

ITEM VI

MEMORANDUM MF NO. 13-22

DATE: October 21, 2013

TO: Marine Advisory Board Members

FROM: Andrew Cuba, Manager of Marine Facilities

RE: November 7, 2013 MAB – Application - Dock Waiver of Distance Limitations
– Las Olas, LLC, 721 Idlewyld Drive

At the October 3rd, 2013 MAB meeting, the applicant requested a waiver to construct a 85' long by 6'6" concrete T-dock, 14'x20' four-post boatlift, and 4 mooring pilings extending a maximum of 61'6" from the property line into the New River Sound, to which the MAB expressed specific concerns. The T-dock had been installed prior to receipt of the waiver. In addition, dredging was observed to have taken place adjacent to the dock, and concerns were expressed regarding vessel side yard setback dimensions relating to the proposed boatlift. The MAB made a motion to defer the application until an as built survey was presented and the Boards other concerns could be addressed.

Attached for your review is an updated, after the fact application from Las Olas, LLC, 721 Idlewyld Drive (see **Exhibit 1**).

APPLICATION AND BACKGROUND INFORMATION

The applicant is requesting a waiver to construct a 85' long by 6'6" concrete T-dock, four-post boatlift, and 4 mooring pilings extending a maximum of 61'6" from the property line into the New River Sound. The distances that these structures extend from the property line into the Intracoastal Waterway (New River Sound) are shown in the survey in **Exhibit 1** and summarized in Table 1 below:

TABLE 1

STRUCTURES REQUIRING WAIVER	SURVEYED DISTANCE OF STRUCTURES	PERMITTED DISTANCE WITHOUT WAIVER	DISTANCE REQUIRING WAIVER
Concrete T-Dock	36'6"	25'	11'6"
4-Post Boat Lift	36'6"	25'	11'6"
4 Mooring Pilings	61'6"	25'	36'6"

The City's Unified Land and Development Regulations (UDLR), Sections 47-19.3.C and D limits the maximum distance of both the dock and mooring pilings at this location to 25'.

Section 47.19.3.E authorizes the City Commission to waive that limitation based on a finding of extraordinary circumstances.

The Applicant specifies that the property owner's personal vessel requires additional water depth to be facilitated by the proposed dock. In addition, the dolphin piles will assist in the accommodation of the owner's vessel's 20' beam.

PROPERTY LOCATION AND ZONING

The property is located within the Idlewyld Isles RS-8 Residential Low Density Zoning District. It is situated on the western shore of the Intracoastal Waterway where the overall width of the New River Sound ranges between approximately 483 and 492 feet.

WATERWAY DEPTH AND TIDAL CONDITIONS

The applicant's narrative indicates water depths insufficient for dockage purposes necessitate mooring structures extending beyond Code. The Idlewyld Drive waterfront has a history of dock waivers due to shallow water depths and extensive silting, as illustrated in Table 2.

DOCK PLAN AND BOATING SAFETY

Marine Facilities' records reflect that there have been fourteen (14) waivers of docking distance limitations approved by the City Commission since 1986 with the most recent at 801 Idlewyld approved by the City Commission at their meeting of April 2, 2013. A comparison of these follows:

TABLE 2

DATE	ADDRESS	MAXIMUM DISTANCE
1986	801 Idlewyld Drive	54.00'
1994	407 Idlewyld Drive	63.75'
1995	517 Idlewyld Drive	42.00'
2000	629 Idlewyld Drive	50.70'
2001	606 Idlewyld Drive	55.80'
2005	413 Idlewyld Drive	81.45'
2007	649 Idlewyld Drive	45.00'
2007	375 Idlewyld Drive	68.00'
2008	674 Idlewyld Drive	58.00'
2008	637 Idlewyld Drive	58.00'
2009	709 Idlewyld Drive	53.20'
2011	815 Idlewyld Drive	42.70'
2011	417 Idlewyld Drive	78.00'
2013	801 Idlewyld Drive	38.10'

RECOMMENDATIONS

Should the Marine Advisory consider approval of the application, the resolution under consideration for approval 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 boatlift pilings in accord with Section 47.19.3.E of the Unified Land and Development Regulations (ULDR).

AC
Attachment

cc: Carl Williams, Deputy Director of Parks and Recreation
Jonathan Luscomb, Supervisor of Marine Facilities



ESTABLISHED IN 1948

P.O. BOX 1487 • POMPANO BEACH, FLORIDA 33061
(954) 941-0132 • (954) 943-6430
QUALMANNMARINE@BELLSOUTH.NET

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- DEPARTMENT OF ARMY CORP APPROVAL
- FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION APPROVAL
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- DREDGE PERMIT
- BOAT LIFT DRAWINGS
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APPLICATION

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: *Las Olas, LLC*

TELEPHONE NO: *781-718-2770* (home) (business) FAX NO. _____

2. APPLICANT'S ADDRESS (if different than the site address):

*13 Wheeling Avenue
Woburn, MA 01801*

3. TYPE OF AGREEMENT AND DESCRIPTION OF REQUEST:

4. SITE ADDRESS: *771 Idlewyld Drive* ZONING:

LEGAL DESCRIPTION: *Idlewyld 1-19 B LOT 5 1055 W 48th 6155 W 48th BLK 6*

5. EXHIBITS (In addition to proof of ownership, list all exhibits provided in support of the applications).

Paul Maguire
Applicant's Signature

8/23/13
Date

The sum of \$ _____ was paid by the above-named applicant on the _____ of _____, 2013 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 _____

REQUEST FOR WAIVER



ESTABLISHED IN 1948

P.O. BOX 1487 • POMPANO BEACH, FLORIDA 33061
 (954) 941-0132 • (954) 943-6430
 QUALMANNMARINE@BELLSOUTH.NET

August 22, 2013

City of Ft. Lauderdale
 Marine Facilities

RE: Paul Maggiore
 721 Idlewyld

To Whom It May Concern:

The applicant is requesting a waiver to construct a new 85' long 6'6" wide concrete T-dock and a 4 post cradle boat lift to extend 36'6" from the property line into the waterway (ICW) along with the installation of (4) four wood mooring piles to be placed approx. 25' waterward of the outer edge of the proposed concrete dock for a total distance of 61'6" from the property line.

The distance that these structures extend from the property line into the intracoastal waterway are shown in the survey and a summarized table below.

STRUCTURES REQUIRING WAIVER	SURVEYED DISTANCE OF STRUCTURES	PERMITTED DISTANCE WITHOUT WAIVER	DISTANCE REQUIRING WAIVER
Concrete T-Dock	36'6"	25'	11'6"
4-Post Boat Lift	36'6"	25'	11'6"
4 Mooring Pilings	61'6"	25'	36'6"

The reason for the request for the dock and boat lift to be extended an additional (11'6") is to allow for additional depth of water that will be required to moor my personal vessel along the outer edge of the proposed dock and used boat lift at MLW.

The reason for the request for the dolphin pile to be placed an additional 36'6" out is to accommodate my new boat that has a 20' berm.

REASON FOR WAIVER



ESTABLISHED IN 1948

P.O. BOX 1487 • POMPANO BEACH, FLORIDA 33061
(954) 941-0132 • (954) 943-6430
QUALMANNMARINE@BELLSOUTH.NET

REASON FOR WAIVER

DOCK WAIVER:

Mr. Maggiores' current boat is 100' in length and has a draft of approx. 60".

At 25' from the property line the depth of water at mean low tide is approx. 48" to 60".

A request was made for a dredge permit from the Army Corps of Engineers which was denied due to resources found in the surrounding areas. At 30' from the property line the average depth of water at mean low tide is between 72" to 80" which will be sufficient to allow the mooring of Mr. Maggiores' boat safely.

DOLPHIN WAIVER:

Mr. Maggiores' boat has a beam of approx. 20' which would require the dolphin pile to be placed approx. 61'6" from the property line to allow for the boat to sit safely between the dock and mooring pile.

BOAT LIFT WAIVER:

With the boat lift placed out at the end of the proposed dock it will allow for adequate water to allow the boat to access the lift at low tide without bottoming out the lift.

In closing, taken into consideration the width of the New River Sound the dock and dolphin pile would not impede navigation and would still be inside several of the existing adjacent docks and dolphin pile along Idlewyld.

OWNERSHIP



**The Commonwealth of Massachusetts
William Francis Galvin**

Secretary of the Commonwealth, Corporations Division
One Ashburton Place, 17th floor
Boston, MA 02108-1512
Telephone: (617) 727-9640

LAS OLAS, LLC Summary Screen



Help with this form

Request a Certificate

The exact name of the Domestic Limited Liability Company (LLC): LAS OLAS, LLC

Entity Type: Domestic Limited Liability Company (LLC)

Identification Number: 352252559

Date of Organization in Massachusetts: 05/15/2008

The location of its principal office:

No. and Street: 13 WHEELING AVENUE
City or Town: WOBURN State: MA Zip: 01801 Country: USA

If the business entity is organized wholly to do business outside Massachusetts, the location of that office:

No. and Street:
City or Town: State: Zip: Country:

The name and address of the Resident Agent:

Name: PAUL J MAGGIORE
No. and Street: 13 WHEELING AVENUE
City or Town: WOBURN State: MA Zip: 01801 Country: USA

The name and business address of each manager:

Title	Individual Name <small>First, Middle, Last, Suffix</small>	Address (no PO Box) <small>Address, City or Town, State, Zip Code</small>
MANAGER	MATTHEW P MAGGIORE	13 WHEELING AVENUE WOBURN, MA 01801 USA
MANAGER	PAUL J MAGGIORE	13 WHEELING AVENUE WOBURN, MA 01801 USA

The name and business address of the person in addition to the manager, who is authorized to execute documents to be filed with the Corporations Division.

Title	Individual Name <small>First, Middle, Last, Suffix</small>	Address (no PO Box) <small>Address, City or Town, State, Zip Code</small>
SOC SIGNATORY	MATTHEW P MAGGIORE	13 WHEELING AVENUE WOBURN, MA 01801 USA

The name and business address of the person(s) authorized to execute, acknowledge, deliver and record any recordable instrument purporting to affect an interest in real property

Title	Individual Name	Address (no PO Box)
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Site Address	721 IDLEWYLD DRIVE, FORT LAUDERDALE	ID #	5042 12 02 0550
Property Owner	LAS OLAS LLC	Millage	0312
Mailing Address	13 WHEELING AVE WOBURN MA 01801	Use	01

Abbreviated Legal Description	IDLEWYLD 1-19 B LOT 5 LESS W 48 & 6 LESS W 48 BLK 6
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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\(8\)](#).

Property Assessment Values					
Click here to see 2012 Exemptions and Taxable Values as reflected on the Nov. 1, 2012 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2013	\$640,500	\$1,317,500	\$1,958,000	\$1,958,000	
2012	\$640,500	\$1,079,290	\$1,719,790	\$1,719,790	\$34,929.28
2011	\$640,500	\$1,079,500	\$1,720,000	\$1,720,000	\$34,815.35

2013 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$1,958,000	\$1,958,000	\$1,958,000	\$1,958,000
Portability	0	0	0	0
Assessed/SOH	\$1,958,000	\$1,958,000	\$1,958,000	\$1,958,000
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$1,958,000	\$1,958,000	\$1,958,000	\$1,958,000

Sales History				
Date	Type	Price	Book	Page
7/27/2012	WD-Q	\$2,200,000	48975	1552
11/30/2010	WD-Q	\$2,000,000	47560	769
10/19/2006	DRR	\$100	43014	1582

Land Calculations		
Price	Factor	Type
\$138.51	12,810	SF
Adj. Bldg. S.F. (See Sketch)		602
Units		1

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



[Events](#) **No Name History**

Entity Name Search

[Return to Search Results](#)

Detail by Entity Name

Florida Limited Liability Company

LAS OLAS, L.L.C.

Filing Information

Document Number	L00000011039
FEI/EIN Number	593680825
Date Filed	09/11/2000
State or Country	FL
Status	INACTIVE
Last Event	ADMIN DISSOLUTION FOR ANNUAL REPORT
Event Date Filed	09/26/2008
Event Effective Date	NONE

Principal Address

4400 N FEDERAL HWY
408
BOCA RATON, FL 33431

Changed: 04/29/2007

Mailing Address

4400 N FEDERAL HWY
408
BOCA RATON, FL 33431

Changed: 04/29/2007

Registered Agent Name & Address

KAAN, VALERIE
4400 N FEDERAL HWY
408
BOCA RATON, FL 33431

Name Changed: 04/29/2007

Address Changed: 04/29/2007

Manager/Member Detail

Name & Address

Title MGRM

KAAN, VALERIE

SITE LOCATION MAP



721 Idlewyld Drive



Path: P:\13_CED_Dockmaster\arcgis\721_Idlewyld_Drive.mxd Date: 7/24/2013

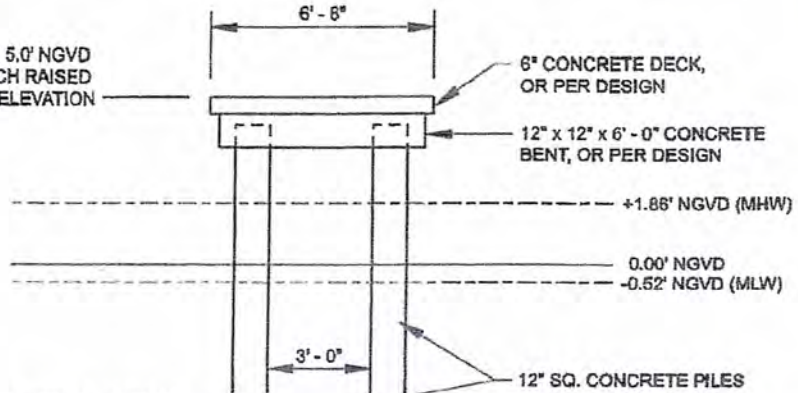
ENGINEERING DRAWINGS

SECTION DETAIL A-A

6.5-FT WIDE CONCRETE DOCK CROSS SECTION
SCALE: 1" = 5'

NAVD88 0.00
NGVD29 -1.61

DECK ELEV. 5.0' NGVD
OR TO MATCH RAISED
BULKHEAD ELEVATION



NOTE: THIS IS NOT A DESIGN PLAN.
DOCK DESIGN MAY VARY FROM THE
PERMIT SKETCHES. HOWEVER, THE
DOCK AREA WILL REMAIN AS SHOWN.

EXISTING BOTTOM
(ELEVATION VARIES)

BROWARD COUNTY
 ENVIRONMENTAL PROTECTION & GROWTH
 MANAGEMENT DEPARTMENT
 PLANNING & ENV. REGULATION DIVISION
 BROWARD COUNTY CODE: 27-331 - 27-341
 PROJECT: Las Olas, LLC - Seawall Repair and T-Dock
 REVIEWER: Ryan St. George DATE: 01/29/2013
 ATTACHED LICENSE NO: DF12-1137
 EXPIRES 6/30/16 EXPIRES AS INDICATED BY LICENSE

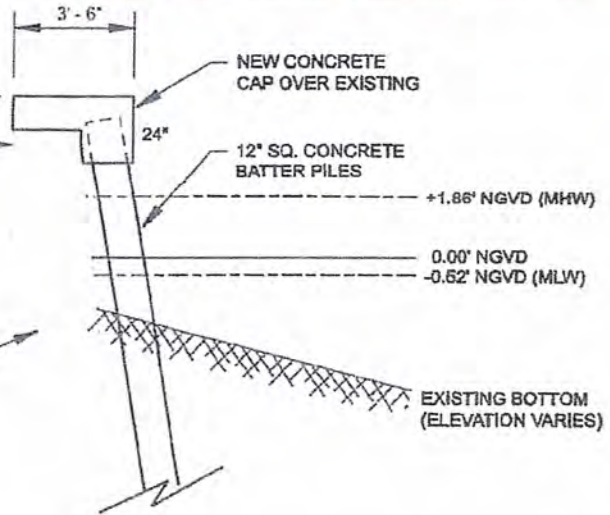
SECTION DETAIL B-B

BULKHEAD REINFORCEMENT CROSS SECTION
SCALE: 1" = 5'

**DUE TO RESOURCES IDENTIFIED NEAR THE
THE TOE OF THE EXISTING BULKHEAD, NO
RIPRAP INSTALLATION WILL BE AUTHORIZED**

RAISED BULKHEAD
ELEV. 5.0' NGVD
EXISTING CAP

EXISTING BULKHEAD
(ACTUAL DIMENSIONS
NOT DETERMINED)

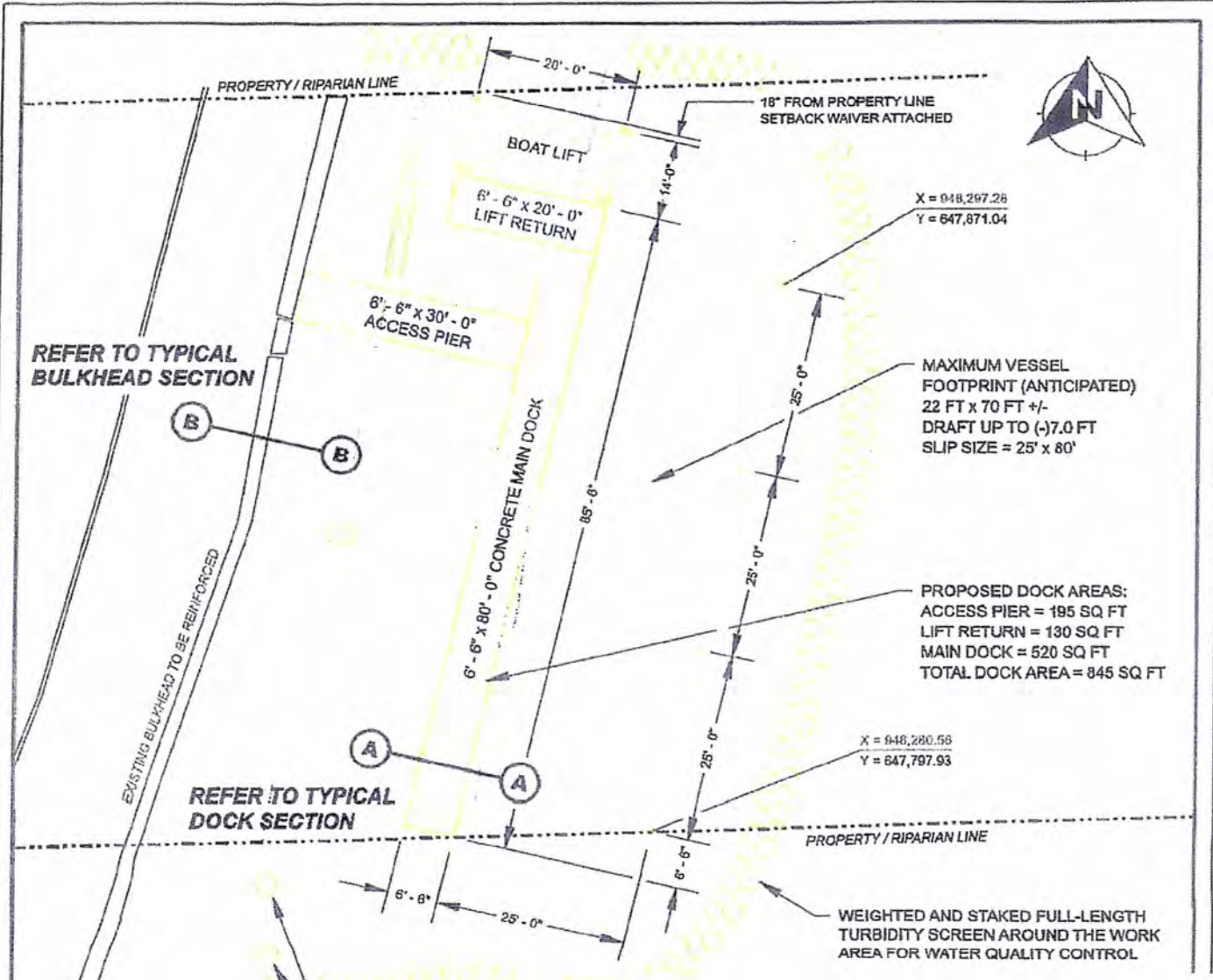


NOTE: THIS IS NOT A DESIGN PLAN.
BULKHEAD REINFORCEMENT DESIGN
MAY VARY FROM THE PERMIT SKETCHES.

LAS OLAS, LLC
DOCK IMPROVEMENTS
**SECTION
DETAILS**
721 IDLEWYLD DRIVE
FORT LAUDERDALE, FLORIDA

ALAN GARCIA, P.E.
LICENSE #42564

RAY QUALMANN
MARINE CONSTRUCTION INC.
ESTABLISHED IN 1948

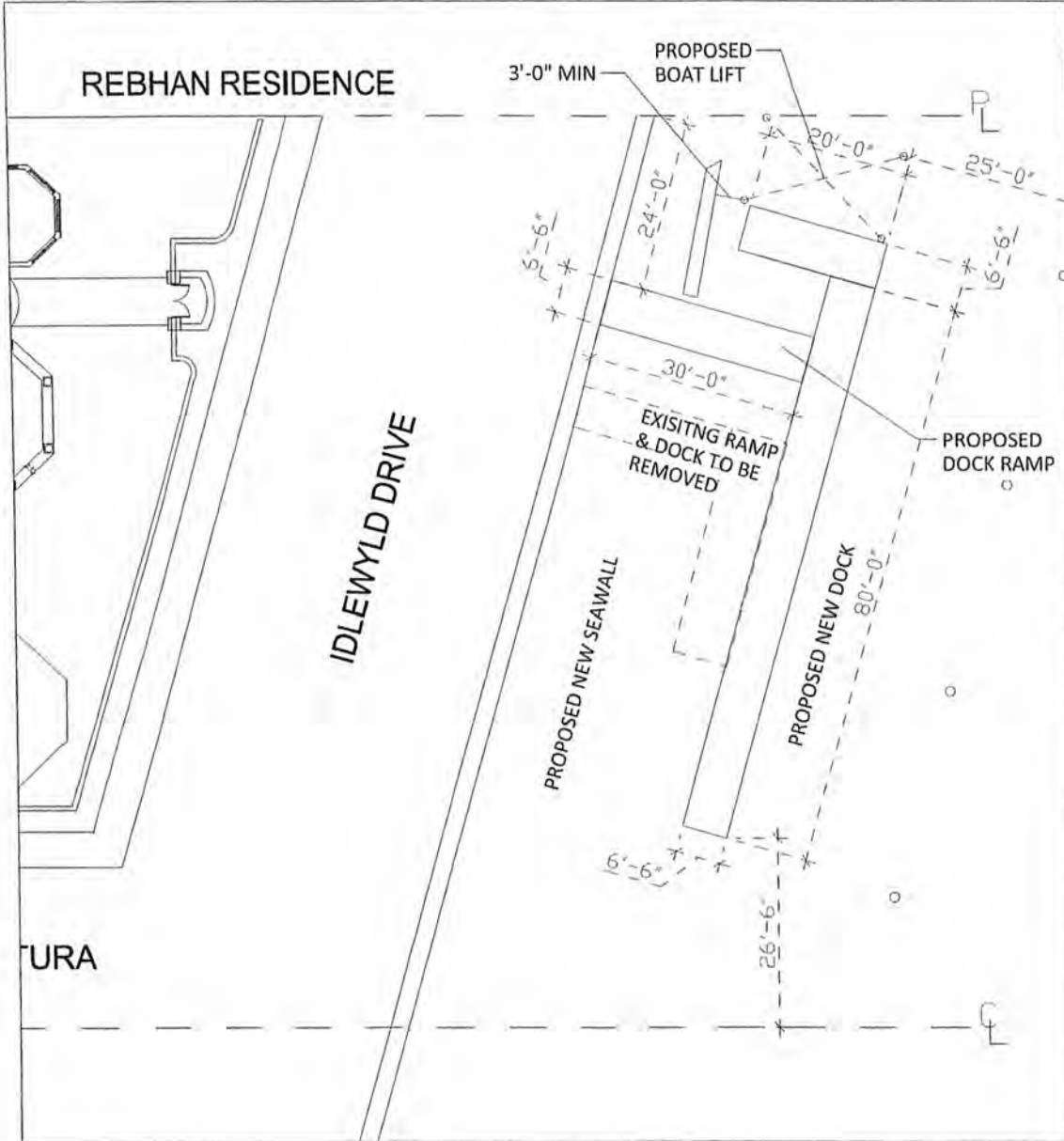


BROWARD COUNTY
 ENVIRONMENTAL PROTECTION & GROWTH
 MANAGEMENT DEPARTMENT
 PLANNING & ENV. REGULATION DIVISION
 BROWARD COUNTY CODE: 27-351 - 27-341
 PROJECT: Las Olas, LLC - Seawall Repair and T-Dock
 REVIEWER: Ryan St. George DATE: 01/29/2013
 ATTACHED LICENSE NO.: DF12-1137
 EXPIRES 01/29/16 EXPIRES AS INDICATED IN LICENSE

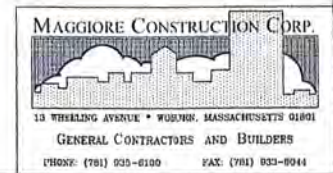
LAS OLAS, LLC
 DOCK IMPROVEMENTS
PROPOSED IMPROVEMENTS
 721 IDLEWYLD DRIVE
 FORT LAUDERDALE, FLORIDA

ALAN GARCIA, P.E.
 LICENSE #42564





- Remove and discard existing dock and all existing dock piles
- Remove all concrete and rock in front of existing seawall
- Furnish and install (12) twelve 12"x 12" pre stressed concrete batter piles placed on a 20 degree angle 10' O.C. in front of the existing wall
- Construct (122) one hundred twenty-two foot long, 14" thick, 36" wide, 5,000 PSI reinforced concrete cap over existing wall to incorporate the batter pile
- Furnish and install (122) one hundred twenty-two lineal ft. of interlocking aluminum sheet pile driven 24" or to refusal in front of the existing wall
- Form and pour 5,000 PSI concrete between the wall and sheeting forming a footer cap locking the sheeting together. The face of the wall shall be sealed solid from the bottom of the seawall cap to the top of the footer cap with high strength hydraulic cement.
- Back fill all voids behind the seawall with clean fill compacted with water pressure as it's placed.
- 4 dolphins at 25' off dock.
- Total dock size to be 845sf.



BROWARD COUNTY ENVIRONMENTAL APPROVAL



Environmental Protection and Growth Management Department

Development and Environmental Regulation Division

1 North University Drive • Plantation, Florida 33324 • 954-519-1230 • FAX 954-519-1412

ENVIRONMENTAL RESOURCE LICENSE

LICENSEE: Las Olas, LLC
ADDRESS:
c/o Paul Maggiore – Manager
13 Wheeling Avenue
Woburn, MA 01801

LICENSE NO: DF12-1137
PROJECT:
Single Family Residence –
Seawall Reinforcement and Dock
Construction

This license is issued under the provision of Chapter 27 of the Broward County Code of Ordinances also cited as Broward County Natural Resource Protection Code hereinafter called the Code. The above-named applicant, hereinafter called licensee, is hereby authorized to perform the work or operate the facility shown on the approved drawing(s), plans, documents, and specifications as submitted by applicant, and made a part hereof and specifically described as follows:

Description of Work: This project involves the removal of an existing wooden “L” shaped dock, the reinforcement of an existing seawall, and the subsequent construction of a replacement T-shaped concrete dock and boatlift. The existing coral rock seawall will be reinforced with new concrete batter piles and 102 linear foot concrete seawall cap overpour. The proposed dock will be comprised of a 6.5’ X 30’ access pier, a 6.5’ X 80’ terminal platform, and a 6.5’ X 20’ accessory platform at the north end of the proposed terminal platform and adjacent to the proposed 14’ X 20’ four-post boatlift. This configuration effectively avoids direct impacts to benthic resources (seagrasses) in the project area while providing the requisite dockage space for the applicant’s watercraft. The total over-water area of the finished structure will not exceed 845 sq. ft. as measured from the wet face of the proposed panel seawall. Four wooden mooring piles shall be installed a maximum of 25’ waterward of the terminal platform on the outer limits of the mooring area. This license does not authorize dredging, nor does it authorize impacts to seagrasses, mangroves, or any other natural resources.

Location of Work: This project is located at 721 Idlewyld Drive along the western bank of the Intra Coastal Waterway, Section 12, Township 50 South, Range 42 East, in the City of Fort Lauderdale, Florida. Folio Number 504212020550.

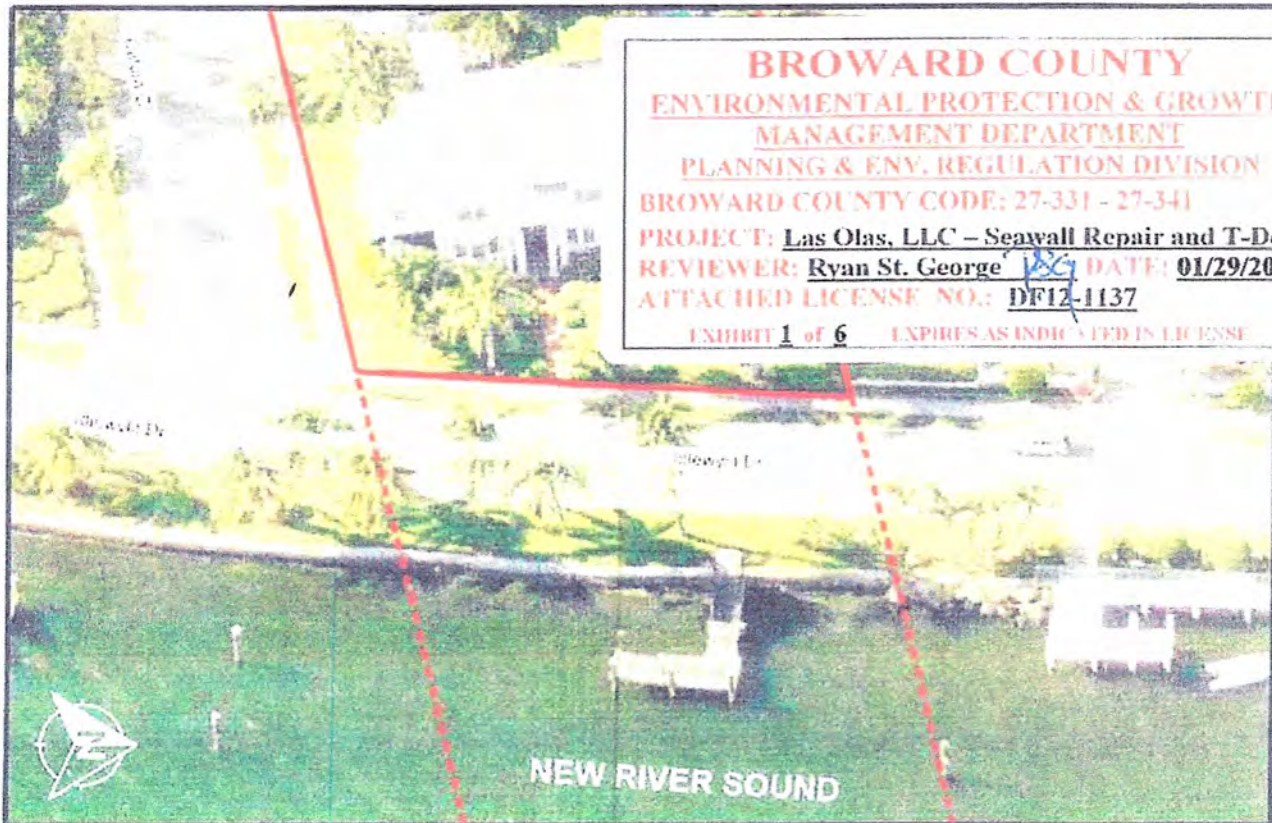
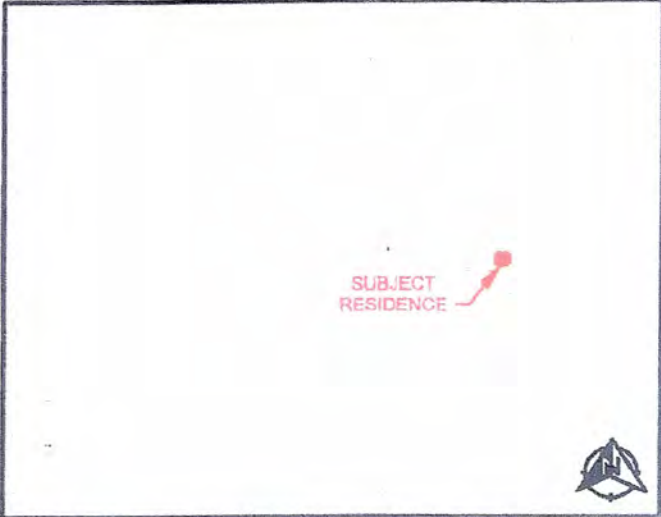
Construction shall be in accordance with submitted ERL Application Form received on 10/2/2012, and all additional information submitted; plans stamped by the Department on 01/29/2013 (attached); and with all General and Specific Conditions of this license.

**LAS OLAS, LLC
DOCK IMPROVEMENTS**

721 IDLEWYLD DRIVE
FORT LAUDERDALE, FLORIDA 33301

BROWARD COUNTY
SECTION 12 - TOWNSHIP 50S - RANGE 42E

PARCEL ID: 5042 12 02 0550
IDLEWYLD 1-19 B LOT 5
LESS W 48 & 6 LESS W 48 BLK 6



BROWARD COUNTY
ENVIRONMENTAL PROTECTION & GROWTH
MANAGEMENT DEPARTMENT
PLANNING & ENV. REGULATION DIVISION
BROWARD COUNTY CODE: 27-331 - 27-341
PROJECT: Las Olas, LLC – Seawall Repair and T-Dock
REVIEWER: Ryan St. George *RS* DATE: 01/29/2013
ATTACHED LICENSE NO.: DF12-1137
EXHIBIT 1 of 6 EXPIRES AS INDICATED IN LICENSE

LAS OLAS, LLC
DOCK IMPROVEMENTS

COVER

721 IDLEWYLD DRIVE
FORT LAUDERDALE, FLORIDA

ALAN GARCIA, P.E.
LICENSE #42564

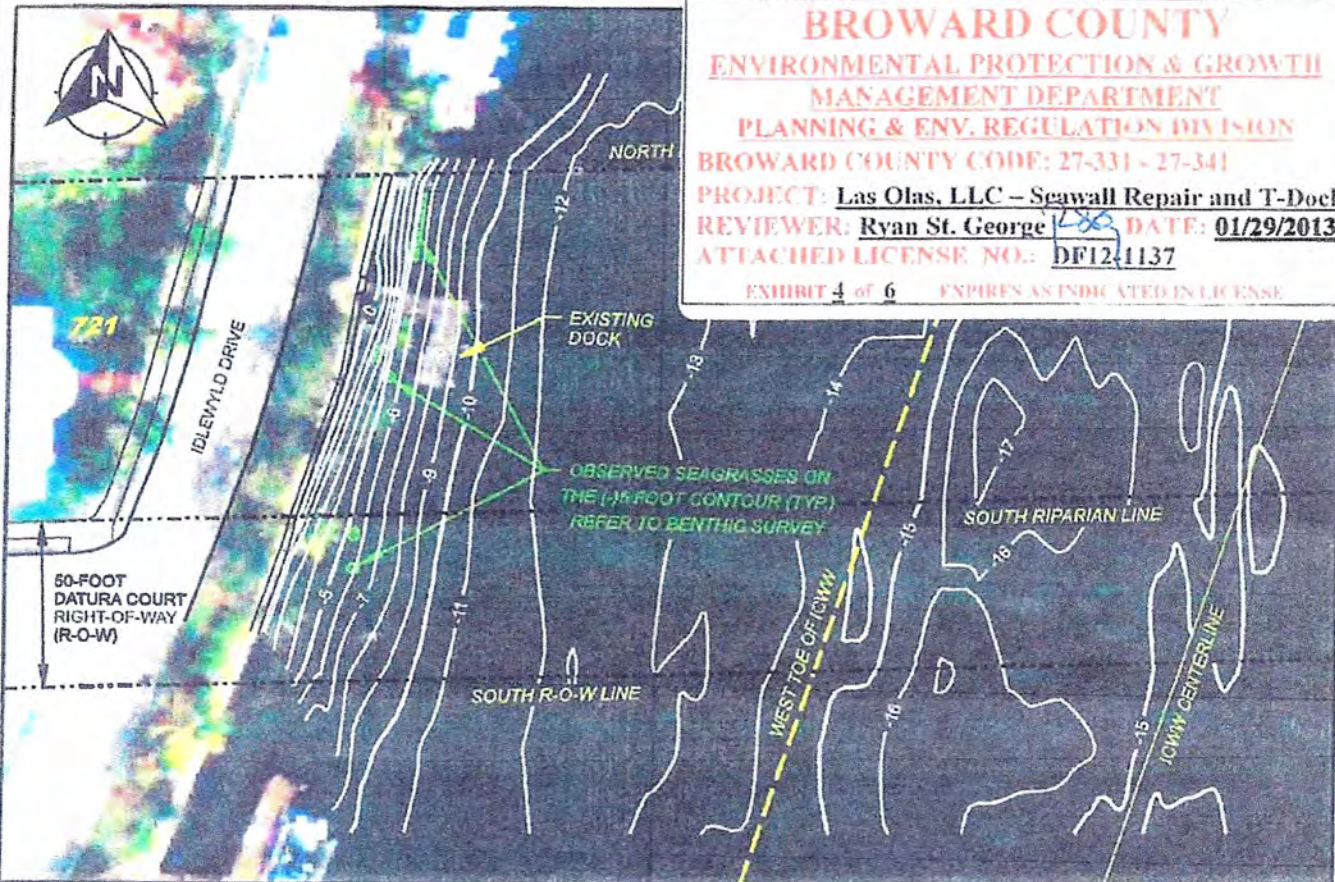




BROWARD COUNTY
ENVIRONMENTAL PROTECTION & GROWTH
MANAGEMENT DEPARTMENT
PLANNING & ENV. REGULATION DIVISION

BROWARD COUNTY CODE: 27-331 - 27-341
 PROJECT: Las Olas, LLC - Seawall Repair and T-Dock
 REVIEWER: Ryan St. George DATE: 01/29/2013
 ATTACHED LICENSE NO.: DF12-1137

EXHIBIT 4 of 6 EXPIRES AS INDICATED IN LICENSE



NOTE: CONTOURS SHOWN ARE IN FEET ACCORDING TO NORTH AMERICAN VERTICAL DATUM (NAVD), AND WERE VERIFIED ON AUGUST 24, 2012.

BENTHIC SURVEY CONDUCTED ON AUGUST 23, 2012, BY BIOLOGICAL SOLUTIONS, INC. REFER TO BENTHIC SURVEY ATTACHED.

 DOCUMENTED SEAGRASSES

NAVD88 0.00
NGVD29 -1.61



LAS OLAS, LLC
 DOCK IMPROVEMENTS
EXISTING CONDITIONS
 721 IDLEWYLD DRIVE
 FORT LAUDERDALE, FLORIDA

OWNER:

ALAN GARCIA, P.E.
 LICENSE #42564

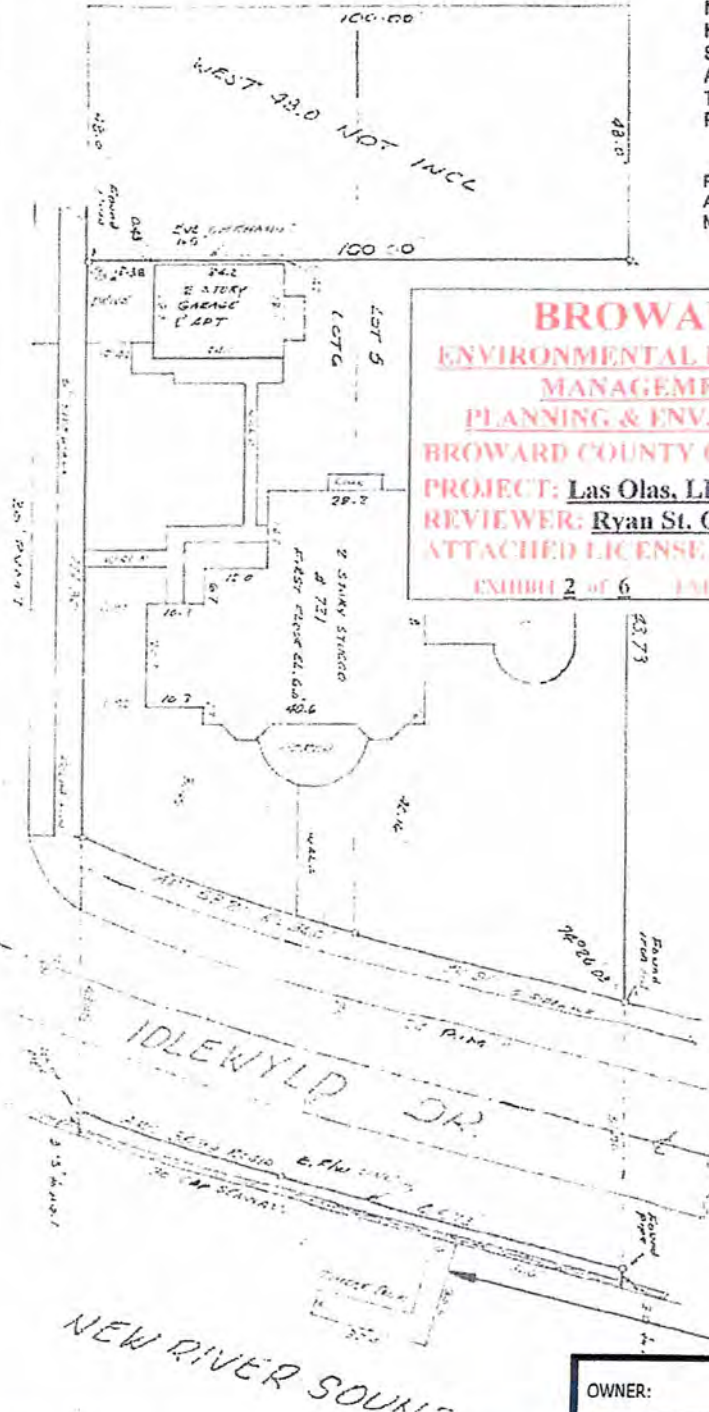




NOTES: ENGINEER'S SIGNATURE AND SEAL
HEREON ARE TO ACCEPT THE BOUNDARY
SURVEY OF THE SUBJECT PROPERTY AS
ACCURATE. THE ENGINEER IS NOT ATTESTING
TO OR TAKING RESPONSIBILITY FOR THE
PERFORMANCE OF THE SURVEY.

REFER TO BOUNDARY SURVEY BY:
ACCURATE LAND SURVEYORS, INC.
NOVEMBER 10, 2010

DATURA CT.



BROWARD COUNTY
ENVIRONMENTAL PROTECTION & GROWTH
MANAGEMENT DEPARTMENT
PLANNING & ENV. REGULATION DIVISION
 BROWARD COUNTY CODE: 27-331 - 27-341
PROJECT: Las Olas, LLC - Seawall Repair and T-Dock
REVIEWER: Ryan St. George *[Signature]* **DATE:** 01/29/2013
ATTACHED LICENSE NO.: DF12-1137
 EXHIBIT 2 of 6 EXPRIRES END OF YEAR LICENSE

TOTAL LENGTH OF SHORELINE
(BULKHEAD): 101.72 LINEAR FEET

EXISTING DOCK TO BE REMOVED

LAS OLAS, LLC
DOCK IMPROVEMENTS
SURVEY
721 IDLEWYLD DRIVE
FORT LAUDERDALE, FLORIDA

OWNER:	
ALAN GARCIA, P.E. LICENSE #42564	

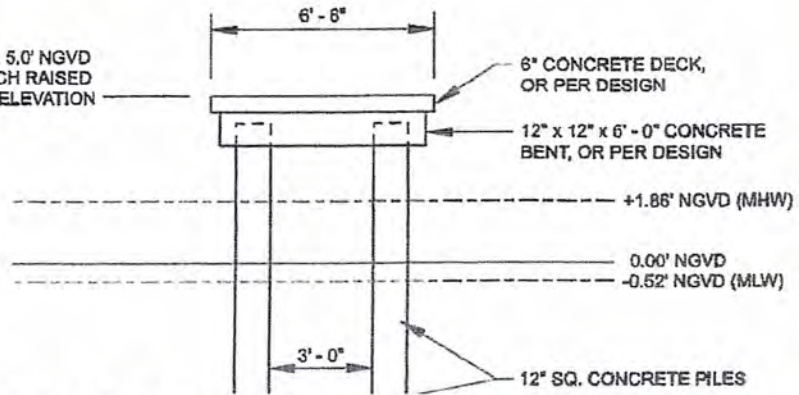
SECTION DETAIL A-A

6.5-FT WIDE CONCRETE DOCK CROSS SECTION

SCALE: 1" = 5'

NAVD88 0.00
NGVD29 -1.61

DECK ELEV. 5.0' NGVD
OR TO MATCH RAISED
BULKHEAD ELEVATION



EXISTING BOTTOM
(ELEVATION VARIES)

NOTE: THIS IS NOT A DESIGN PLAN.
DOCK DESIGN MAY VARY FROM THE
PERMIT SKETCHES. HOWEVER, THE
DOCK AREA WILL REMAIN AS SHOWN.

BROWARD COUNTY
ENVIRONMENTAL PROTECTION & GROWTH
MANAGEMENT DEPARTMENT
PLANNING & ENV. REGULATION DIVISION
 BROWARD COUNTY CODE: 27-331 - 27-341
 PROJECT: Las Olas, LLC - Seawall Repair and T-Dock
 REVIEWER: Ryan St. George DATE: 01/29/2013
 ATTACHED LICENSE NO.: DF12-1137
 EXHIBIT 6 of 6 EXPIRES AS INDICATED BY LICENSE

SECTION DETAIL B-B

BULKHEAD REINFORCEMENT CROSS SECTION

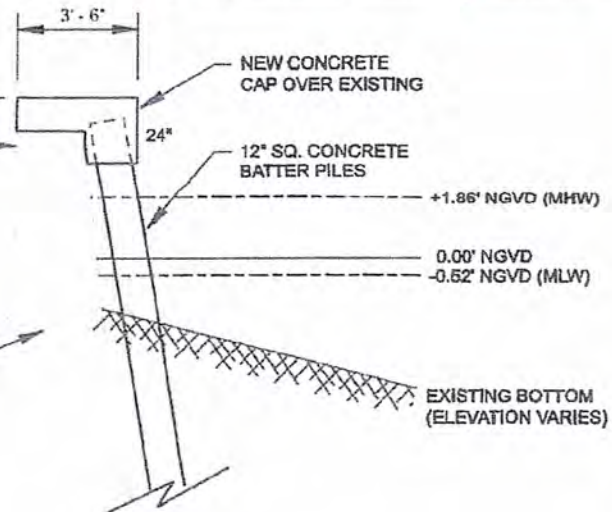
SCALE: 1" = 5'

RAISED BULKHEAD
ELEV. 5.0' NGVD

EXISTING CAP

**DUE TO RESOURCES IDENTIFIED NEAR THE
TOE OF THE EXISTING BULKHEAD, NO
RIPRAP INSTALLATION WILL BE AUTHORIZED**

EXISTING BULKHEAD
(ACTUAL DIMENSIONS
NOT DETERMINED)

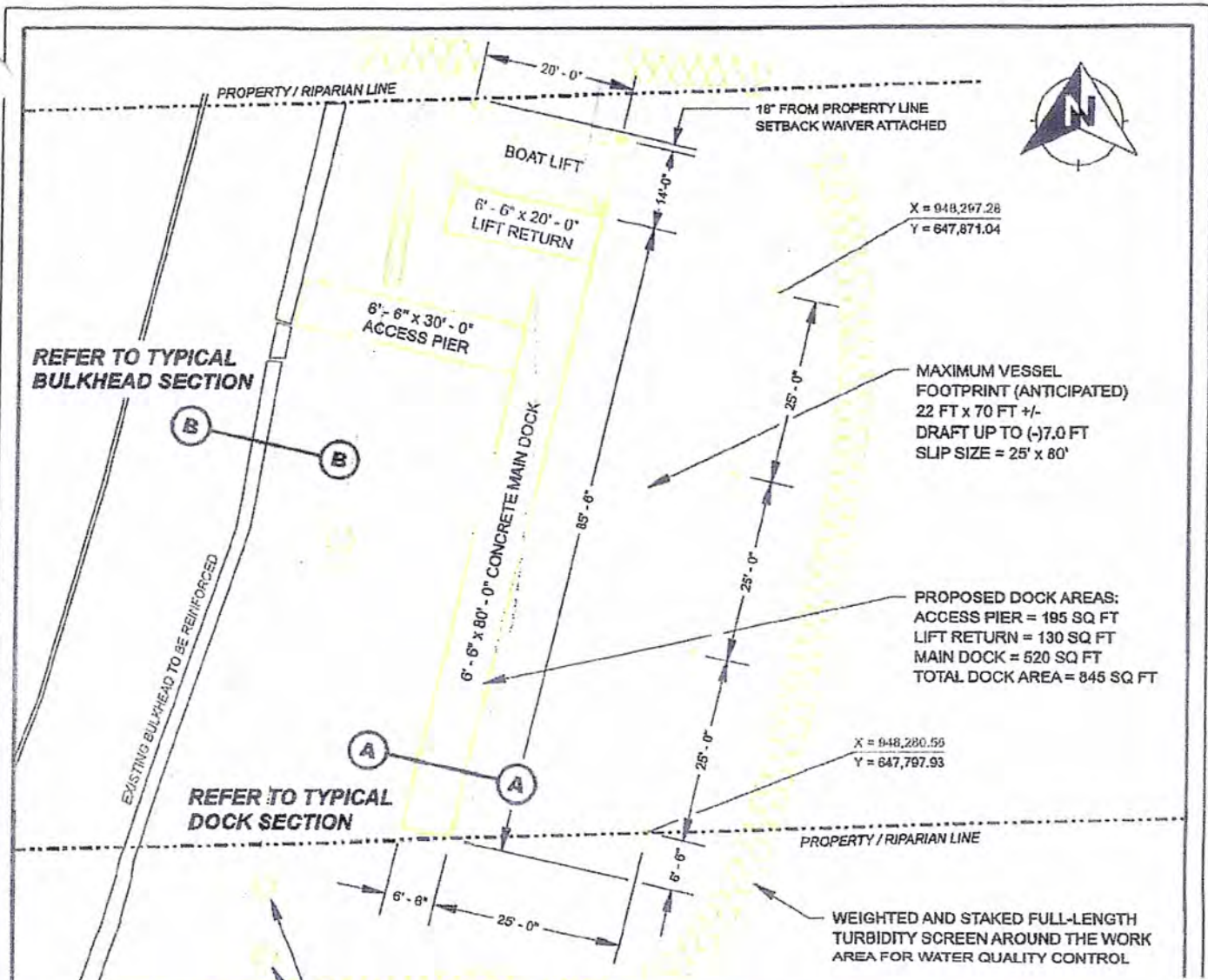


NOTE: THIS IS NOT A DESIGN PLAN.
BULKHEAD REINFORCEMENT DESIGN
MAY VARY FROM THE PERMIT SKETCHES.

LAS OLAS, LLC
DOCK IMPROVEMENTS
**SECTION
DETAILS**
721 IDLEWYLD DRIVE
FORT LAUDERDALE, FLORIDA

ALAN GARCIA, P.E.
LICENSE #42564

RAY QUALMANN
MARINE CONSTRUCTION INC.
ESTABLISHED IN 1948



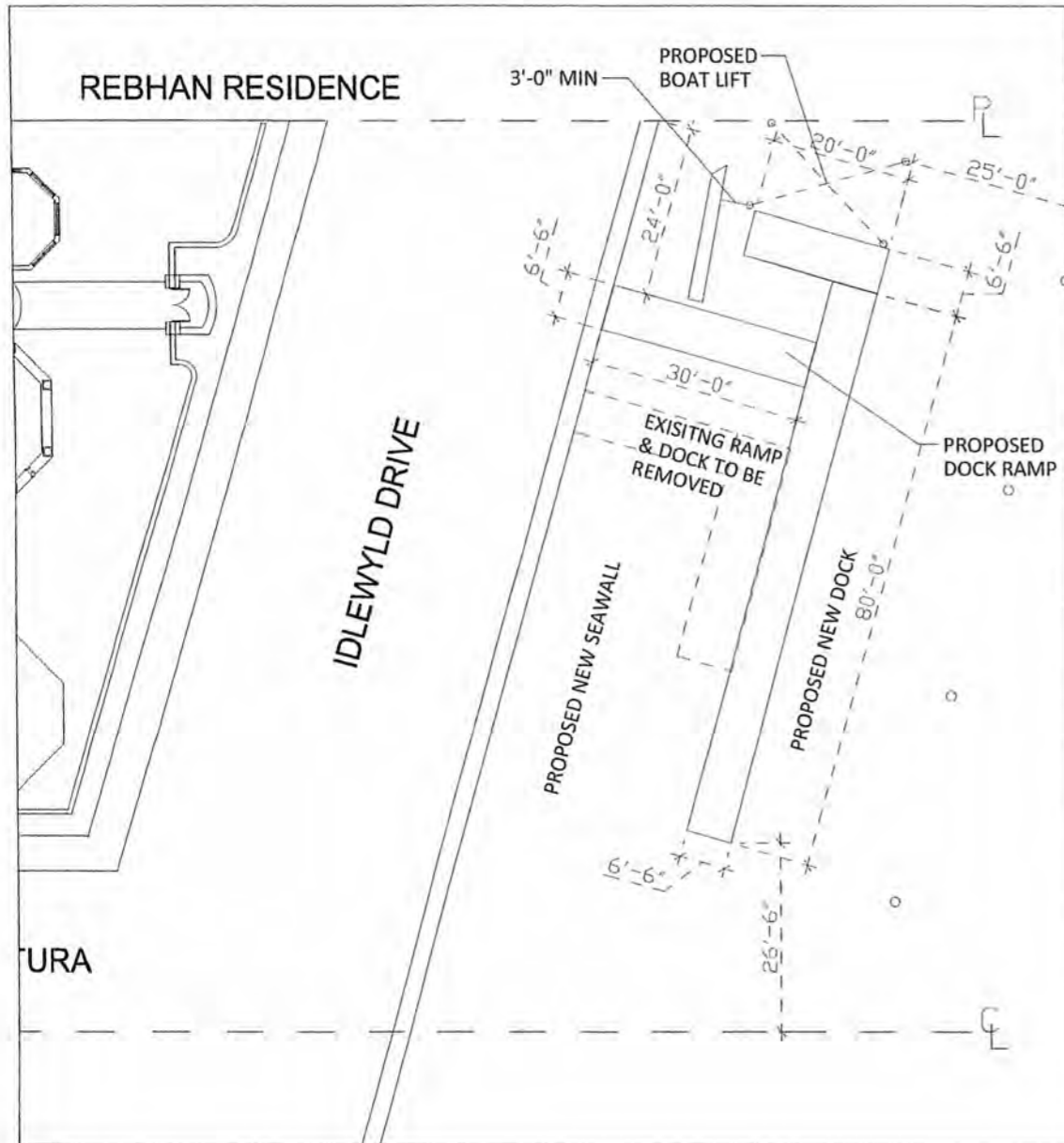
RESOURCES (TYP.) - REFER TO
BETHIC SURVEY BY BIOLOGICA
SOLUTIONS, DATED AUGUST 23

BROWARD COUNTY
ENVIRONMENTAL PROTECTION & GROWTH
MANAGEMENT DEPARTMENT
PLANNING & ENV. REGULATION DIVISION
 BROWARD COUNTY CODE: 27-331 - 27-341
PROJECT: Las Olas, LLC - Seawall Repair and T-Dock
REVIEWER: Ryan St. George DATE: **01/29/2013**
ATTACHED LICENSE NO.: DF12-1137
 EXHIBIT 5 of 6 EXHIBIT AS INHIBIT WITHIN LICENSE


LAS OLAS, LLC
 DOCK IMPROVEMENTS
PROPOSED IMPROVEMENTS
 721 IDLEWYLD DRIVE
 FORT LAUDERDALE, FLORIDA

ALAN GARCIA, P.E.
 LICENSE #42564





- Remove and discard existing dock and all existing dock piles
- Remove all concrete and rock in front of existing seawall
- Furnish and install (12) twelve 12"x 12" pre stressed concrete batter piles placed on a 20 degree angle 10' O.C. in front of the existing wall
- Construct (122) one hundred twenty-two foot long, 14" thick, 36" wide, 5,000 PSI reinforced concrete cap over existing wall to incorporate the batter pile
- Furnish and install (122) one hundred twenty-two lineal ft. of interlocking aluminum sheet pile driven 24" or to refusal in front of the existing wall
- Form and pour 5,000 PSI concrete between the wall and sheeting forming a footer cap locking the sheeting together. The face of the wall shall be sealed solid from the bottom of the seawall cap to the top of the footer cap with high strength hydraulic cement.
- Back fill all voids behind the seawall with clean fill compacted with water pressure as it's placed.
- 4 dolphins at 25' off dock.
- Total dock size to be 845sf.

MAGGIORE CONSTRUCTION CORP.

 13 WHEELING AVENUE • WILBURG, MASSACHUSETTS 01801
 GENERAL CONTRACTORS AND BUILDERS
 PHONE: (781) 933-0100 FAX: (781) 933-0044



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

May 23, 2013

REPLY TO
ATTENTION OF

Regulatory Division
Palm Beach Gardens Section
SAJ-2011-00983(GP-SLR)

Las Olas, LLC
c/o Paul Maggiore
13.Wheeling Avenue
Woburn, Massachusetts 01801

RECEIVED
BY:

Dear Mr. Maggiore:

Your application for a Department of the Army permit has been assigned number SAJ-2011-00983(GP-SLR). A review of the information and drawings provided shows the proposed work is to stabilize the shoreline and construct a single-family dock by conducting the following activities:

1. Remove an existing dock;
2. Repair an existing bulkhead by installing concrete batter piles and a new concrete cap;
3. Install a new 845 square foot concrete dock consisting of a 6.5-foot by 30-foot access walkway, a 6.5-foot by 80-foot terminal platform, and a 6.5-foot by 20-foot lift return pier off the terminal platform;
4. Install a new boatlift adjacent to the proposed lift return pier; and
5. Install four mooring piles.

The project is located within the Intracoastal Waterway, a traditional navigable water, adjacent to 721 Idlewyld Drive, Fort Lauderdale (Section 12, Township 50 south, Range 42 east), in Broward County, Florida (26.1132° North Latitude/80.1103° West Longitude). The most waterward point of the structure is approximately 98 feet from the near bottom edge of the Federal Channel.

The aspect of your project involving the installation of the seawall, as depicted on the received drawings, is authorized by Regional General Permit (GP) SAJ-46. This authorization is valid until March 21, 2018. Please access the Corps' Regulatory web to view the special and general conditions for SAJ-46, which apply specifically to this authorization. The aspect of your project involving the dock, boatlift, and associated mooring pilings, as depicted on the received drawings, is authorized by Regional General Permit (GP) SAJ-20. This authorization is valid until March 22, 2018. Again, please access the Corps' Regulatory web to view the special and general conditions for SAJ-20, which apply specifically to this authorization. Our website address is as follows:

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

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

The following project specific conditions are included with this verification:

1. **As-Built with X-Y Coordinates:** Within 60 days of completion of the authorized work or at the expiration of the construction window of this permit, whichever occurs first, the Permittee shall submit as-built drawings of the authorized work and a completed As-Built Certification Form (Attachment C) to the Corps. The drawings shall be signed and sealed by a Florida registered professional engineer or a professional land surveyor registered in the state of Florida and include the following:

- a. A plan view drawing of the location of the authorized work footprint (as shown on the permit drawings) with an overlay of the work as constructed in the same scale as the attached permit drawings (8½-inch by 11-inch). The drawings shall include the X & Y State Plane coordination points of the most waterward point of the structure and a point at the mean high water line (MHWL) or the face of the bulkhead/seawall, if present. The drawings shall include: (1) The dimensions of the structure, (2) depth of water (at mean low water) at the waterward end of the structure, and (3) the distance from the waterward end of the structure to the near bottom edge of the channel.
- b. List any deviations between the work authorized by this permit and the work as constructed. In the event that the completed work deviates, in any manner, from the authorized work, describe on the As-Built Certification Form the deviations between the work authorized by this permit and the work as constructed. Clearly indicate on the as-built drawings any deviations that have been listed. Please note that the depiction and/or description of any deviations on the drawings and/or As-Built Certification Form does not constitute approval of any deviations by the U.S. Army Corps of Engineers.
- c. The Department of the Army Permit number.
- d. Include pre- and post-construction aerial photographs of the project site, if available.

2. This permit does not authorize any structures closer than 98 feet from the near bottom edge of the Federal Channel.

3. **Consent to Easement:** A portion of the proposed work is located within the Federal right-of-way for the Intracoastal Waterway and requires a Department of the Army Consent to Easement. By copy of this permit, the proposal is being forwarded to the Corps Real Estate Division for action on the Consent to Easement. Prior to commencement of construction the Permittee shall provide written verification to the Corps that the Consent to Easement has been approved. Failure to obtain the Consent to Easement invalidates this authorization.

4. The Permittee understands and agrees that, if future operations by the United States require the removal, relocation, or other alteration, of the structures or work herein authorized, or if, in the opinion of the Secretary of the Army or his authorized representative, said structure or work shall cause unreasonable obstruction to the free navigation of the navigable waters, the Permittee will be required, upon due notice from the U.S. Army Corps of Engineers, to remove, relocate, or alter the structural work or obstructions caused thereby, without expense to the United States. No claim shall be made against the United States on account of any such removal or alteration.

5. Prior to initiation of any work authorized by this permit the Permittee shall install floating turbidity barriers with weighted skirts that extend to within one foot of the bottom around all work areas that are in, or adjacent to, surface waters. The turbidity barriers shall remain in place and be maintained until the authorized work has been completed and all erodible materials have been stabilized.

6. Cultural Resources/Historic Properties:

a. No structure or work shall adversely affect impact or disturb properties listed in the National Register of Historic Places (NRHP) or those eligible for inclusion in the NRHP.

b. If during the ground disturbing activities and construction work within the permit area, there are archaeological/cultural materials encountered which were not the subject of a previous cultural resources assessment survey (and which shall include, but not be limited to: pottery, modified shell, flora, fauna, human remains, ceramics, stone tools or metal implements, dugout canoes, evidence of structures or any other physical remains that could be associated with Native American cultures or early colonial or American settlement), the Permittee shall immediately stop all work in the vicinity and notify the Corps. The Corps shall then notify the Florida State Historic Preservation Officer (SHPO) and the appropriate Tribal Historic Preservation Officer(s) (THPO(s)) to assess the significance of the discovery and devise appropriate actions.

c. A cultural resources assessment may be required of the permit area, if deemed necessary by the SHPO, THPO(s), or Corps, in accordance with 36 CFR 800 or 33 CFR 325, Appendix C (5). Based, on the circumstances of the discovery, equity to all parties, and considerations of the public interest, the Corps may modify, suspend or revoke the permit in accordance with 33 CFR Part 325.7. Such activity shall not resume on non-federal lands without written authorization from the SHPO and the Corps.

d. In the unlikely event that unmarked human remains are identified on non-federal lands, they will be treated in accordance with Section 872.05 Florida Statutes. All work in the vicinity shall immediately cease and the Permittee shall immediately notify the medical examiner, Corps, and State Archeologist. The Corps shall then notify the appropriate SHPO and THPO(s). Based, on the circumstances of the discovery, equity to all parties, and considerations of the public interest, the Corps may modify, suspend or revoke the permit in accordance with 33 CFR Part 325.7. Such activity shall not resume without written authorization from the State Archeologist, SHPO and the Corps.

7. The Permittee shall comply with the "Standard Manatee Conditions for In-Water Work - 2011" provided as an Attachment of this permit.

8. The Permittee shall comply with National Marine Fisheries Service's "Sea Turtle and Smalltooth Sawfish Construction Conditions" dated March 23, 2006 and provided as an Attachment of this permit.

9. This permit does not authorize any dredging at the site location.

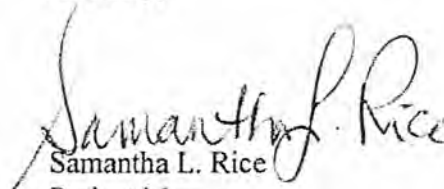
10. No installation of any type of piling greater than 24" in diameter, or installation of any size of metal piling or sheet piling by impact hammer is authorized by this permit.

This authorization does not give absolute Federal authority to perform the work as specified on your application. The proposed work may be subject to local building restrictions mandated by the National Flood Insurance Program. You should contact your local office that issues building permits to determine if your site is located in a flood-prone area, and if you must comply with the local building requirements mandated by the National Flood Insurance Program.

If you are unable to access the internet or require a hardcopy of any of the conditions, limitations, or expiration date for the above referenced NWP and RGP, please contact Samantha L. Rice by telephone at 561-472-3530.

Thank you for your cooperation with our regulatory program. The Corps Jacksonville District Regulatory Division is committed to improving service to our customers. We strive to perform our duty in a friendly and timely manner while working to preserve our environment. We invite you to take a few minutes to visit <http://per2.nwp.usace.army.mil/survey.html> and complete our automated Customer Service Survey. Your input is appreciated – favorable or otherwise.

Sincerely,


Samantha L. Rice
Project Manager

Enclosures

Copies Furnished:

Dan Moss, danmosspe@comcast.net

CESAJ-RD-PE

CESAJ-RE-M

**FLORIDA DEPARTMENT OF ENVIRONMENTAL
PROTECTION APPROVAL**



FLORIDA DEPARTMENT OF
ENVIRONMENTAL PROTECTION
SOUTHEAST DISTRICT OFFICE
400 NORTH CONGRESS AVE., 3RD FLOOR
WEST PALM BEACH, FL 33401
561-681-6600

RICK SCOTT
GOVERNOR

DESMOND L. ARROLL
LI GOVERNOR

THOMAS H. VINYARD JR.
SECRETARY

February 5, 2013

Las Olas, LLC
c/o Paul Maggioro, Manager
13 Wheeling Avenue
Woburn, MA 01801
Sent via e-mail: paul@maggiorecos.com

Re: File No.: 06-0305433-007,008
File Name: Las Olas, LLC

Dear Mr. Maggioro:

On October 1, 2012, we received your application, and on January 9, 2013, the application was complete for an exemption to perform the following activities: (1) remove an existing dock; (2) repair an existing 101-linear foot seawall by installing new cap; (3) install batter piles; (4) install a boatlift; (5) install a new 845 ft² dock consisting of a 6.5-foot by 80-foot (520 ft²) terminal platform, a 6.5-foot by 30-foot (195 ft²) access walkway, and a 6.5-foot by 20-foot lift return platform (130 ft²); and (6) install four double mooring piles. The projects are located in New River Sound, Class III Waters, adjacent to 721 Idlewyld Drive, Fort Lauderdale (Section 12, Township 50 South, Range 42 East), in Broward County (26°6'47.37" North Latitude, 80°6'35.91" West Longitude).

Your application has been reviewed to determine whether it qualifies for any of three kinds of authorization that may be necessary for works in wetlands or waters of the United States. The kinds of authorization are (1) regulatory authorization, (2) proprietary authorization (related to state-owned submerged lands), and (3) federal authorization (State Programmatic General Permit). The authority for review and the outcomes of the reviews are listed below. Please read each section carefully. Your projects **may not** have qualified for all three forms of authorization. If your projects did not qualify for one or more of the authorizations, refer to the specific section dealing with that authorization for advice on how to obtain it.

1. Regulatory Review. – VERIFIED

The Department has reviewed the submitted information and has determined that the projects are not expected to cause the release of pollutants in sufficient quantity, quality, content, or character with respect to the circumstances surrounding the location, use, and operation of the project, as to contribute to pollution in contravention of the provisions of Chapters 373 and 403, Florida Statutes (F.S.), or Title 62, Florida Administrative Code (F.A.C.).

Therefore, based solely upon the documents submitted to the Department, the project to remove an existing dock and install batter piles, has been determined to qualify as an activity that is exempt from the need for an environmental resource permit pursuant to Chapter 373.406(6), F.S.

Based on the information you submitted, we have determined that your projects to repair an existing 101-linear foot seawall by installing new cap, install a boatlift, install a new 845 ft² dock consisting of a 6.5-foot by 80-foot (520 ft²) terminal platform, a 6.5-foot by 30-foot (195 ft²) access walkway, and a 6.5-foot by 20-foot lift return platform (130 ft²), and install four double mooring piles, are exempt from the need to obtain a DEP Environmental Resource Permit under Rule 40E-4.051(4)(b), F.A.C., Rule 40E-4.051(3)(b), F.A.C., and Rule 40E-4.051(3)(a), F.A.C.

This determination is applicable only pursuant to the statutes and rules in effect at the time the information was submitted. This determination may not be valid in the event subsequent changes occur in the applicable statutes and rules of the Department. Pursuant to Rule 62-302, F.A.C., activities that qualify for this exemption must be constructed and operated using appropriate best management practices and in a manner that does not cause water quality violations.

The determination that your project qualifies as an exempt activity pursuant to Chapter 373.406(6), F.S., may be revoked if the installation is substantially modified, or if the basis for the exemption is determined to be materially incorrect, or if the installation results in water quality violations. Any changes made in the construction plans or location of the projects may necessitate a permit or certification from the Department. Therefore, you are advised to contact the Department before beginning the projects and before beginning any work in waters or wetlands which is not specifically described in your submittal.

2. Proprietary Review. – GRANTED

The Department acts as staff to the Board of Trustees of the Internal Improvement Trust Fund (Board of Trustees) and issues certain authorizations for the use of sovereignty submerged lands. The Department has the authority to review your projects under Chapters 253 and 258, F.S., and 18-21, F.A.C., and Section 62-343.075, F.A.C.

Your projects will occur on sovereignty submerged land and will require authorization from the Board of Trustees to use public property. As staff to the Board of Trustees, we have reviewed the proposed projects and have determined that, as long as they are located within the described boundaries and are consistent with the attached general consent conditions, the projects qualify for a consent by rule to use sovereignty submerged lands. Therefore, pursuant to Chapter 253.77, Florida Statutes, you may consider this letter as authorization from the Board of Trustees to perform the projects.

3. Federal Review (SPGP) – NOT GRANTED

Federal authorization for the proposed projects is reviewed by DEP pursuant to an agreement between the Department and the U.S. Army Corps of Engineers (Corps). The agreement is outlined in a document titled *Coordination Agreement Between the U.S. Army Corps of Engineers and the Florida Department of Environmental Protection State Programmatic*

General Permit, Section 10 of the Rivers and Harbor Act of 1899 and Section 404 of the Clean Water Act.

Your projects have been reviewed for compliance with a State Programmatic General Permit (SPGP). As shown on the attached drawings, the proposed projects are not consistent with the SPGP program. A copy of your application has been sent to the Corps who may require a separate permit. Failure to obtain their authorization prior to construction could subject you to enforcement action. For further information, contact the Corps directly at 561/472-3530.

This exemption verification is based on the information you provided the Department and the statutes and rules in effect when the information was submitted. This verification will expire after one year, and will not be valid at any other time if site conditions materially change, the project design is modified, or the statutes or rules governing the exempt activity are amended.

However, the activity may still be conducted without further notification to or verification from the Department after the one-year expiration of this verification, provided: 1) the project design does not change; 2) site conditions do not materially change; and 3) there are no changes to the statutes or rules governing the exempt activity. In the event you need to re-verify the exempt status for the activity after the one-year expiration of this verification, a new application and verification fee will be required. Any substantial modifications to the project design should be submitted to the Department for review, as changes may result in a permit being required. Conditions of compliance with the regulatory exemption are contained in Attachment A.

This letter does not relieve you from the responsibility of obtaining other permits (federal, state, or local) that may be required for the projects.

NOTICE OF RIGHTS OF SUBSTANTIALLY AFFECTED PERSONS

This letter acknowledges that the proposed activities are exempt from ERP permitting requirements under Chapter 373.406(6), F.S., Rule 40E-4.051(4)(b), F.A.C., Rule 40E-4.051(3)(b), F.A.C., and Rule 40E-4.051(3)(a), F.A.C. This determination is final and effective on the date filed with the Clerk of the Department unless a sufficient petition for an administrative hearing is timely filed under sections 120.569 and 120.57 of the Florida Statutes as provided below. If a sufficient petition for an administrative hearing is timely filed, this determination automatically becomes only proposed agency action subject to the result of the administrative review process. Therefore, on the filing of a timely and sufficient petition, this action will not be final and effective until further order of the Department. The procedures for petitioning for a hearing are set forth in the attached notice.

This determination is based on the information you provided the Department and the statutes and rules in effect when the application was submitted and is effective only for the specific activity proposed. This determination shall automatically expire if site conditions materially change or the governing statutes or rules are amended. 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. In any event, this determination shall expire after one year.

Be advised that your neighbors and other parties who may be substantially affected by the proposed activity allowed under this determination of exemption have a right to request an administrative hearing on the Department's decision that the proposed activity qualifies for this exemption. Because the administrative hearing process is designed to redetermine final agency action on the application, the filing of a petition for an administrative hearing may result in a final determination that the proposed activities are not authorized under the exemption established under Chapter 373.406(6), F.S., Rule 40E-4.051(4)(b), F.A.C., Rule 40E-4.051(3)(b), F.A.C., and Rule 40E-4.051(3)(a), F.A.C.

The Department will not publish notice of this determination. Publication of this notice by you is optional and is not required for you to proceed. However, in the event that an administrative hearing is held and the Department's determination is reversed, proceeding with the proposed activity before the time period for requesting an administrative hearing has expired would mean that the activity was conducted without the required permit.

If you wish to limit the time within which all substantially affected persons may request an administrative hearing, you may elect to publish, at your own expense, the enclosed notice (Attachment A) in the legal advertisement section of a newspaper of general circulation in the county where the activity is to take place. A single publication will suffice.

If you wish to limit the time within which any specific person(s) may request an administrative hearing, you may provide such person(s), by certified mail, a copy of this determination, including Attachment A.

For the purposes of publication, a newspaper of general circulation means a newspaper meeting the requirements of sections 50.011 and 50.031 of the Florida Statutes. In the event you do publish this notice, within seven days of publication, you must provide to the following address proof of publication issued by the newspaper as provided in section 50.051 of the Florida Statutes. If you provide direct written notice to any person as noted above, you must provide to the following address a copy of the direct written notice.

Florida Department of Environmental Protection
Southeast District
Submerged Lands and Environmental Resources Program
400 North Congress Avenue, 3rd Floor
West Palm Beach, Florida 33401

If you have any questions, please contact Gina Chiello at (561) 681-6654 or by email at Gina.Chiello@dep.state.fl.us. When referring to your project, please use the FDEP file name and number listed above.

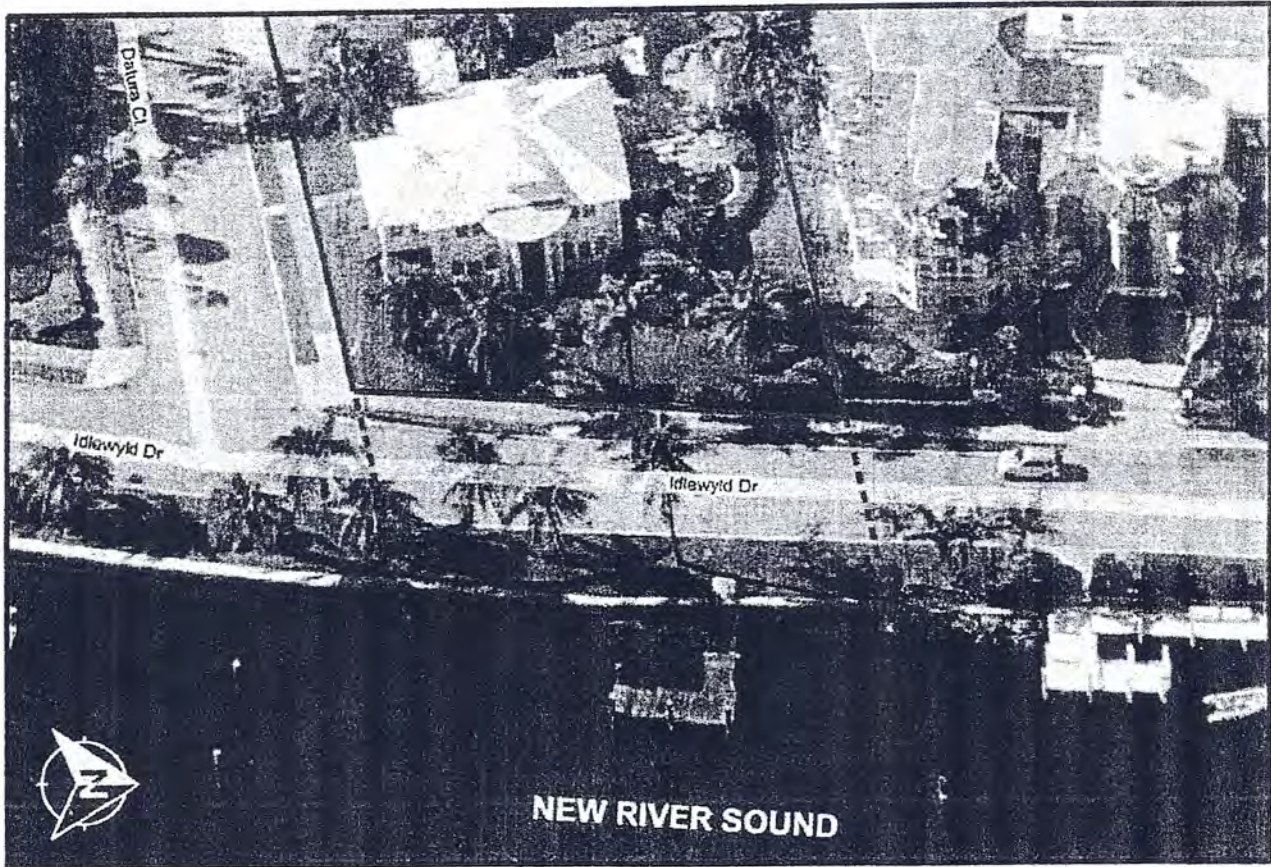
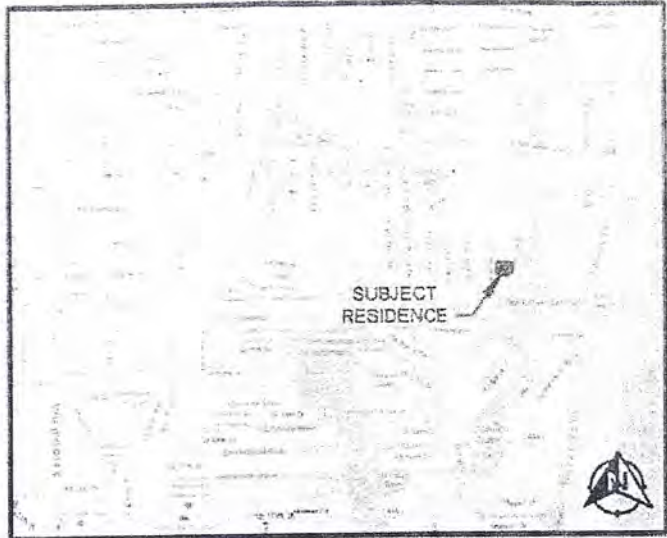
**LAS OLAS, LLC
DOCK IMPROVEMENTS**

721 IDLEWYLD DRIVE
FORT LAUDERDALE, FLORIDA 33301

BROWARD COUNTY
SECTION 12 - TOWNSHIP 50S - RANGE 42E

PARCEL ID: 5042 12 02 0550

IDLEWYLD 1-19 B LOT 5
LESS W 48 & 6 LESS W 48 BLK 6



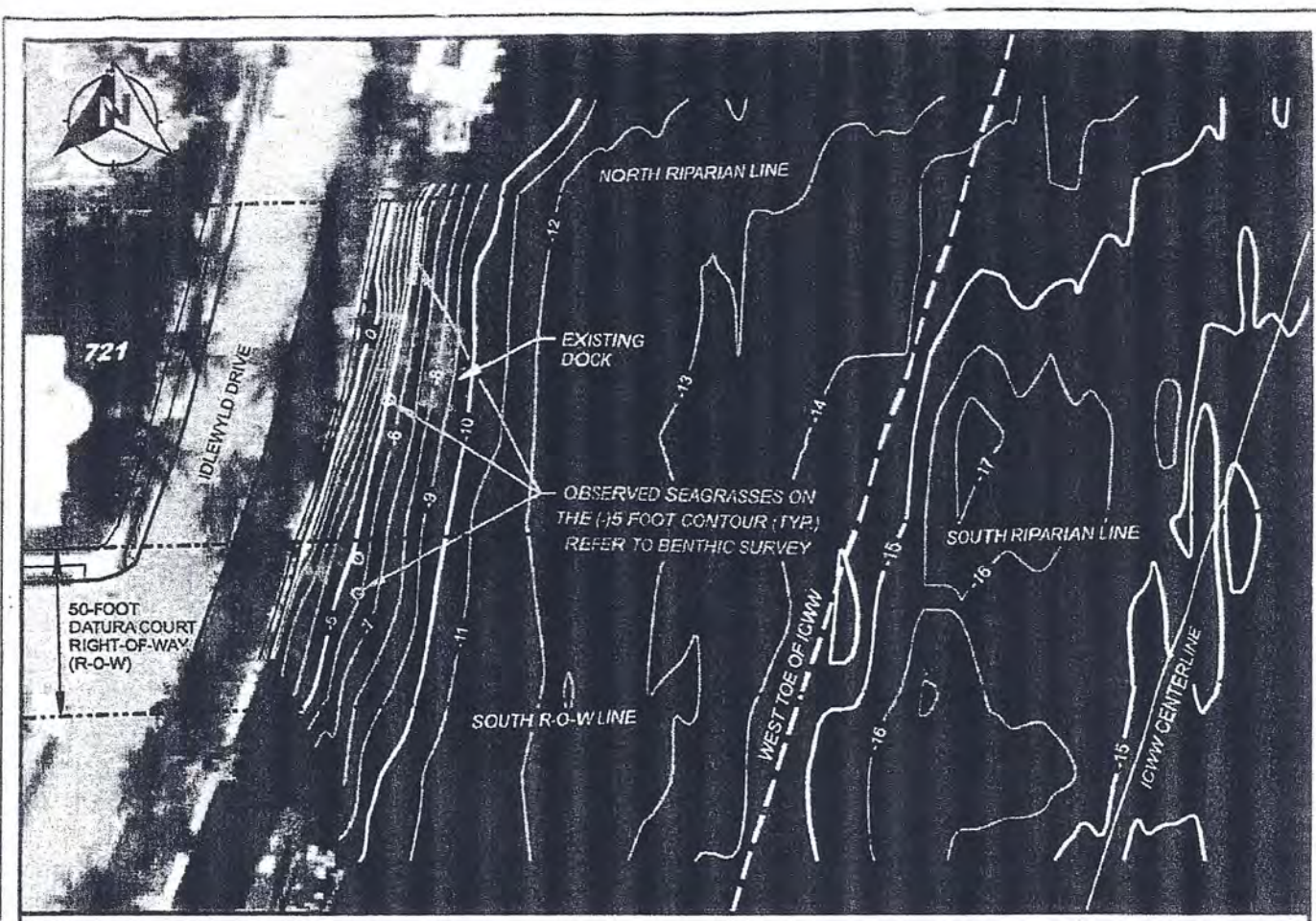
LAS OLAS, LLC
DOCK IMPROVEMENTS

COVER

721 IDLEWYLD DRIVE
FORT LAUDERDALE, FLORIDA


SAJ-2011-00983 (GP-SLR)
Las Olas LLC
May 23, 2013
Drawing 1 of 6

	05/20/2012	
SCALE:	N.T.S.	SHEET: 1 OF 6



NOTE: CONTOURS SHOWN ARE IN FEET ACCORDING TO NORTH AMERICAN VERTICAL DATUM (NAVD), AND WERE VERIFIED ON AUGUST 24, 2012.

BENTHIC SURVEY CONDUCTED ON AUGUST 23, 2012, BY BIOLOGICAL SOLUTIONS, INC. REFER TO BENTHIC SURVEY ATTACHED.

 DOCUMENTED SEAGRASSES

MHW	+0.25
NAVD88	0.00
NGVD29	-1.61
MLW	-2.13



LAS OLAS, LLC
DOCK IMPROVEMENTS
EXISTING CONDITIONS
721 IDLEWYLD DRIVE
FORT LAUDERDALE, FLORIDA

Daniel J. Moss, P.E.

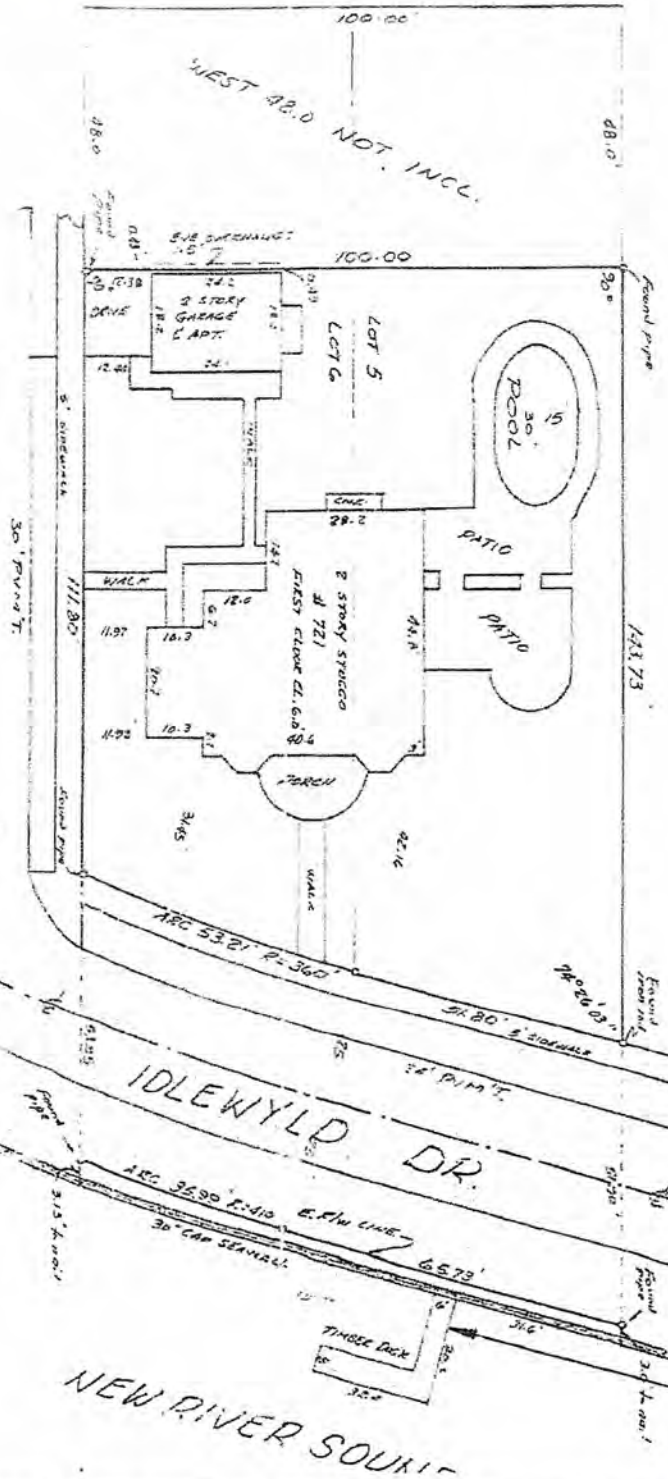
SAJ-2011-00983 (GP-SLR)
Las Olas LLC
May 23, 2013
Drawing 4 of 6

.67

F 6



DATURA CT



NOTES: ENGINEER'S SIGNATURE AND SEAL HEREON ARE TO ACCEPT THE BOUNDARY SURVEY OF THE SUBJECT PROPERTY AS ACCURATE. THE ENGINEER IS NOT ATTESTING TO OR TAKING RESPONSIBILITY FOR THE PERFORMANCE OF THE SURVEY.

REFER TO BOUNDARY SURVEY BY: ACCURATE LAND SURVEYORS, INC. NOVEMBER 10, 2010

SAJ-2011-00983 (GP-SLR)
 Las Olas LLC
 May 23, 2013
 Drawing 2 of 6

TOTAL LENGTH OF SHORELINE (BULKHEAD): 101.72 LINEAR FEET

EXISTING DOCK TO BE REMOVED

LAS OLAS, LLC
 DOCK IMPROVEMENTS

SURVEY

721 IDLEWYLD DRIVE
 FORT LAUDERDALE, FLORIDA

Daniel J. Moss,

7481 PRESCOTT LANE
 LAKE WORTH, FLORIDA 33467

DATE:	08/20/2012	CHK BY:	
SCALE:	N.T.S.	SHEET:	2 OF 6

FDEP FILE # 06-0305433-005, 006
ISSUED NOVEMBER 4, 2011

USACE FILE # SAJ-2011-00983
ISSUED DECEMBER, 2011

AUTHORIZED:

- (1) REMOVE AN EXISTING DOCK
- (2) REPAIR AN EXISTING SEAWALL
- (3) INSTALL A NEW 998 SQUARE-FOOT, 10-FOOT WIDE DOCK
- (4) INSTALL A BOAT LIFT ADJACENT TO DOCK
- (5) INSTALL TWO (2) MOORING PILES

SAJ-2011-00983 (GP-SLR)
Las Olas LLC
May 23, 2013
Drawing 3 of 6



**PROPOSED IMPROVEMENTS
ON FOLLOWING SHEETS TO
MODIFY THIS AUTHORIZATION**

LAS OLAS, LLC
DOCK IMPROVEMENTS

PERMITS

721 IDLEWYLD DRIVE
FORT LAUDERDALE, FLORIDA

Daniel J. Moss

7481 PRESCOTT LANE
LAKE WORTH, FLORIDA 33467

DATE:	08/20/2012	CHK BY:	
SCALE:	N.T.S.	SHEET:	3 OF 6



PROPERTY / RIPARIAN LINE

18' FROM PROPERTY LINE
SETBACK WAIVER ATTACHED

BOAT LIFT
6' - 6" x 20' - 0"
LIFT RETURN

X = 948,297.28
Y = 647,371.04

REFER TO TYPICAL
BULKHEAD SECTION

(B) (B)

6' - 6" x 30' - 0"
ACCESS PIER

MAXIMUM VESSEL
FOOTPRINT (ANTICIPATED)
22 FT x 70 FT +/-
DRAFT UP TO (-)7.0 FT
SLIP SIZE = 25' x 80'

EXISTING BULKHEAD TO BE REINFORCED

6' - 6" x 80' - 0" CONCRETE MAIN DOCK

PROPOSED DOCK AREAS:
ACCESS PIER = 195 SQ FT
LIFT RETURN = 130 SQ FT
MAIN DOCK = 520 SQ FT
TOTAL DOCK AREA = 845 SQ FT

REFER TO TYPICAL
DOCK SECTION

(A) (A)

X = 948,280.56
Y = 647,797.93

PROPERTY / RIPARIAN LINE

WEIGHTED AND STAKED FULL-LENGTH
TURBIDITY SCREEN AROUND THE WORK
AREA FOR WATER QUALITY CONTROL

CENTERLINE DATURA COURT R.O.-W

RESOURCES (TYP.) - REFER TO THE
BETHIC SURVEY BY BIOLOGICAL
SOLUTIONS, DATED AUGUST 23, 2012

LAS OLAS, LLC
DOCK IMPROVEMENTS
**PROPOSED
IMPROVEMEN**
721 IDLEWYLD DRIVE
FORT LAUDERDALE, FLORIDA

SAJ-2011-00983 (GP-SLR)
Las Olas LLC
May 23, 2013
Drawing 5 of 6

Daniel J. Moss, P.E.

SCOTT LANE
FLORIDA 33467

CHK BY:

SHEET: 5 OF 6

SCALE: 1" = 20'

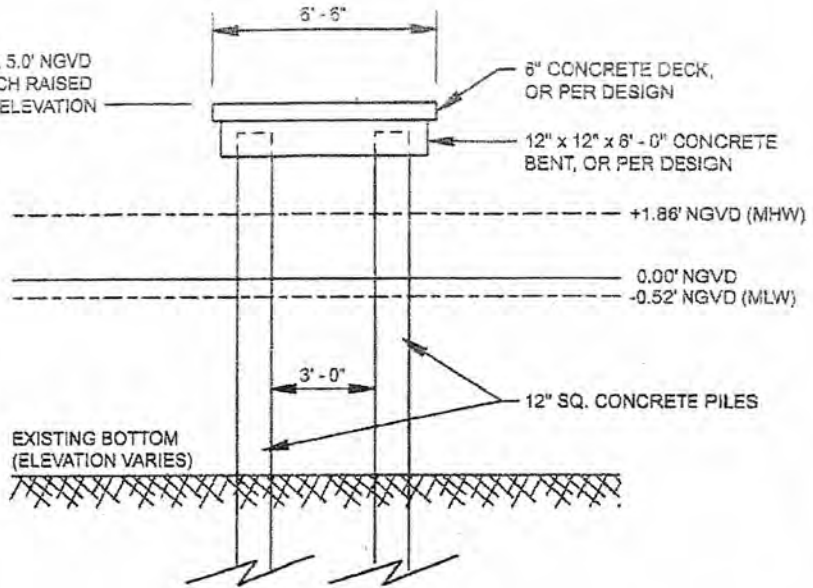
SECTION DETAIL A-A

6.5-FT WIDE CONCRETE DOCK CROSS SECTION

SCALE: 1" = 5'

MHW -0.25
NAVD88 0.00
NGVD29 -1.61
MLW -2.13

DECK ELEV. 5.0' NGVD
OR TO MATCH RAISED
BULKHEAD ELEVATION



8" CONCRETE DECK,
OR PER DESIGN

12" x 12" x 6' - 0" CONCRETE
BENT, OR PER DESIGN

+1.86' NGVD (MHW)

0.00' NGVD
-0.52' NGVD (MLW)

12" SQ. CONCRETE PILES

EXISTING BOTTOM
(ELEVATION VARIES)

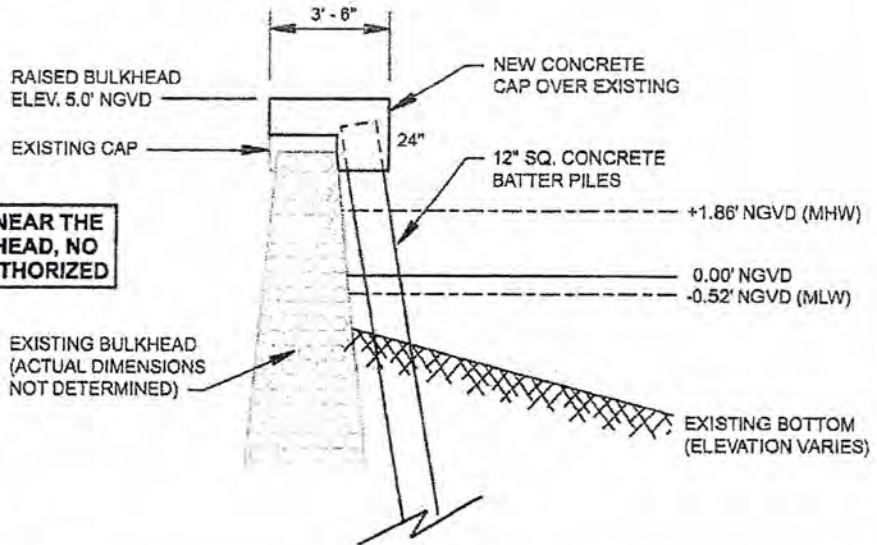
NOTE: THIS IS NOT A DESIGN PLAN.
DOCK DESIGN MAY VARY FROM THE
PERMIT SKETCHES. HOWEVER, THE
DOCK AREA WILL REMAIN AS SHOWN.

SECTION DETAIL B-B

BULKHEAD REINFORCEMENT CROSS SECTION

SCALE: 1" = 5'

**DUE TO RESOURCES IDENTIFIED NEAR THE
THE TOE OF THE EXISTING BULKHEAD, NO
RIPRAP INSTALLATION WILL BE AUTHORIZED**



RAISED BULKHEAD
ELEV. 5.0' NGVD

EXISTING CAP

NEW CONCRETE
CAP OVER EXISTING

12" SQ. CONCRETE
BATTER PILES

+1.86' NGVD (MHW)

0.00' NGVD
-0.52' NGVD (MLW)

EXISTING BULKHEAD
(ACTUAL DIMENSIONS
NOT DETERMINED)

EXISTING BOTTOM
(ELEVATION VARIES)

NOTE: THIS IS NOT A DESIGN PLAN.
BULKHEAD REINFORCEMENT DESIGN
MAY VARY FROM THE PERMIT SKETCHES.

LAS OLAS, LLC
DOCK IMPROVEMENTS

SECTION DETAILS

721 IDLEWYLD DRIVE
FORT LAUDERDALE, FLORIDA

Daniel J. Moss, P.E.

SAJ-2011-00983 (GP-SLR)
Las Olas LLC
May 23, 2013
Drawing 6 of 6

T LANE
IRIDA 33467

BY:

IT:

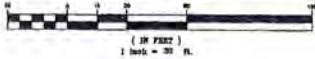
6 OF 6

AS BUILT DRAWINGS



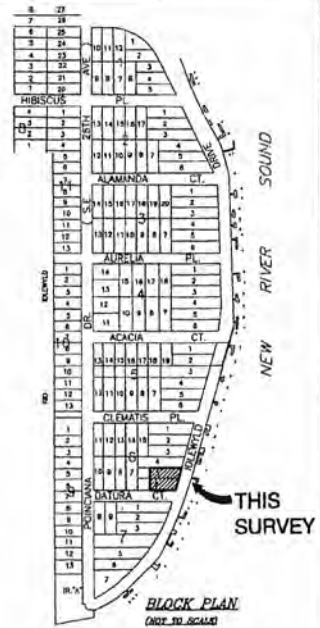
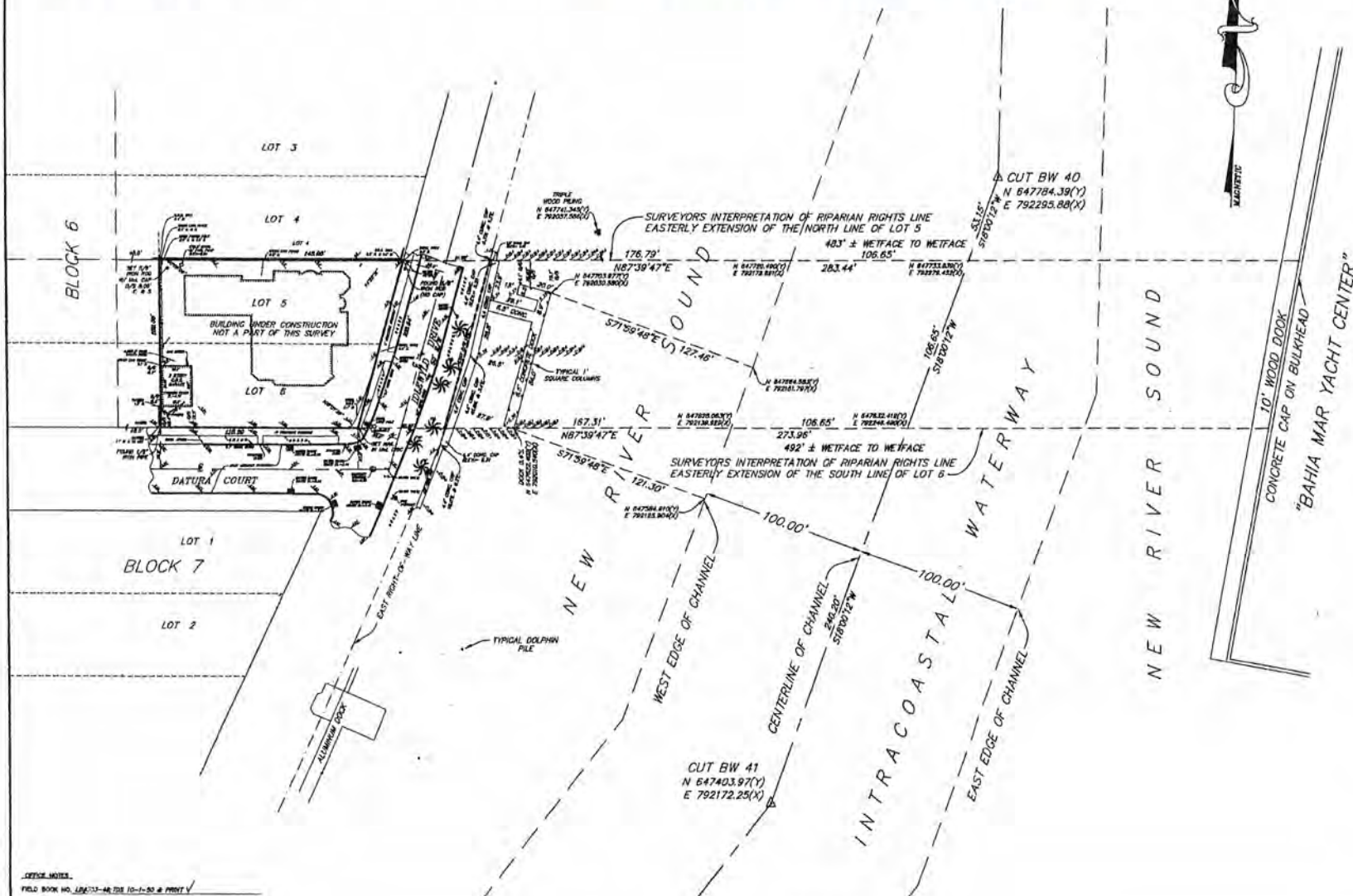
prepared by
McLAUGHLIN ENGINEERING COMPANY (L&P)285
 400 N.E. 3rd Avenue FORT LAUDERDALE, FLORIDA
 PHONE: (954) 763-7611 • FAX: (954) 763-7615

GRAPHIC SCALE



SPECIAL PURPOSE LOCATION SURVEY

A PORTION OF NEW RIVER SOUND, EAST OF AND ADJACENT TO LOTS 5 AND 6, BLOCK 6, IDLEWYLD, (PLAT BOOK 1, PAGE 19, B.C.R.)



- NOTES:**
- 1) The match details of easements and rights-of-way are shown on sheets referenced herein. The subject property was not abstracted for other easements, road easements or rights-of-way of record by McLaughlin Engineering Company.
 - 2) Underground improvements if any not located.
 - 3) The survey is not valid unless sealed with an authorized surveyor seal.
 - 4) United Legal Description shown as furnished by client.
 - 5) Bearings and coordinates shown refer to U.S. ARMY CORPS OF ENGINEERS 101 Project Control Map, File 89-34366, Sheet 14 of 20.
 - 6) The coordinates and dimensions as shown on this drawing must be entered on the site (1) final subdivision requirements of the Corps of Engineers.
 - 7) Poleman Beach Ave. must mark its concrete curb on S.E. 29th Street at 8845th Driv. Elevation = 5.68
 - 8) Dimensions shown refer to National Geodetic Vertical Datum (1985) and are indicated thus: "N".
 - 9) Elevations are on 8.82 feet radius from the surface of the mean.
 - 10) Mean High Water Line and Mean Low Water elevations show as provided on L&P 285 sheet. MEAN HIGH WATER ELEVATION = 1.63 MEAN LOW WATER ELEVATION = (-)0.30
 - 11) The purpose of this survey is to show the newly constituted land and piers relative to existing conditions in New River Sound adjacent to the subject property.

LATENT DESCRIPTION ISLAND PROPERTY:
 LOTS 8 and 9, BLOCK 6, IDLEWYLD, as shown in the plat thereto as recorded in Plat Book 1, Page 18, of the public records of Broward County, Florida, less the West 46.00' thereon.
 Said lands situate, lay and being in the City of Fort Lauderdale, Broward County, Florida and containing 12,838 square feet or 0.2988 acres, more or less.

CERTIFICATION:
 We hereby certify that this survey meets the minimum technical standards as set forth by the Florida Board of Professional Surveyors and Engineers, Chapter 473.015, Florida Administrative Code, pursuant to Section 473.017, Florida Statutes.
 Dated at Fort Lauderdale, Florida, this 24th day of May, 2011.
 Heretofore and hereunto signed this 17th day of October, 2011.

McLaughlin Engineering Co.
 JOHN McLAUGHLIN
 Registered Land Surveyor No. 5269
 State of Florida

OFFICE NOTES:
 FIELD BOOK NO. 11973-48 (2) 10-1-50 & 11974 ✓
 JOB ORDER NO. U-6226 U-6532 U-6627
 CHECKED BY: AMF
 DRAWN BY: AMF
 P. 11/13/11 (11/06/2011 - 10/16/2011) (11/06/2011 - 10/16/2011) 9:22:18 AM EDT

DRAWING NO. **11-3-032**

DREDGE PERMIT



Environmental Protection and Growth Management Department
PLANNING AND ENVIRONMENTAL REGULATION DIVISION
1 North University Drive, Suite 102-A • Plantation, Florida 33324 • 954-357-6666 • FAX 954-357-6521 • 954-519-1412

BROWARD COUNTY
PLANNING & ENVIRONMENTAL REGULATION
ENVIRONMENTAL RESOURCE GENERAL LICENSE

No: **FTL1310-027**

Broward County Code 27-336(a)(1) (i)

Applicant: Las Olas LLC

Description: Maintenance dredging (< 20 cubic yards)

Issued Date: 10/08/13

Expiration Date: 10/08/15

The above project has been reviewed and has been verified to meet the criteria outlined in Chapter 27-336(a) (1) of the Broward County Natural Resource Protection Code for the issuance of this Environmental Resource General License (GL). This approval is specific for the plans and description described on this verification. Any change to project footprint, design or size must be reviewed by this Department and may require additional licensing.

Construction shall be in accordance with the submitted Application, the approved plans and the attached General Conditions. **This approval does not authorize impacts to natural resources (mangroves, sea grasses, etc.).** Failure to comply with the license conditions may result in suspension or revocation of the license and/or enforcement actions.

Issuance of this license does not relieve the licensee from obtaining any other required federal, state or local permits or authorizations required for this project prior to commencement.

Per Section 27-58(b)(9), "The licensee, by acceptance of this license, specifically agrees to allow access and shall allow access to the licensed source, activity, or facility at times to the COUNTY personnel for the purposes of inspection and testing to determine compliance with this license and this chapter."

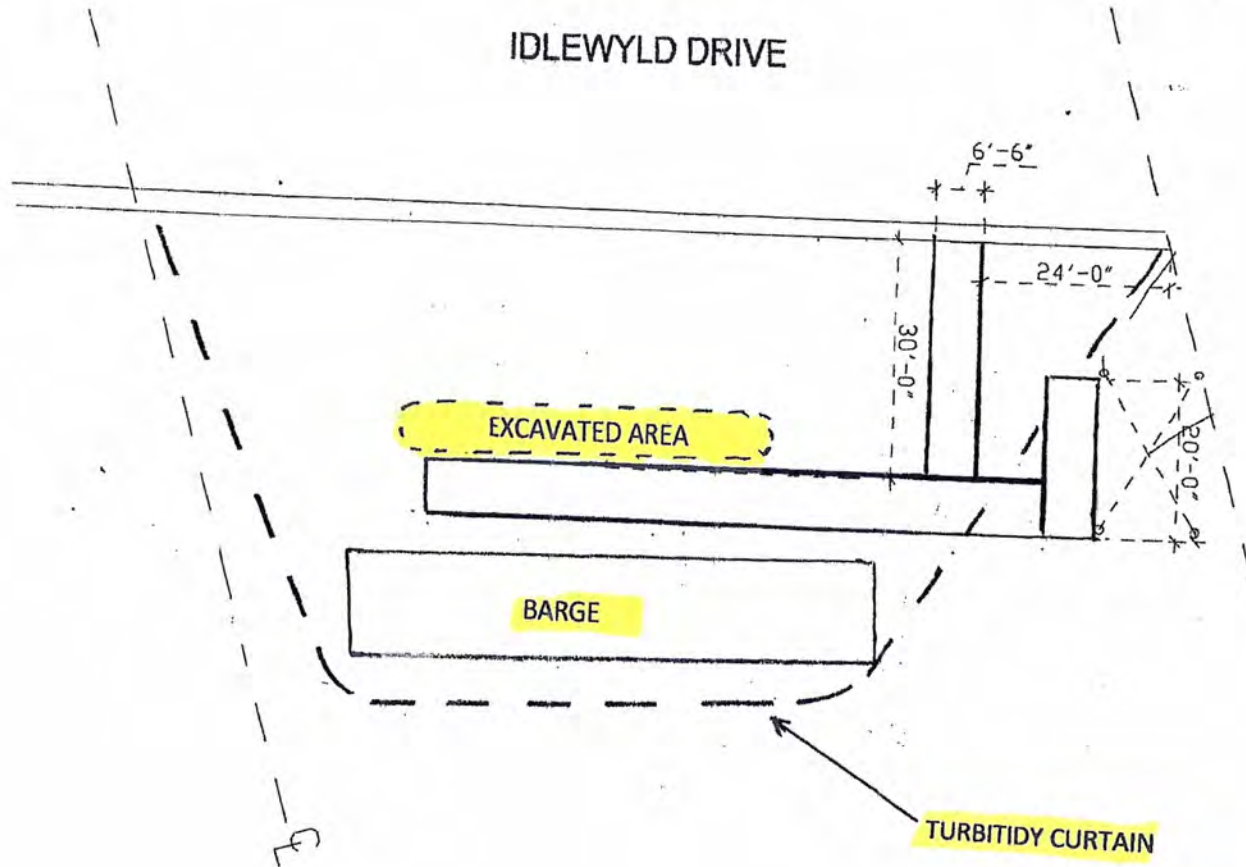
Aquatic & Wetland Resources Reviewer: Linda Sunderland

A handwritten signature in blue ink, appearing to read "L.S.", is placed to the right of the reviewer's name.

Telephone: 954-519-1454

email: lsunderland@broward.org

IDLEWYLD DRIVE



SCOPE OF WORK:

- EXCAVATE 10'X50'X1' IN DEPTH (APPROX 19 CUBIC YARDS)

OWNER: 721 Idlewyld Dr., Ft. Lauderdale, FL

ALAN GARCIA, P.E.
LICENSE #42564



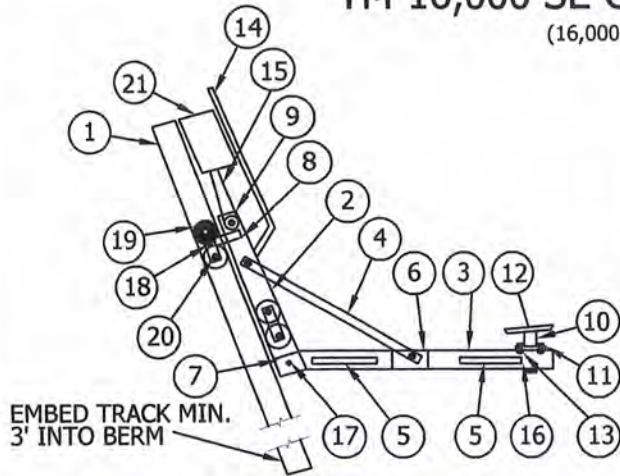
ESTABLISHED IN 1948

BOAT LIFT DRAWINGS

TM 16,000 SE CUSTOM BOATLIFT

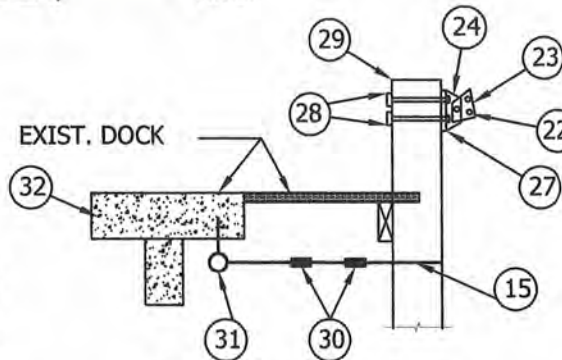
(16,000 lb LIFT)

N.T.S.



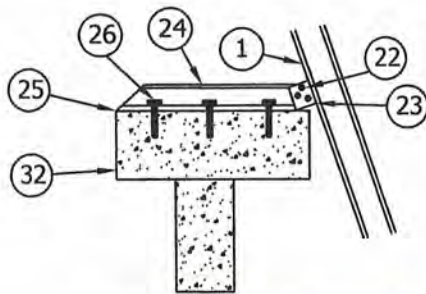
PROFILE VIEW OF ELEVATOR LIFT

N.T.S.



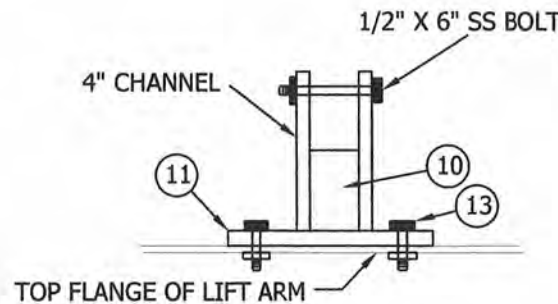
INSTALLATION DETAIL "B"

N.T.S.



INSTALLATION DETAIL "A"

N.T.S.



BUNK PEDESTAL DETAIL

N.T.S.

- 1 I-Beam 10"x 8.65 lb/ft
- 2 10" x 5.28" AS Channel
- 3 I-Beam 8"x 6.18 lb/ft
- 4 1/2" x 4" x 60" flat stock
- 5 1 1/4 Sch. 40 Aluminum pipe
- 6 1/2" x 7 3/4" x 12" flat plate
- 7 3/8" x 3" x 4" x 12" angle
- 8 3/8" x 3" x 6" x 13 1/2" angle
- 9 Pulley Box
- 10 2" x 2" x 1/4 Aluminum Tube
- 11 1/2" x 4" x 6" mounting plate
- 12 Aluminum trailer bunks
- 13 (4) 1/2" SS bolts and clips
- 14 2 1/2" PVC Sch. 40 pipe
- 15 5/16" SS Cable
- 16 1/2" x 4 1/2" SS bolt and nut
- 17 3/8" x 3" SS bolt and nut
- 18 7/8" x 2 1/4" A325 bolt
- 19 4" wheel
- 20 1 3/16" Aluminum pin
- 21 1 1/2 HP Model 8500 Aqua motors
- 22 5/8" x 6" SS bolt, nut, lock washer
- 23 Track mounting clip
- 24 6061 T6 Aluminum Channel
- 25 1/2" x 12" x 16" Angle
- 26 5/8" SS wedge anchor bolts
- 27 Pile mount brackets
- 28 5/8" x 10" SS bolt, nut, lock washer
- 29 10" Wood or Concrete pile
- 30 5/16 cable clamps
- 31 1/2" x 4" SS eye bolt
- 32 Existing seawall cap

****CONTRACTOR HAS OPTION OF USING WOOD OR CONCRETE PILES IN AREAS WHERE REGULATORY POLICY APPLIES.**

GENERAL NOTES:

1. ALL CONNECTIONS ARE WELDED UNLESS OTHERWISE NOTED.
2. ALL MATERIALS TO BE 6061 T6 UNLESS OTHERWISE NOTED.
3. ALTERNATIVE INSTALLATION W/ 30° ANGLE (PART #7)
4. CONTRACTOR TO OBTAIN UTILITY CLEARANCE PRIOR TO PILE DRIVING. CALL 1-800-432-4770.
5. CONTRACTOR SHALL INSPECT EXIST. PILES FOR SPALLS & CRACKS & SHALL NOTIFY ENGINEER IN WRITING OF PILE DAMAGE OR DETERIORATION.
6. ALL WORK SHALL CONFORM WITH MOST RECENT F.B.C.

Maggiore
721 Idlewyld Dr., Ft. Lauderdale, FL

ALAN GARCIA, P.E.
LICENSE #42564



**S.E. CUSTOM LIFT
SYSTEMS INC.**

CAM 13-1540

Exhibit 1

Page 53 of 57

NARRATIVE



ESTABLISHED IN 1948

P.O. BOX 1487 • POMPANO BEACH, FLORIDA 33061
(954) 941-0132 • (954) 943-6430
QUALMANNMARINE@BELLSOUTH.NET

October 28th, 2013

TO: Marine Advisory Board of Ft. Lauderdale, FL
FROM: Ray Qualmann Marine
RE: 721 Idlewyld/Maggiore

NARRATIVE OF ADDITIONAL INFORMATION REQUESTED BY MARINE ADVISORY BOARD, FORT LAUDERDALE, FL


- The proposed boat lift shall remain on the application as per proposed.
- The boat lift structure and boat meets the required 5' side set back as allowed by the City of Fort Lauderdale for this property
- A copy of the approved maintenance dredge permit from B.O.C.C. to remove the existing rip rap rock and fill between the dock and seawall that has migrated out is attached.
- Broward County is authorized to delegate this maintenance dredging for ACOE. The area excavated was performed not to impact the surrounding seagrass areas.
- To excavate below a minus 5 on federal waterways requires approval from ACOE.
- As per the as build survey which also includes a bathometric survey showing the existing water depth elevations shows the depth of water in front of Mr. Maggiores' dock between 7 and 8 ft. which is needed for his boat.
- The depth of water approx. 25' out from the seawall is approx. 4 and 5' in depth.
- The excavation performed between the seawall and dock was performed to remove the existing rip rap rock that was removed from in front of the existing seawall to allow for the installation of the sheet pile footer. This material and excess fill that migrated from in front of the seawall was removed to insure that it would not migrate into deeper water in front of the proposed boat slip.
- A copy of an as-build survey is attached that shows the dock not exceeding the requested variance waiver out into the water and the required necessary side setback for the proposed lift.



ESTABLISHED IN 1948

P.O. BOX 1487 • POMPANO BEACH, FLORIDA 33061
(954) 941-0132 • (954) 943-6430
QUALMANNMARINE@BELLSOUTH.NET

- **Ray Qualmann Marine has contacted the City of Fort Lauderdale Building Department informing them that the dock has been constructed further out than approved. The inspection performed by the City's Building Department was for reinforcing steel only at this time. An As-Build survey will be required for the final inspection. The City is requesting a copy of the City Commission approval along with revised drawings for the additional footage out be submitted prior to final inspection. In the event this approval is not obtained the dock will need to be brought into compliance prior to final inspection.**



Mitchell Scavone
General Manager

