



CITY OF
FORT LAUDERDALE

LIVING SEAWALL PERMIT FEE ASSISTANCE PROGRAM

DECEMBER 16, 2026

Living Seawalls

Living seawalls are shoreline protection structures that mimic natural habitats and offer a sustainable and environmentally conscious approach to coastal management by providing benefits that extend beyond a tidal barrier.

Benefits:

- Habitat enhancement
- Biodiversity support
- Water quality improvement
- Enhanced aesthetic value for communities



Incentivizing Living Seawalls

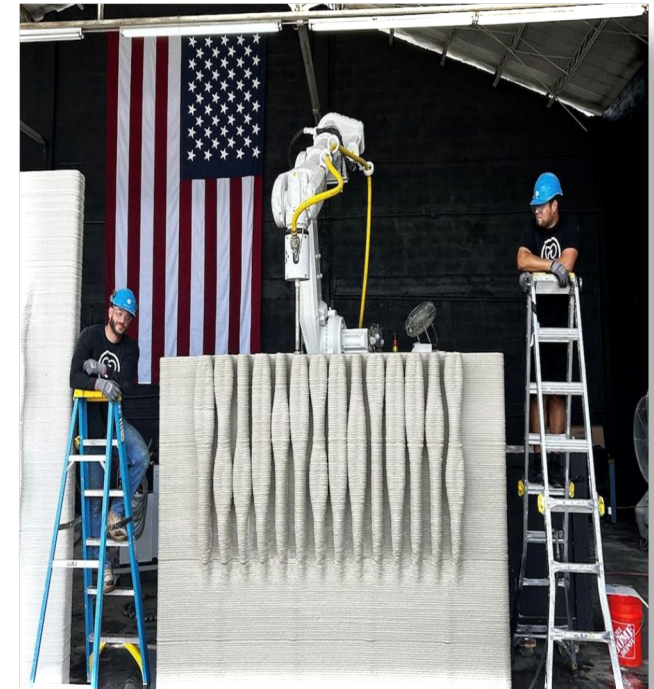
Objective:

To advance Fiscal Year 2026 City Commission priorities

- Advancing Infrastructure and Resiliency
- Public Enjoyment of Waterways

Proposed Initiative:

- Establish an assistance program to pay for base permit fees when installing a qualifying living seawall;
- Establish a dedicated fund (\$50,000) to support the program on a first-come, first-serve basis;
- Expedite the permitting process for installation of qualifying living seawalls; and
- Encourage installation of a living seawall by providing a financial incentive that also enhances the environment



Regional Examples



	City of Fort Lauderdale	North Bay Village	City of Miami Beach	City of Coral Gables
Residential	1.75%	2.0%	1.7%	2%
Commercial	1.75%	2.0%	1.9%	2.5%
Rebate	--	40%	--	25%

- The figures above represent the percentage of the job cost value which is utilized to determine the base permit fee amount.
- Miami Beach is considering policy language that would address expedited permitting and fifty percent (50%) fee waivers for living seawalls.



Assistance Criteria

Property owners wishing to utilize the assistance program for the base permit fee associated with the living seawall installation must meet the following criteria:

- Planning to install living seawall for a minimum of 51% percent of the linear length of the seawall.
- Seawall must be brought to the latest NAVD elevation as required by the City Code of Ordinances.
- The living seawall must meet the definition that will be established and defined in the application process.



Program Overview

	Residential Properties	Commercial Properties
Percent of Base Permit Fee Discounted	100%	100%
Maximum Discount*	\$3,500	\$7,000
Threshold to Receive Maximum Discount	Project Cost: \$200,000 $\$200,000 \times 1.75\% = \$3,500$	Project Cost: \$400,000 $\$400,000 \times 1.75\% = \$7,000$

*The program fund would be allocated on a first-come, first-serve basis regardless of property type.

Next Steps

The goal is to implement the program in Spring 2026.

Next steps include:

- City Commission Feedback
 - Initial funding amount (\$50,000) for the program
 - Maximum discount amount for residential properties to be set at \$3,500
 - Maximum discount amount for commercial properties to be set at \$7,000
- Stakeholder Outreach and Advisory Board Engagement
- City Commission approval of a resolution to establish the program
- Budget Amendment to fund the program

