 STATE OF FLORIDA  
 FIRM L.B. # 6044

GEORGE IBARRA (DATE OF FIELD WORK)  
 08/14/2013

VALID COPIES OF THIS SURVEY WILL BEAR THE EMBOSSED SEAL OF THE ATTESTING LAND SURVEYOR.  
 REVISED ON: \_\_\_\_\_  
 REVISED ON: \_\_\_\_\_



# ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1-9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION				FOR INSURANCE COMPANY USE	
A1. Building Owner's Name MIDDLETON DANIEL & WECHSLER CAROL				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 2541 NE 22 TERR				Company NAIC Number:	
City FT LAUDERDALE		State Florida		ZIP Code 33005	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) LOT 95, NORTH BAL HARBOUR, PB 45, PG 3					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>RESIDENTIAL</u>					
A5. Latitude/Longitude: Lat. <u>26°09'29.07"</u> Long. <u>80°06'57.59"</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983					
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.					
A7. Building Diagram Number <u>1A</u>					
A8. For a building with a crawlspace or enclosure(s):					
a) Square footage of crawlspace or enclosure(s) <u>0</u> sq ft					
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>0</u>					
c) Total net area of flood openings in A8.b <u>0</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
A9. For a building with an attached garage:					
a) Square footage of attached garage <u>128</u> sq ft					
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>3</u>					
c) Total net area of flood openings in A9.b <u>128</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number CITY OF FT LAUDERDALE 125105			B2. County Name BROWARD		B3. State Florida
B4. Map/Panel Number 12011C0386	B5. Suffix H	B6. FIRM Index Date 08/18/2014	B7. FIRM Panel Effective/ Revised Date 08/18/2014	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 5 FT
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

# ELEVATION CERTIFICATE

OMB No. 1660-0008  
Expiration Date: November 30, 2018

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 2541 NE 22 TERR			Policy Number:
City FT LAUDERDALE	State Florida	ZIP Code 33005	Company NAIC Number

### SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on:  Construction Drawings\*  Building Under Construction\*  Finished Construction  
\*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: 1874 Vertical Datum: NAVD 1988

Indicate elevation datum used for the elevations in items a) through h) below.

NGVD 1929  NAVD 1988  Other/Source: \_\_\_\_\_

Datum used for building elevations must be the same as that used for the BFE.


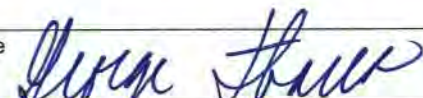
Check the measurement used.

- |   |             |  |                                 |
|---|-------------|--|---------------------------------|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor)   | <u>7.50</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| b) Top of the next higher floor   | <u>N/A</u>  | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| c) Bottom of the lowest horizontal structural member (V Zones only)   | <u>N/A</u>  | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| d) Attached garage (top of slab)  | <u>6.84</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| e) Lowest elevation of machinery or equipment servicing the building<br>(Describe type of equipment and location in Comments) | <u>7.0</u>  | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| f) Lowest adjacent (finished) grade next to building (LAG)  | <u>6.60</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| g) Highest adjacent (finished) grade next to building (HAG)   | <u>6.65</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support                                  | <u>6.60</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |

### SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor?  Yes  No  Check here if attachments.

Certifier's Name GEORGE IBARRA	License Number 2534	
Title PROFESSIONAL LAND SURVEYOR		
Company Name NOVA SURVEYORS, INC		
Address 1355 NW 97 AVE #200		
City MIAMI	State Florida	
Signature 	Date 02/07/2017	Telephone (305) 264-2660

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)  
SECTION C 2(E) LOWEST ELEV MACHINERY IS A/C PAD. LATITUDE AND LONGITUDE PROVIDED BY GOOGLE EARTH. CROWN OF ROAD ELEVATION= 5.46 FT



# ELEVATION CERTIFICATE

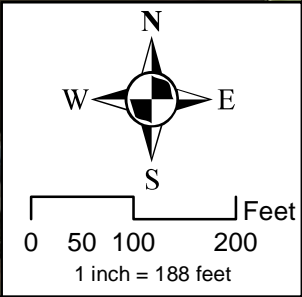
OMB No. 1660-0008  
Expiration Date: November 30, 2018

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>			
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 2541 NE 22 TERR			Policy Number:			
City FT LAUDERDALE	State Florida	ZIP Code 33005	Company NAIC Number			
<b>SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)</b>						
For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.						
E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).						
a) Top of bottom floor (including basement, crawlspace, or enclosure) is	_____ . _____	<input type="checkbox"/> feet	<input type="checkbox"/> meters	<input type="checkbox"/> above or	<input type="checkbox"/> below the HAG.	
b) Top of bottom floor (including basement, crawlspace, or enclosure) is	_____ . _____	<input type="checkbox"/> feet	<input type="checkbox"/> meters	<input type="checkbox"/> above or	<input type="checkbox"/> below the LAG.	
E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is						
		_____ . _____	<input type="checkbox"/> feet	<input type="checkbox"/> meters	<input type="checkbox"/> above or	<input type="checkbox"/> below the HAG.
E3. Attached garage (top of slab) is						
		_____ . _____	<input type="checkbox"/> feet	<input type="checkbox"/> meters	<input type="checkbox"/> above or	<input type="checkbox"/> below the HAG.
E4. Top of platform of machinery and/or equipment servicing the building is						
		_____ . _____	<input type="checkbox"/> feet	<input type="checkbox"/> meters	<input type="checkbox"/> above or	<input type="checkbox"/> below the HAG.
E5. Zone AO only; If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown. The local official must certify this information in Section G.						
<b>SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION</b>						
The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.						
Property Owner or Owner's Authorized Representative's Name MIDDLETON DANIEL & WECHSLER CAROL						
Address 2541 NE 22 TERR	City FT LAUDERDALE	State Florida	ZIP Code 33005			
Signature	Date	Telephone				
Comments						
<input type="checkbox"/> Check here if attachments.						



**LEGEND**

-  300' Buffer
-  Property Location



CITY OF FORT LAUDERDALE

**2541 NE 22ND TERRACE**

**GIS**  
Fort Lauderdale

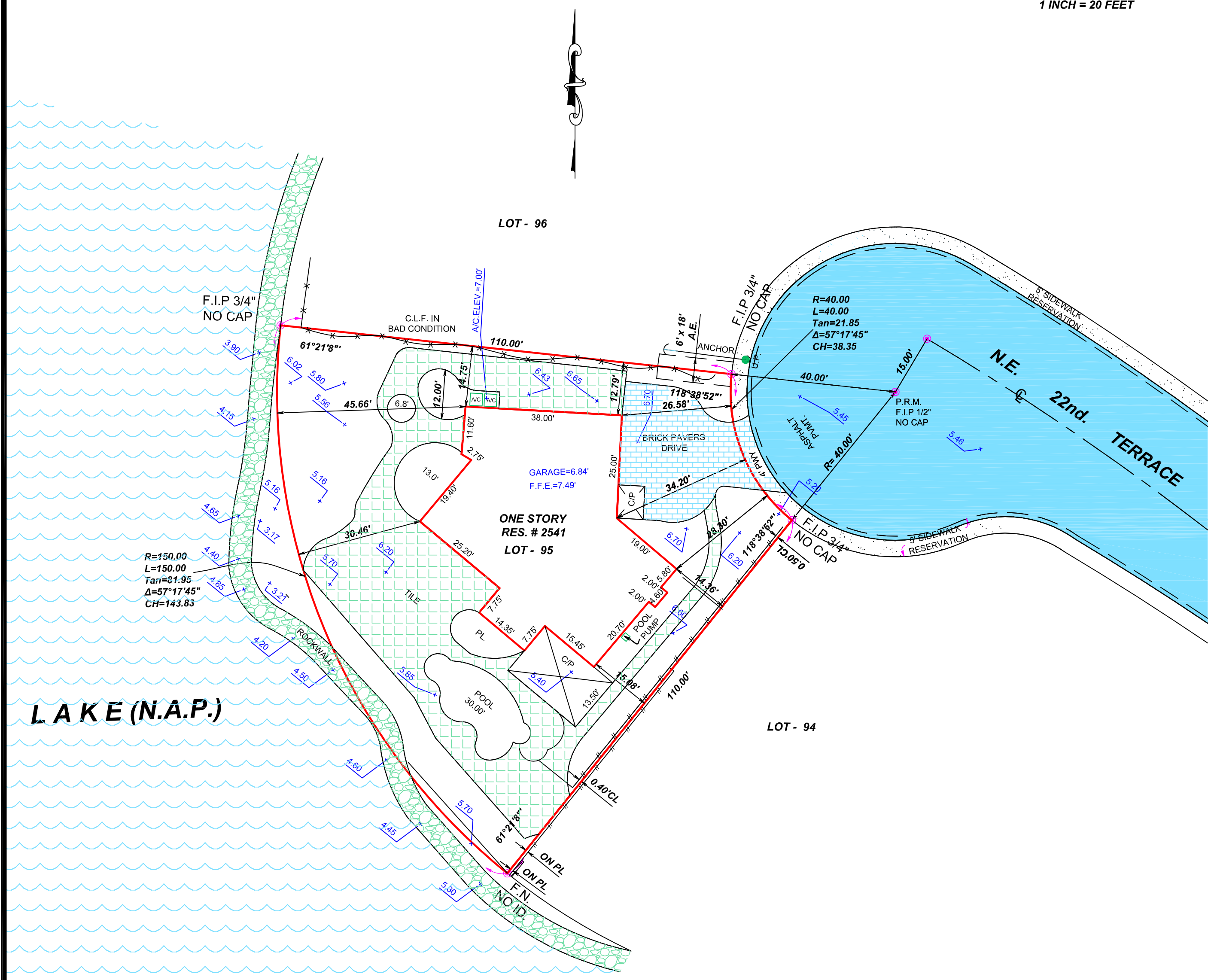
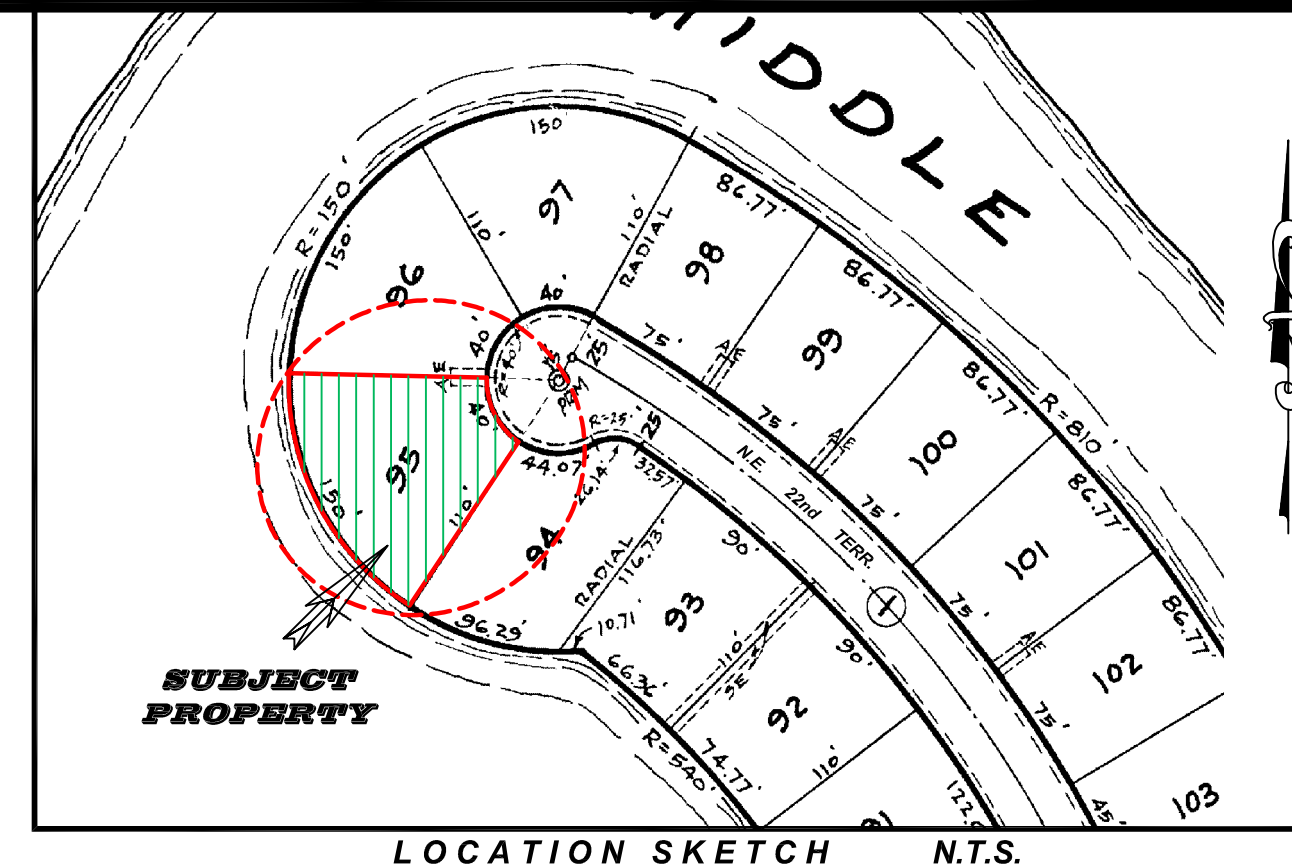
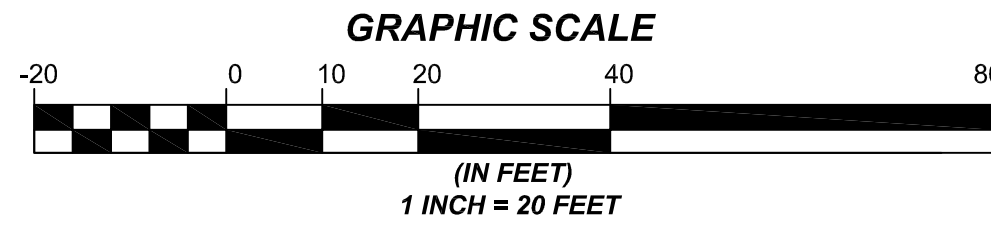
Date: 4/17/2017  
CAM 17-0890

Exhibit 1  
Page 14 of 20

2541 NORTHEAST 22ND TERRACE FORT LAUDERDALE, FLORIDA 33305

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**BOUNDARY SURVEY**



**LEGAL DESCRIPTION:**

SURVEY OF LOT 95, BLOCK , OF NORTH BAL HARBOUR ACCORDING TO THE PLAT THEREOF AS RECORDED IN THE PLAT BOOK 45, PAGE 3, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**PROPERTY ADDRESS:**

2541 NE 22 TERR  
 FT. LAUDERDALE, FL 33005

**CERTIFICATIONS:**

DAVID GASP

**SURVEYOR'S NOTES:**

- 1). IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY. IF NOT, THEN BEARINGS ARE REFERRED TO COUNTY, TOWNSHIP MAPS.
- 1). NORTH ARROW BASED ON PLAT
- 2). ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 BROWARD COUNTY BENCH MARK # 1874. ELEVATION 5.32 FEET OF N.G.V.D. OF 1929.
- 3). THIS IS A SPECIFIC PURPOSE SURVEY.
- 4). THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.

I HEREBY CERTIFY: THAT THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION, COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

BY: \_\_\_\_\_ 08/14/2013  
**GEORGE IBARRA** (DATE OF FIELD WORK)  
 PROFESSIONAL LAND SURVEYOR NO. : 2534  
 STATE OF FLORIDA  
 FIRM L.B. # 6044

(VALID COPIES OF THIS SURVEY WILL BEAR THE EMBOSSED SEAL OF THE ATTESTING LAND SURVEYOR).

REVISED ON: \_\_\_\_\_

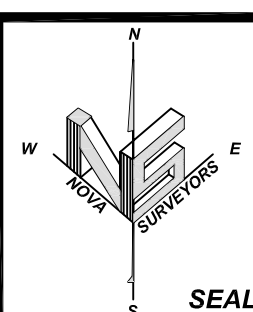
REVISED ON: \_\_\_\_\_

**LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY (SURVEY):**

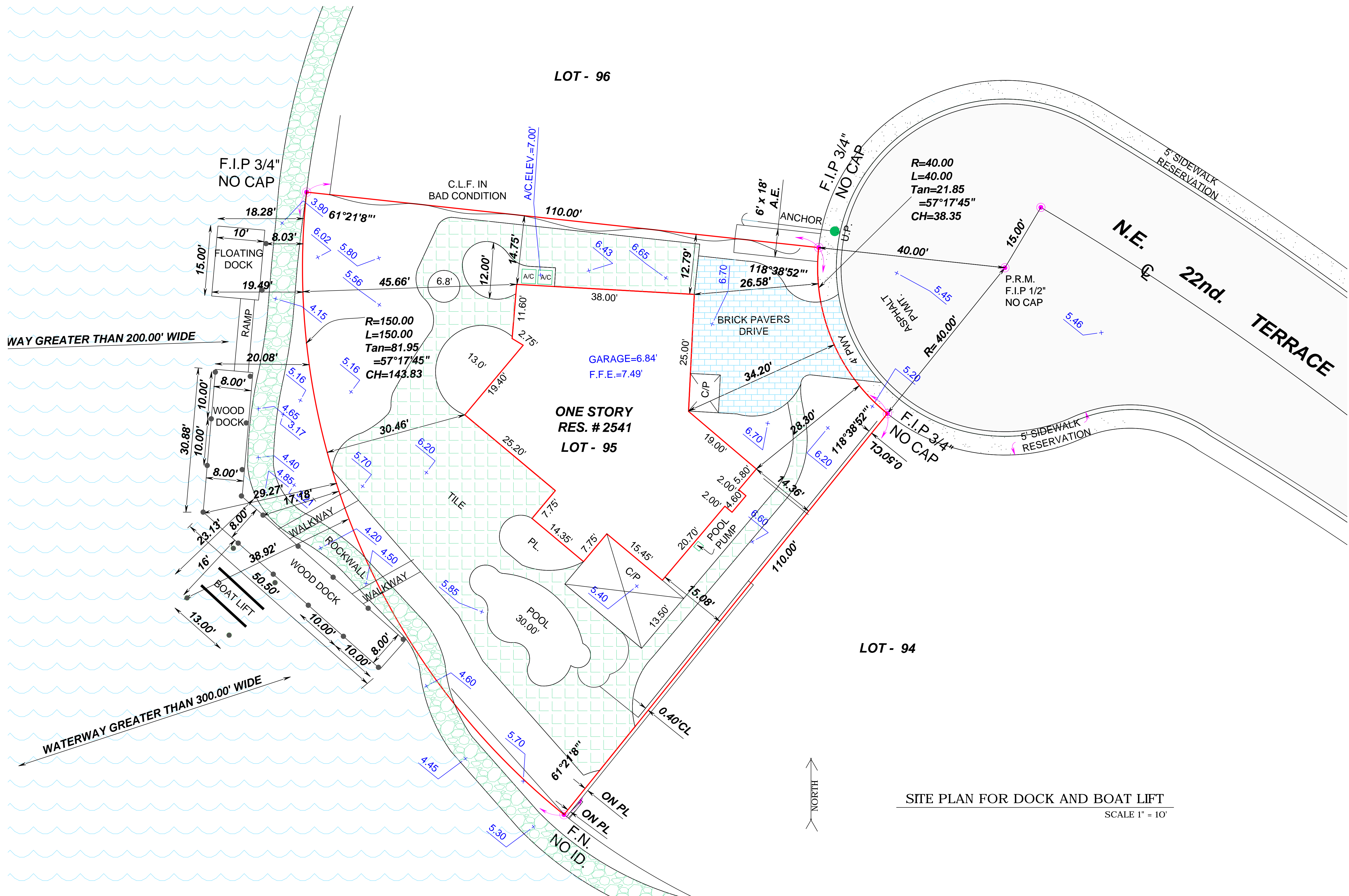
- EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.
- THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.
- LEGAL DESCRIPTION PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
- BOUNDARY SURVEY MEANS A DRAWING AND/ OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND OR NOT TO SCALE.
- EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS OTHERWISE NOTED.
- THE TERM "ENCROACHMENT" MEANS VISIBLE ON AND ABOVE GROUND ENCROACHMENT. ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS AND SETBACKS AND THEY WILL BE RESPONSIBLE OF SUBMITTING PLOT PLANS WITH THE CORRECT INFORMATION FOR THEIR APPROVAL FOR AUTHORIZATION TO AUTHORITIES IN A NEW CONSTRUCTIONS, UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
- FENCE OWNERSHIP NOT DETERMINED.
- THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.
- THE FNIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN ZONE: "AE" COMMUNITY/PANEL/SUFFIX: 125105/0217/F DATE OF FIRM: 10/02/1995 BASE FLOOD ELEVATION: 6 FEET.

**ABBREVIATIONS AND MEANINGS**

A = ARC	CONC. = CONCRETE.	PROP. COR. = PROPERTY CORNER	O.H. = OVERHEAD	RR. = RAIL ROAD.
A/C = AIR CONDITIONER PAD.	C.P. = CONC. PORCH.	FNIP. = FEDERAL NATIONAL INSURANCE	O.H.L. = OVERHEAD UTILITY LINES	RES. = RESIDENCE.
A.E. = ANCHOR EASEMENT.	C.S. = CONCRETE SLAB.	F.N. = FOUND NAIL.	OVH = OVERHANG	R/W = RIGHT-OF-WAY.
A/R = ALUMINUM ROOF.	D.E. = DRAINAGE EASEMENT	H. = HIGH (HEIGHT)	PVMT. = PAVEMENT.	R.P. = RADIUS POINT.
A/S = ALUMINUM SHED.	D.M.E. = DRAINAGE MAINTENANCE EASEMENTS	I.N. & E.G. = INGRESS AND EGRESS EASEMENT.	PL. = PLANTER.	SEC. = SECTION.
ASPH. = ASPHALT.	DRIVE = DRIVEWAY	L.B. = LICENSED BUSINESS	P/L = PROPERTY LINE.	STY. = STORY.
B.C. = BLOCK CORNER.	* DEGRESS.	L.P. = LIGHT POLE.	P.C.C. = POINT OF COMPOUND CURVE.	SWK. = SIDEWALK.
BLDG. = BUILDING.	E = EAST.	L.F.E. = LOWEST FLOOR ELEVATION.	P.C. = POINT OF CURVE.	RGE. = RANGE.
B.M. = BENCH MARK	E.T.P. = ELECTRIC TRANSFORMER PAD.	L.M.E. = LAKE MAINTENANCE EASEMENT.	FT. = POINT OF TANGENCY.	UTIL. = UTILITY.
B.M.H. = BELLSOUTH MANHOLE	ELEV. = ELEVATION.	* = MINUTES.	POB. = POINT OF BEGINNING.	W.S. = WOOD SHED.
B.O.B. = BASIS OF BEARINGS.	ENCR. = ENCROACHMENT.	M. = MEASURED DISTANCE.	P.R.C. = POINT OF REVERSE CURVE	W = WEST.
C = CALCULATED	F.H. = FIRE HYDRANT.	MON. = MONUMENT LINE.	P.B. = PLAT BOOK.	Q = CENTER LINE.
C.B. = CATCH BASIN.	F.I.P. = FOUND IRON PIPE.	M/H = MANHOLE.	FG. = FACE.	Δ = ANGLE.
C.B.S. = CONCRETE BLOCK STRUCTURE.	F.I.R. = FOUND IRON ROD.	M/L = MONUMENT LINE.	P.W. = PARKWAY.	⊙ = DRAINAGE MH
CBW = CONCRETE BLOCK WALL.	F.F.E. = FINISHED FLOOR ELEVATION.	N.A.P. = NOT A PART OF.	PRM. = PERMANENT REFERENCE MONUMENT.	W.F. = WOOD FENCE.
CH. = CHORD.	F.N.D. = FOUND NAIL & DISK.	NGVD = NATIONAL GEODETIC VERTICAL DATUM.	P.L.S. = PROFESSIONAL LAND SURVEYOR.	
CH.B. = CHORD BEARING.	FR = FRAME.	N. = NORTH.	R. = RECORDED DISTANCE.	
CL = CLEAR	FT = FEET.	N.T.S. = NOT TO SCALE.		
C.L.F. = CHAIN LINK FENCE.		#-NO. = NUMBER.		
C.M.E. = CANAL MAINTENANCE EASEMENTS.		O/S = OFFSET.		







SITE PLAN FOR DOCK AND BOAT LIFT  
SCALE 1" = 10'



DRAWN BY : BILL HAMMEL  
EMAIL: HAMMELB@GMAIL.COM  
PHONE: 754-246-1788

PROJECT ADDRESS:  
2541 NORTHEAST 22ND TERRACE  
FORT LAUDERDALE, FLORIDA 33305

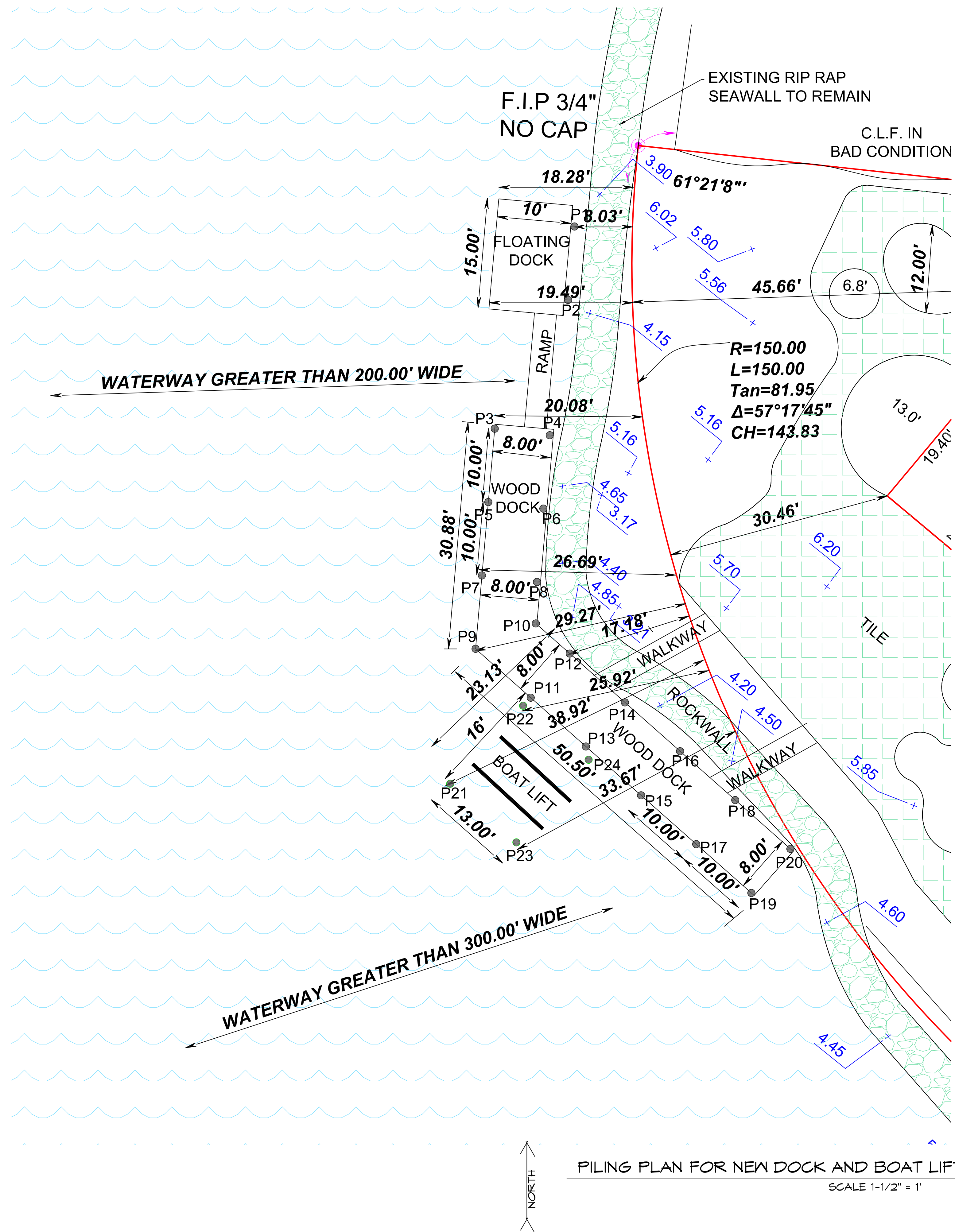
SINGLE FAMILY RESIDENCE

DATE : 04-20-2017

DOCK PLAN

DP

1



**PILING PLAN FOR NEW DOCK AND BOAT LIFT**  
 SCALE 1-1/2" = 1'

**PILE LOCATION AND DISTANCE TABLE**

PROPOSED STRUCTURES	DESCRIPTION	STRUCTURE DISTANCE FROM PROPERTY LINE	PERMITTED DISTANCE WITHOUT WAIVERS	DISTANCE REQUIRING WAIVER
P1	FLOATING DOCK PILING	+ 8.00'	25'	
P2	FLOATING DOCK PILING	+ 8.50'	25'	
P3	DOCK PILING	+ 20.21'	25'	
P4	DOCK PILING	+ 12.75'	25'	
P5	DOCK PILING	+ 23.91'	25'	
P6	DOCK PILING	+ 15.79'	25'	
P7	DOCK PILING	+ 26.69'	25'	+ 1.69'
P8	DOCK PILING	+ 18.69'	25'	
P9	DOCK PILING	+ 29.27'	25'	+ 4.27'
P10	DOCK PILING	+ 20.27'	25'	
P11	DOCK PILING	+ 20.27'	25'	
P12	DOCK PILING	+ 17.18'	25'	
P13	DOCK PILING	+ 19.46'	25'	
P14	DOCK PILING	+ 12.95'	25'	
P15	DOCK PILING	+ 15.02'	25'	
P16	DOCK PILING	+ 8.56'	25'	
P17	DOCK PILING	+ 12.04'	25'	
P18	DOCK PILING	+ 4.58'	25'	
P19	DOCK PILING	+ 10.00'	25'	
P20	DOCK PILING	+ 2.00'	25'	
P21	BOAT LIFT PILE	+ 38.92'	25'	+ 13.92'
P22	BOAT LIFT PILE	+ 25.92'	25'	+ 0.92'
P23	BOAT LIFT PILE	+ 33.67'	25'	+ 8.67'
P24	BOAT LIFT PILE	+ 19.25'	25'	

DRAWN BY : BILL HAMMEL  
 EMAIL: HAMMELB@GMAIL.COM  
 PHONE: 754-246-1188

SINGLE FAMILY RESIDENCE

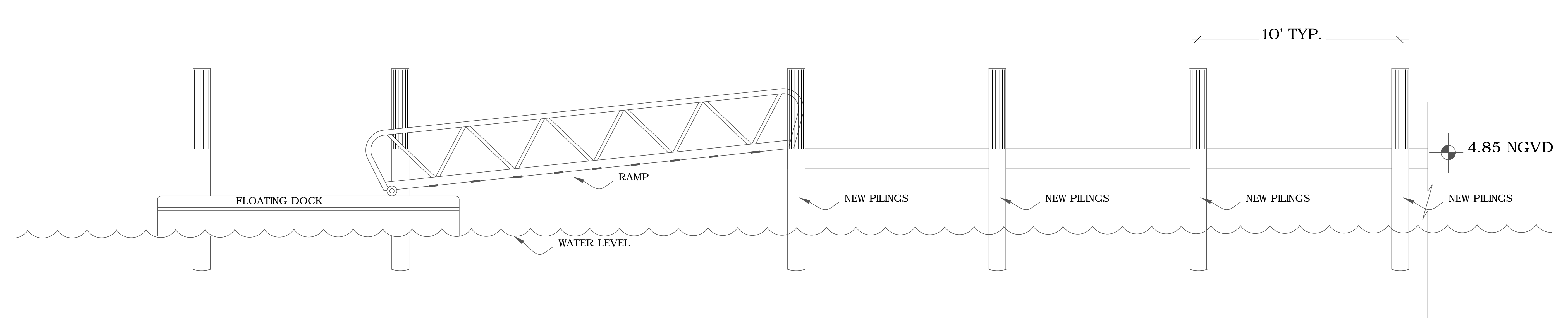
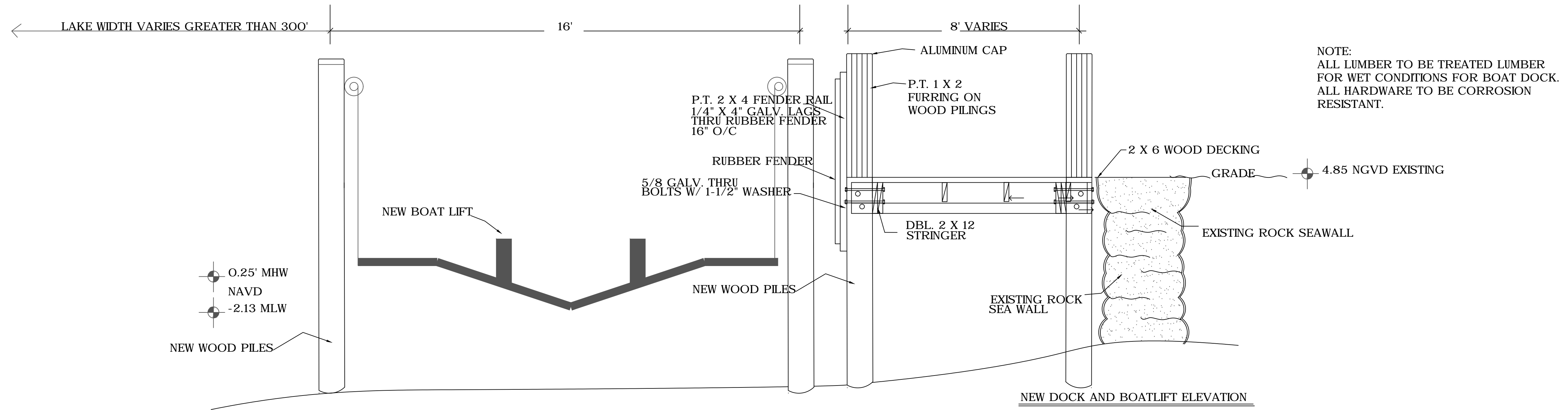
PROJECT ADDRESS:  
 2541 NORTHEAST 22ND TERRACE  
 FORT LAUDERDALE, FLORIDA 33305

DATE : 04-20-2017

PILING PLAN

PP

1



WEST ELEVATION FLOATING DOCK, RAMP AND DOCK  
SCALE 3/8" = 1'

DRAWN BY : BILL HAMMEL  
EMAIL: HAMMELB@GMAIL.COM  
PHONE: 754-246-1788

SINGLE FAMILY RESIDENCE

PROJECT ADDRESS:  
2541 NORTHEAST 22ND TERRACE  
FORT LAUDERDALE, FLORIDA 33305

DATE : 04-20-2017

DOCK PLAN  
DETAILS

DP

2



PROPOSED DOCK LOCATION



PROPOSED DOCK LOCATION



PROPOSED DOCK TO BE WEST OF MANGROVE TREES



ADJACENT PROPERTY EAST OF MANGROVE TREES

DRAWN BY : BILL HAMMEL  
EMAIL: HAMMELB@GMAIL.COM  
PHONE: 754-246-1783

SINGLE FAMILY RESIDENCE

PROJECT ADDRESS:  
2541 NORTHEAST 22ND TERRACE  
FORT LAUDERDALE, FLORIDA 33305

DATE : 04-12-2017

P

1