

MEMORANDUM MF NO. 20-18

DATE: December 17, 2020

TO: Marine Advisory Board

FROM: Andrew Cuba, Manager of Marine Facilities

RE: January 7, 2021 MAB - Dock Waiver of Distance Limitations
–Liam Coakley / 301 N. Birch Road, Unit 8S

Attached for your review is an application from Liam Coakley / 301 N. Birch Road, Unit 8S (see **Exhibit 1**).

APPLICATION AND BACKGROUND INFORMATION

The applicants are requesting approval for the installation of a 20,000-pound boat lift extending a maximum of 35.5' from the property line into the Intracoastal Waterway (ICWW). The distances this proposed structure would extend from the property line into the ICWW is 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
Boatlift	35.5'	25'	10.5'

Section 47-19.3 C limits the maximum distance of mooring structures, including boatlifts, to 25% 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 applicant has indicated that the boatlift is necessary to safely moor the resident's vessels, especially during high wind events and severe weather. Light penetration and protection of natural resources are also identified.

PROPERTY LOCATION AND ZONING

The property is located within the IOA Zoning District. It is situated on the ICWW where the width of the waterway to the closest structure is +/-605', according to the Summary Description provided in **Exhibit 1**

DOCK PLAN AND BOATING SAFETY

Records reflect that there have six (6) waivers of docking distance limitations approved by the City Commission within close proximity since 2009. A comparison of these as shown in Table 2 including the maximum distances of all mooring structures extending into the ICW follows:

TABLE 2

DATE	ADDRESS	MAXIMUM DISTANCE
2009	540 Lido Drive	45'6"
2009	209 Grand Birch, Slip 4	45'6"
2011	215 N. Birch Road	47.5'
2013	209 Grand Birch, Slip 3	39.3'
2014	321 N. Birch Road	75'
2015	209 Grand Birch, Slip 1	45'

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.

AC
Attachment

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

**301 N BIRCH RD
APPLICATION FOR WATERWAY WAIVER**

**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: **Liam Coakley**

TELEPHONE NO:

763-928-9839
(home)

763-573-0596
(business)


EMAIL: LCoakley@CJCoakley.co

2. **APPLICANT'S ADDRESS** (if different than the site address):
3. **TYPE OF AGREEMENT AND DESCRIPTION OF REQUEST:**
The applicant requests a waiver for the proposed construction of a boat lift beyond 25 feet from the property line.

4. **SITE ADDRESS:** **301 N Birch Road, #8S, Fort Lauderdale, FL 33304** **ZONING:** **IOA**

LEGAL DESCRIPTION AND FOLIO NUMBER:
BIRCH POINTE CONDO UNIT 8S PER CDO BK/PG: 24637/247

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


Applicant's Signature

12/2/20
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 _____

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EXHIBIT II SUMMARY DESCRIPTION

Summary Description
301 N Birch Rd
TCG Project No. 19-0058

The project site is located along the New River at 301 N Birch Rd, in Section 12, Township 50, Range 42, in the City of Fort Lauderdale, Broward County, Florida

The property is located along the Intracoastal Waterway (ICWW), which is a tidal water. The nearest direct connection to the Atlantic Ocean is approximately 2.5 miles to the south at the Port Everglades Inlet. As the project site is located along the ICWW, the incoming tidal waters (flood) at the site move to the north and the outgoing waters (ebb) move to the south.

The project site consists of an existing 104 in. ft. concrete seawall, ± 790 ft² concrete marginal dock and finger piers, three (3) mooring piles and four (4) post boat lift. The proposed project includes the installation of a second 20,000 lb, four (4) post boat lift. As measured from the property line, the proposed structure encroaches more than 25' from the property line into the ICWW. As this distance is over the allowable 25' distance into the waterway from the property line, the proposed boatlift will require a variance waiver.

The proposed structure has already been approved by the Broward County Environmental Protection & Growth Management Department, and a Site plan level II application is being processed concurrently with the City of Fort Lauderdale for the installation of the second lift.

The following four (4) 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 ($\pm 605'$), the proposed project will not impede navigation within the ICWW.
3. The proposed structure is necessary for safely mooring resident's vessels, especially during high wind events and severe weather.
4. The proposed boat lift will allow for light penetration and protection of natural resources.

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	Boat Lift	35.5'	25'	10.5'

EXHIBIT III WARRANTY DEED



INSTR # 101648034
OR BK 32694 PG 1561
RECORDED 01/29/2002 09:03 AM
COMMISSION
BROWARD COUNTY
DOC STMP-D 0.70
DEPUTY CLERK 1004

Prepared by and return to:

RICHARD G. COKER, JR.
Coker & Feiner
644 Southeast 5th Avenue
Fort Lauderdale, FL 33301-3104
Telephone: (954) 761-3636

Property Appraisers Parcel ID
(Folio) No. 0212-10-103

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, made this 25 day of January, 2002, by ELLEN P. COAKLEY, as Successor Trustee of the Cornelius J. Coakley Living Trust Dated December 31, 1995 and Executrix of the Estate of Cornelius J. Coakley, first party, to ELLEN P. COAKLEY, Trustee of the Ellen P. Coakley Living Trust Dated December 31, 1995, whose post office address is: 301 North Birch Road, Unit 8S, Fort Lauderdale, FL 33304, second party.

WITNESSETH: That the first party, for and in consideration of the sum of Ten (\$10.00) Dollars in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit claim unto the second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Broward County, State of Florida, to-wit:

A condominium parcel designated as Unit No. 8S of BIRCH POINTE, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 24637, Page 247, of the Public Records of Broward County, Florida, together with all appurtenances thereto.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity to the only proper use, benefit and behoof of the said second party forever.

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Signature
[Signature]
Printed Name

C F Johnston
Signature
C F Johnston
Printed Name

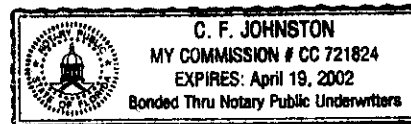
Ellen P. Coakley
Ellen P. Coakley, as Successor Trustee of the
Cornelius J. Coakley Living Trust Dated
December 31, 1995 and Executrix of the
Estate of Cornelius J. Coakley

301 North Birch Road, Unit 8S
Fort Lauderdale, FL 33304
Post Office Address

STATE OF FLORIDA :
: SS.
COUNTY OF BROWARD :

The foregoing instrument was acknowledged before me this 25th day of January, 2002, by ELLEN P. COAKLEY, as Successor Trustee of the Cornelius J. Coakley Living Trust Dated December 31, 1995 and Executrix of the Estate of Cornelius J. Coakley ☒ who is personally known to me or ☐ who has produced _____ as identification and who did not take an oath.

C F Johnston
Signature of Notary Public



Print, type or stamp name of Notary &
Commission No.

EXHIBIT IV ORIGINAL SURVEY

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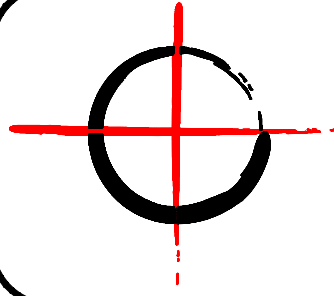
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PINNELL SURVEY, INC.
PROFESSIONAL SURVEYORS AND MAPPERS
5300 WEST HILLSBORO BOULEVARD, SUITE 215-A
COCONUT CREEK, FLORIDA 33073
PHONE: (954)418-4940 FAX: (954)418-4941
LICENSED BUSINESS #6857

PROJECT ADDRESS: 301 NORTH BIRCH ROAD
FORT LAUDERDALE, FLORIDA 33304

CERTIFY TO:

1. BIRCH POINTE CONDOMINIUM
- 2.
- 3.
- 4.

LEGAL DESCRIPTION:

LOTS 5, 6 AND 7, BLOCK 9, OF LAUDER DEL MAR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, AT PAGE 30, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; TOGETHER WITH THE LAND DESCRIBED AS FOLLOWS:

A PORTION OF NEW RIVER SOUND (INTRACOASTAL WATERWAY) LYING IN SECTION 1, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 5, BLOCK 9, LAUDER DEL MAR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 30, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE ON AN ASSUMED BEARING OF SOUTH 89°02'35" WEST ALONG THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 125 FEET MORE OR LESS TO THE ORDINARY HIGH WATER MARK OF SAID NEW RIVER SOUND, AS SHOWN ON SAID LAUDER DEL MAR, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°02'35" WEST ALONG THE WESTERLY EXTENSION OF THE SAID NORTH LINE OF LOT 5, A DISTANCE OF 24.5 FEET MORE OR LESS TO THE WATERWARD FACE OF AN EXISTING CONCRETE SEAWALL LYING ON THE EAST SIDE OF SAID NEW RIVER SOUND; THENCE SOUTH 01°31'25" WEST ALONG SAID FACE OF SEAWALL, A DISTANCE OF 1.7 FEET MORE OR LESS; THENCE SOUTH 49°08'15" EAST AND CONTINUING ALONG SAID FACE OF SEAWALL, A DISTANCE OF 28.5 FEET MORE OR LESS; THENCE SOUTH 05°52'28" EAST AND CONTINUING ALONG SAID FACE OF SEAWALL, A DISTANCE OF 129.8 FEET MORE OR LESS; THENCE NORTH 89°02'35" EAST ALONG THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 7, BLOCK 9 OF SAID LAUDER DEL MAR, A DISTANCE OF 4.5 FEET MORE OR LESS TO THE SAID ORDINARY HIGH WATER MARK OF NEW RIVER SOUND; THENCE NORTH 05°37'25" WEST ALONG SAID ORDINARY HIGH WATER MARK, A DISTANCE OF 150.5 FEET MORE OR LESS TO THE POINT OF BEGINNING.

AND TOGETHER WITH A LEASEHOLD INTEREST IN THE FOLLOWING DESCRIBED LAND LEASE PARCEL:
A PORTION OF NEW RIVER SOUND (INTRACOASTAL WATERWAY) LYING IN SECTION 1, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 5, BLOCK 9, LAUDER DEL MAR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 30, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE ON AN ASSUMED BEARING OF SOUTH 89°02'35" WEST ALONG THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 125 FEET MORE OR LESS TO THE ORDINARY HIGH WATER MARK OF NEW RIVER SOUND, AS SHOWN ON SAID LAUDER DEL MAR; THENCE CONTINUE SOUTH 89°02'35" WEST ALONG THE WESTERLY EXTENSION OF THE SAID NORTH LINE OF LOT 5, A DISTANCE OF 24.5 FEET TO THE WATERWARD FACE OF AN EXISTING CONCRETE SEAWALL LYING ON THE EAST SIDE OF SAID NEW RIVER SOUND; THENCE CONTINUE WITH A BEARING OF SOUTH 89°02'35" WEST ALONG THE WESTERLY EXTENSION OF THE SAID NORTH LINE OF LOT 5, A DISTANCE OF 27.29 FEET TO A POINT; THENCE WITH A BEARING OF SOUTH 05°52'28" EAST FOR, A DISTANCE OF 25.09 FEET TO THE POINT OF BEGINNING; THENCE WITH A BEARING OF NORTH 89°02'35" EAST, FOR A DISTANCE OF 46.67 FEET TO A POINT; THENCE WITH A BEARING OF SOUTH 05°52'28" EAST, FOR A DISTANCE OF 115.45 FEET TO A POINT; THENCE WITH A BEARING OF SOUTH 89°02'35" WEST, FOR A DISTANCE OF 46.67 FEET TO A POINT; THENCE WITH A BEARING OF NORTH 05°52'28" WEST, FOR A DISTANCE OF 115.45 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

GENERAL NOTES:

- 1) TYPE OF SURVEY: BOUNDARY
- 2) IF THIS SURVEY HAS BEEN REVISED AS INDICATED IN THE REVISION BOX SHOWN HEREON, THEN ANY AND ALL PREVIOUS VERSIONS OF THIS SURVEY PREPARED BY PINNELL SURVEY, INC. ARE NULL & VOID.
- 3) THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 4) THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD BY PINNELL SURVEY, INC. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT DEPICTED ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE COUNTY, FOR WHICH THE SUBJECT PROPERTY IS LOCATED IN.
- 5) UNLESS OTHERWISE NOTED, FIELD MEASUREMENTS ARE IN AGREEMENT WITH RECORD MEASUREMENTS.
- 6) ELEVATIONS SHOWN HEREON ARE BASED ON THE NAVD '88, UNLESS OTHERWISE NOTED.
- 7) UNDERGROUND IMPROVEMENTS AND UTILITIES ARE NOT LOCATED.
- 8) FENCE AND WALL OWNERSHIP IS NOT DETERMINED.
- 9) THIS DRAWING IS THE PROPERTY OF PINNELL SURVEY, INC. AND SHALL NOT BE USED OR REPRODUCED, WHOLE OR IN PART WITHOUT WRITTEN PERMISSION & AUTHORIZATION FROM PINNELL SURVEY, INC.
- 10) ALL EASEMENTS SHOWN ON THE ATTACHED DRAWING ARE PER THE RECORD PLAT (UNLESS OTHERWISE NOTED).
- 11) BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF SOUTH 89°02'35" WEST ALONG THE NORTH LINE OF LOT 5, BLOCK 9 OF LAUDER DEL MAR, PLAT BOOK 7, PAGE 30 BROWARD COUNTY RECORDS.
- 12) BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREON IS LOCATED WITHIN A FLOOD ZONE "AE" WITH A BASE FLOOD ELEVATION OF 5 FEET, AS SHOWN ON F.I.R.M. MAP 125105-0388-H, BEARING A MAP EFFECTIVE DATE OF 08/18/14.
- 13) REFERENCE BENCHMARK: USACOE B.M. "ED-3A 1943", ELEVATION = 4.83'(NGVD '29) / 3.24'(NAVD '88)
- 14) REFERENCE BENCHMARK ELEVATION DATUM WAS CONVERTED FROM NGVD '29 TO NAVD '88 USING CORPSSON 6.0.1.
- 15) DATE FIELDWORK PERFORMED: 09/24/19 (FIELD BOOK 602, PAGE 59)
- 16) DRAWN BY: J.H.P. & Q.D.I. CHECKED BY: J.H.P.

CERTIFICATION:

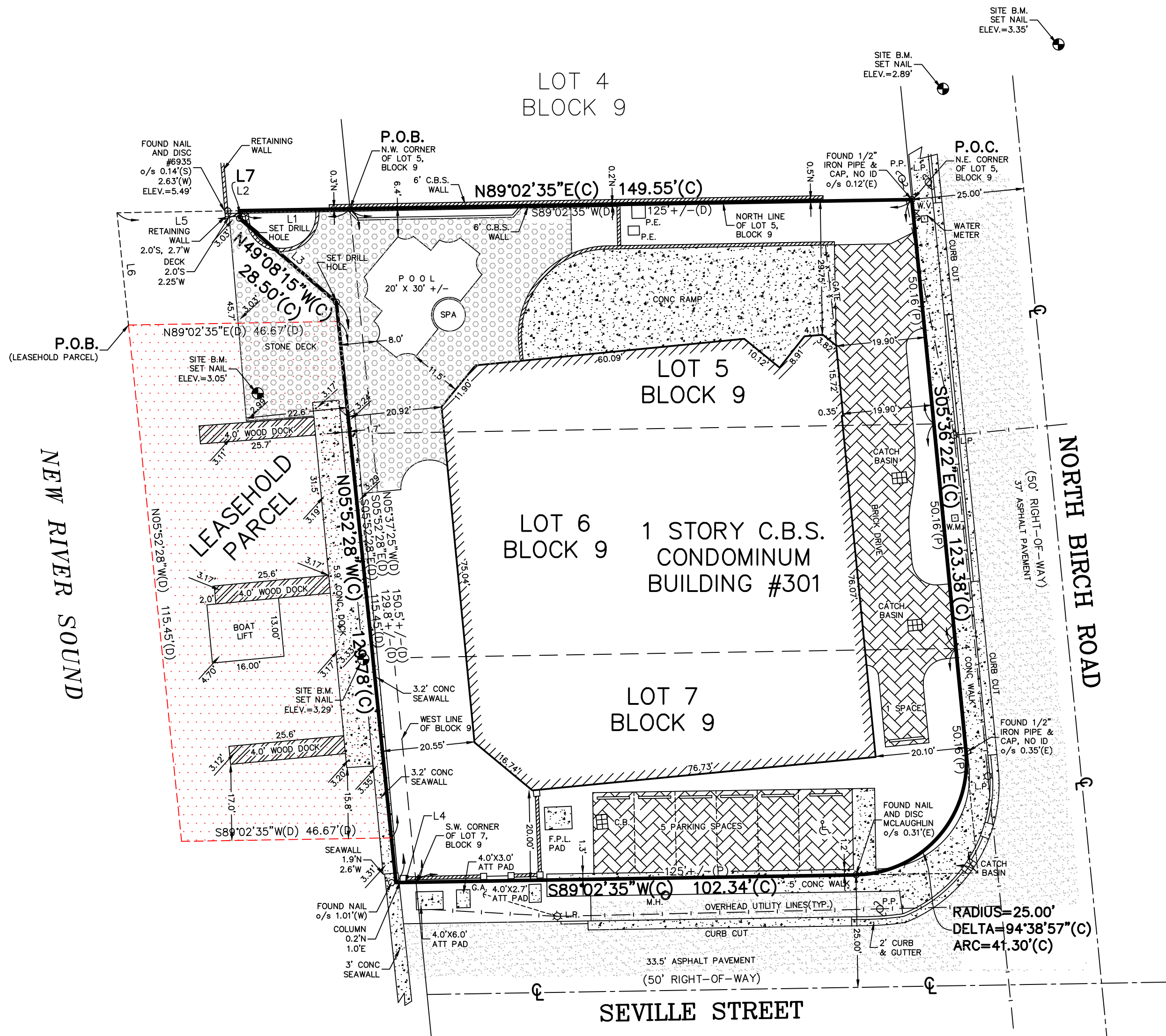
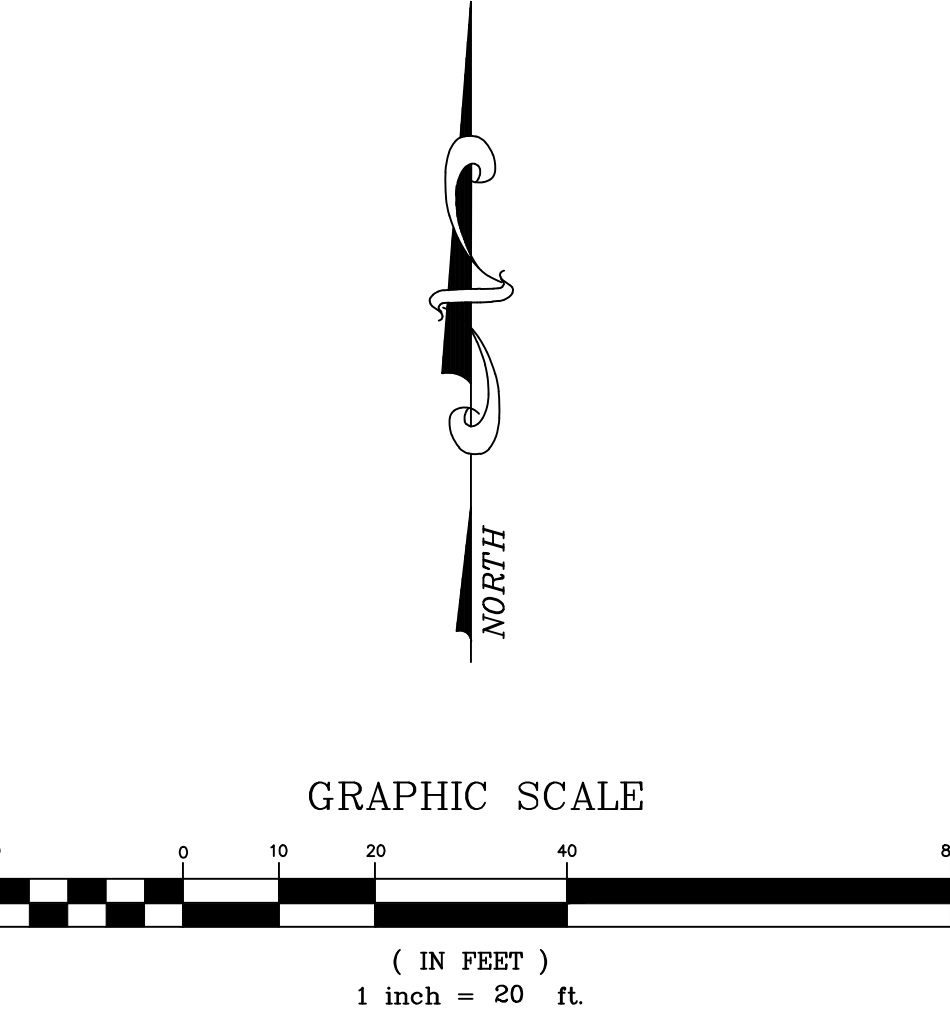
THIS IS TO CERTIFY THAT I HAVE RECENTLY SURVEYED THE PROPERTY DESCRIBED IN THE FOREGOING TITLE CAPTION AND HAVE SET OR FOUND MONUMENTS AS INDICATED ON THIS SKETCH AND THAT SAID ABOVE GROUND SURVEY AND SKETCH ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE UNDER RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS.

10/04/19
JASON H. PINNELL
PROFESSIONAL SURVEYOR & MAPPER
LICENSE NO. 5734 - STATE OF FLORIDA

REVISIONS:

REVISION	DATE	CHECKED BY

PROJECT NAME: BIRCH POINTE CONDOMINIUM JOB NO.: 19-1948



LEGEND:

- B.M. = BENCHMARK
- B.C.R. = BROWARD COUNTY RECORDS
- C = CALCULATED MEASUREMENT
- CL = CENTERLINE
- C.B. = CHORD BEARING
- C.B.S. = CONCRETE BLOCK STRUCTURE
- C.L.F. = CHAIN LINK FENCE
- C.O. = CLEAN OUT
- CONC. = CONCRETE
- C.L.P. = CONCRETE LIGHT POLE
- D = DEED MEASUREMENT
- E.S. = ELECTRIC SERVICE
- ELEV. = ELEVATION
- F.P.L. = FLORIDA POWER & LIGHT
- G.A. = GUY ANCHOR
- L.P. = LIGHT POLE
- M = MEASURED
- M-D.C.R. = MIAMI-DADE COUNTY RECORDS
- M.H. = MANHOLE
- NAVD = NORTH AMERICAN VERTICAL DATUM
- NGVD = NATIONAL GEODETIC VERTICAL DATUM
- O.R.B. = OFFICIAL RECORDS BOOK
- P = PLAT MEASUREMENT
- P.B. = PLAT BOOK
- P.E. = POOL EQUIPMENT
- P.B.C.R. = PALM BEACH COUNTY RECORDS
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- TYP. = TYPICAL
- W.M. = WATER METER
- P.P. = POWER POLE
- A/C = AIR CONDITIONING UNIT
- o/s = OFFSET
- R/W = RIGHT-OF-WAY
- Handicapped Parking Symbol = HANDICAPPED PARKING
- Fire Hydrant Symbol = FIRE HYDRANT
- Utility Pole Symbol = UTILITY POLE
- Spot Elevation Symbol = SPOT ELEVATION

LINE DATA:

- | | | |
|-----|----------------|---------------|
| L1: | S89°02'35"W(D) | 24.5' +/- (D) |
| L2: | S01°31'25"W(D) | 1.7' +/- (D) |
| L3: | S49°08'15"E(D) | 28.5' +/- (D) |
| L4: | N89°02'35"E(D) | 4.5' +/- (D) |
| L5: | S89°02'35"W(D) | 27.29'(D) |
| L6: | S05°52'28"E(D) | 25.09'(D) |
| L7: | N01°31'25"E(C) | 1.70'(C) |

ENCROACHMENT NOTES:

- 1) 6 FOOT C.B.S. WALL CROSSES OVER THE NORTHERLY PROPERTY LINE.
- 2) RETAINING WALL CROSSES OVER THE WESTERLY PROJECTION OF THE NORTHERLY PROPERTY LINE.
- 3) CONCRETE SIDEWALK CROSSES OVER THE SOUTHERLY PROPERTY LINE.

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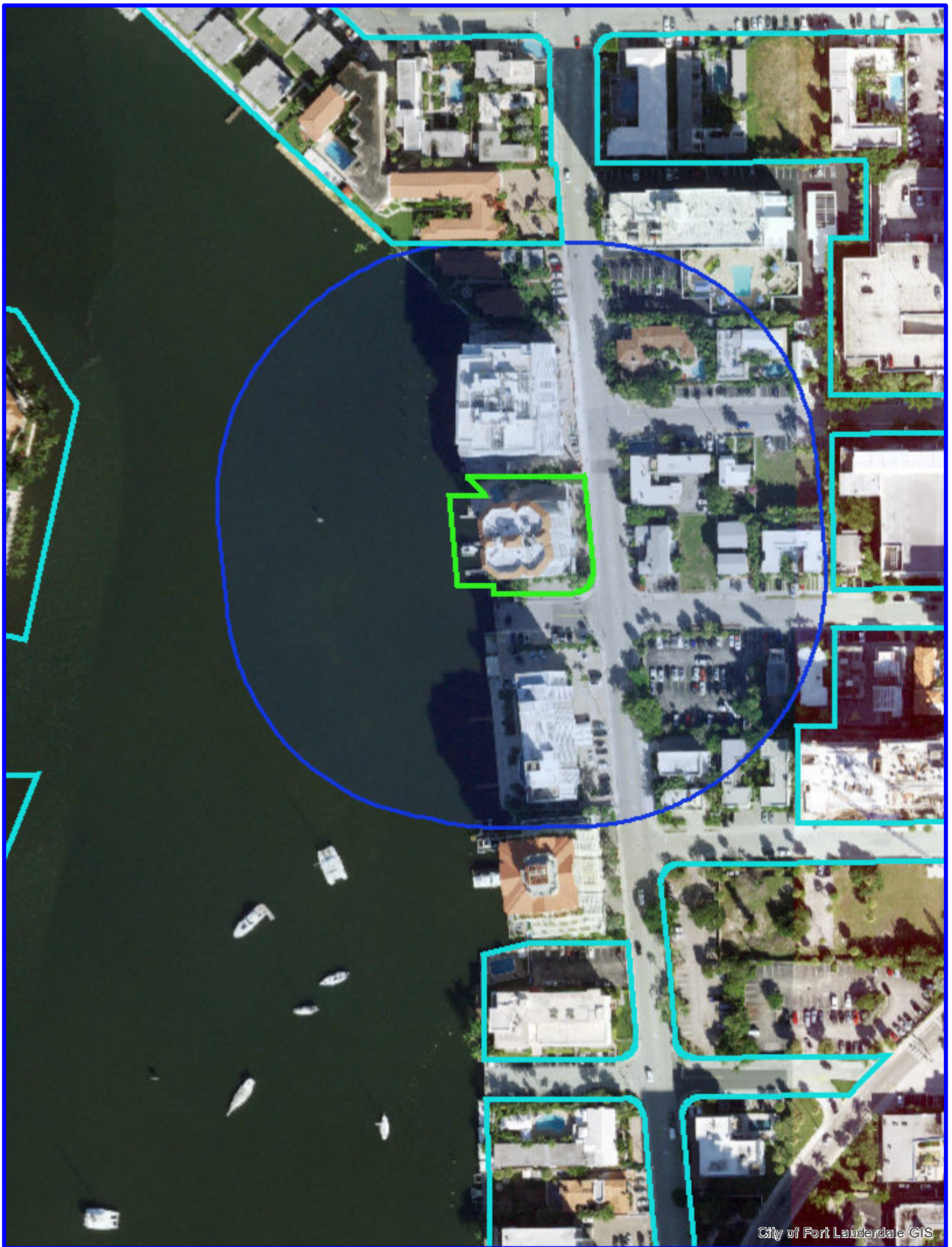
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EXHIBIT V ZONING AERIAL



City of Fort Lauderdale GIS



CITY OF FORT LAUDERDALE

Map Created by GIS Mailer

301 N Birch Rd



0 90 180 Feet

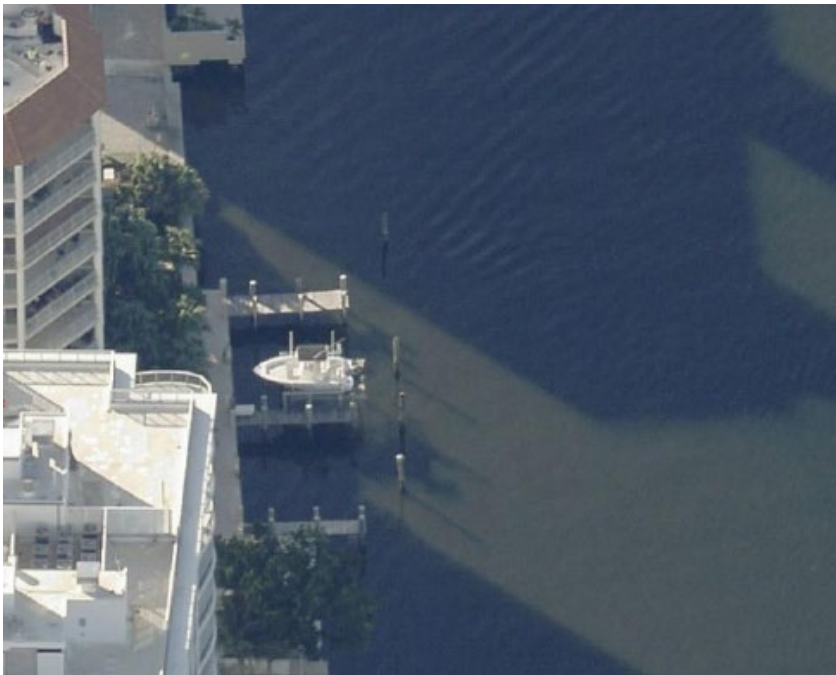
GIS
Fort Lauderdale

CAM 21-0165
Printed on: 12/16/2020
Exhibit

EXHIBIT VI SITE PHOTOGRAPHS

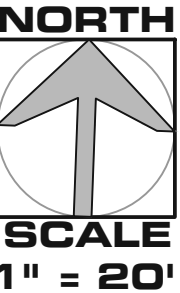


1. Southern portion of the subject site, facing north along the ICWW.



2. Northern portion of the subject site, facing south along the ICWW.

EXHIBIT VII PROJECT PLANS



EXISTING SLL BOUNDARY
(±5,370 SQ. FT.)

NEW RIVER SOUND

EXISTING BOAT LIFT
TO REMAIN

PROPERTY LINE

LOT 5
BLOCK 9

LOT 6
BLOCK 9

1 STORY C.B.S.
CONDOMINIUM
BUILDING #301

LOT 7
BLOCK 9

LEGEND

- SUBJECT SITE (±0.45 AC)
- EXISTING CONCRETE SEAWALL TO REMAIN (±103.8 LN. FT.)
- EXISTING CONCRETE DOCK TO REMAIN (±790 SQ. FT)

M.H.W. = 0.3' NAVD M.L.W. = (-)1.9' NAVD

NOTE: SURVEY INFORMATION PROVIDED BY
PINNELL SURVEY, INC. ELEVATIONS SHOWN AS
NAVD88.

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
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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
- Phase I ESAs

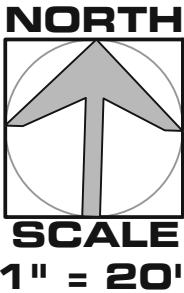
301 N BIRCH RD

PREPARED FOR:
LIAM COAKLEY

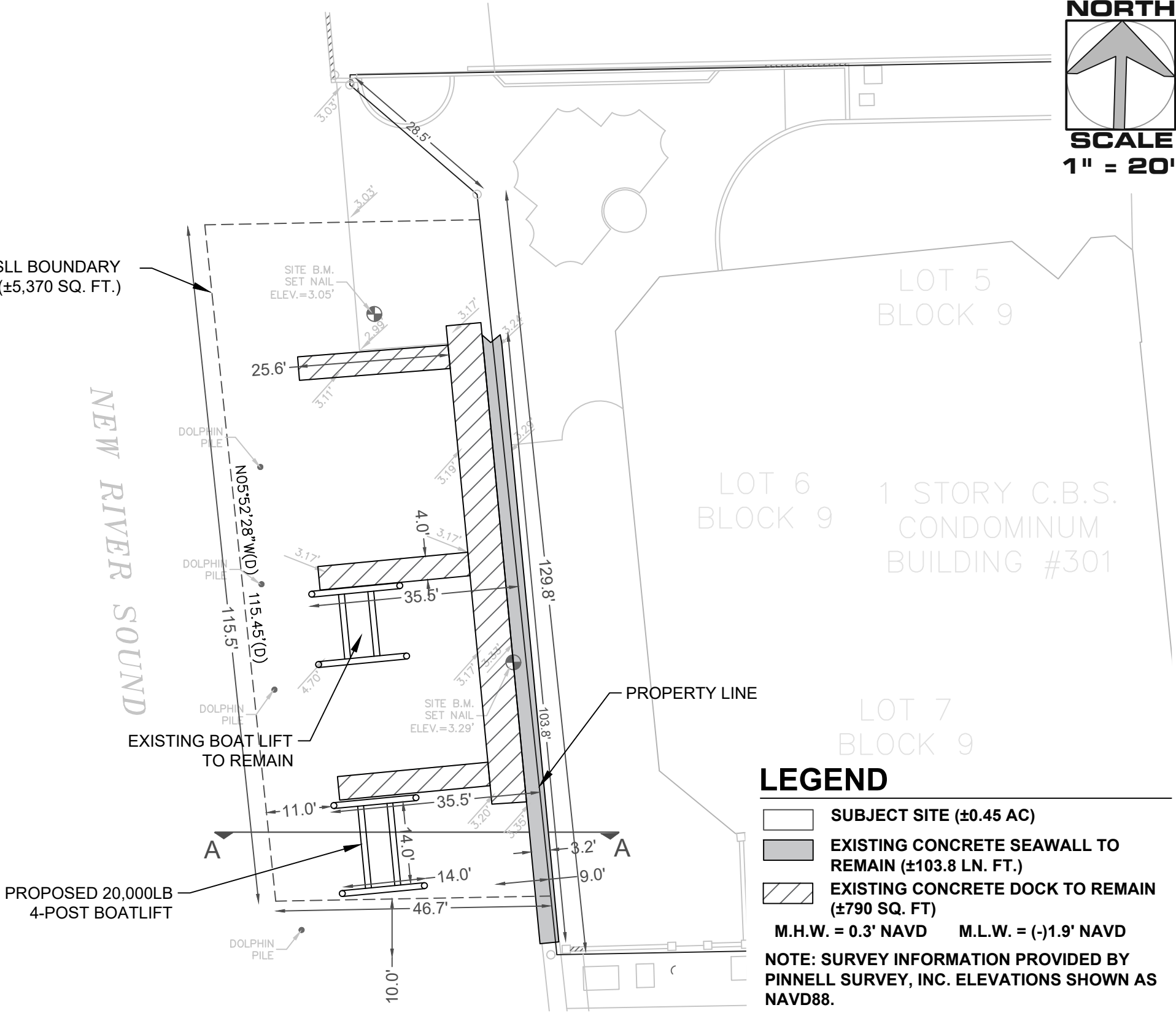
EXISTING CONDITIONS

Date: 12/18/2020	Sheet : 1	of : 4
Proj No.: 19-0058		

PROPOSED STRUCTURES	STRUCTURE DISTANCE FROM PROPERTY LINE	PERMITTED DISTANCE WITHOUT WAIVER	DISTANCE REQUIRING A WAIVER
BOATLIFT	35.5'	25'	10.5'



EXISTING SLL BOUNDARY
(±5,370 SQ. FT.)



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.
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fax. 954.782.1108
www.thechappellgroup.com

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

301 N BIRCH RD

PREPARED FOR:
LIAM COAKLEY

PROPOSED CONDITIONS

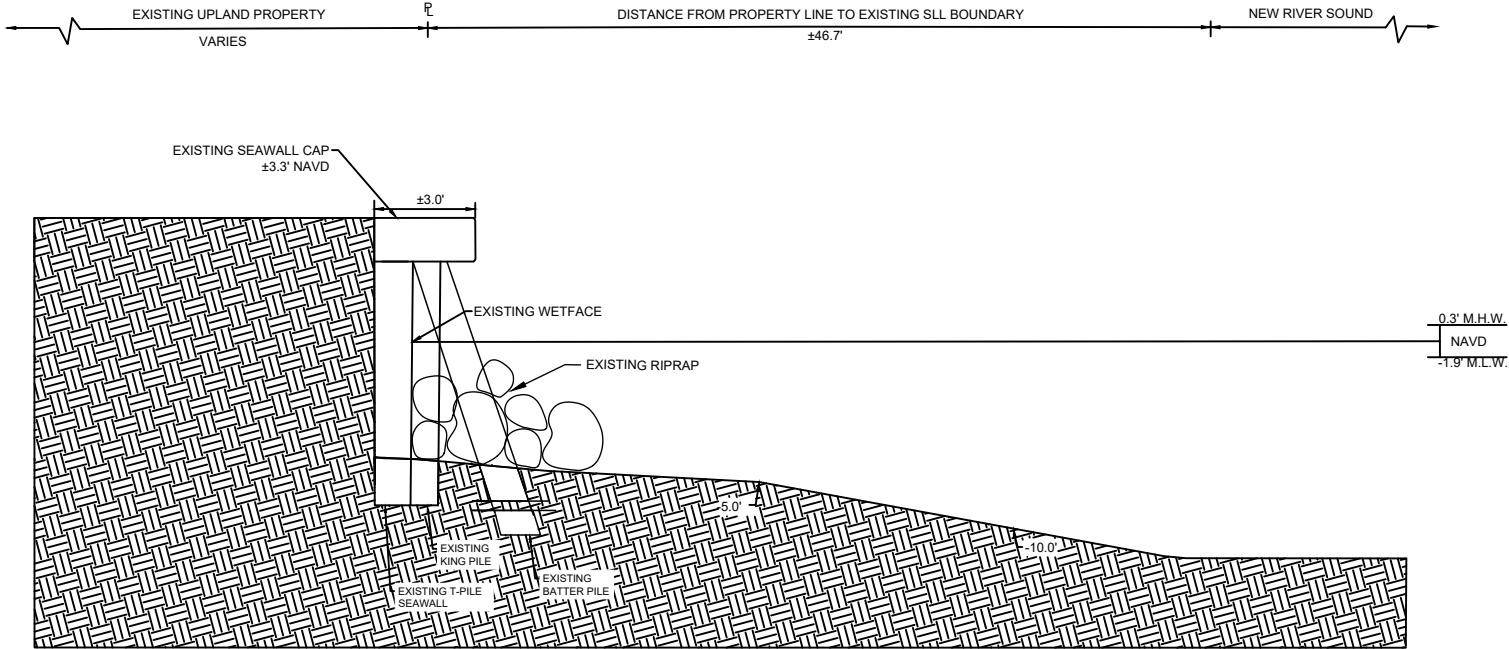
Date:
12/18/2020
Proj No.:
19-0058

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4

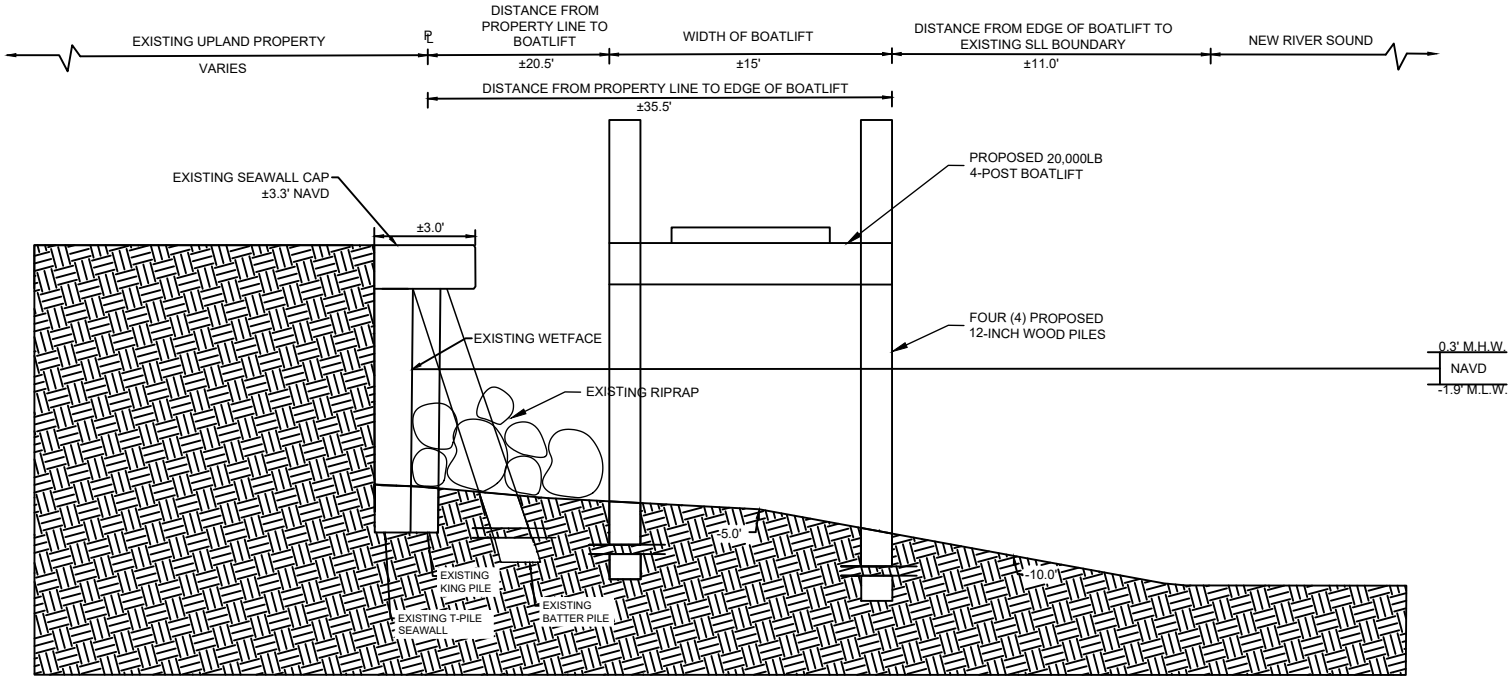
EXISTING CONDITIONS A-A (TYP.)

N.T.S.



PROPOSED CONDITIONS A-A (TYP.)

N.T.S.



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www.thechappellgroup.com

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

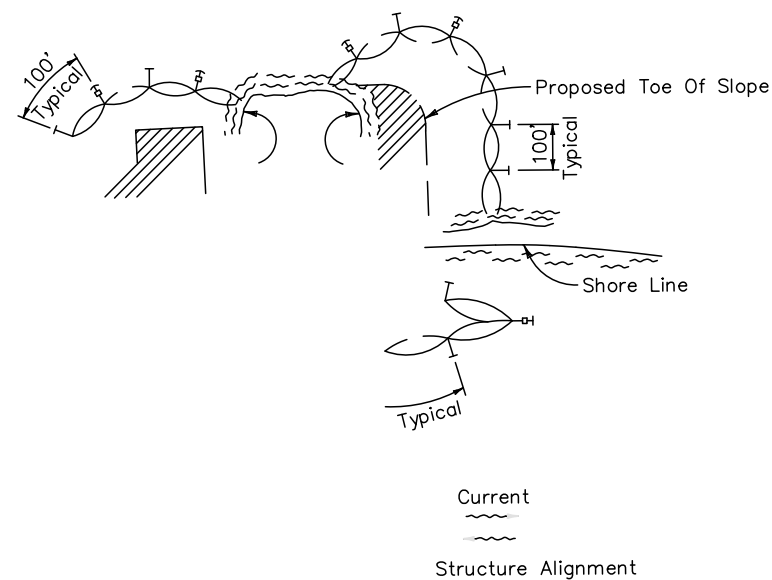
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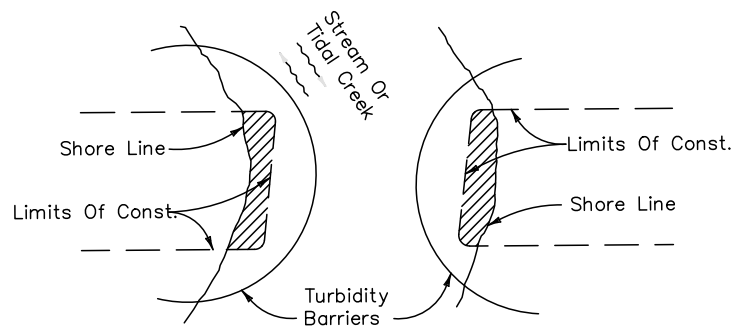
SECTIONS

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CONSTRUCTION BARGE
(TYP.)



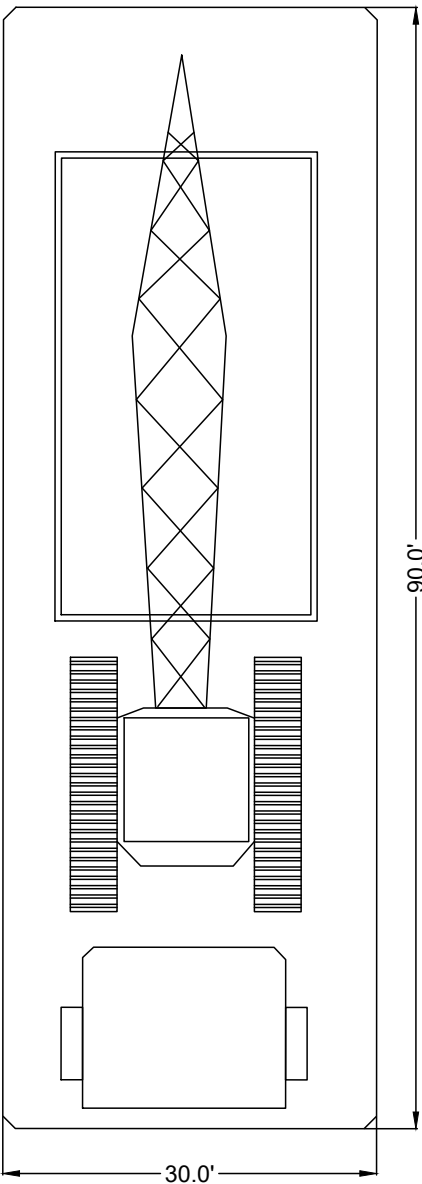
- LEGEND
- Pile Locations
 - ▨ Dredge Or Fill Area
 - Mooring Buoy w/Anchor
 - Anchor
 - Barrier Movement Due To Current Action



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



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DETAILS		
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EXHIBIT VIII DISTANCE EXHIBIT



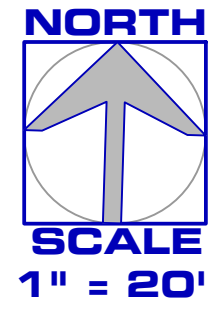
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19-0058 | | |



LEGEND

- SUBJECT SITE (±0.45 AC)
- EXISTING CONCRETE SEAWALL TO REMAIN (±103.8 LN. FT.)
- EXISTING CONCRETE DOCK TO REMAIN (±790 SQ. FT)

M.H.W. = 0.3' NAVD M.L.W. = (-)1.9' NAVD

NOTE: SURVEY INFORMATION PROVIDED BY PINNELL SURVEY, INC. ELEVATIONS SHOWN AS NAVD88.

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DISTANCE AERIAL - PROPOSED

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NORTH

SCALE
1" = 20'

LEGEND

- SUBJECT SITE (±0.45 AC)
- EXISTING CONCRETE SEAWALL TO REMAIN (±103.8 LN. FT.)
- EXISTING CONCRETE DOCK TO REMAIN (±790 SQ. FT)

M.H.W. = 0.3' NAVD M.L.W. = (-)1.9' NAVD

NOTE: SURVEY INFORMATION PROVIDED BY PINNELL SURVEY, INC. ELEVATIONS SHOWN AS NAVD88.

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DISTANCE AERIAL - PROPOSED

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EXHIBIT IX EXISTING WAIVERS IN THE VICINTY

EXISTING WAIVERS IN THE VICINITY



ADDRESS	MAXIMUM DISTANCE
321 N Birch Rd	75'
215 N Birch Rd	47.5'
209 Grand Birch, Slip 3	39.3'
209 Grand Birch, Slip 4	45.5'