

ITEM XII

MEMORANDUM MF NO. 17-24

DATE: September 25, 2017

TO: Marine Advisory Board Members

FROM: Andrew Cuba, Manager of Marine Facilities

RE: October 5, 2017 MAB – Application - Dock Waiver of Distance Limitations – Cristina P. and Edward J. Strobel / Cristina P. Strobel Trust / 716 Bryan Place

Attached for your review is an application from Cristina P. & Edward J. Strobel / 716 Bryan Place (see **Exhibit 1**).

APPLICATION AND BACKGROUND INFORMATION

The applicant is requesting approval for the installation of four (4) triple pile clusters extending a maximum of +/-62' into the New River from the property line. The distances these structures extend from the bulkhead/property line into the South Fork of the New River are shown in the survey in **Exhibit 1** and summarized in Table 1 below:

TABLE 1

PROPOSED STRUCTURE	STRUCTURE DISTANCE FROM PROPERTY LINE	PERMITTED DISTANCE WITHOUT WAIVER	DISTANCE REQUIRING WAIVER
Triple Piling Clusters #'s 1,2 & 3 (southern)	+/-62'	25'	+/-37'
Triple Piling Cluster # 4 (northern)	+/-32'	25'	+/-7'

The City's Unified Land and Development Regulations (UDLR), Section 47-19.3.D. limits the maximum distance of mooring pilings to 30% of the width of the waterway, or 25', whichever is less. Section 47.19.3.E authorizes the City Commission to waive this limitation based upon a finding of extraordinary circumstances. The summary with plan specifies that the extra distance for the proposed piling clusters is necessary to provide vessel safety, particularly during hurricane events, for the applicant's private vessel.

PROPERTY LOCATION AND ZONING

The property is located within the RS-8 Single Family Residential Single Family/ Low Medium Density Sailboat Bend neighborhood. It is situated on the northern shore of the South Fork of the New River where the overall width of the waterway is identified as between +/-260 and +/- 300' wide.

DOCK PLAN AND BOATING SAFETY

Marine Facilities records reflect that there has been one (1) recent waiver of docking distance limitations approved by the City Commission in the immediate area. The following table illustrates the maximum distance of associated structures extending into the New River:

TABLE 2

DATE	ADDRESS	MAXIMUM DISTANCE
February 2016	811 SW 6 Street	Pilings – 47.1'

RECOMMENDATIONS

Should the Marine Advisory Board 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 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 appropriate City staff with copies of "As Built" drawings from a certified and licensed contractor, and verification of receipt of all applicable Federal and State permits.
3. The applicant is required to install and affix reflector tape to the proposed mooring piling clusters 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
Jonathan Luscomb, Supervisor of Marine Facilities

APPLICATION FOR WATERWAY WAIVER

Edward and Cristina Strobel

716 Bryan Place, Fort Lauderdale, FL 33312

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**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: Cristina P Strobel and Edward J Strobel Legal name: Cristina P Strobel Trust

TELEPHONE NO: _954 254 9986 -cell 954 568 4876 FAX NO. 954 568 4877
(home) (business)

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

3. TYPE OF AGREEMENT AND DESCRIPTION OF REQUEST:
Residential Home. Requesting Piles beyond 25' but inside of 25% for safety mainly during hurricanes

4. SITE ADDRESS: 716 Bryan Place Fort Lauderdale (AKA SW 4th Place) ZONING: RS8 Single family residential

LEGAL DESCRIPTION:
RIO ALTA RESUB BLK 34 FT LAUDERDALE 7-19 B LOT 4 & W1/2 OF LOT 5, LESS NLY 5' THEREOF, BLK 34

5. EXHIBITS (In addition to proof of ownership, list all exhibits provided in support of the applications).
Pages 2-8 are included



Applicant's Signature

22 Sept 2017

Date

=====

The sum of \$ 300.00 was paid by the above-named applicant on the 22nd of September 2017 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 _____

2. Summary with plan

The plan:

Replace one broken pile with a triple pile (Pile #4 on plan) and add 3 more triple piles for my private boat mainly for safety during a hurricane (Piles 1-3 on plan). Broken pile replacement is my pivot pile for docking in a strong outgoing tide. The other three pile clusters will allow my vessel to be secure without using an anchor during a hurricane event. I have applied for a Fort Lauderdale Building permit along with required submissions from DEP and the Army Corp of engineers. I will be using a licensed local marine contractor to perform this work.

Narrative:

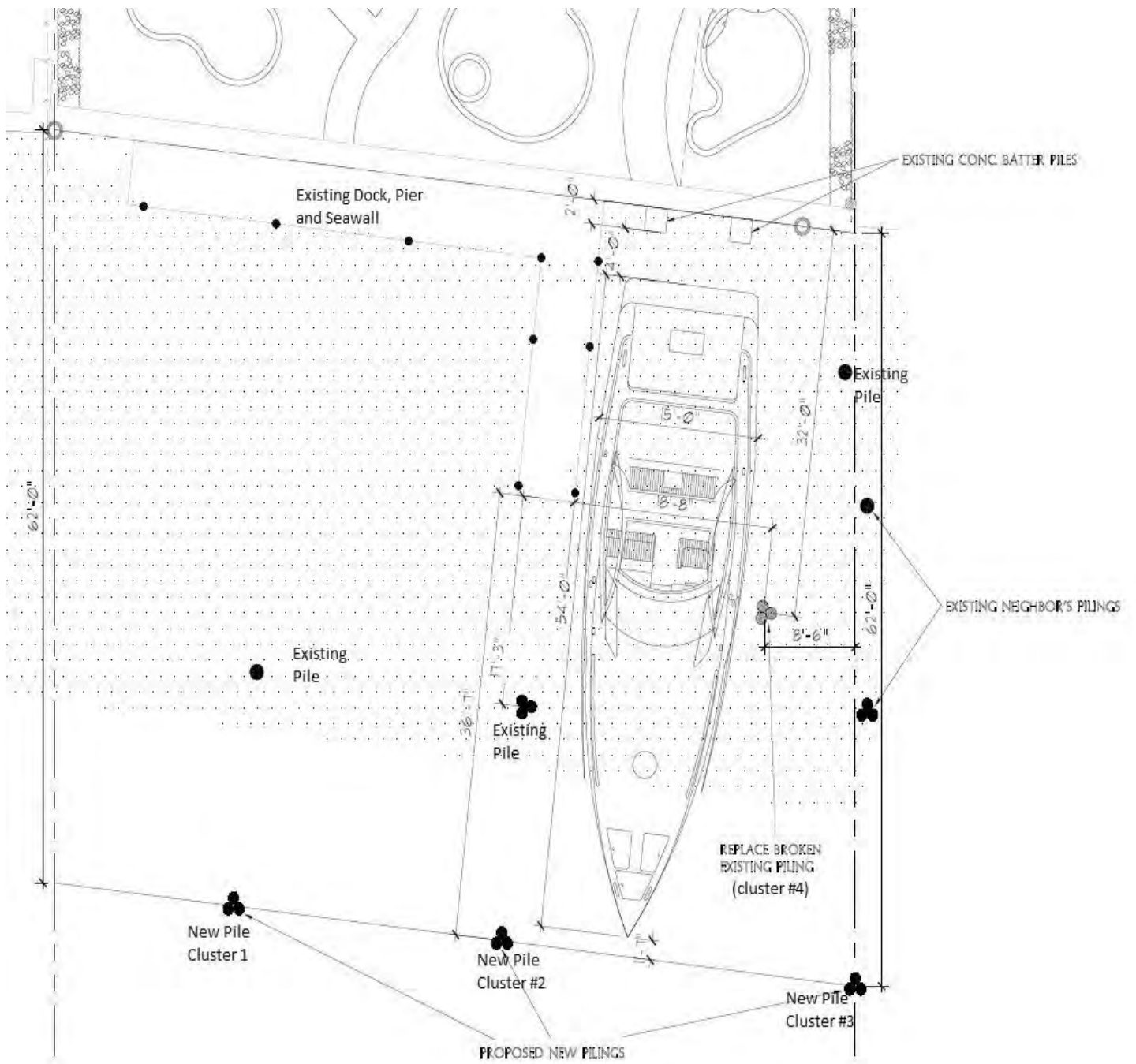
After living on the water in Fort Lauderdale since 1987, I have prepared for many hurricane threats and have yet to have a marine claim due to a wind storm event. Irma's local Cat1 winds and a broken near new 12" pile have made me rethink what a cat3 or 4 event could do on the exposed water on the river. To prepare for this I will need 4 new triple piles, 3 of which will be less than 2' beyond the current location of the bow of my boat and one of which is to replace my broken "pivot" pile midship on my vessel.

Navigation on the river:

The area in front of my home is the widest point on the New river west of Tarpon bend. At its narrowest from my eastern corner it is 260' wide and at its widest from the western corner it is over 300'. We are asking for 62' because that will allow my personal vessel of 16 years to have piles just past her bow. At its narrowest point we are requesting 23.8% of the waterway where 30% is allowed (or 25' per code). At its widest point we are around 20%. My "crew" have all grown and moved away so it is just my wife and I so a larger vessel is not in my plan. We have never rented a dock in our 31 year history of owning waterfront property in Fort Lauderdale. For the few months over the 31 year period where we allowed friends to keep boats temporarily at our dock were such an inconvenience that we only allow friends on transient boats to spend a few days unless there is an emergency that requires a slightly longer stay. If you look at the picture of the approach from the EAST and the WEST you will see that from the East, my neighbor's triple pile due to the angle will still appear outside my new pile and that currently keeps vessels away from my bow area. From the west the vessels are towards the S side (right side) of the river as they exit the NS Fork area and are also not anywhere near my dock area.

For further reading on why these piles are needed:

The week before hurricane Irma I am returning from a trip on my 48' boat and the tide was flowing out along with more water that SFWM was dumping from the western suburbs prehurricane along with a little west wind. As I pulled in and my boat put pressure on my 12" pivot pile, the pile snapped at the waterline. I was able to retrieve the broken pile and donned scuba gear to cut off the remaining pile within 6" from the bottom so my slip could be used during the hurricane. For Irma, most of the vessels deployed one to three anchors into the river to stabilize their vessels. We set a full chain bow anchor forward to the south along with additional anchors to the east and west due to the direction of the winds we expected. After the hurricane our main anchor had a 40' coconut palm wrapped around it and required a diver to free it. The pressure almost ripped out the bow pulpit. Many other anchors were fouled with debris and some caused a navigation hazard for the 100's of large vessels returning home after seeking shelter up river. This event is why we decided to attempt to fix this issue for the next hurricane threat. After I had my vessel ready I went up and down the river in my dingy helping others prepare their boats and found many vessels at the marina and at private homes not properly tied up and if we had the full effect of a cat3 or 4 they would of most likely broken lose and caused damage to other vessel. My friend who is also a licensed captain and had his 67' boat properly tied up in Biscayne bay and is now boatless thanks to several vessels who broke loose and took his vessel to the bottom of the bay. As an engineer, I built my home to 250 MPH wind codes and the windows are hurricane glass upgraded to past 180 and also have secondary protection over them as well. If everyone built like this, our insurance rates would be much lower. I would like to protect my vessel in the same way I have protected my home.



3. Proof of ownership of residence

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Site Address	716 SW 4 PLACE, FORT LAUDERDALE FL 33312	ID #	5042 10 39 0040
Property Owner	STROBEL,CRISTINA P CRISTINA P STROBEL TR ETAL	Millage	0312
Mailing Address	716 BRYAN PLACE FORT LAUDERDALE FL 33312	Use	01
Abbreviated Legal Description	RIO ALTA RESUB BLK 34 FT LAUDERDALE 7-19 B LOT 4 & W1/2 OF LOT 5,LESS NLY 5' THEREOF,BLK 34		

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 2016 Exemptions and Taxable Values as reflected on the Nov. 1, 2016 tax bill.					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2017	\$381,460	\$748,770	\$1,130,230	\$656,310	
2016	\$381,460	\$706,460	\$1,087,920	\$642,820	\$11,723.46
2015	\$353,200	\$706,460	\$1,059,660	\$638,360	\$11,944.58

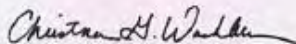
2017 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$1,130,230	\$1,130,230	\$1,130,230	\$1,130,230
Portability	0	0	0	0
Assessed/SOH 15	\$656,310	\$656,310	\$656,310	\$656,310
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$25,000	0	\$25,000	\$25,000
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$606,310	\$631,310	\$606,310	\$606,310

Sales History -- Search Subdivision Sales				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
6/4/2013	DRR-T	\$100	111581538	\$27.00	14,128	SF
4/15/2013	SWD-Q	\$440,000	111483843			
10/27/2009	CET-T	\$100	46653 / 764			
7/15/2004	WD	\$950,000	37871 / 268			
1/1/1981	WD	\$136,688	9930 / 67			
				Adj. Bldg. S.F. (Card, Sketch)		3812
				Units/Beds/Baths		1/4/3.5
				Eff./Act. Year Built: 2015/2014		

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

If you see a factual error on this page, please [click here to notify us](#).

4. Proof of ownership of primary vessel

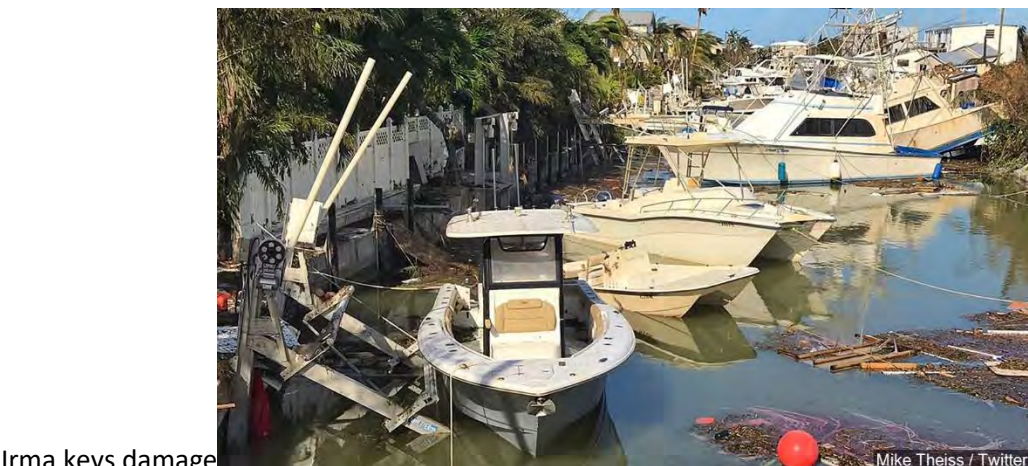
VESSEL NAME		OFFICIAL NUMBER	IMO OR OTHER NUMBER	YEAR COMPLETED	
LAGNIAPPE		979355	XYU16948C191	1991	
HAILING PORT		HULL MATERIAL		MECHANICAL PROPULSION	
FT LAUDERDALE FL		FRP (FIBERGLASS)		YES	
GROSS TONNAGE	NET TONNAGE	LENGTH	BREADTH	DEPTH	
39 GRT	31 NRT	48.0	16.2	7.5	
PLACE BUILT					
WEEKSTOWN NJ					
OWNERS			OPERATIONAL ENDORSEMENTS		
EDWARD J STROBEL TRUSTEE OF THE EDWARD J STROBEL TRUST DATED APRIL 1, 1998			RECREATION COASTWISE		
MANAGING OWNER					
EDWARD J STROBEL 716 SW 4TH PLACE FORT LAUDERDALE FL 33312					
RESTRICTIONS					
NONE					
ENTITLEMENTS					
NONE					
REMARKS					
None					
ISSUE DATE					
DECEMBER 15, 2016					
THIS CERTIFICATE EXPIRES					
JANUARY 31, 2018		 DIRECTOR, NATIONAL VESSEL DOCUMENTATION CENTER			

PREVIOUS EDITION OBSOLETE, THIS CERTIFICATE MAY NOT BE ALTERED

5. Photos of Miami and the Keys of boats near marinas



Marina North of Dinner Key Marina

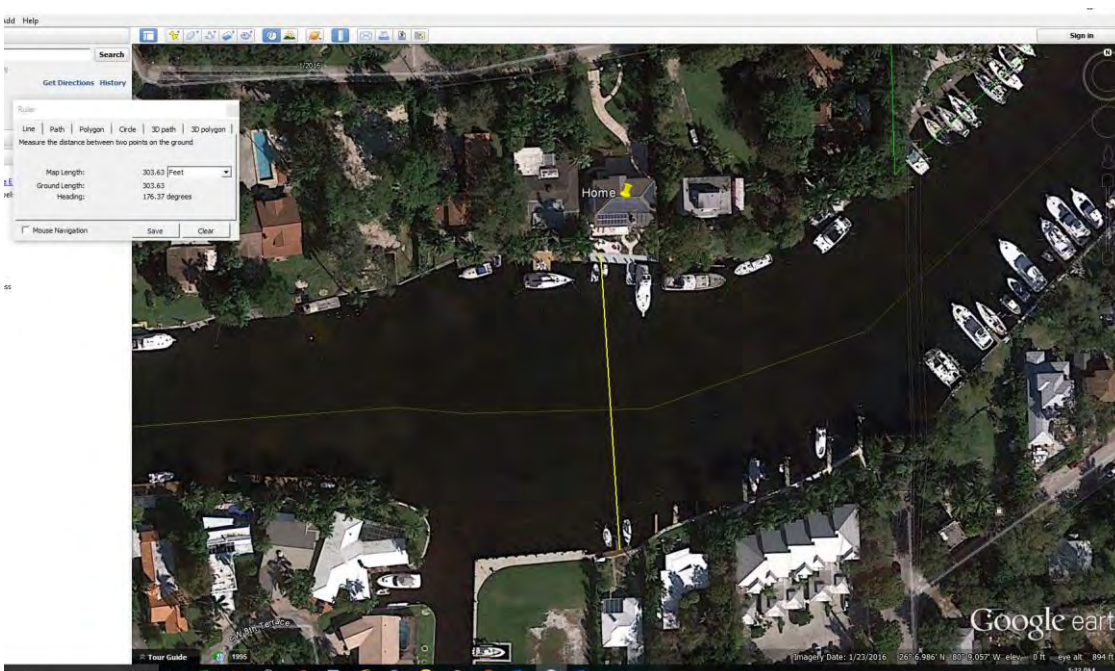


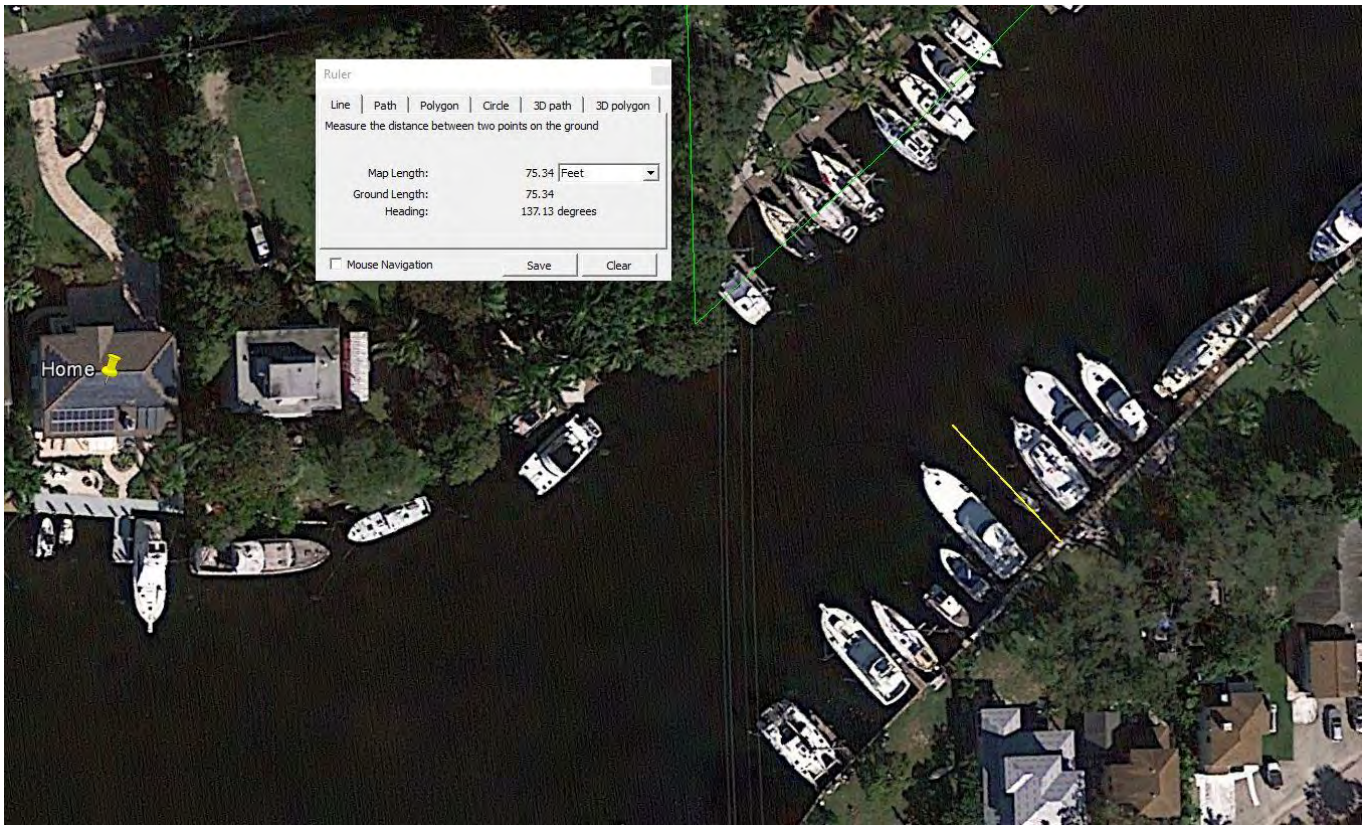
Irma keys damage

6) Satellite pictures of existing boat on river and navigations routes

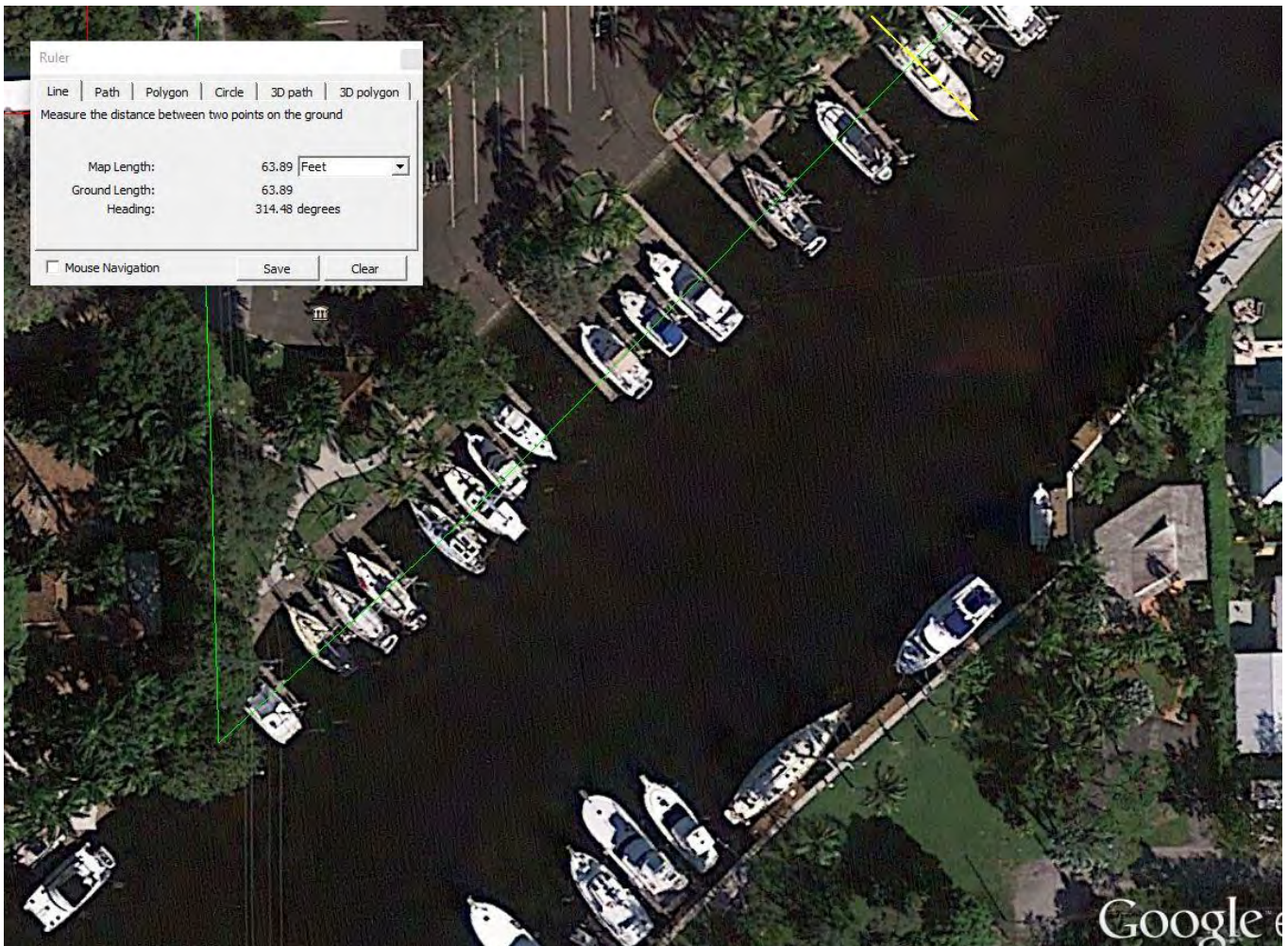


^ ^ ^ Navigational clearance widths including my area POST PILINGS at approx. 180' V V V 303' property to property line

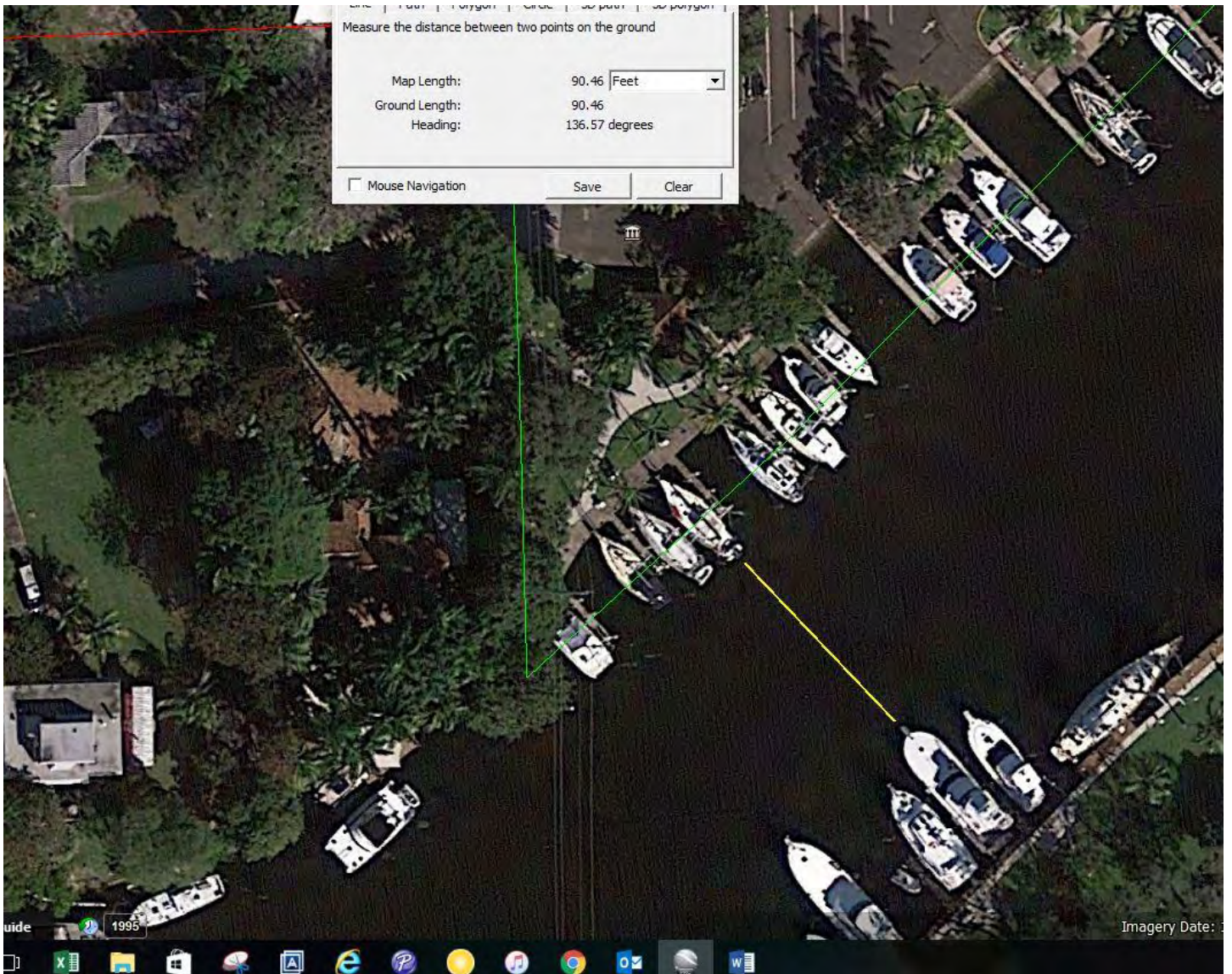




^ ^ ^ Vessels in narrower area of the river out over 75' from property line \ \ \ Cooleys out 63.9'



Clearance near Cooleys at 90'



7) Surface Photos of property and river traffic pictures



My boat prepped for Hurricane Irma from the East Notice bow is open to damage on both pictures.



Boat prepped for hurricane Irma from the West.



Normal approach from the west (mid channel) with approximate locations of pilings.

Normal approach from the east with approx. location of 2 visible outer piles and one pivot pile (green) notice existing neighbor's pile is outside the approach view of my new piles



8. Signed document of support from neighbors on both sides

We the neighbors to the East and West of the Strobel's home support his application to add the 3 pile clusters for hurricane mitigation and to replace the pivot pile as show below.

Eastern Neighbor *Chin*
Maria Winer 712 Bryan Place *Maria Chin*
CHIN

Western Neighbor Tim and Diane Zboya 728 Bryan Place *Zboya*

