

## ITEM VII

### MEMORANDUM MF NO. 18-03

DATE: August 8, 2017

TO: Marine Advisory Board Members

FROM: Andrew Cuba, Manager of Marine Facilities

RE: February 1, 2018 MAB Meeting – Application for Dock Permit – Todd & Karin Correll / 1735 SE 8<sup>th</sup> Street (Revised)

### APPLICATION AND BACKGROUND INFORMATION

The applicant is seeking approval for use, maintenance and repair of a proposed 4' seawall cap with batter piles, 456 square foot wood marginal dock, (1) 240 square foot floating dock with access ramp, and (1) 90 square foot jet dock on public property abutting the waterway and encroaching no more than 10' from the property line into the Rio Valencia Canal (**Exhibit 1**). At the January 4, 2018 MAB meeting, the board made a recommendation for approval of a new seawall Cap and batter piles, concrete floating marginal dock, and a fixed platform with access ramp. This is a revised plan presented for your review. City Code Section 8-144 Authorizes the construction and use of docks on public property, and allows for the permit to be issued for a fixed period provided the permit holder agrees to maintain the improvements and seawall.

### PROPERTY LOCATION AND ZONING

The property is located within the Rio Vista Isles RS-4.4 Residential Single Family / Low Density Zoning District. The proposed improvements would be located on the Rio Valencia Canal.

### ENGINEERING REVIEW REQUIREMENT

As a requirement of City Code Section 8-144, approval of the application is contingent upon all improvements to the property being maintained in accord with City Engineering standards and in full compliance with building and zoning regulations including construction permits required for any future electrical and water feeds to the property.

The granting of this Permit is subject to all of the provisions of City Code Section 8-144 as well as the following terms and conditions, violation of any of which shall be grounds for revocation of the Permit:

1. The fixed period of the Permit issued for use of the seawall, seawall cap, cap and batter piles, fixed marginal dock, floating dock with access ramp, and jet dock described in the application is for a period of five (5) years in accordance with City Code Section 8-144 (1). The Permit is revocable at the will of the City Commission, without cause with 90 days advance notice.
2. As a special condition, the City reserves the right to remove the proposed dock structures for replacement of the seawall in the event that this might be required during the term of the Permit as determined by the City Engineer. The sole cost of removal and replacement of the Dock shall be the responsibility of the Permit Holder. Furthermore, the Permit Holder shall be responsible for maintaining and beautifying a reasonable area in and around the dock location and failure to do so shall be grounds for revocation of this Permit.

3. As a special condition of the Permit, the Permit Holder is prohibited from erecting any signs, landscaping or fencing to restrict public access to the Dock Area except where permitted by Code. The "Dock Area" shall include the floating marginal dock, fixed platform, access ramp and adjoining seawall.
4. The public property abutting the waterway or Dock Area being used by the Permit Holder shall be kept open at all times as means of reasonable ingress and egress to the public, but Permit Holder shall have the right to exclude the public from a reasonable portion upon which improvements have been placed, not exceeding fifty (50%) percent of the area.
5. All improvements to the Dock Area must be in accord with City Engineering design standards and in compliance with applicable building and zoning permit requirements.
6. The Permit granted herein shall not be assignable without the written approval by Resolution adopted by the City Commission.
7. Permit Holder shall not charge or collect any rent or fees from anyone using such dock constructed on public property. No signage shall be placed upon such dock indicating it is a private dock.
8. As a special condition, vessels berthed within the Dock Area are prohibited from extending beyond the maximum distance of 30% of the width of the waterway.
9. As a special condition, vessels berthed within the Dock Area must not encroach into the easterly or westerly extension of the 10' vessel set-back required for the RS-4.4 zoning district for Applicant's (Permit Holder's) Property, unless as specified in applicant's narrative a set-back waiver is granted via the City's Board of Adjustment.
10. As a special condition of the permit, in the event Permit Holder is found by the City Commission to have violated any of the above conditions or is found by the Code Enforcement Board, Special Magistrate or County Court Judge to have violated any Code sections relative to the use of the Dock Area, Dock and Mooring Piles, then the Permit granted herein may be repealed or rescinded by the City Commission upon thirty days' advance notice to the Permit Holder.
11. Use of the dock is limited to the docking of a vessel owned by the Permit Holder with a copy of the documentation showing the name and registration number of all vessels provided by the Applicant to the Supervisor of Marine Facilities.
12. The Permit Holder is prohibited from mooring any watercraft or vessel in such a manner that it is "rafted out" from any additional vessel owned or operated by the Applicant.

AC

Attachment

cc: Enrique Sanchez, Deputy Director of Parks and Recreation  
Jonathan Luscomb, Supervisor of Marine Facilities

**1735 SE 8<sup>TH</sup> STREET  
PRIVATE USE OF PUBLIC LANDS**

# **EXHIBIT I TABLE OF CONTENTS**

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**EXHIBIT I  
COVER LETTER**

January 29, 2018

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

RE: Private Use of Public Lands Authorization

To Whom It May Concern:

The property of 1735 SE 8<sup>th</sup> Street consists of an existing wood, marginal dock along a coral rock wall on the south side along the Rio Valencia canal, adjacent to public property. Historically, the owners of the property had utilized the dock for the purpose of mooring a vessel. Not only would the applicant like to continue to use the dock for mooring a vessel, but would also like to request to be allowed to improve the existing seawall and dock as they are in disrepair. The proposed project is the installation of a new seawall cap and batter piles, installation of a fixed marginal dock, installation of a floating dock with access ramp and installation of a jet dock along the Rio Valencia canal.

Sincerely,

**THE CHAPPELL GROUP, INC.**



Kathryn Bongarzone  
Senior Project Biologist

Cc: Mr. Todd Correll

October 27, 2017

U.S. Army Corps of Engineers  
Palm Beach Gardens Regulatory Office  
4400 PGA Boulevard, Suite 500  
Palm Beach Gardens, FL 33410

Florida Department of Environmental Protection  
Environmental Resources Program  
3301 Gun Club Road MSC 7210-1  
West Palm Beach, FL 33406

Broward County Environmental Protection  
& Growth Management Department  
1 North University Drive, Suite 102-A  
Plantation, FL 33324

**RE: 1735 SE 8<sup>th</sup> Street**  
**Letter of Authorization**

To Whom It May Concern:

As owner of 1735 SE 8<sup>th</sup> Street, I hereby authorize The Chappell Group, Inc. to process the necessary environmental permit applications and to submit any pertinent information on my behalf.

If you have any questions or comments please forward them to the Chappell Group, Inc.

Sincerely,

Two handwritten signatures in black ink. The first signature is on the left and the second is on the right, both appearing to be cursive and fluid.

Todd & Karin Correll  
2316 Barcelona Drive  
Fort Lauderdale, FL 33301

Cc: Ms. Kathryn Bongarzone, The Chappell Group, Inc.



## **EXHIBIT II SUMMARY DESCRIPTION**

**Summary Description**  
**1735 SE 8<sup>th</sup> Street**  
**TCG Project No. 17-0047**

The project site is located along Sunset Lake at 1735 SE 8<sup>th</sup> Street, in Section 11, Township 50, Range 42, in the City of Fort Lauderdale, Broward County, Florida

The property is located along the Rio Valencia, which is a tidal water. The nearest direct connection to the Atlantic Ocean is 1.6 miles to the southeast at the Port Everglades Inlet. As the project site is located along the Rio Valencia, the incoming tidal waters (flood) at the site move to the north and west the outgoing waters (ebb) move to the south and east.

The project site consists of an existing coral rock wall and a ±528 ft<sup>2</sup>. marginal wood dock. The proposed project includes the construction of a 4.0' seawall cap with batter piles, a 456 ft<sup>2</sup> marginal wood dock, one (1) 240 ft<sup>2</sup> floating dock with access ramp, and one (1) 90 ft<sup>2</sup> jet dock. As measured from the existing wetface, the proposed structures encroach no more than 10' from the property line into Rio Valencia. As this property is owned by the city, the proposed fixed dock, floating dock and jet dock will require an approval of use of public lands for private use. The use of this land was previously approved for a proposed fixed 10'x10' platform and 680 ft<sup>2</sup> floating dock that also exceeded 10' from the existing wetface.

The proposed structures are being applied for concurrently with the Broward County Environmental Protection & Growth Management Department, Florida Department of Environmental Protection, and US Army Corps of Engineers.

The following two (2) matters provide justification for this request:

1. All structures and piles will not exceed 30% of the width of the waterway.
2. The existing structures are in disrepair and the seawall height is in violation of the current city code.

If this request is approved, the applicant will comply with all other necessary codes of ordinances.

## **EXHIBIT III 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: Todd & Karin Correll

TELEPHONE NO: \_\_\_\_\_ FAX NO. \_\_\_\_\_  
(home) (business)

2. **APPLICANT'S ADDRESS** (if different than the site address):  
2316 Barcelona Drive, Fort Lauderdale FL 33301

3. **TYPE OF AGREEMENT AND DESCRIPTION OF REQUEST:**  
**Private Use of Public Lands**

4. **SITE ADDRESS:** 1735 SE 8<sup>th</sup> Street **ZONING:** RS-4.4

**LEGAL DESCRIPTION:**  
**RIO VISTA ISLES UNIT 5 8-7 B LOTS 24 & 25 BLK 20**

5. **EXHIBITS** (In addition to proof of ownership, list all exhibits provided in support of the applications).  
**Warranty Deed, Survey, Zoning Aerial, Photos, Project Plans**

Karin Correll  
Applicant's Signature

10/31/17  
Date

The sum of \$ \_\_\_\_\_ was paid by the above-named applicant on the \_\_\_\_\_ of \_\_\_\_\_, 2015. 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 \_\_\_\_\_

**EXHIBIT IV  
WARRANTY DEED**

This instrument prepared by:  
Robert E. Murdoch, Esq.  
Johnson, Anselmo, Murdoch, Burke, Piper & Hochman, P.A.  
2455 East Sunrise Boulevard, Suite 1000  
Fort Lauderdale, Florida 33304

Property Identification Number: 5042 11 22 1540

**WARRANTY DEED**  
(Statutory Form - §689.02, Florida Statutes)

THIS INDENTURE, made this 17<sup>th</sup> day of February, 2017, between **Robin Elizabeth D. Dreyfuss, as Trustee of the Robin Elizabeth D. Dreyfuss Revocable Trust dated June 17, 2009, individually and as trustee, joined by her husband, Andre Dreyfuss ("Grantor") and Todd Correll and Karin Correll, husband and wife**, whose post office address is 2346 Barcelona Dr. Ft. Lauderdale 33324 ("Grantee"),

**WITNESSETH** that said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida, to-wit:

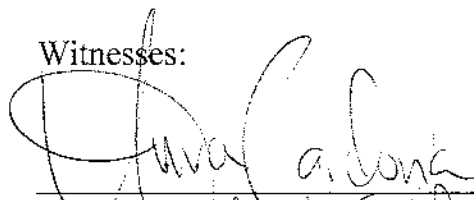
**Lots 24 and 25, Block 20, RIO VISTA ISLES, UNIT 5, according to the Plat thereof, as recorded in Plat Book 8, Page 7, Public Records of Broward County, Florida.**

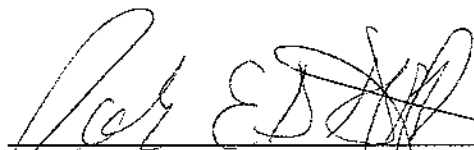
Said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever; subject to zoning and/or other restrictions and prohibitions imposed by governmental authority; covenants, restrictions, and public utility easements of record; and taxes for the year 2017 and all subsequent years.

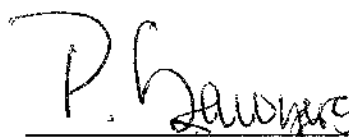
\*"Grantor" and "grantee" are used for singular or plural, as context requires.

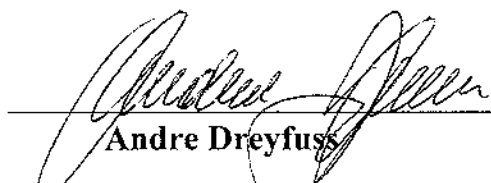
**IN WITNESS WHEREOF**, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Witnesses:

  
Print Name: Anna Cardona

  
**Robin Elizabeth D. Dreyfuss, as Trustee  
of the Robin Elizabeth D. Dreyfuss  
Revocable Trust dated June 17, 2009**

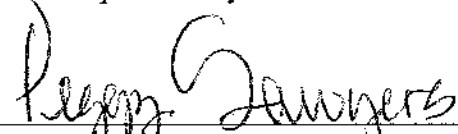
  
Print Name: Peggy Sawyers

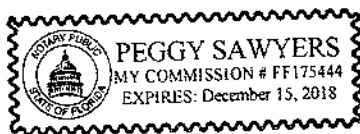
  
**Andre Dreyfuss**  
Address: 1727 SE 8<sup>th</sup> Street  
Fort Lauderdale, Florida 33316

STATE OF FLORIDA                    )  
COUNTY OF BROWARD            )

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of February, 2017, by **Robin Elizabeth D. Dreyfuss, as Trustee of the Robin Elizabeth D. Dreyfuss Revocable Trust dated June 17, 2009 and Andre Dreyfuss**, who are personally known to me or have produced FL Drivers License as identification.

My Commission Expires:  
My Commission Number Is:

  
Print Name: \_\_\_\_\_  
Notary Public, State of Florida (Seal)



**EXHIBIT V**  
**ORIGINAL SURVEY**



TYPE OF SURVEY: BOUNDARY

JOB NUMBER: SU-17-0015

LEGAL DESCRIPTION:

LOTS 24 AND 25, BLOCK 20, UNIT 5 RIO VISTA ISLES ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 7, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

ADDRESS: 1735 SE 8TH STREET FORT LAUDERDALE, FL 33316

FLOOD ZONE: AE  
BASE FLOOD ELEVATION: 5'NAVD  
CONTROL PANEL NUMBER: 125105-0576-H  
EFFECTIVE: 8/18/2014 REVISED: 8/18/2014

LOWEST FLOOR ELEVATION: 5.20'NAVD  
GARAGE FLOOR ELEVATION: N/A  
LOWEST ADJACENT GRADE : 4.20'NAVD  
HIGHEST ADJACENT GRADE : 4.95'NAVD

REFERENCE BENCH MARK: CITY OF FTL CORDOVA RD BRIDGE & SE 8TH ST TOP OF CURB SW COR BRIDGE ELEV:4.32'NAVD

CERTIFY TO:

1. ARGO-RE INVESTMENTS, LLC A FLORIDA LIMITED LIABILITY COMPANY
2. STEARNS WEAVER MILLER WEISSLER ALHADEFF & SITTERSON P.A.
3. CHICAGO TITLE INSURANCE COMPANY
- 4.
- 5.
- 6.

EASEMENTS ACCORDING TO THE AFORESAID PLAT:  
NONE

ABOVE GROUND ENCROACHMENTS ACCORDING TO THE AFORESAID PLAT:  
CAPORT, DRIVEWAY FENCE AND TENNIS COURT IN ROAD RIGHT OF WAY ALONG THE SOUTH BOUNDARY  
WOOD DOCK IN CANAL RIGHT OF WAY ALONG THE NORTH BOUNDARY

NOTICE:

THIS SURVEY IS MADE FOR MORTGAGE AND TITLE PURPOSES ONLY AND SHOULD NOT BE USED FOR DESIGN OR CONSTRUCTION PURPOSES.

NOTES:

1. THIS SURVEY CONSISTS OF A MAP AND A TEXT REPORT. ONE IS NOT VALID WITHOUT THE OTHER.
2. OWNERSHIP OF FENCE AND WALLS IF ANY, NOT DETERMINED.
3. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE CERTIFIED HEREON. TO BE VALID ONE YEAR FROM THE DATE OF SURVEY AS SHOWN HEREON.

A	=	CENTRAL ANGLE
A	=	ARC LENGTH
CB	=	CHORD BEARING
R	=	RADIUS
R/W	=	RIGHT OF WAY
P.C.	=	POINT OF CURVATURE
P.T.	=	POINT OF TANGENCY
WM	=	WATER METER
OH	=	OVERHANG
N	=	NORTH
S	=	SOUTH
E	=	EAST
W	=	WEST
B.M.	=	BENCHMARK
FH	=	FIRE HYDRANT
ofs	=	OFFSET
SEC.	=	SECTION
TWP.	=	TOWNSHIP
RGE.	=	RANGE

LEGEND OF ABBREVIATIONS:

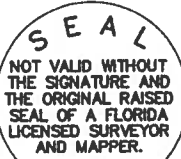
ELEVATIONS BASED ON NAVD 1988	
SQ. FT.	= SQUARE FEET
P.C.P.	= PERMANENT CONTROL POINT
P.B.C.R.	= PALM BEACH COUNTY RECORDS
P	= PLAT
N&D	= NAIL & DISC
P.O.C.	= POINT OF COMMENCEMENT
P.O.B.	= POINT OF BEGINNING
A/C	= AIR CONDITIONER
FND.	= FOUND
CHATT.	= CHATTAHOOCHEE
F.P.L	= FLORIDA POWER & LIGHT
ELEV.	= ELEVATION
MH	= MANHOLE
ESMT.	= EASEMENT
ELEC.	= ELECTRIC

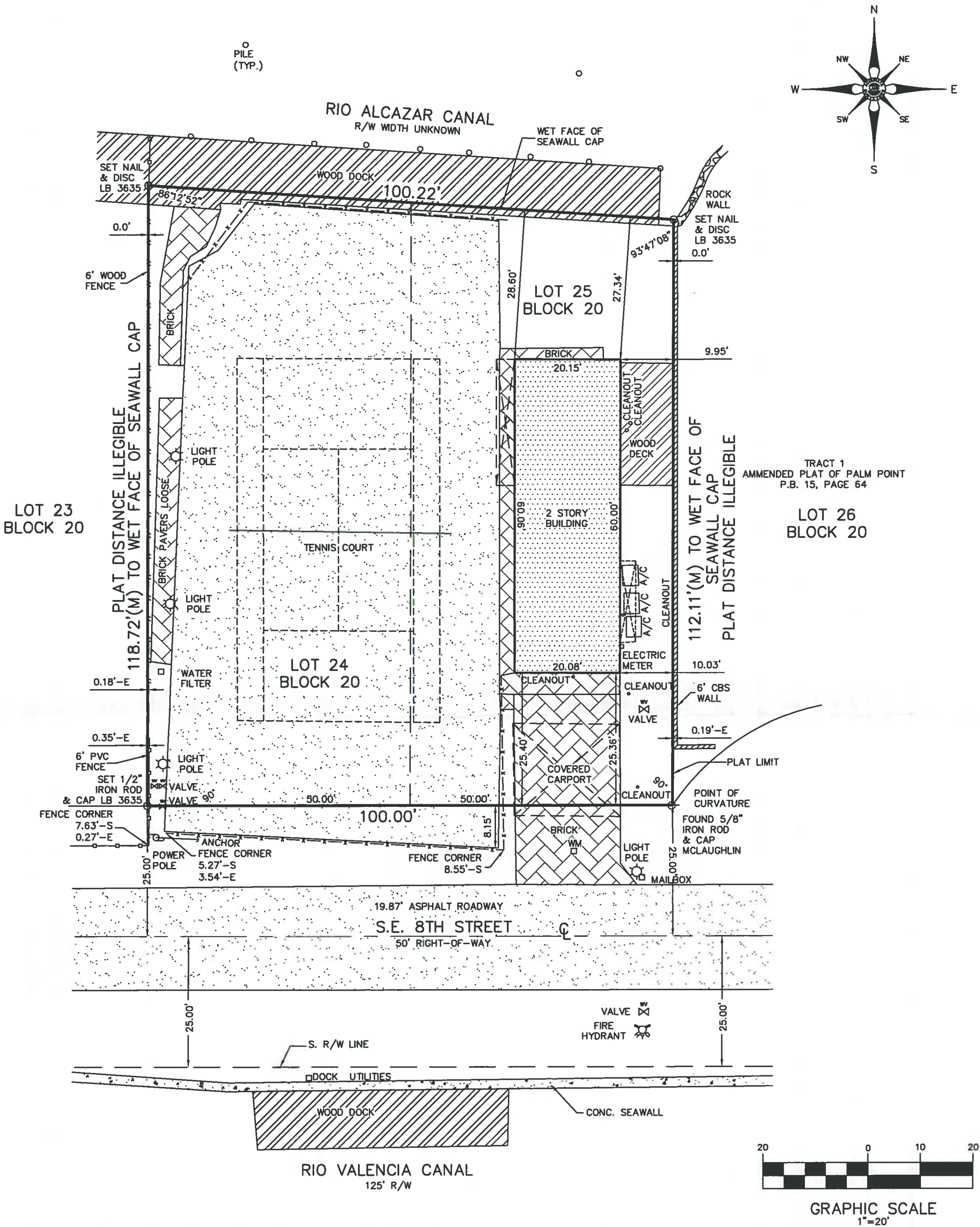
MAINT.	=	MAINTENANCE
B.C.R.	=	BROWARD COUNTY RECORDS
D.C.R.	=	DADE COUNTY RECORDS
P.B.	=	PLAT BOOK
O.R.B.	=	OFFICIAL RECORDS BOOK
F.F.	=	FINISHED FLOOR
ENCH.	=	ENCROACH

X	=	CHAIN LINK FENCE
///	=	WOOD FENCE
—	=	METAL FENCE
—	=	PVC FENCE
—	=	CONCRETE FENCE
—	=	CONCRETE WALL
—	=	WIRE FENCE

BROWARD COUNTY NAVD1988

D.B.	=	DEED BOOK
CLF	=	CHAIN LINK FENCE
WF	=	WOOD FENCE
BLVD.	=	BOULEVARD
AD	=	ASSUMED DATUM
I.M.	=	IRON PIPE
I.R.	=	IRON ROD
GAR.	=	GARAGE
CL	=	CENTERLINE
(M)	=	MEASURED
LP	=	LIGHT POLE
U.E.	=	UTILITY EASEMENT
D.E.	=	DRAINAGE EASEMENT
A.E.	=	ANCHOR EASEMENT
P.R.M.	=	PERMANENT REFERENCE MONUMENT
N.A.V.D.	=	NORTH AMERICAN VERTICAL DATUM 1988





This survey was made for mortgage and title purposes only and is not valid for design or construction purposes.

NOTES:

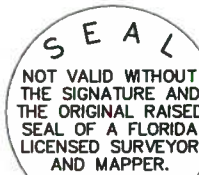
1. UNLESS OTHERWISE NOTED FIELD MEASUREMENTS ARE IN AGREEMENT WITH RECORD MEASUREMENTS.
2. BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF N/A.
3. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS, OR OTHER MATTERS OF RECORDS BY ACCURATE LAND SURVEYORS, INC.
4. OWNERSHIP OF FENCES AND WALLS IF ANY NOT DETERMINED.
5. THIS DRAWING IS THE PROPERTY OF ACCURATE LAND SURVEYORS, INC. AND SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION.
6. THIS SURVEY CONSISTS OF A MAP AND TEXT REPORT. ONE IS NOT VALID WITHOUT THE OTHER.
7. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE CERTIFIED HEREON, TO BE VALID ONE YEAR FROM THE DATE OF SURVEY AS SHOWN.
8. THIS SURVEY WAS MADE FOR MORTGAGE AND TITLE PURPOSES ONLY AND SHOULD NOT BE USED FOR DESIGN OR CONSTRUCTION PURPOSES.

CERTIFICATION:

THIS IS TO CERTIFY THAT THIS SKETCH OF BOUNDARY SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SKETCH MEETS THE STANDARDS OF PRACTICE, ESTABLISHED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

*Robert L. Thompson* 1-10-17

ROBERT L. THOMPSON (PRESIDENT)  
PROFESSIONAL SURVEYOR AND MAPPER No.3869 - STATE OF FLORIDA



REVISIONS	DATE	BY
DATE OF SURVEY 01-05-17	DRAWN BY AL	CHECKED BY RLT
		FIELD BOOK 17-0015

SCALE 1"=20'

SKETCH NUMBER SU-17-0015

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1–9.

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

SECTION A – PROPERTY INFORMATION				FOR INSURANCE COMPANY USE	
A1. Building Owner's Name ARGO-RE INVESTMENTS, LLC				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1735 SE 8TH STREET				Company NAIC Number:	
City FORT LAUDERDALE		State Florida		ZIP Code 33316	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) LOTS 24 AND 25, BLOCK 20, UNIT 5 RIO VISTA ISLES, PB 8, PG 7, BCR, APN#5042-11-22-1530					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.)    RESIDENTIAL					
A5. Latitude/Longitude:    Lat. N26°06'45.4"    Long. W80°07'23.5"    Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983					
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.					
A7. Building Diagram Number    1B					
A8. For a building with a crawlspace or enclosure(s):					
a) Square footage of crawlspace or enclosure(s)    0    sq ft					
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade					
c) Total net area of flood openings in A8.b    0    sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
A9. For a building with an attached garage:					
a) Square footage of attached garage    0    sq ft					
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade					
c) Total net area of flood openings in A9.b    0    sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number FORT LAUDERDALE 125105			B2. County Name BROWARD		B3. State Florida
B4. Map/Panel Number 12011C0576	B5. Suffix H	B6. FIRM Index Date 08/18/2014	B7. FIRM Panel Effective/ Revised Date 08/18/2014	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 5'
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source:					
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source:					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

ELEVATION CERTIFICATE

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

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE	
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1735 SE 8TH STREET			Policy Number:	
City FORT LAUDERDALE	State Florida	ZIP Code 33316	Company NAIC Number	

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on:    ☐ Construction Drawings\*    ☐ Building Under Construction\*    ☒ Finished Construction

\*A new Elevation Certificate will be required when construction of the building is complete.

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

Benchmark Utilized: SEE COMMENTS                      Vertical Datum: NAVD

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

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

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

Check the measurement used.

a) Top of bottom floor (including basement, crawlspace, or enclosure floor)    5. 2    ☒ feet    ☐ meters

b) Top of the next higher floor    14. 2    ☒ feet    ☐ meters

c) Bottom of the lowest horizontal structural member (V Zones only)    N/A.    ☒ feet    ☐ meters

d) Attached garage (top of slab)    N/A.    ☒ feet    ☐ meters

e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)    3. 72    ☒ feet    ☐ meters

f) Lowest adjacent (finished) grade next to building (LAG)    4. 20    ☒ feet    ☐ meters

g) Highest adjacent (finished) grade next to building (HAG)    4. 95    ☒ feet    ☐ meters

h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support    4. 20    ☒ feet    ☐ meters

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

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

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

Certifier's Name ROBERT L. THOMPSON	License Number 3869	<div>Place Seal Here</div>
Title PROFESSIONAL SURVEYOR & MAPPER		
Company Name ACCURATE LAND SURVEYORS		
Address 1150 E ATLANTIC BOULEVARD		
City POMPANO BEACH	State Florida	
Signature 	Date 01/05/2017	Telephone (954) 782-1441

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

Comments (including type of equipment and location, per C2(e), if applicable)  
JOB NO. 17-0015 A5:Lat and Long was obtained using a hand held GPS unit. C2: CITY OF FTL CORDOVA RD BRIDGE & SE 8TH ST  
TOP OF CURB SW COR BRIDGE ELEV:4.32'NAVD  
C2E: A/C PAD

FEMA Form 086-0-33 (7/15)

Replaces all previous editions.

Form Page 2 of 6

CAM 18-0178  
Exhibit 1  
Page 20 of 37

ELEVATION CERTIFICATE

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

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE	
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1735 SE 8TH STREET			Policy Number:	
City FORT LAUDERDALE	State Florida	ZIP Code 33316	Company NAIC Number	
SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)				
For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.				
E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).				
a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ . _____ <input type="checkbox"/> feet <input type="checkbox"/> meters <input type="checkbox"/> above or <input type="checkbox"/> below the HAG.				
b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ . _____ <input type="checkbox"/> feet <input type="checkbox"/> meters <input type="checkbox"/> above or <input type="checkbox"/> below the LAG.				
E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ . _____ <input type="checkbox"/> feet <input type="checkbox"/> meters <input type="checkbox"/> above or <input type="checkbox"/> below the HAG.				
E3. Attached garage (top of slab) is _____ . _____ <input type="checkbox"/> feet <input type="checkbox"/> meters <input type="checkbox"/> above or <input type="checkbox"/> below the HAG.				
E4. Top of platform of machinery and/or equipment servicing the building is _____ . _____ <input type="checkbox"/> feet <input type="checkbox"/> meters <input type="checkbox"/> above or <input type="checkbox"/> below the HAG.				
E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown. The local official must certify this information in Section G.				
SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION				
The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.				
Property Owner or Owner's Authorized Representative's Name				
Address		City	State	ZIP Code
Signature		Date	Telephone	
Comments				
<input type="checkbox"/> Check here if attachments.				

ELEVATION CERTIFICATE

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

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE	
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1735 SE 8TH STREET			Policy Number:	
City FORT LAUDERDALE	State Florida	ZIP Code 33316	Company NAIC Number	

SECTION G – COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.

G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)

G2. ☐ A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.

G3. ☐ The following information (Items G4–G10) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate of Compliance/Occupancy Issued
-------------------	------------------------	---

G7. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement

G8. Elevation of as-built lowest floor (including basement) of the building: \_\_\_\_\_ ☐ feet ☐ meters Datum \_\_\_\_\_

G9. BFE or (in Zone AO) depth of flooding at the building site: \_\_\_\_\_ ☐ feet ☐ meters Datum \_\_\_\_\_

G10. Community's design flood elevation: \_\_\_\_\_ ☐ feet ☐ meters Datum \_\_\_\_\_

Local Official's Name	Title
Community Name	Telephone
Signature	Date

Comments (including type of equipment and location, per C2(e), if applicable)



☐ Check here if attachments.

FEMA Form 086-0-33 (7/15)

Replaces all previous editions.

Form Page 4 of 6



<div><div><div>ELEVATION CERTIFICATE</div><div><div>BUILDING PHOTOGRAPHS</div><div>See Instructions for Item A6.</div></div></div><div><div>OMB No. 1660-0008</div><div>Expiration Date: November 30, 2018</div></div></div>		
<div><div>IMPORTANT: In these spaces, copy the corresponding information from Section A.</div><div><div>Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.</div><div>1735 SE 8TH STREET</div></div><div><div>City</div><div>FORT LAUDERDALE</div><div>State</div><div>Florida</div><div>ZIP Code</div><div>33316</div></div></div> <div><div>FOR INSURANCE COMPANY USE</div><div><div>Policy Number:</div><div></div></div><div><div>Company NAIC Number</div><div></div></div></div>		
<div><div>If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.</div></div>		
<div><div><div></div><div>Photo One</div></div></div>		
<div><div>Photo One Caption FRONT VIEW 1/5/16</div></div>		
<div><div><div></div><div>Photo Two</div></div></div>		
<div><div>Photo Two Caption REAR VIEW 1/5/17</div></div>		

FEMA Form 086-0-33 (7/15)

Replaces all previous editions.

Form Page 5 of 6

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1735 SE 8TH STREET			Policy Number:
City FORT LAUDERDALE	State Florida	ZIP Code 33316	Company NAIC Number

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.



Photo One

Photo One Caption LEFT SIDE VIEW 1/5/17

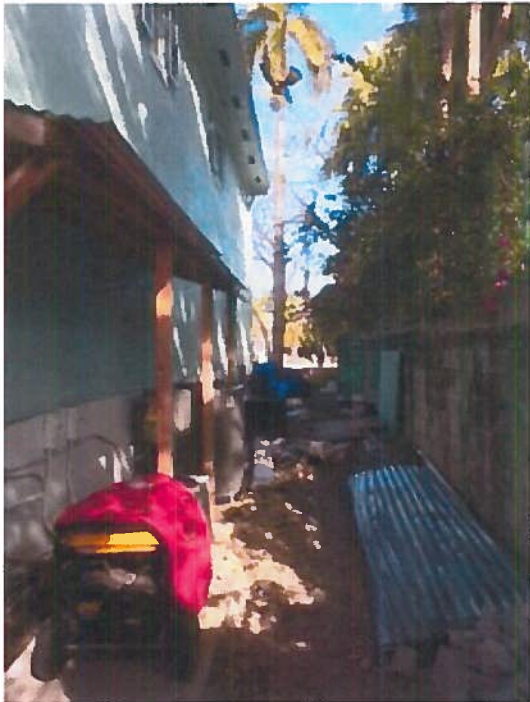
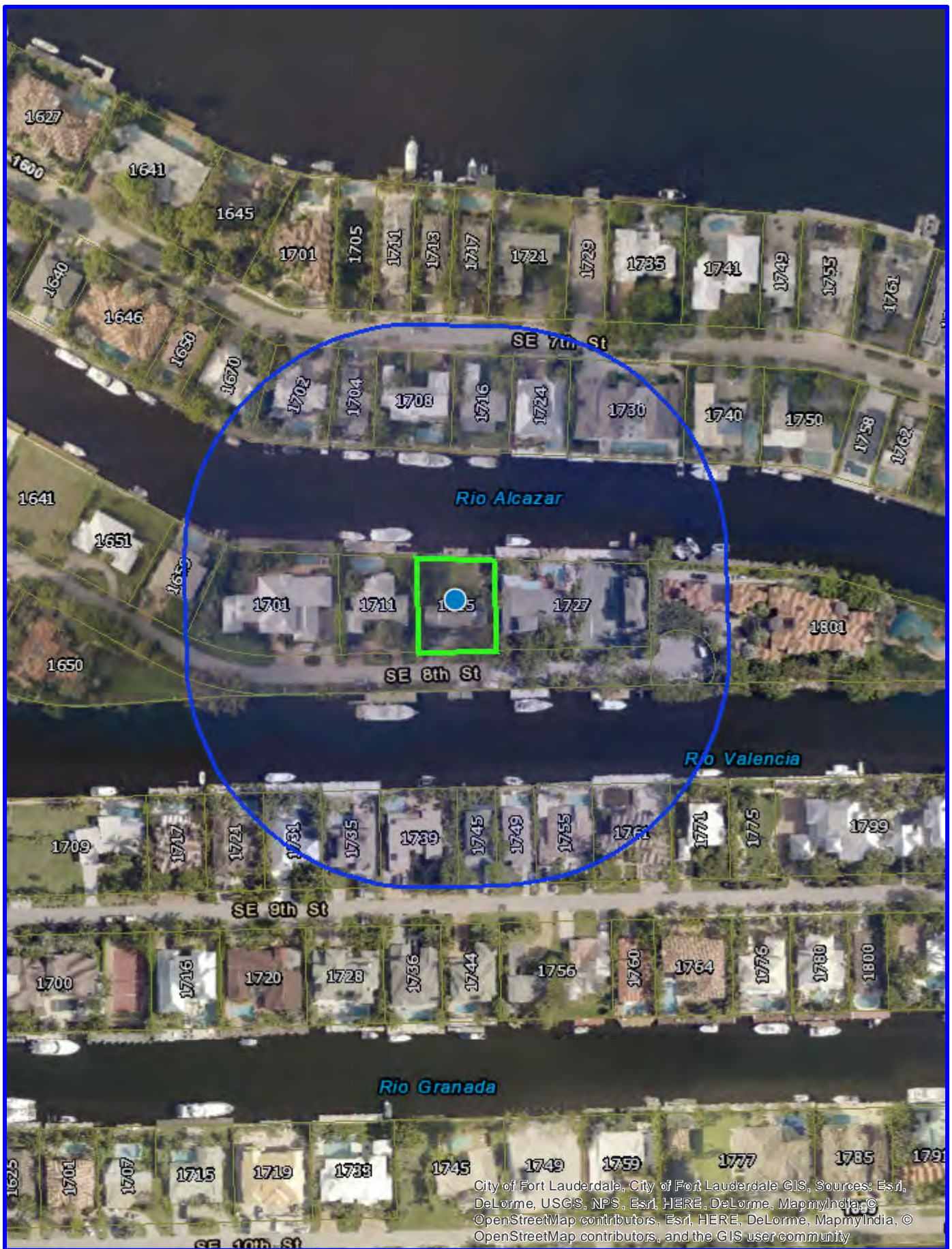


Photo Two

Photo Two Caption RIGHT SIDE VIEW 1/5/17



**EXHIBIT VI  
ZONING AERIAL**



CITY OF FORT LAUDERDALE

1725 SE 8th Street



0 90 180 Feet

**GIS**  
Fort Lauderdale

**EXHIBIT VII**  
**SITE PHOTOGRAPHS**





**1. Central portion of the subject site, facing east along the Rio Valencia Canal.**



**2. Central portion of the subject site, facing south towards the Rio Valencia Canal.**



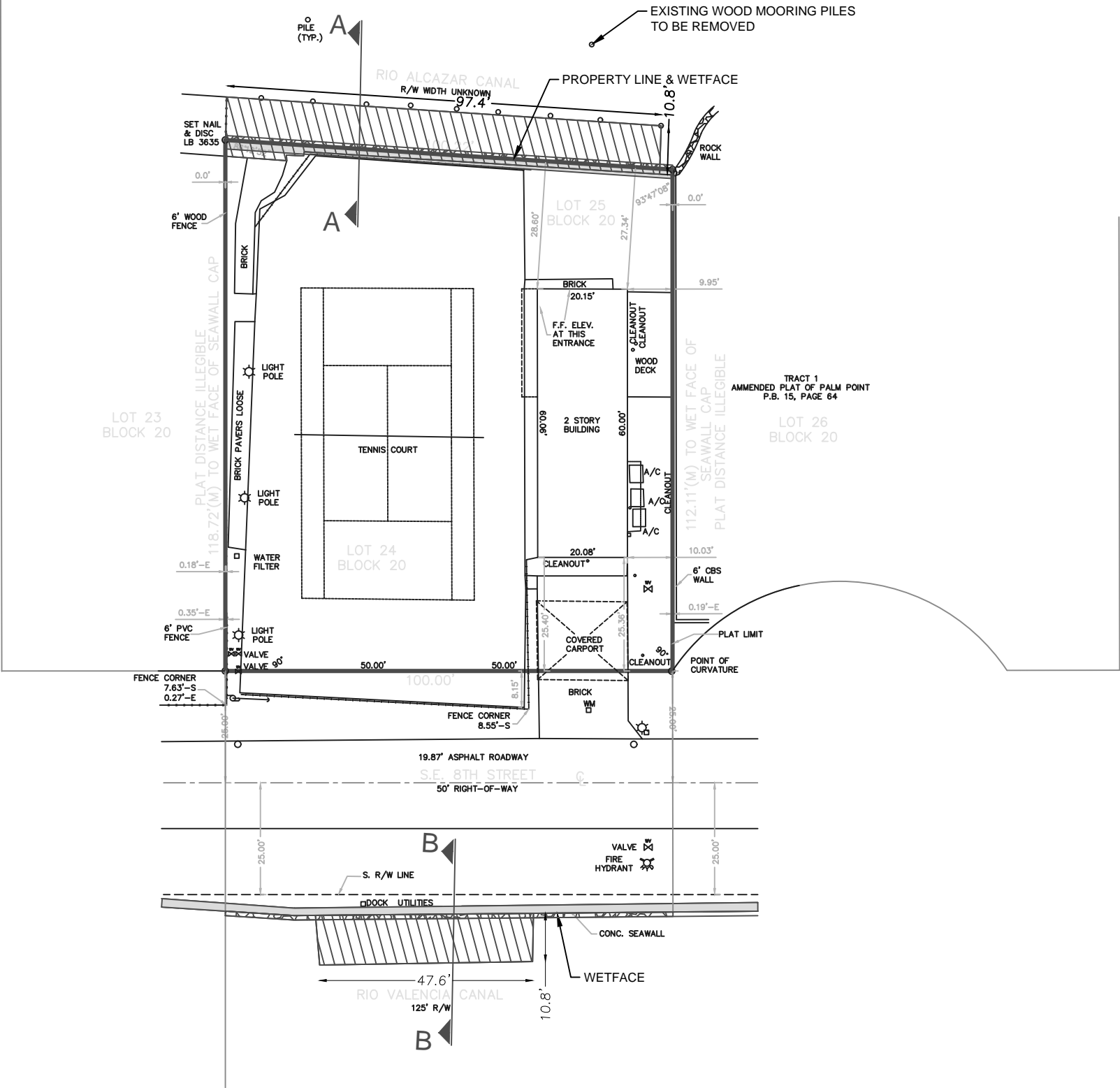


**3. Western portion of the subject site, facing east along the Rio Valencia Canal.**



**4. Eastern portion of the subject site, facing west along the Rio Valencia Canal.**

## **EXHIBIT VIII PROJECT PLANS**



LEGEND

- EXISTING WOOD DOCKS TO BE REMOVED
- EXISTING 2.0' CONCRETE SEAWALL
- 9L-GHB; CCH9F HC'69'F9ACJ98 fl-\$\$\$ LN. FT.)

M.H.W. = 0.32' NAVD M.L.W. = (-)2.1' NAVD

NOTE: SURVEY INFORMATION PROVIDED BY ACCURATE LAND SURVEYORS

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fax. 954.782.1108  
www.thechappellgroup.com

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- Marina & Wetland Permitting
- Mitigation Design & Monitoring
- T&E Species Surveys
- Phase I ESAs

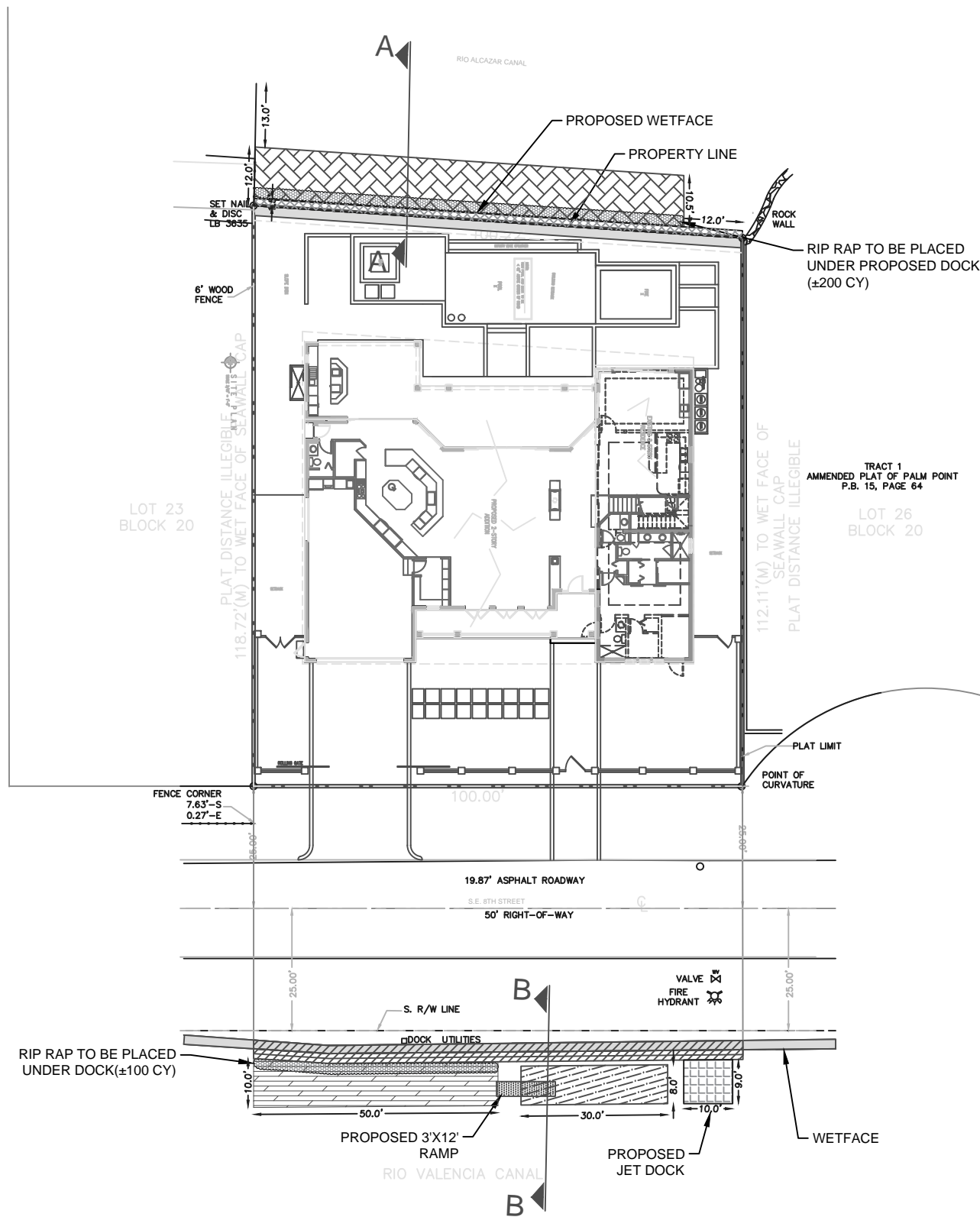
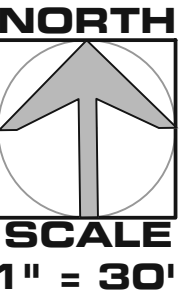
1735 SE 8TH STREET

PREPARED FOR:  
TODD CORRELL

EXISTING CONDITIONS

Date: 1/23/2018	Sheet : 1	of : 5
Proj No.: 17-0047		





LEGEND

- EXISTING 2.0' CONCRETE SEAWALL  
fl-\$\$\$@B": H'L
- DFCDCG98''G95K5@@K#'-%)f75D/'65HH9F  
D=@Gfl-9\$\$\$@B": H'Z-%) \$'zh'CJ9FK5H9FL
- PROPOSED CONCRETE MARGINAL DOCK  
fl- & 'zh'CJ9FK5H9FL
- DFCDCG98'-( '\$fiG95K5@@75D/'65HH9F  
D=@Gfl-9\$\$\$@B": H'I'-&\$\$\$zh'CJ9FK5H9FL
- PROPOSED CONCRETE FLOATING DOCK  
fl-&(\$'zh'CJ9FK5H9FL
- DFCDCG98'KCC8'8C7?'fl-)\*'zh'CJ9FK5H9FL
- DFCDCG98'>9H'8C7?'fl-\$'zh'CJ9FK5H9FL

M.H.W. = 0.32' NAVD M.L.W. = (-)2.1' NAVD

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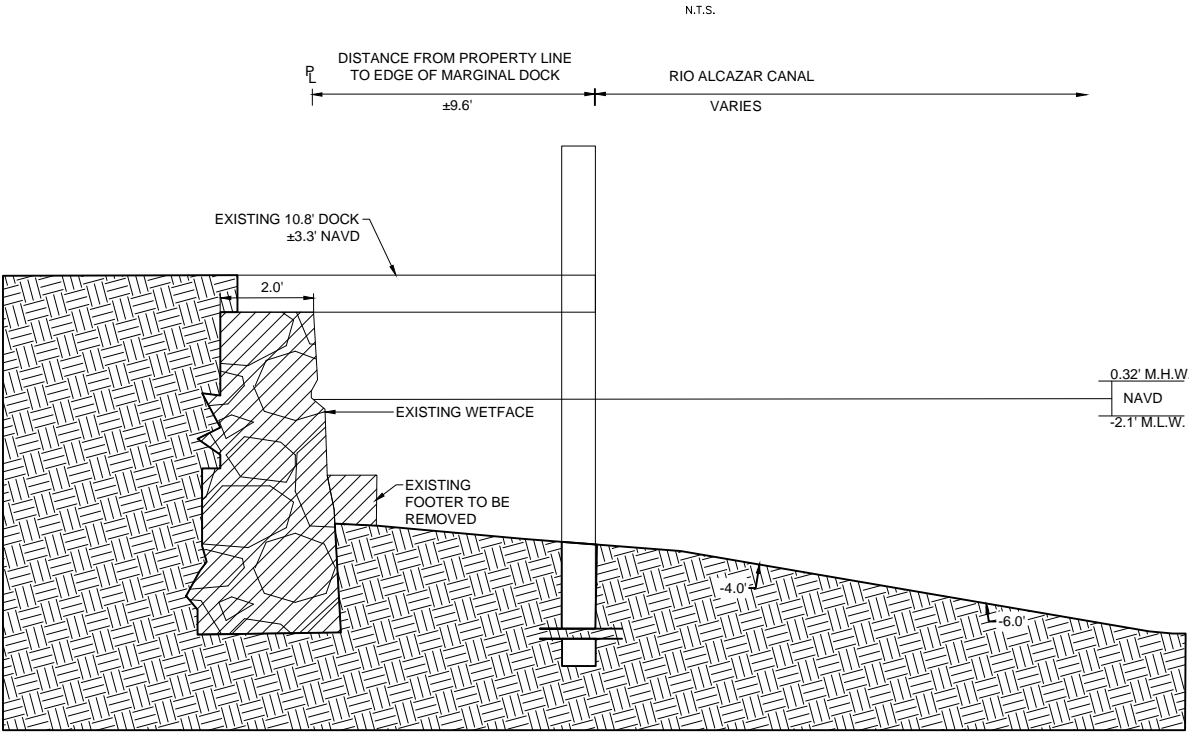
1735 SE 8TH STREET

PREPARED FOR:  
TODD CORRELL

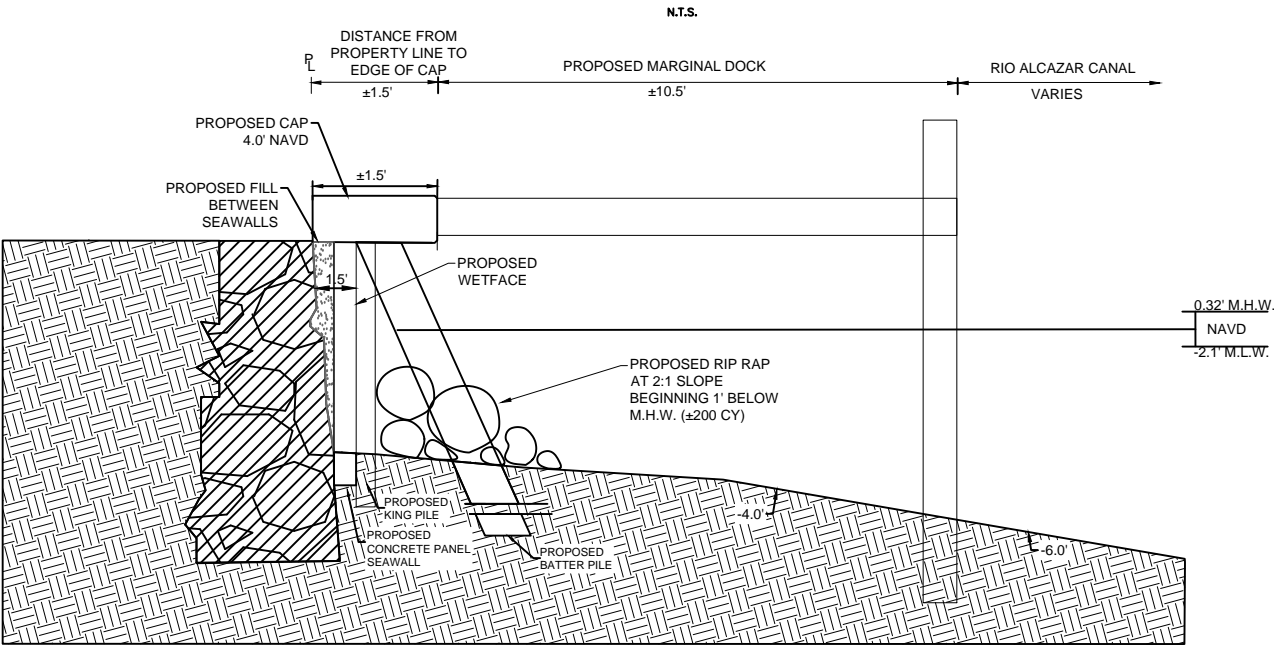
1/8/2018		
Date: 1/23/2018	Sheet : 2	of : 5
Proj No.: 17-0047		



EXISTING CONDITIONS A-A (TYP.)



PROPOSED CONDITIONS A-A (TYP.)



NOTE: PROPOSED WETFACE TO BE NO GREATER THAN 1.5' WATERWARD OF THE EXISTING WETFACE

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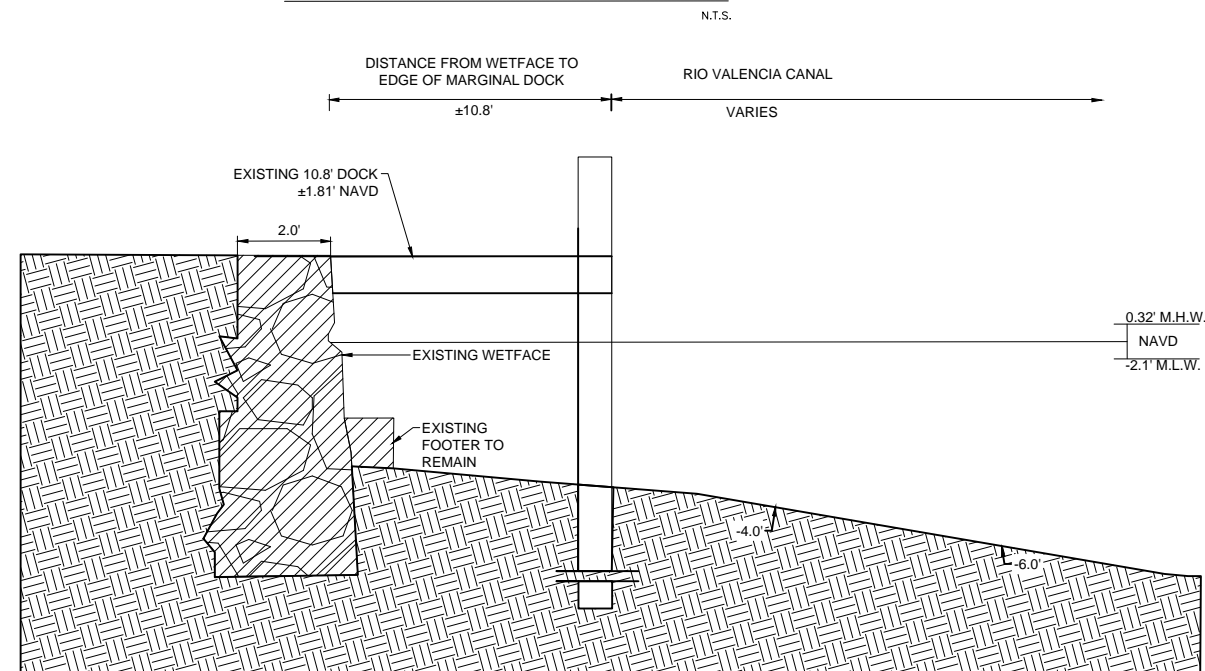
1735 SE 8TH STREET

PREPARED FOR:  
TODD CORRELL

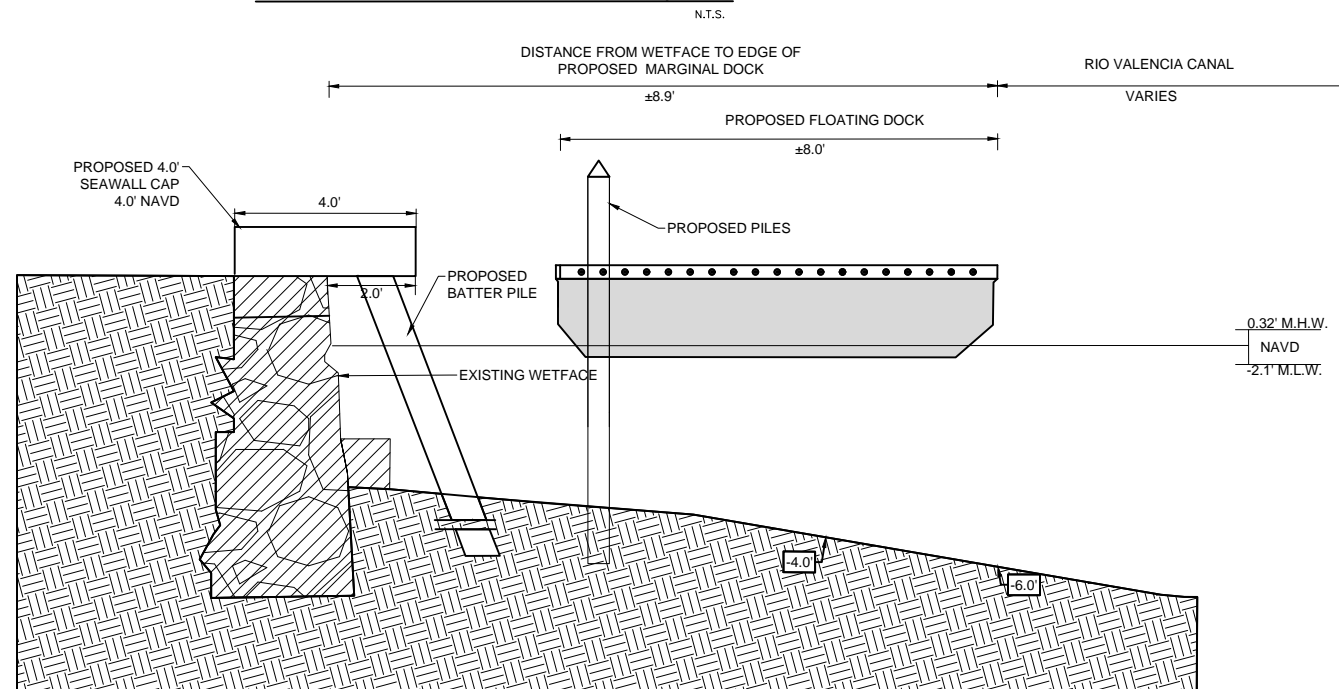
SECTIONS

Date:	Sheet :	of :
1/23/2018	3	5
Proj No.: 17-0047		

### EXISTING CONDITIONS B-B (TYP.)



### PROPOSED CONDITIONS B-B (TYP.)



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## 1735 SE 8TH STREET

PREPARED FOR:  
TODD CORRELL

### SECTIONS

Date: 1/23/2018	Sheet : <b>4</b>	of : <b>5</b>
Proj No.: 17-0047		

**EXHIBIT VIII**  
**LETTERS OF SUPPORT**

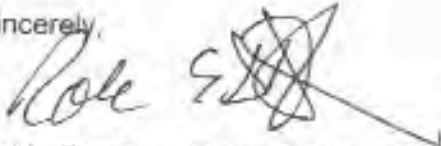
Mr. Todd Correll  
1735 SE 8<sup>th</sup> Street  
Fort Lauderdale, FL 33316

RE: 1735 SE 8<sup>th</sup> Street  
City of Fort Lauderdale Private Use of Public Lands Authorization

Dear Mr. Correll,

I have reviewed the plans for the proposed project to install a new seawall in front of the existing seawall, and install a concrete floating marginal dock and access platform along the Rio Valencia canal adjacent to City of Fort Lauderdale property for private use. I understand that the proposed project will require an approval from the City of Fort Lauderdale. I reside at 1727 SE 8<sup>th</sup> Street and support the project as proposed.

Sincerely,

A handwritten signature in black ink, appearing to read "Robin Dreyfuss", followed by a large, stylized circular flourish or scribble.

Robin Dreyfuss, Robin E D Dreyfuss Rev. Tr.  
1727 SE 8<sup>th</sup> Street  
Fort Lauderdale, FL 33316

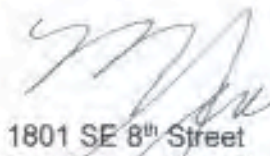
Mr. Todd Correll  
1735 SE 8<sup>th</sup> Street  
Fort Lauderdale, FL 33316

RE: 1735 SE 8<sup>th</sup> Street  
City of Fort Lauderdale Private Use of Public Lands Authorization

Dear Mr. Correll,

I have reviewed the plans for the proposed project to install a new seawall in front of the existing seawall, and install a concrete floating marginal dock and access platform along the Rio Valencia canal adjacent to City of Fort Lauderdale property for private use. I understand that the proposed project will require an approval from the City of Fort Lauderdale. I reside at 1801 SE 8th Street and support the project as proposed.

Sincerely,



1801 SE 8<sup>th</sup> Street  
Fort Lauderdale, FL 33316