MEMORANDUM MF NO. 20-14

DATE: September 18, 2020

TO: Marine Advisory Board

FROM: Andrew Cuba, Manager of Marine Facilities

RE: October 1, 2020 MAB - Dock Waiver of Distance Limitations
– Mark Tkach / 1776 SE 10th Street (REVISED)

Attached for your review is a revised application from Mark Tkach / 1776 SE 10th Street (see **Exhibit 1**).

APPLICATION AND BACKGROUND INFORMATION

The applicant is requesting approval for the installation of one (1) 50,000 pound 8-post boat lift extending a maximum of approximately +/- 31.2 ' from the property line into Lake Mabel. The distances the proposed boatlift extends from the property line into Lake Mabel is shown in the survey in **Exhibit 1** and summarized in Table 1 below:

TABLE 1

PROPOSED STRUCTURES	STRUCTURE DISTANCE FROM PROPERTY LINE	PERMITTED DISTANCE WITHOUT WAIVER	DISTANCE REQUIRING WAIVER
Proposed Boatlift	**+/-31.2'**	**25'**	**+/-6.2'**

At the September 3, 2020 MAB meeting, the MAB made a **motion** recommending approval (12:1) of the installation of a boat lift extending a maximum of +/- 29.9 feet from the property line into the Rio Carmena located on the south west side at this address. The revised application relocates the proposed boat lift to the eastern side of the property, and extends a maximum of +/-31.2' from the property line into Lake Mabel. ULDR Section 47-19.3 C limits the maximum distance of mooring structures to 25 feet, or 25% of the width of the waterway, whichever is less. Section 47.19.3.E authorizes the City Commission to waive this limitation based upon a finding of extraordinary circumstances. The applicant has indicated that the boatlift is necessary to safely moor the resident's vessels, especially during severe weather and high wind events, and to protect the vessel from large wakes. Positive impacts on the environment from alleviating shading impacts to benthic resources are mentioned.

PROPERTY LOCATION AND ZONING

The property is located within the RS-4.4 Residential Single Family/Low Density Zoning District. The Summary Description states that the extraordinary width of the waterway from the project site to the closest structure is +/- 1395 feet.

DOCK PLAN AND BOATING SAFETY

Marine Facilities records reflect that there have been at least 3 waivers of docking distance limitations within close proximity approved by the City Commission since 2009. A comparison of these is shown in Table 2, including maximum distances of mooring structures from the property lines extending into adjacent waterways:

TABLE 2

DATE	ADDRESS	MAXIMUM DISTANCE
2009	27 Isla Bahia Drive	30’
2011	2430 Laguna Drive	50’
2013	2412 Laguna Drive	49’

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 proposed boat lift’s guide poles as required for piles within Section 47.19.3.E of the Unified Land and Development Regulations (ULDR).

AC
Attachment
cc: Enrique Sanchez, Deputy Director of Parks and Recreation
Jon Luscomb, Supervisor of Marine Facilities

1776 SE 10th Street
APPLICATION FOR WATERWAY WAIVER

714 East McNab Road. Pompano Beach, FL 33060 *tel*. 954.782.1908 *fax*. 954.782.1108 www.thechappellgroup.com
Environmental Consultants | Marina & Wetland Permitting | Mitigation Design & Monitoring | T & E Species Surveys

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: **Mark Tkach**

   TELEPHONE NO: 602-513-1300 (home) 480-755-5432 (business) EMAIL: MTKACH@RIDENOW.COM

2. APPLICANT"S ADDRESS (if different than the site address): **1776 SE 10th Street Fort Lauderdale, FL 33316**

3. TYPE OF AGREEMENT AND DESCRIPTION OF REQUEST:
   The applicant requests a waiver for the proposed construction of an 8-post boat lift beyond 25 feet from the property line.

4. SITE ADDRESS: **1776 SE 10th Street Fort Lauderdale, FL 33316** ZONING: **R.S-4.4**

   LEGAL DESCRIPTION AND FOLIO NUMBER:
   RIO VISTA ISLES UNIT 5 8-7 B LOT 34 TO 36 & TRIANGULAR POR OF LAND LYING E OF E/L SAIDLOT 36

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

Mark Tkach — Applicant's Signature
8/11/20 — Date

==========

The sum of $_____ was paid by the above-named applicant on the _____ of _____, 20__ 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_____

TABLE OF CONTENTS

	PAGE
EXHIBIT 2 - SUMMARY DESCRIPTION	3
EXHIBIT 3 - WARRANTY DEED	6
EXHIBIT 4 - ORIGINAL SURVEY	13
EXHIBIT 5 - ZONING AERIAL	15
EXHIBIT 6 - SITE PHOTOGRAPHS	17
EXHIBIT 7 - PROJECT PLANS	19
EXHIBIT 8 - DISTANCE EXHIBIT	24
EXHIBIT 9 – EXISTING WAIVERS IN THE VICINITY	27
EXHIBIT 10 - LETTERS OF SUPPORT	29

714 East McNab Road. Pompano Beach, FL 33060 *tel*. 954.782.1908 *fax*. 954.782.1108 www.thechappellgroup.com
Environmental Consultants | Marina & Wetland Permitting | Mitigation Design & Monitoring | T & E Species Surveys

EXHIBIT II
SUMMARY DESCRIPTION

714 East McNab Road. Pompano Beach, FL 33060 *tel*. 954.782.1908 *fax*. 954.782.1108 www.thechappellgroup.com
Environmental Consultants | Marina & Wetland Permitting | Mitigation Design & Monitoring | T & E Species Surveys

Summary Description
1776 SE 10th Street
TCG Project No. 14-0030.002

The project site is located along the Rio Carmena and Lake Mabel at 1776 SE 10th Street, in Section 11, Township 50, Range 42, in the City of Fort Lauderdale, Broward County, Florida

The property is located along the Rio Carmena and Lake Mabel, which is a tidal water. The nearest direct connection to the Atlantic Ocean is 1 mile to the south at the Port Everglades Inlet. As the project site is located along the Rio Carmena and Lake Mabel, the incoming tidal waters (flood) at the site move to the northwest and the outgoing waters (ebb) move to the southeast.

The project site consists of an existing 301 ln. ft. concrete seawall, ±2,083 ft² concrete marginal dock, and ±358 ft² wood marginal dock. The proposed project includes the installation of one (1) 50,000 lb 8-post boatlift into Lake Mabel. As measured from the property line, the proposed structures encroach more than 25' from the property line into Lake Mabel. As these distances are over the allowable 25' distance into the waterway from the property line, the proposed boatlift will require a variance waiver.

The proposed structure is 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 five (5) matters provide justification for this waiver request:

1. All structures and piles will not exceed 30% of the width of the waterway.

2. Due to the extraordinary width of the waterway at this location to the closest structure (±1,395'), the proposed project will not impede navigation within Lake Mabel.

3. The boat lift is necessary for safely mooring resident's vessel, especially during high wind events and severe weather so the boat will not be in the water and have the potential to break free from cleats.

4. The boat lift is also necessary to protect the resident's vessel from large wakes generated by frequent boat activity along the Intracoastal Waterway.

5. The boat lift is better for the environment , as it will elevate the vessel above the water and alleviate shading impacts to benthic resources in the future.

714 East McNab Road. Pompano Beach, FL 33060 *tel*. 954.782.1908 *fax*. 954.782.1108 www.thechappellgroup.com

Environmental Consultants | Marina & Wetland Permitting | Mitigation Design & Monitoring | T & E Species Surveys

If this waiver is approved, the applicant will comply with all necessary construction requirements stated in Section 47-19.3 (C)(D)(E).

STRUCTURE	PROPOSED STRUCTURES	STRUCTURE DISTANCE FROM PROPERTY LINE	PERMITTED DISTANCE WITHOUT WAIVER	DISTANCE REQUIRING A WAIVER
A	**Boatlift**	**±31.2'**	**25'**	**±6.2'**

714 East McNab Road. Pompano Beach, FL 33060 *tel*. 954.782.1908 *fax*. 954.782.1108 www.thechappellgroup.com
Environmental Consultants | Marina & Wetland Permitting | Mitigation Design & Monitoring | T & E Species Surveys

EXHIBIT III
WARRANTY DEED

714 East McNab Road. Pompano Beach, FL 33060 *tel*. 954.782.1908 *fax*. 954.782.1108 www.thechappellgroup.com
Environmental Consultants | Marina & Wetland Permitting | Mitigation Design & Monitoring | T & E Species Surveys

Prepared by:
Josh Brandsdorfer, Esq.
Berger Singerman LLP
350 East Las Olas Boulevard, Suite 1000
Fort Lauderdale, FL 33301

Please return to:
Gregory A. May, Esq.
Bass Sox Mercer
2822 Remington Green Circle
Tallahassee, FL 32308
Consideration :$10,145,000.00

Parcel Identification Number: 5042-11-22-0710

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this 18th **day of April, 2019**, between **JAMIE STILES, an unremarried widow,** whose post office address is **301 East Las Olas Blvd., Fort Lauderdale, Florida 33301,** grantor, and **VADER PROPERTIES, LLC, a Delaware limited liability company**, whose post office address is **3425 E. Suncrest Court, Phoenix, Arizona 85044,** grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of **TEN AND 00/100 DOLLARS** (U.S. **$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 the **Broward County, Florida**, to-wit:

See attached Exhibit A

Subject to taxes for 2019 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

[Signature continues on next page]

Signed, sealed and delivered in our presence:

Witness Name: Gloria T. Balogh

Jamie Stiles

Witness Name: DEANNE SAFIAN

State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 16 day of April, 2019, by Jamie Stiles, who (X) is personally known to me or (_) has produced a driver's license as identification.

LISA M. PEPE
Notary Public – State of Florida
Commission # GG 175741
My Comm. Expires May 3, 2022

Notary Public

Printed Name: Lisa M Pepe

My Commission Expires: May 3, 2022

[SIGNATURE PAGE OF WARRANTY DEED]

EXHIBIT A

Legal Description

Parcel A:

Lots 34, 35, and 36, Block 14, RIO VISTA ISLES UNIT 5, according to the map or plat thereof as recorded in Plat Book 8, Page 7, of the Public Records of Broward County, Florida;

Together with:

Parcel B:

All that parcel of land lying East of the platted East boundary of Lot 36 of Block 14 of RIO VISTA ISLES, and South of the platted South line of Granada Drive, and extending to the waters of Rio Carmena and/or Lake Mabel, as shown on the plat of RIO VISTA ISLES, recorded in Plat Book 8, Page 7, of the Public Records of Broward County, Florida, more particularly defined and bounded as follows:

On the West by the platted East boundary line of Lot 36 of Block 14, above described, on the North by the platted South line of Granada Drive, as shown on the above mentioned plat of RIO VISTA ISLES; on the East by the East line of Lot 37, Block 15 of RIO VISTA ISLES, extended South to the waters of Rio Carmena and/or Lake Mabel; and on the South by the waters of Rio Carmena and/or Lake Mabel.

Also known as:

A portion of RIO VISTA ISLES, UNIT 5 according to the Plat thereof, as recorded in Plat Book 8, Page 7, of the Public Records of Broward County, Florida, more particularly described as follows: That certain triangular portion of land lying immediately East of Lot 36 in Block 14 of RIO VISTA ISLES, UNIT 5, and bounded on the West side by the Easterly border of the aforesaid Lot 36 and on the North by the Southerly right-of-way line of Southeast Tenth Street and on the East and South by Lake Mabel.

OPERATING AGREEMENT
OF
VADER PROPERTIES, LLC

This Operating Agreement (the "Agreement") of VADER PROPERTIES, LLC, a Delaware limited liability company (the "Company"), is executed as of April 8, 2019 by MARK TKACH ("Tkach"), whose address is 3425 East Suncrest Court, Phoenix, AZ 85044, as the Company's sole "Member".

SECTION 1
FORMATION

The Company was formed as a limited liability company pursuant to the provisions of the Delaware Limited Liability Company Act upon the filing of its Certificate of Formation with the Delaware Secretary of State on April 8, 2019. The laws of the State of Delaware shall govern the validity of this Agreement, the construction of its terms and the interpretation of the rights and duties of the Member.

SECTION 2
MEMBERSHIP; CAPITAL CONTRIBUTIONS

In exchange for a capital contribution to the Company, Tkach has been admitted as the Member and has been issued 100% of the limited liability company interests in the Company. The Member may make additional capital contributions to the Company as and when determined by the Member in the Member's sole discretion, there being no obligation to make any such capital contributions in the future. The limited liability company interests are uncertificated and this Agreement shall suffice as evidence of their issuance.

SECTION 3
MANAGEMENT

All decisions and actions concerning the Company and its affairs shall be made or taken by the Member as the sole member of the Company, in the Member's absolute discretion. Any party dealing with the Company shall be permitted to rely absolutely on the signature of the Member as binding on the Company, without any duty of further inquiry.

SECTION 4
DISTRIBUTIONS; TAX MATTERS

4.1 Distributions. The Company's available cash flow shall be distributed to the Member from time to time as determined by the Member in the exercise of its sole discretion.

4.2 Tax Treatment. For so long as the Member is the sole Member of the Company, and at any other time when the Company has only one Member, the Company shall be treated as a disregarded entity within the meaning of Treasury Regulation Section 301.7701-2 and shall not file federal or state income tax returns, and in accordance with applicable tax laws, the Company shall

use the Member's taxpayer identification number on any Company bank accounts and on any other documents that require a taxpayer identification number. All items of income, gain, loss, deduction and credit, as determined for federal and state income tax purposes, shall be reported by the Member on its federal and state income tax returns.

SECTION 5
LIMITATION ON LIABILITY; INDEMNITY

5.1 Limitation on Liability. For purposes of this Section 4, the term "Actor" means (a) the Member, and (b) any officer of the Company. No Actor shall be liable to the Company or its member for actions taken in good faith by the Actor in connection with the Company or its business; provided that an Actor shall in all instances remain liable for acts or omissions which constitute bad faith, fraud, willful misconduct or gross negligence (except to the extent the Company is compensated for the same by insurance). All decisions, actions and omissions by an Actor will be evaluated under the business judgment rule which, for purposes of this Agreement, means that an Actor will not be liable to the Company for any decision, act or omission by that Actor where there is a reasonable basis to indicate that the act or omission was made in good faith. For purposes of the preceding sentence, (i) an Actor will be presumed in all cases to have acted, failed to act or otherwise discharged the Actor's duties (1) in good faith, (2) with the care an ordinarily prudent person in a like position would exercise under similar circumstances, and (3) in a manner the Actor reasonably believes to be in the best interests of the Company, and (ii) the burden will be on the person challenging the Actor's action, failure to act or other discharge of duties to establish by clear and convincing evidence facts rebutting the foregoing presumption.

5.2 Indemnification. To the fullest extent permitted by law, the Company, its receiver or trustee, as applicable, shall indemnify, defend and hold harmless each Actor, to the extent of the Company's assets, from, for and against any liability, damage, cost, expense, loss, claim or judgment incurred by the Actor arising out of any claim based upon acts performed or omitted to be performed by the Actor in connection with the business of the Company, including, without limitation, reasonable attorneys' fees and costs incurred by the Actor in the settlement or defense of such claim; provided, however, that no Actor shall be indemnified for claims based upon acts performed or omitted which constitute bad faith, fraud, willful misconduct or gross negligence.

5.3 Savings Clause; Severability. No repeal, amendment or modification of any portion of this Section 4, whether direct or indirect, shall eliminate or reduce its effect with respect to any act or failure to act of an Actor occurring prior to such repeal, amendment or modification. If any provision of this Agreement, or the application thereof to any person or circumstance, shall be invalid, illegal or unenforceable to any extent, the remainder of this Agreement and the application thereof shall not be affected and shall be enforceable to the fullest extent permitted by law.

IN WITNESS WHEREOF, the Member of the Company has executed this Agreement to be effective as of the date first above written.

Member:

Mark Tkach

MARK TKACH

STATE OF DELAWARE
LIMITED LIABILITY COMPANY
CERTIFICATE OF FORMATION

(Vader Properties, LLC)

This Certificate of Formation is being executed by the undersigned for the purpose of forming a limited liability company pursuant to the Delaware Limited Liability Company Act.

First: The name of the limited liability company is **"Vader Properties, LLC"**.

Second: The address of the limited liability company's registered office in the State of Delaware is 1675 South State Street, Suite B, Dover, DE 19901.

Third: The name and address of the limited liability company's Registered Agent is: Capitol Services, Inc., 1675 South State Street, Suite B, Dover, DE 19901.

IN WITNESS WHEREOF, the undersigned has executed this Certificate of Formation this 8th day of April, 2019.

By Russell C. Brown

RUSSELL C. BROWN, Authorized Person

EXHIBIT IV
ORIGINAL SURVEY

714 East McNab Road. Pompano Beach, FL 33060 *tel*. 954.782.1908 *fax*. 954.782.1108 www.thechappellgroup.com
Environmental Consultants | Marina & Wetland Permitting | Mitigation Design & Monitoring | T & E Species Surveys

LEGAL DESCRIPTION
PARCEL A:
LOTS 34, 35, AND 36, BLOCK 14, RIO VISTA ISLES UNIT NO. 5, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 7 PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

TOGETHER WITH:
PARCEL B:
ALL THAT PARCEL OF LAND LYING EAST OF THE PLATTED EAST BOUNDARY OF LOT 36 OF BLOCK 14 OF RIO VISTA ISLES, AND SOUTH OF THE PLATTED SOUTH LINE OF GRANADA DRIVE, AND EXTENDING TO THE WATERS OF RIO CARMENA AND/OR LAKE MABEL, AS SHOWN ON THE PLAT OF RIO VISTA ISLES, RECORDED IN PLAT BOOK 8, PAGE 7, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DEFINED AND BOUNDED AS FOLLOWS:

ON THE WEST BY THE PLATTED EAST BOUNDARY LINE OF LOT 36 OF BLOCK 14, ABOVE DESCRIBED, ON THE NORTH BY THE PLATTED SOUTH LINE OF GRANADA DRIVE, AS SHOWN ON THE ABOVE MENTIONED PLAT OF RIO VISTA ISLES; ON THE EAST BY THE EAST LINE OF LOT 37 BLOCK 15 OF RIO VISTA ISLES, EXTENDED SOUTH TO THE WATERS OF RIO CARMENA AND/OR LAKE MABEL; AND ON THE SOUTH BY THE WATERS OF RIO CARMENA AND/OR LAKE MABEL.

ALSO KNOWN AS:
A PORTION OF RIO VISTA ISLES, UNIT NO. 5 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 7, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THAT CERTAIN TRIANGULAR PORTION OF LAND LYING IMMEDIATELY EAST OF LOT 36 IN BLOCK 14 OF RIO VISTA ISLES, UNIT NO. 5, AND BOUNDED ON THE WEST SIDE BY THE EASTERLY BORDER THE AFORESAID LOT 36 AND ON THE NORTH BY THE SOUTHERLY RIGHT-OF-WAY LINE OF SOUTHEAST TENTH STREET AND ON THE EAST AND SOUTH BY LAKE MABEL.

CERTIFIED TO:
GARY MAY

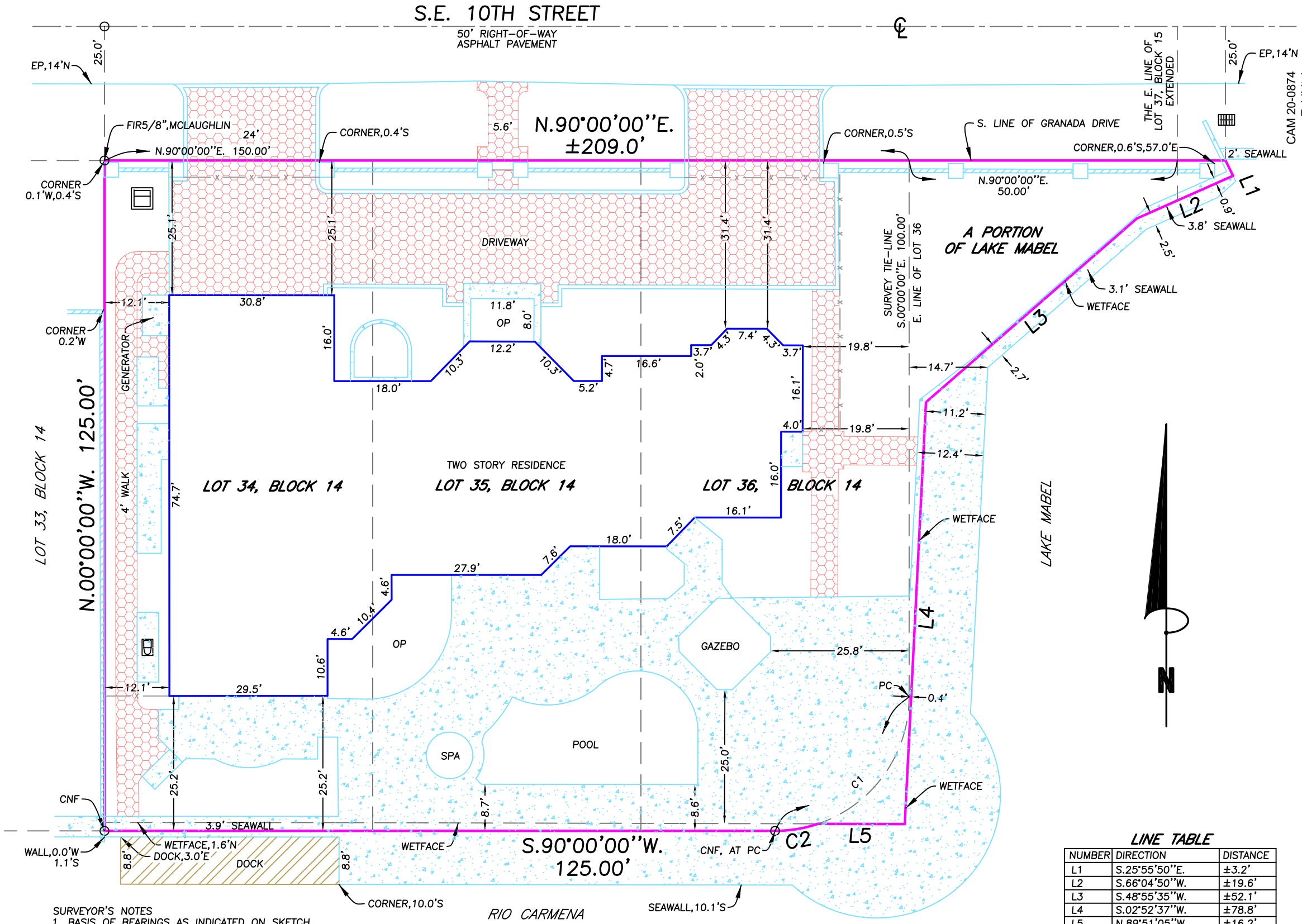
PROPERTY ADDRESS
1776 SE 10TH STREET
FORT LAUDERDALE, FL 33316

BOUNDARY SURVEY
INVOICE # 41807
SURVEY DATE 04/11/19

FLOOD ZONE X0.2%/AE6
MAP DATE 08/18/14
MAP NUMBER 125105 0576H

ABBREVIATIONS

BC	BUILDING CORNER
BW	BACK OF WALK
C	CALCULATED
M	MEASURED
N.T.S.	NOT TO SCALE
OP	OPEN PORCH
ORB	OFFICIAL RECORDS BOOK
PC	POINT OF CURVATURE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PG	PAGE
PRC	POINT OF REVERSE CURVE
PRM	PERMANENT REFERENCE MONUMENT
PT	POINT OF TANGENCY
E/F	END OF FENCE
EP	EDGE OF PAVEMENT
EW	EDGE OF WATER
F/C	FENCE CORNER
F/L	FENCE LINE
FIP	FOUND IRON PIPE
FIR	FOUND IRON ROD
FN	FOUND NAIL
FN&D	FOUND NAIL & DISC
FP&L	FLORIDA POWER AND LIGHT
R	RECORD
RAD	RADIAL
SN&D	SET NAIL & DISC # 5495
SP	SCREENED PORCH
SP&C	SET 1/2" PIN & CAP # 5495
CNF	CORNER NOT FOUND



LEGEND

- CABLE JUNCTION BOX
- CATCH BASIN
- CLEAN OUT
- CONTROL VALVE
- ELECTRIC SERVICE
- FIRE HYDRANT
- FP&L PAD
- GUY ANCHOR
- MANHOLE
- POOL EQUIPMENT
- POWER/LIGHT POLE
- SPRINKLER SYSTEM
- WATER METER
- WATER VALVE
- WELL
- BRICK PAVERS
- CENTERLINE
- CONCRETE/CHAT
- CONCRETE WALL
- 0.00 ELEVATION
- METAL FENCE
- OVERHEAD WIRES
- WOOD DECK/DOCK
- WOOD FENCE

SURVEYOR'S NOTES
1. BASIS OF BEARINGS AS INDICATED ON SKETCH.
2. LEGAL DESCRIPTION PROVIDED BY CLIENT.
3. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR EASEMENTS, RIGHT-OF-WAYS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD.
4. UNDERGROUND OR INTERIOR PORTIONS OF FOOTINGS, FOUNDATIONS, WALLS OR OTHER NON-VISIBLE IMPROVEMENTS WERE NOT LOCATED.
5. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 UNLESS OTHERWISE SHOWN.
6. FENCE TIES ARE TO THE CENTER-LINE OF FENCE. WALL TIES ARE TO THE FACE OF WALL.
7. IN SOME INSTANCES GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.
8. THE DIMENSIONS AND DIRECTIONS SHOWN HEREON ARE IN SUBSTANTIAL AGREEMENT WITH RECORD VALUES UNLESS OTHERWISE NOTED.
9. PARTY WALLS ARE CENTERED ON PROPERTY LINE AND ARE 0.7' WIDE UNLESS OTHERWISE NOTED.
10. EXISTING CORNERS FOUND OFF WITNESS PROPERTY CORNERS
11. OBSTRUCTED CORNERS ARE WITNESSED BY IMPROVEMENTS.
12. NO ATTEMPT WAS MADE TO LOCATE WRITTEN OR UNWRITTEN EASEMENTS OR RIGHTS-OF-WAY, OTHER THEN THOSE SHOWN HEREON.

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S.25°55'50"E.	±3.2'
L2	S.66°04'50"W.	±19.6'
L3	S.48°55'35"W.	±52.1'
L4	S.02°52'37"W.	±78.8'
L5	N.89°51'05"W.	±16.2'

CURVE TABLE

NUMBER	DELTA	CHORD BEARING	RADIUS '	ARC '	LC '
C1	90°00'00"	S.45°00'00"W.	25.00	39.27	35.36
C2	±18°40'25"	S.80°39'47"W.	25.00	±8.15	±8.11

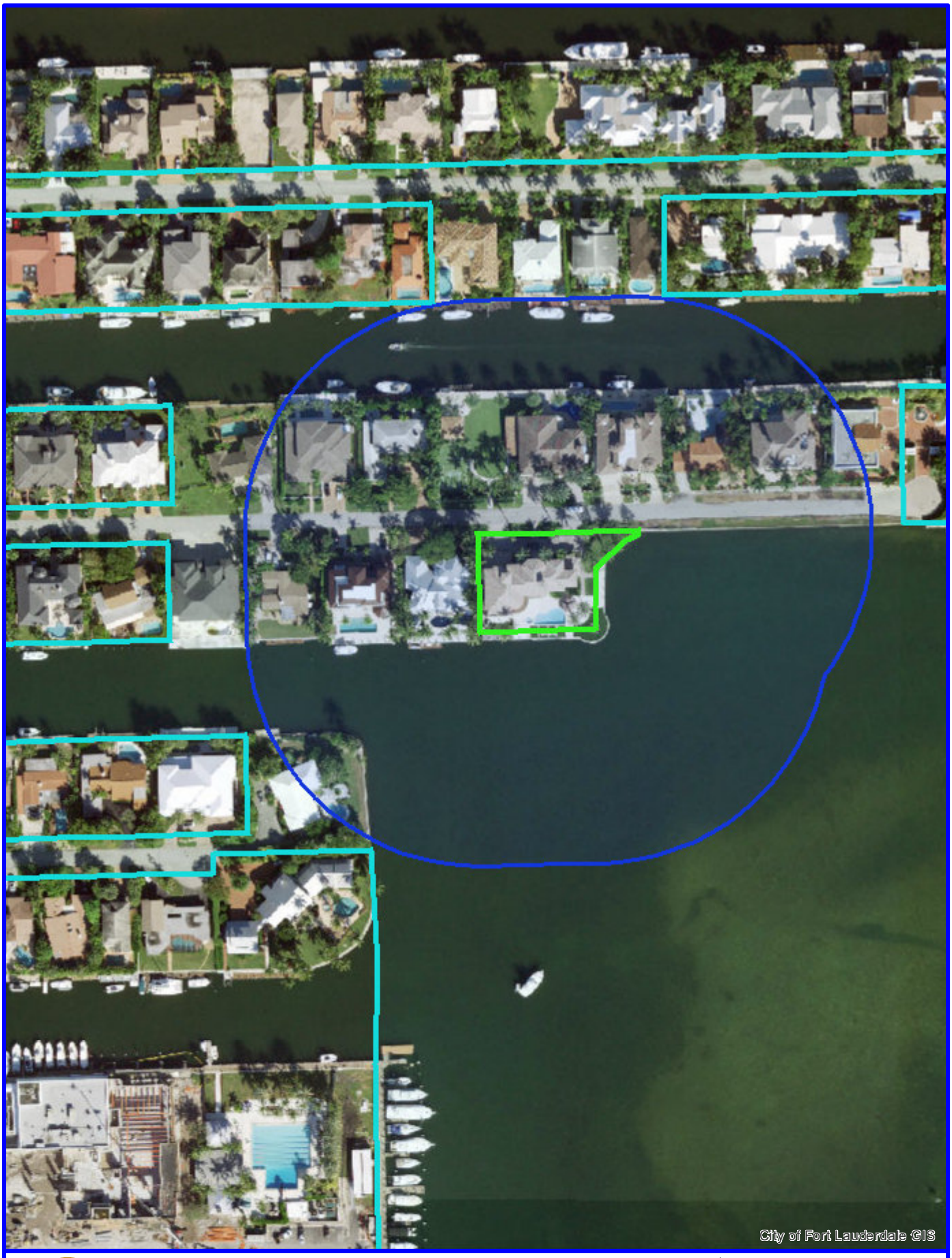
20 0 20 40 60
Scale 1" = 20'

ATLANTIC COAST SURVEYING INC.

PAUL J STOWELL
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATION NO. 5241
ATLANTIC COAST SURVEYING, INC.
6129 STIRLING RD SUITE 2 DAVIE, FLORIDA 33314
OFFICE: 954.587.2100 FAX:.954.587.5418

EXHIBIT V
ZONING AERIAL

714 East McNab Road. Pompano Beach, FL 33060 *tel*. 954.782.1908 *fax*. 954.782.1108 www.thechappellgroup.com
Environmental Consultants | Marina & Wetland Permitting | Mitigation Design & Monitoring | T & E Species Surveys



CITY OF FORT LAUDERDALE

1776 SE 10th Street

0 90 180 Feet

GIS Fort Lauderdale

Map Created by GIS Mailer

Printed on: 8/14/2020

EXHIBIT VI
SITE PHOTOGRAPHS

714 East McNab Road. Pompano Beach, FL 33060 *tel*. 954.782.1908 *fax*. 954.782.1108 www.thechappellgroup.com
Environmental Consultants | Marina & Wetland Permitting | Mitigation Design & Monitoring | T & E Species Surveys

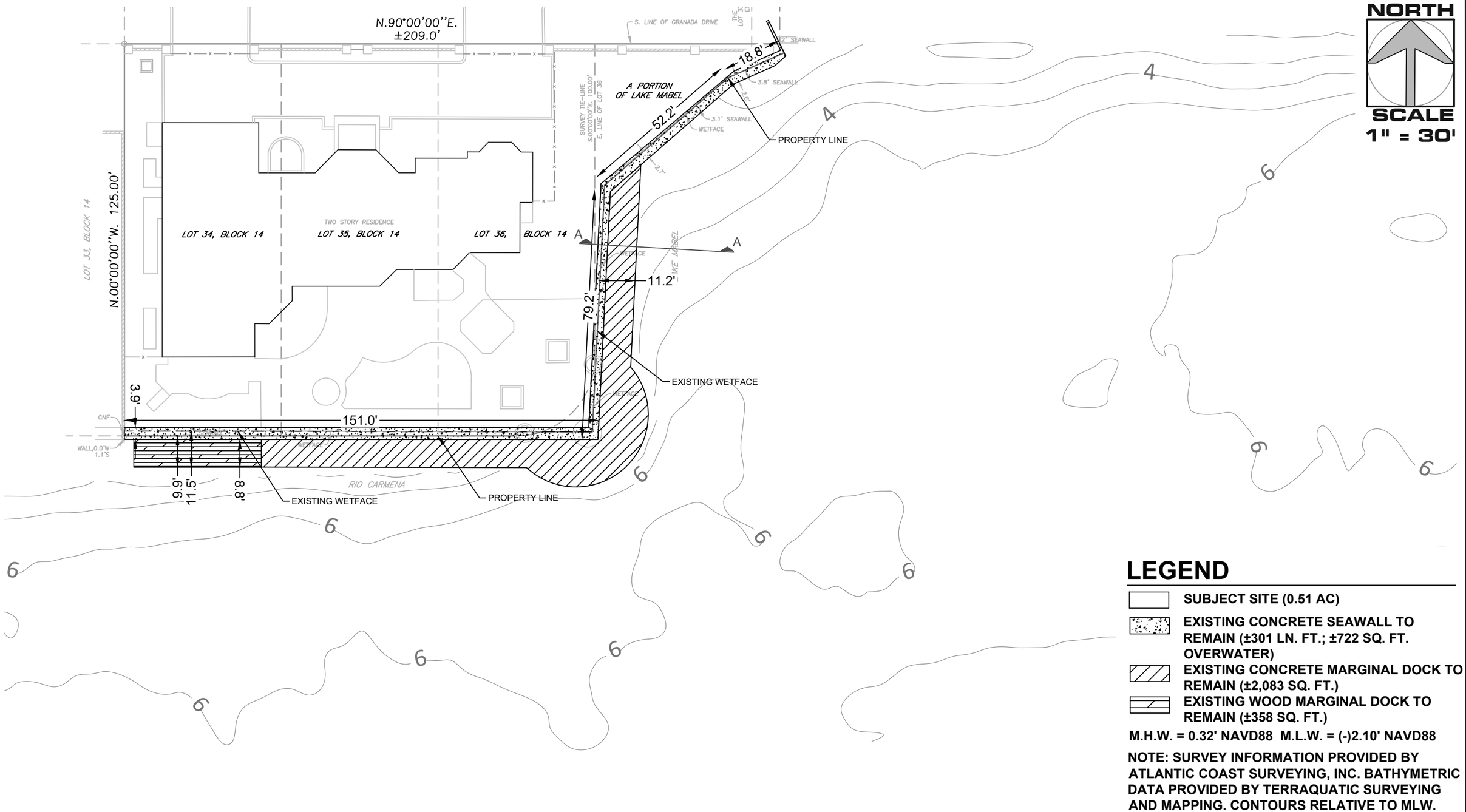
1. Northeast corner of the subject site, facing southwest.

2. Southwest portion of the subject site, facing east.

714 East McNab Road. Pompano Beach, FL 33060 *tel*. 954.782.1908 *fax*. 954.782.1108 www.thechappellgroup.com

EXHIBIT VII
PROJECT PLANS

714 East McNab Road. Pompano Beach, FL 33060 *tel*. 954.782.1908 *fax*. 954.782.1108 www.thechappellgroup.com
Environmental Consultants | Marina & Wetland Permitting | Mitigation Design & Monitoring | T & E Species Surveys



LEGEND

- SUBJECT SITE (0.51 AC)
- EXISTING CONCRETE SEAWALL TO REMAIN (±301 LN. FT.; ±722 SQ. FT. OVERWATER)
- EXISTING CONCRETE MARGINAL DOCK TO REMAIN (±2,083 SQ. FT.)
- EXISTING WOOD MARGINAL DOCK TO REMAIN (±358 SQ. FT.)

M.H.W. = 0.32' NAVD88 M.L.W. = (-)2.10' NAVD88

NOTE: SURVEY INFORMATION PROVIDED BY ATLANTIC COAST SURVEYING, INC. BATHYMETRIC DATA PROVIDED BY TERRAQUATIC SURVEYING AND MAPPING. CONTOURS RELATIVE TO MLW.

THIS DRAWING AND ALL APPURTENANT MATTER CONTAINS INFORMATION PROPRIETARY TO THE CHAPPELL GROUP, INC. AND IS LOANED SUBJECT TO RETURN UPON DEMAND AND MUST NOT BE REPRODUCED, COPIED, LOANED, REVEALED, NOR LISTED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT IS SPECIFICALLY FURNISHED WITHOUT EXPRESSED WRITTEN CONSENT OF THE CHAPPELL GROUP, INC.
© THE CHAPPELL GROUP, INC. 2020

THE Chappell GROUP INC.
714 East McNab Road
Pompano Beach, Florida 33060
tel. 954.782.1908
fax. 954.782.1108
www.thechappellgroup.com

- *Environmental Consultants*
- *Marina & Wetland Permitting*
- *Mitigation Design & Monitoring*
- *T&E Species Surveys*

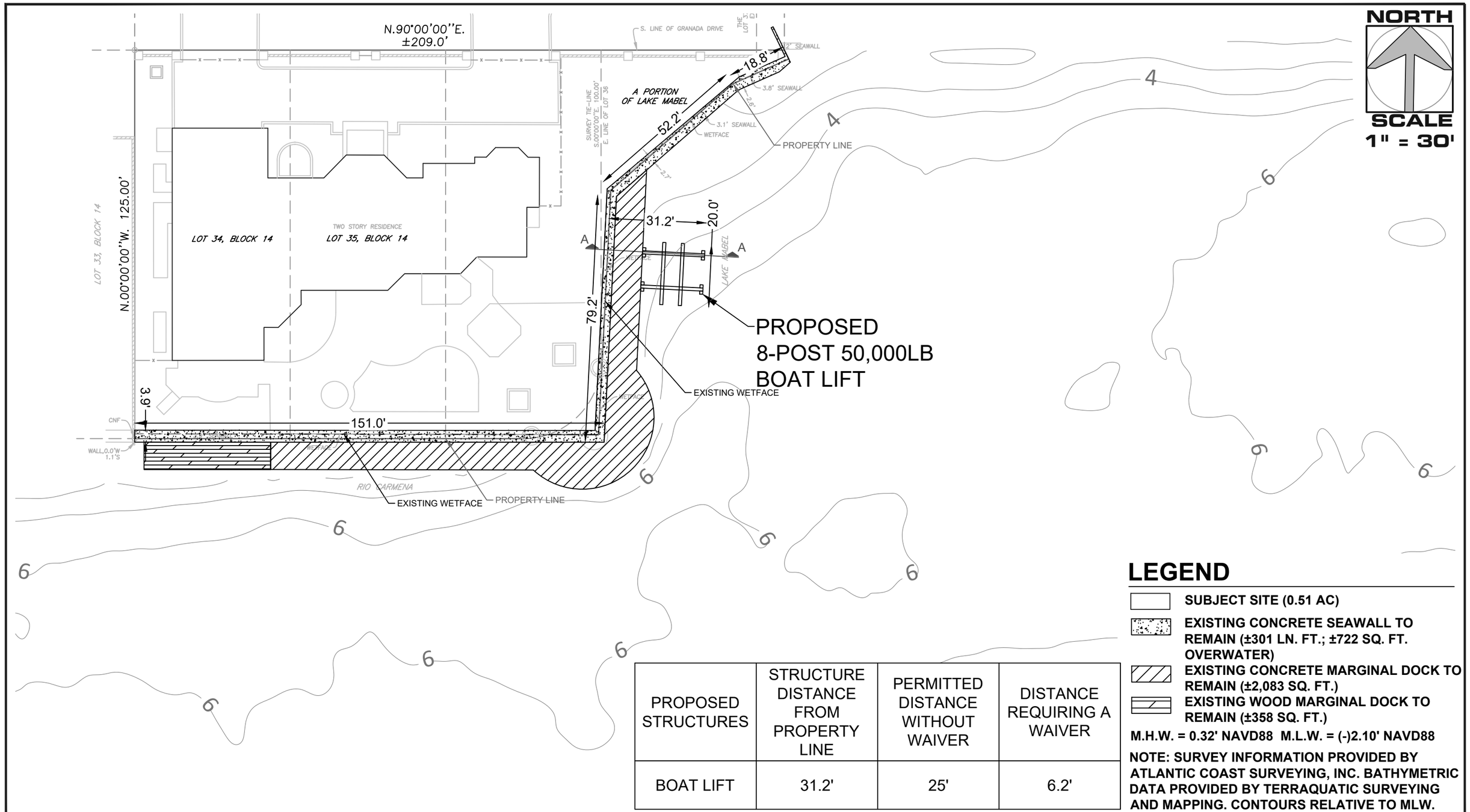
1776 SE 10TH STREET

PREPARED FOR:

VADER PROPERTIES, LLC

EXISTING CONDITIONS

Date: 9/18/2020	Sheet : 1	of : 4
Proj No.: 14-0030.002		



PROPOSED STRUCTURES	STRUCTURE DISTANCE FROM PROPERTY LINE	PERMITTED DISTANCE WITHOUT WAIVER	DISTANCE REQUIRING A WAIVER
BOAT LIFT	31.2'	25'	6.2'

LEGEND

- SUBJECT SITE (0.51 AC)
- EXISTING CONCRETE SEAWALL TO REMAIN (±301 LN. FT.; ±722 SQ. FT. OVERWATER)
- EXISTING CONCRETE MARGINAL DOCK TO REMAIN (±2,083 SQ. FT.)
- EXISTING WOOD MARGINAL DOCK TO REMAIN (±358 SQ. FT.)

M.H.W. = 0.32' NAVD88 M.L.W. = (-)2.10' NAVD88

NOTE: SURVEY INFORMATION PROVIDED BY ATLANTIC COAST SURVEYING, INC. BATHYMETRIC DATA PROVIDED BY TERRAQUATIC SURVEYING AND MAPPING. CONTOURS RELATIVE TO MLW.

THIS DRAWING AND ALL APPURTENANT MATTER CONTAINS INFORMATION PROPRIETARY TO THE CHAPPELL GROUP, INC. AND IS LOANED SUBJECT TO RETURN UPON DEMAND AND MUST NOT BE REPRODUCED, COPIED, LOANED, REVEALED, NOR LISTED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT IS SPECIFICALLY FURNISHED WITHOUT EXPRESSED WRITTEN CONSENT OF THE CHAPPELL GROUP, INC.
© THE CHAPPELL GROUP, INC. 2020

THE Chappell GROUP INC.
714 East McNab Road
Pompano Beach, Florida 33060
tel. 954.782.1908
fax. 954.782.1108
www.thechappellgroup.com

- *Environmental Consultants*
- *Marina & Wetland Permitting*
- *Mitigation Design & Monitoring*
- *T&E Species Surveys*

1776 SE 10TH STREET

PREPARED FOR:

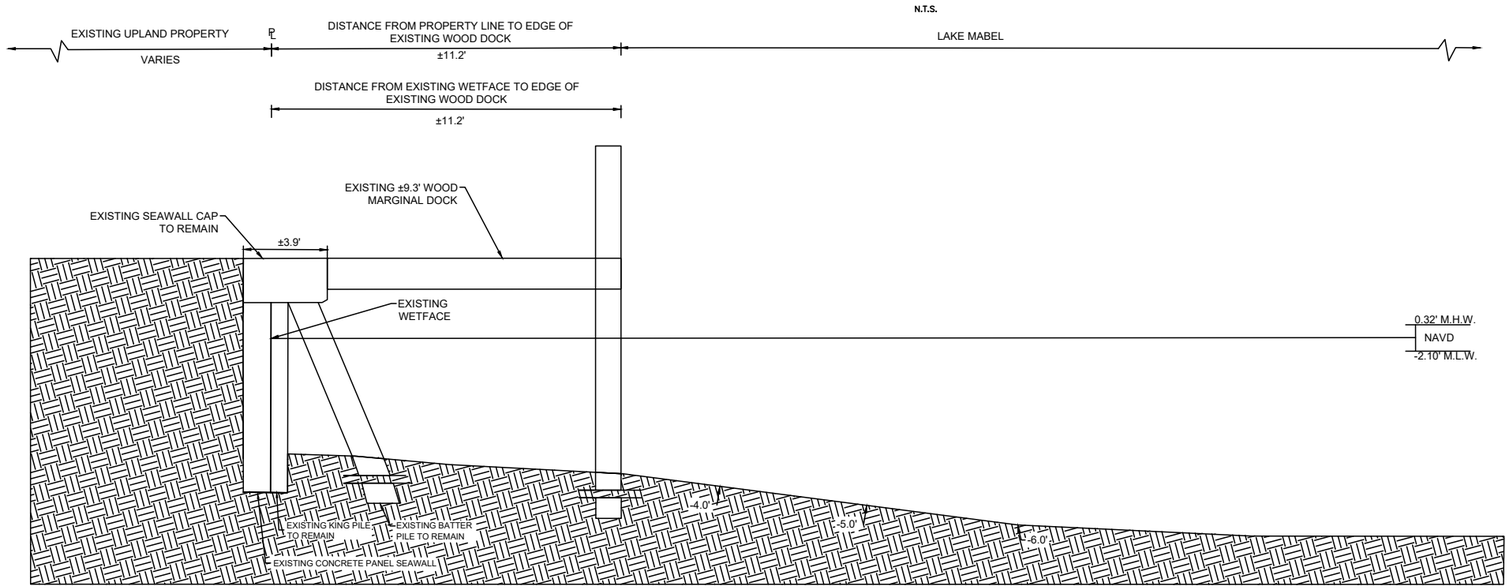
VADER PROPERTIES, LLC.

PROPOSED CONDITIONS

Date: 9/18/2020	Sheet : 2	of : 4
Proj No.: 14-0030.002		

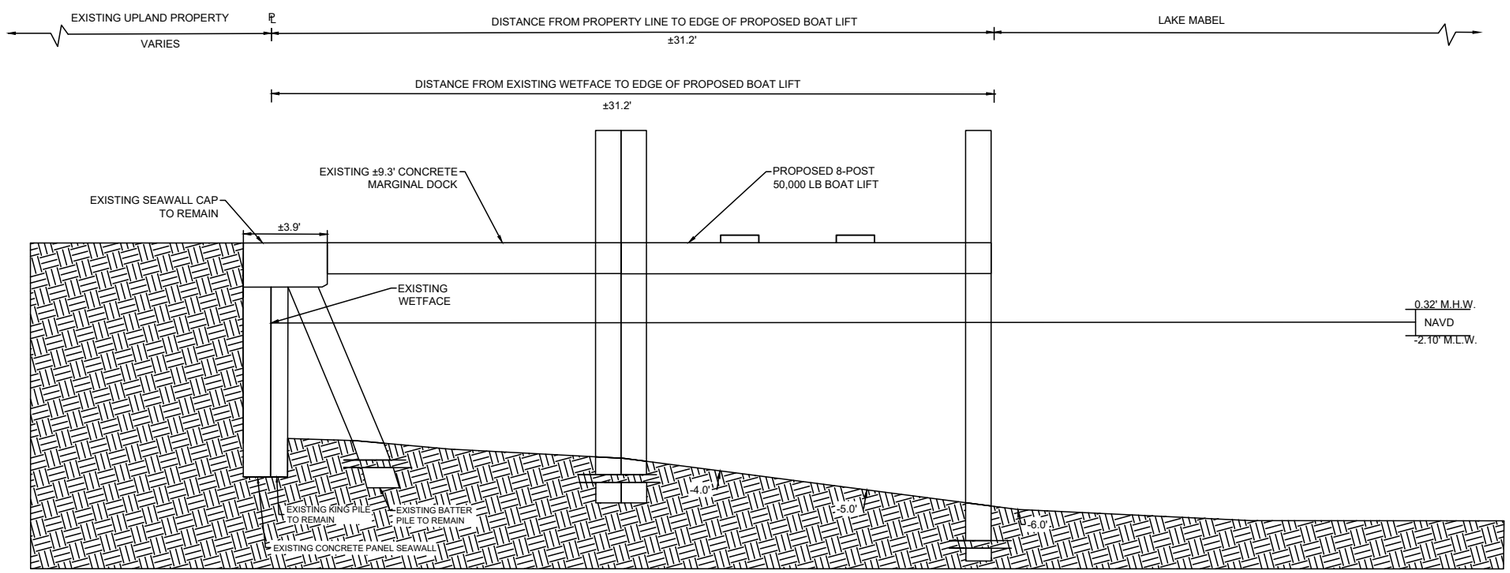
EXISTING CONDITIONS A-A (TYP.)

N.T.S.



PROPOSED CONDITIONS A-A (TYP.)

N.T.S.



THIS DRAWING AND ALL APPURTENANT MATTER CONTAINS INFORMATION PROPRIETARY TO THE CHAPPELL GROUP, INC. AND IS LOANED SUBJECT TO RETURN UPON DEMAND AND MUST NOT BE REPRODUCED, COPIED, LOANED, REVEALED, NOR LISTED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT IS SPECIFICALLY FURNISHED WITHOUT EXPRESSED WRITTEN CONSENT OF THE CHAPPELL GROUP, INC.
© THE CHAPPELL GROUP, INC. 2020

THE Chappell GROUP INC.
714 East McNab Road
Pompano Beach, Florida 33060
tel. 954.782.1908
fax. 954.782.1108
www.thechappellgroup.com

- *Environmental Consultants*
- *Marina & Wetland Permitting*
- *Mitigation Design & Monitoring*
- *T&E Species Surveys*

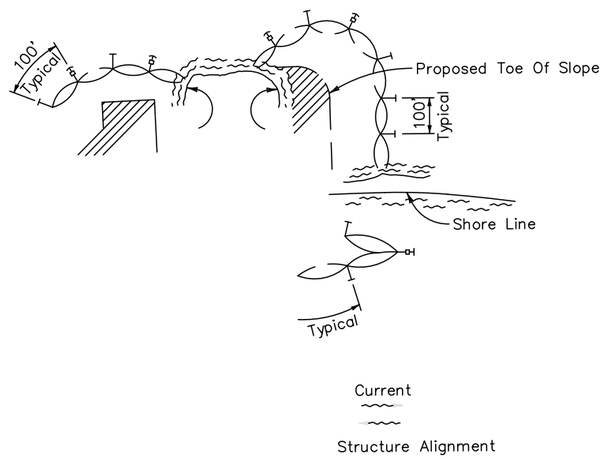
1776 SE 10TH STREET

PREPARED FOR:

VADER PROPERTIES, LLC

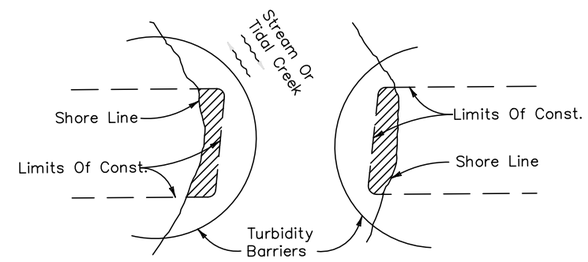
SECTION A

Date:	Sheet :	of :
9/18/2020	3	4
Proj No.: 14-0030.002		



LEGEND

- Pile Locations
- Dredge Or Fill Area
- Mooring Buoy w/Anchor
- Anchor
- Barrier Movement Due To Current Action

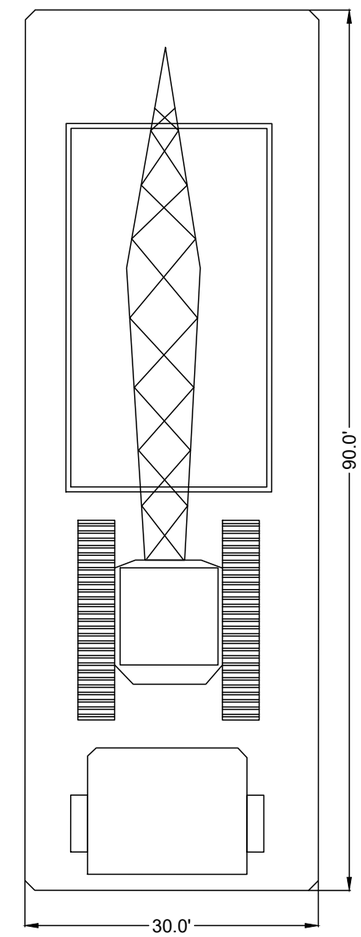


Note:
Turbidity barriers for flowing streams and tidal creeks may be either floating, or staked types or any combinations of types that will suit site conditions and meet erosion control and water quality requirements. The barrier type(s) will be at the Contractors option unless otherwise specified in the plans, however payment will be under the pay item(s) established in the plans for Floating Turbidity Barrier and/or Staked Turbidity Barrier. Posts in staked turbidity barriers to be installed in vertical position unless otherwise directed by the Engineer.

1. Turbidity barriers are to be used in all permanent bodies of water regardless of water depth.
2. Number and spacing of anchors dependent on current velocities.
3. Deployment of barrier around pile locations may vary to accommodate construction operations.
4. Navigation may require segmenting barrier during construction operations.
5. For additional information see Section 104 of the Standard Specifications.

TURBIDITY BARRIER APPLICATIONS

CONSTRUCTION BARGE (TYP.)



THIS DRAWING AND ALL APPURTENANT MATTER CONTAINS INFORMATION PROPRIETARY TO THE CHAPPELL GROUP, INC. AND IS LOANED SUBJECT TO RETURN UPON DEMAND AND MUST NOT BE REPRODUCED, COPIED, LOANED, REVEALED, NOR LISTED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT IS SPECIFICALLY FURNISHED WITHOUT EXPRESSED WRITTEN CONSENT OF THE CHAPPELL GROUP, INC.
© THE CHAPPELL GROUP, INC. 2020

THE Chappell GROUP INC.
714 East McNab Road
Pompano Beach, Florida 33060
tel. 954.782.1908
fax. 954.782.1108
www.thechappellgroup.com

- *Environmental Consultants*
- *Marina & Wetland Permitting*
- *Mitigation Design & Monitoring*
- *T&E Species Surveys*

1776 SE 10TH STREET

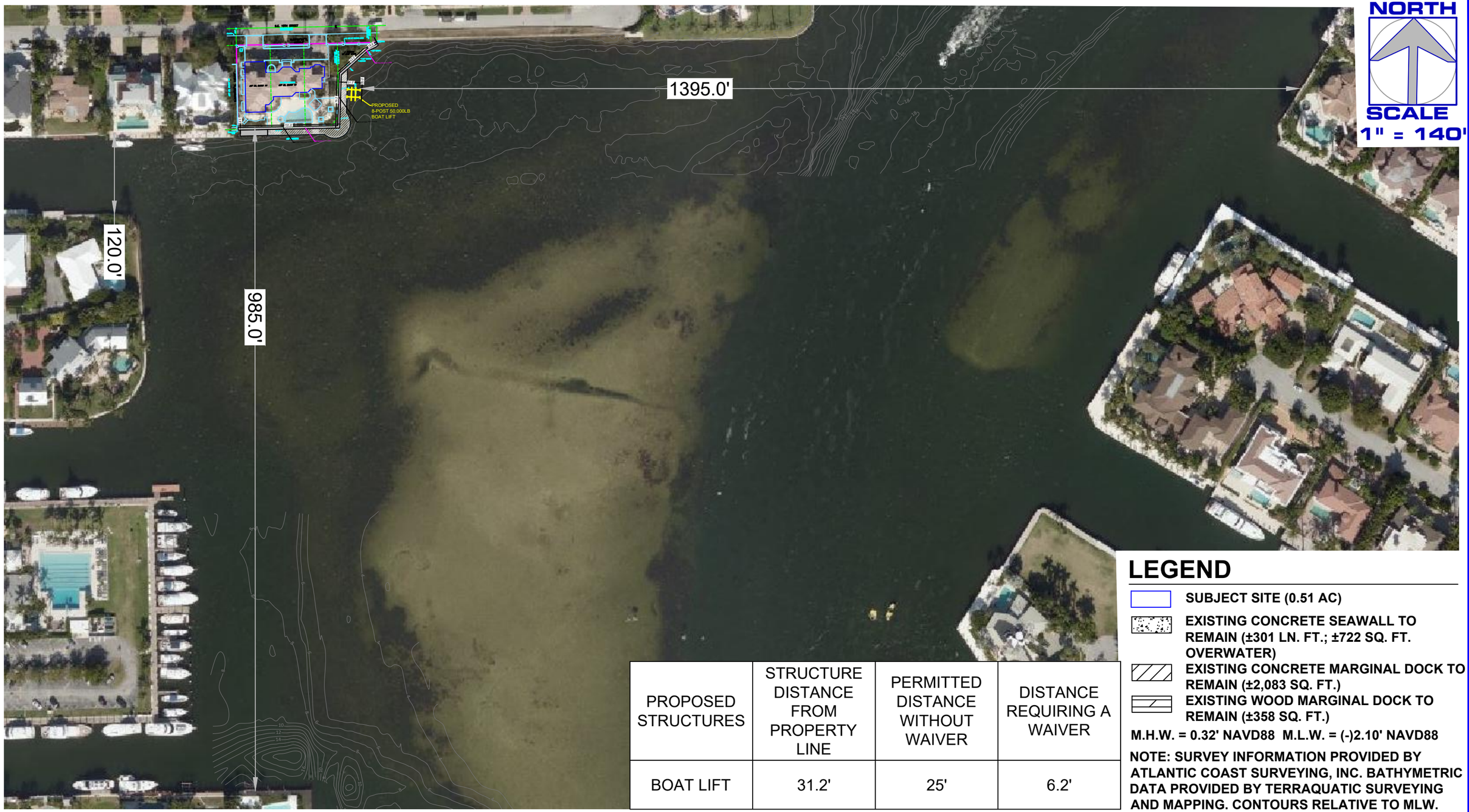
PREPARED FOR:
VADER PROPERTIES, LLC.

DETAILS

Date:	Sheet :	of :
9/18/2020	4	4
Proj No.: 14-0030.002		

EXHIBIT VIII
DISTANCE EXHIBIT

714 East McNab Road. Pompano Beach, FL 33060 *tel*. 954.782.1908 *fax*. 954.782.1108 www.thechappellgroup.com
Environmental Consultants | Marina & Wetland Permitting | Mitigation Design & Monitoring | T & E Species Surveys



PROPOSED STRUCTURES	STRUCTURE DISTANCE FROM PROPERTY LINE	PERMITTED DISTANCE WITHOUT WAIVER	DISTANCE REQUIRING A WAIVER
BOAT LIFT	31.2'	25'	6.2'

LEGEND

- SUBJECT SITE (0.51 AC)
- EXISTING CONCRETE SEAWALL TO REMAIN (±301 LN. FT.; ±722 SQ. FT. OVERWATER)
- EXISTING CONCRETE MARGINAL DOCK TO REMAIN (±2,083 SQ. FT.)
- EXISTING WOOD MARGINAL DOCK TO REMAIN (±358 SQ. FT.)

M.H.W. = 0.32' NAVD88 M.L.W. = (-)2.10' NAVD88

NOTE: SURVEY INFORMATION PROVIDED BY ATLANTIC COAST SURVEYING, INC. BATHYMETRIC DATA PROVIDED BY TERRAQUATIC SURVEYING AND MAPPING. CONTOURS RELATIVE TO MLW.

THIS DRAWING AND ALL APPURTENANT MATTER CONTAINS INFORMATION PROPRIETARY TO THE CHAPPELL GROUP, INC. AND IS LOANED SUBJECT TO RETURN UPON DEMAND AND MUST NOT BE REPRODUCED, COPIED, LOANED, REVEALED, NOR LISTED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT IS SPECIFICALLY FURNISHED WITHOUT EXPRESSED WRITTEN CONSENT OF THE CHAPPELL GROUP, INC.
© THE CHAPPELL GROUP, INC. 2020

THE Chappell GROUP INC.
714 East McNab Road
Pompano Beach, Florida 33060
tel. 954.782.1908
fax. 954.782.1108
www.thechappellgroup.com

- *Environmental Consultants*
- *Marina & Wetland Permitting*
- *Mitigation Design & Monitoring*
- *T&E Species Surveys*

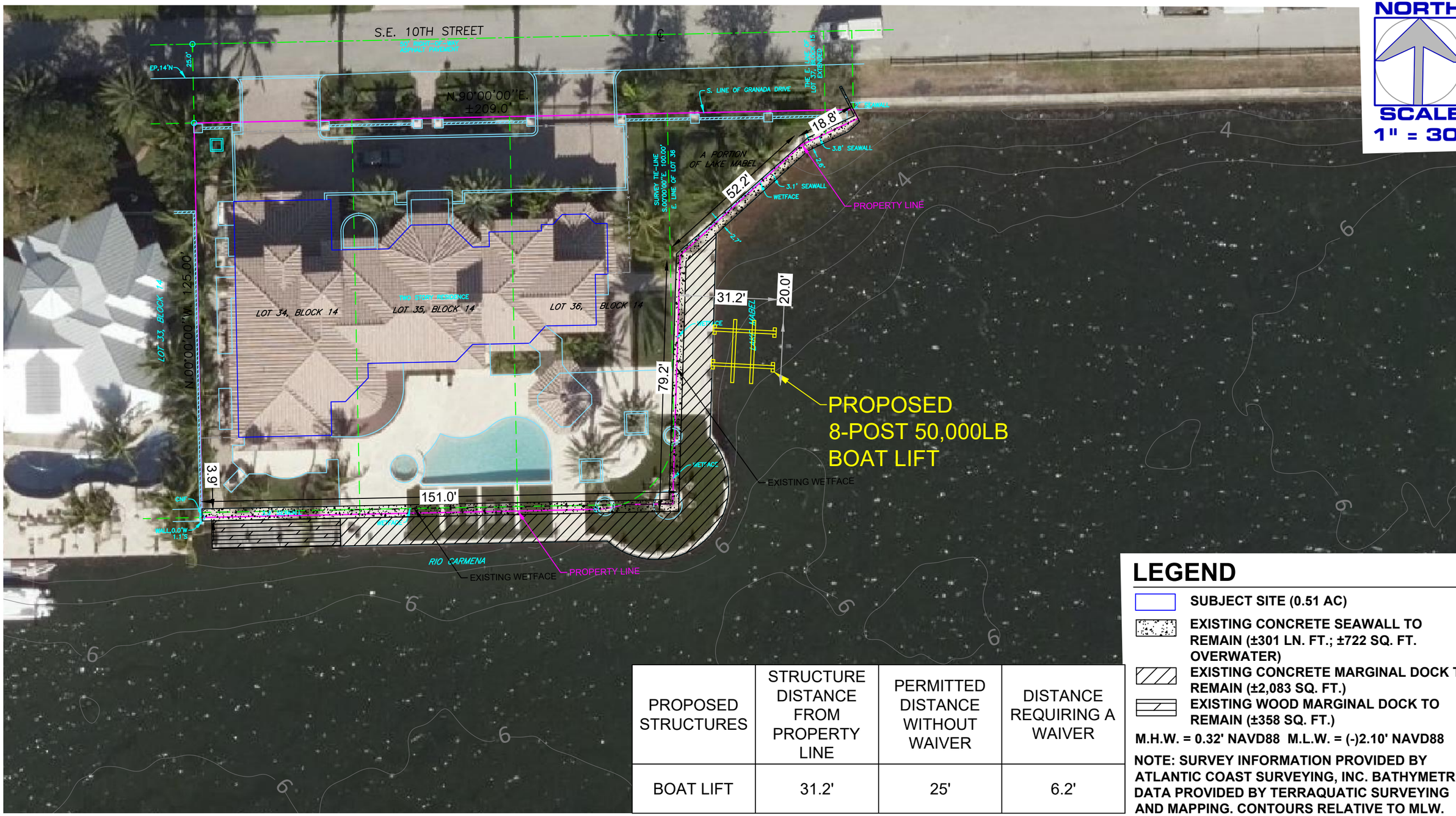
1776 SE 10TH STREET

PREPARED FOR:

VADER PROPERTIES, LLC.

DISTANCE AERIAL

Date: 9/18/2020	Sheet : 1	of : 2
Proj No.: 14-0030.002		



PROPOSED STRUCTURES	STRUCTURE DISTANCE FROM PROPERTY LINE	PERMITTED DISTANCE WITHOUT WAIVER	DISTANCE REQUIRING A WAIVER
BOAT LIFT	31.2'	25'	6.2'

LEGEND

- SUBJECT SITE (0.51 AC)
- EXISTING CONCRETE SEAWALL TO REMAIN (±301 LN. FT.; ±722 SQ. FT. OVERWATER)
- EXISTING CONCRETE MARGINAL DOCK TO REMAIN (±2,083 SQ. FT.)
- EXISTING WOOD MARGINAL DOCK TO REMAIN (±358 SQ. FT.)

M.H.W. = 0.32' NAVD88 M.L.W. = (-)2.10' NAVD88

NOTE: SURVEY INFORMATION PROVIDED BY ATLANTIC COAST SURVEYING, INC. BATHYMETRIC DATA PROVIDED BY TERRAQUATIC SURVEYING AND MAPPING. CONTOURS RELATIVE TO MLW.

THIS DRAWING AND ALL APPURTENANT MATTER CONTAINS INFORMATION PROPRIETARY TO THE CHAPPELL GROUP, INC. AND IS LOANED SUBJECT TO RETURN UPON DEMAND AND MUST NOT BE REPRODUCED, COPIED, LOANED, REVEALED, NOR LISTED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT IS SPECIFICALLY FURNISHED WITHOUT EXPRESSED WRITTEN CONSENT OF THE CHAPPELL GROUP, INC.
© THE CHAPPELL GROUP, INC. 2020

THE Chappell GROUP INC.
714 East McNab Road
Pompano Beach, Florida 33060
tel. 954.782.1908
fax. 954.782.1108
www.thechappellgroup.com

- *Environmental Consultants*
- *Marina & Wetland Permitting*
- *Mitigation Design & Monitoring*
- *T&E Species Surveys*

1776 SE 10TH STREET

PREPARED FOR:

VADER PROPERTIES, LLC.

DISTANCE AERIAL

Date:	Sheet :	of :
9/18/2020	2	2
Proj No.: 14-0030.002		

EXHIBIT IX
EXISTING WAIVERS IN THE VICINTY

714 East McNab Road. Pompano Beach, FL 33060 *tel*. 954.782.1908 *fax*. 954.782.1108 www.thechappellgroup.com
Environmental Consultants | Marina & Wetland Permitting | Mitigation Design & Monitoring | T & E Species Surveys

EXISTING WAIVERS IN THE VICINITY

ADDRESS	MAXIMUM DISTANCE
540 Lido Drive	45.5’
1627 SE 7th Street	47.2’
1801 SE 7th Street	42’
1725 SE 12th Street	63’
3 Harborage Isle Drive	43’
27 Isla Bahia Drive	30’
2418 Del Lago Drive	43’
2400 Del Lago Drive	36.3’
2412 Del Lago Drive	49’
2430 Del Lago Drive	50’
2412 Laguna Drive	49’
2418 Laguna Drive	43’
2430 Laguna Drive	50’
Subject Site	**31.2’**

714 East McNab Road. Pompano Beach, FL 33060 *tel*. 954.782.1908 *fax*. 954.782.1108 www.thechappellgroup.com
Environmental Consultants | Marina & Wetland Permitting | Mitigation Design & Monitoring | T & E Species Surveys

EXHIBIT X
LETTERS OF SUPPORT

714 East McNab Road. Pompano Beach, FL 33060 *tel*. 954.782.1908 *fax*. 954.782.1108 www.thechappellgroup.com
Environmental Consultants | Marina & Wetland Permitting | Mitigation Design & Monitoring | T & E Species Surveys

LETTERS OF SUPPORT

ADDRESS	OWNER
1749 SE 10th Street	Alberto Fernandez
1760 SE 10th Street	John O'Donnell
1777 SE 10th Street	Michael Hooley
1785 SE 10th Street	Bonnie Belangie
1791 SE 10th Street	Ellen Fisher
1818 SE 10th Street	Barbara Hutchings
1745 SE 11th Street	Lee Steele

714 East McNab Road. Pompano Beach, FL 33060 *tel*. 954.782.1908 *fax*. 954.782.1108 www.thechappellgroup.com
Environmental Consultants | Marina & Wetland Permitting | Mitigation Design & Monitoring | T & E Species Surveys