



Proposed Seawall Ordinance ULDR Section 47-19.3



CITY OF FORT LAUDERDALE

Approach

1. Why change the ordinance now?
2. What issues are addressed?
3. What are the key ordinance modifications?
4. How have we reached out Stakeholders?
5. What are our neighbors saying?
6. What is in the proposed ordinance for Commission consideration on June 7?
7. When are the public meetings?





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PUBLIC WORKS DEPARTMENT

King Tide in September 2015

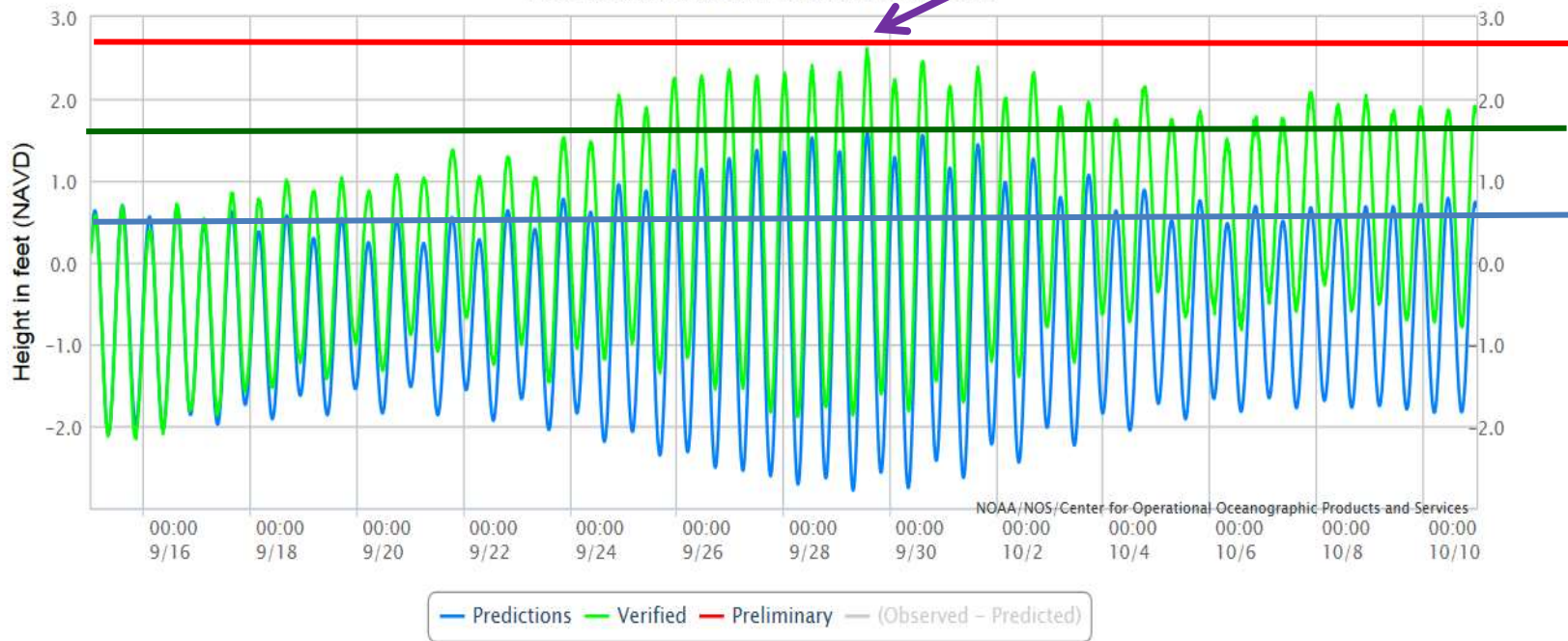
**2.615 ft
NAVD88**

NOAA/NOS/CO-OPS
Observed Water Levels at 8722670, Lake Worth Pier FL
From 2015/09/15 00:00 GMT to 2015/10/10 23:59 GMT

**Observed
King Tide**

**Predicted
King Tide**

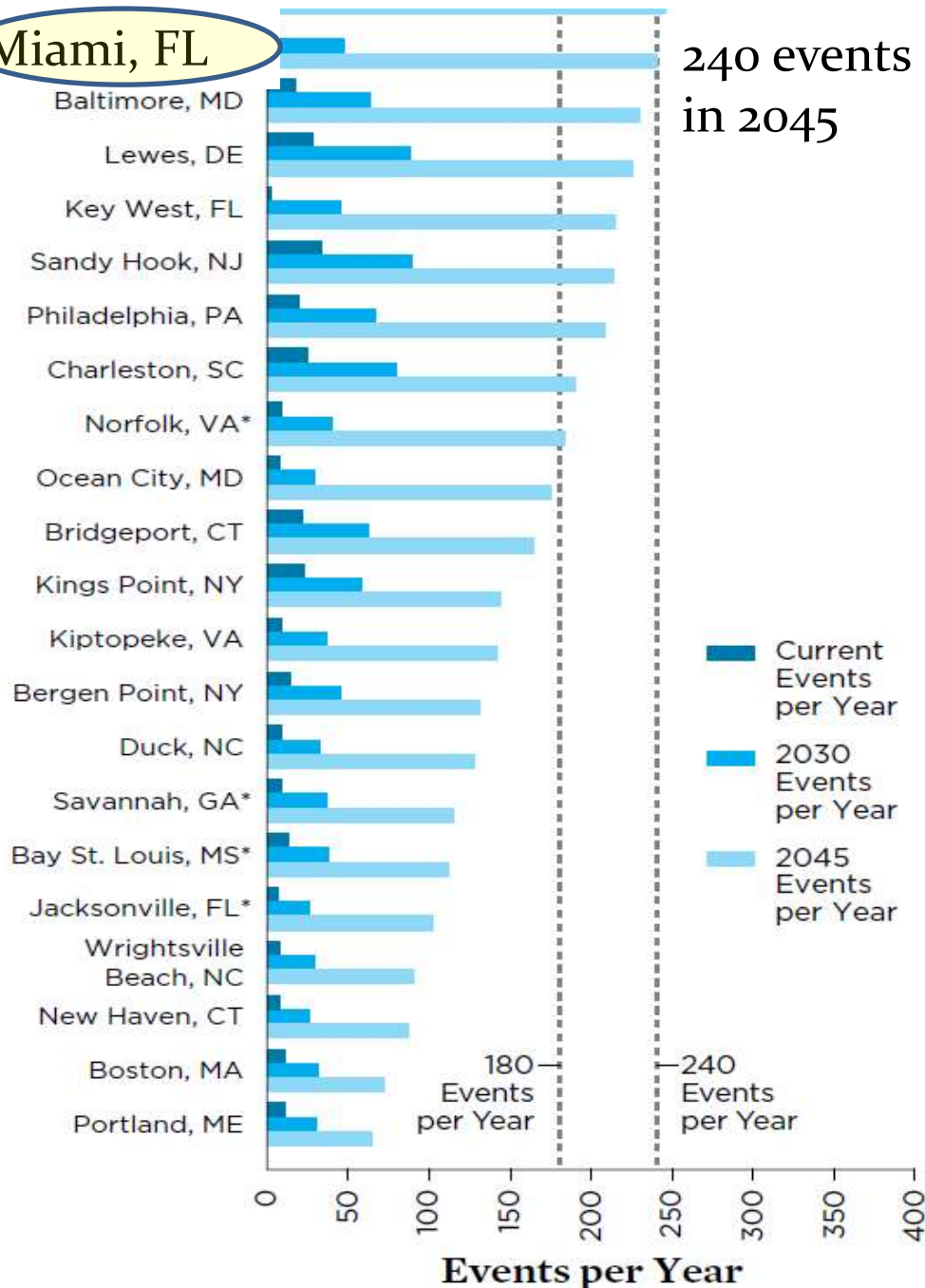
**Normal
High tide**



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Miami, FL

240 events
in 2045



**Tidal Flooding
today, in 2030 and
in 2045**

Southeast Florida
will advance from
<10 events annually
to
240 events in 2045

**Seawalls are an
important defense
against frequent
tidal flooding.**

2014 Marine Advisory Board Request Seawall Ordinance Language

Request for Review of Maximum Seawall Height of Current City of Ft. Lauderdale Code of Ordinances

Tyler Chappell, The Chappell Group, Inc.
Member, Property and Infrastructure (Built Environment Adaptation)
Subcommittee, Broward County Climate Change Task Force

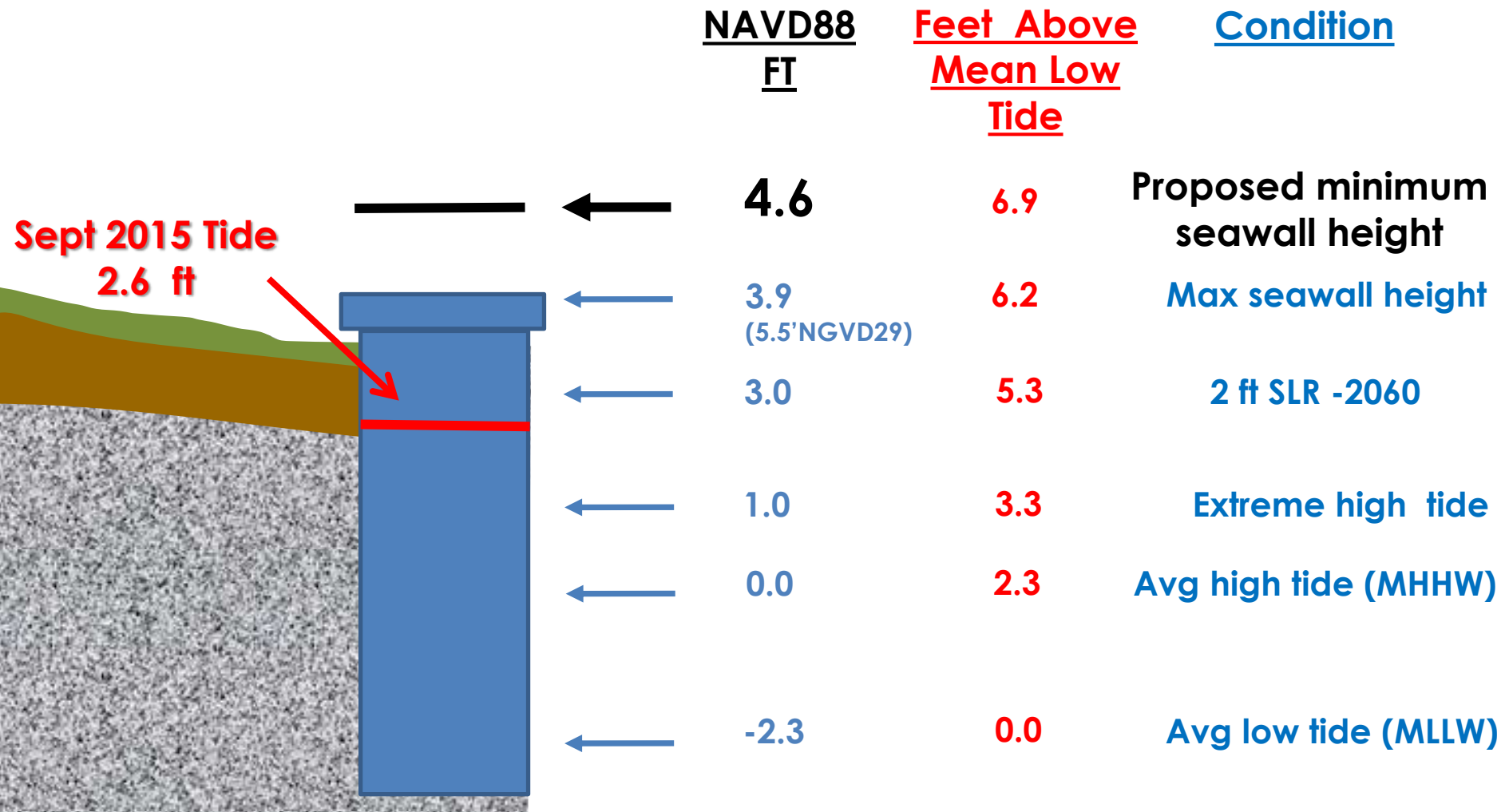


- MAB Request :
Increase max height
- Following discussions:
**Maximum determined
adequate to address
future sea level rise for
the useful life of new
seawalls.**



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Seawall Elevations and Future Sea Level Rise



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**Existing
Seawall and
dock
inundated**



**Seawalls in
significant
disrepair**



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Upland eroding
through the
seawall



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Seawalls of differing heights offer different level of protection to the upland property.



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Key Modifications :

Public Discussion Draft of Ordinance

- Adds **definitions for seawall** and for North American Vertical Datum (NAVD88);
- Sets a **minimum seawall elevation** at **4.6 feet** NAVD88;
- Sets an allowable **maximum height** of the seawall based on a property's base flood elevation;
- Requires seawall reconstruction to the minimum elevation if the **substantial repair** threshold is triggered;
- **Requires maintaining seawalls in good repair** and sets a timeline for completion of repairs;
- Addresses **fixed and floating docks**; and
- **Sets a date by which all seawalls must meet the minimum elevation requirement (March 1, 2035)**



Stakeholder Outreach and Input

| | |
|----------|---|
| March 8 | Council of Civic Associations |
| March 9 | Board of Adjustment |
| April 7 | Marine Advisory Board |
| April 14 | Idlewyld Board of Directors |
| April 17 | Las Olas Isles Homeowners Association |
| April 21 | River Oaks Homeowners Association |
| April 22 | Riviera Isles Homeowners Association |
| April 25 | Council of Civic Association Executive Board |
| April 27 | MIASF |
| May 2 | Rio Vista Civic Association |



Feedback

Written comments by e-mail

Next Door inquiries

Website comment board

Posted **F**requently **A**sksed **Q**uestions

The screenshot shows the City of Fort Lauderdale website. The header includes the city logo and navigation links: HOME, GOVERNMENT, NEIGHBORS, BUSINESS, VISITORS, and DEPARTMENTS. A search bar is also present. The main content area features a large 'WELCOME TO FORT LAUDERDALE.GOV' banner. Below the banner, there are three columns: 'Quick Links', 'News', and 'Events'. The 'News' column contains a list of recent news items, with the first item, '04/18/2016 Provide Comment on Proposed Seawall Ordinance Changes', circled in yellow. The 'Events' column lists upcoming events, including 'April 25 S.E. 17th Street Mobility Plan Workshop II' and 'April 30 Fort Lauderdale Cares Day 2016'.

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[Read More »](#)
- 04/13/2016
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- 04/10/2016
Fort Lauderdale Air Show Returns May 7-8

Events [View All »](#)

- April 25
S.E. 17th Street Mobility Plan Workshop II
[Read More »](#)
- April 30
Fort Lauderdale Cares Day 2016
[Read More »](#)
- April 30
Family Fun Ride & Moonlight Movie in the Park

Additional Outreach

- Distribution of the ordinance through CoCA
- Newspaper, TV and radio articles
- Written responses by e-mail
- Notification of public meetings in utility billing



Stakeholder Feedback

- **Funding:** Cost of compliance, source of \$
- **Compliance Date:**
 - 2035 is too long to wait to address the flooding concerns
 - Areas that aren't flooding should not have to raise their seawalls
 - Unfair burden on owners currently in compliance with the maximum



Stakeholder Feedback (cont.)

- **Timeline for Completion of Repairs**
 - Does not allow adequate time for permitting and construction
- **Exceptions:**
 - Doesn't address flooding from properties with low seawalls
 - Doesn't address properties without seawalls



Proposed Ordinance for Commission Consideration

- **Sets the minimum seawall elevation to 3.9 feet NAVD88 (current allowable maximum)**
- **Requires design of seawall for future height adjustment up to 5.0 feet NAVD88**
- **Adjusts the maximum height of a dock above the seawall from 7 to 10 inches**
- **Extends the time to fix a defective seawall to 365 days**
- **Requires owners to prevent tidal waters entering their property from impacting others**



List of Stakeholder and Public Meetings

- May 4, 6:00 pm Harbor Beach Property Homeowners Association
- May 5, 6:00 pm **Marine Advisory Board** – 8th Floor City Hall
- May 9, 6:30 pm **District 1 Districtwide Meeting** - Beach Community Center
- May 10, 7:00pm **Council of Civic Association Regular Meeting** - 8th Floor City Hall
- May 18, 6:30pm **Planning and Zoning Board** – Public Hearing- Commission Chambers
- May 23, 6:30pm **Sustainability Advisory Board** - 8th Floor City Hall
- June 7, 6:30pm **First Public Reading** – City Commission- Commission Chambers
- June 21, 6:30pm **Second Public Reading** – City Commission- Commission Chambers



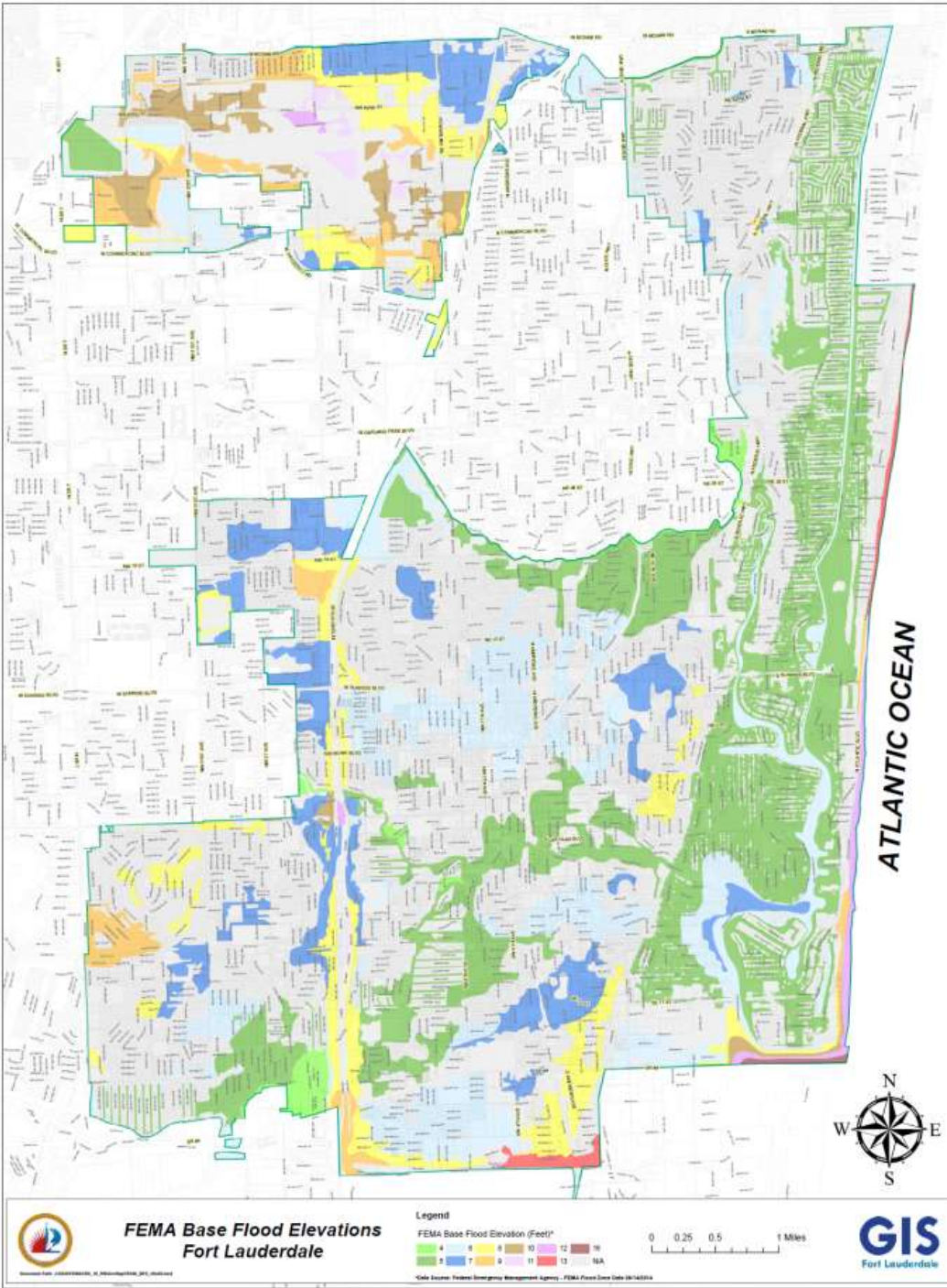
Questions



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Seawall Elevation Based on Base Flood Elevation (BFE)

- **BFE = 4 or 5 ft NAVD88**
 - **Min 3.9 ft - Max 5.0 ft**
- **BFE= 6 ft NAVD88**
 - **Min 3.9 ft - Max 6 ft**
- **Not in a flood plain**
 - **Min 3.9 ft**
 - **Max Grade**



FEMA Base Flood Elevation (Feet)*

