



BOARD OF ADJUSTMENT NOTICE

December 27, 2019

A Public Hearing will be held before the Board of Adjustment on: Wednesday, January 8, 2020 at 6:30 P.M.

In the City Commission Chambers, City Hall, 1<sup>st</sup> Floor, 100 North Andrews Avenue, to determine whether the following application should be granted:

**CASE:** B19020  
**OWNER:** HOWELL, STEVEN  
**AGENT:** ANDREW J. SCHEIN, ESQ.  
**ADDRESS:** 2616 DELMAR PL, FORT LAUDERDALE FL., 33301  
**LEGAL DESCRIPTION:** GOULD ISLAND 15-62 B LOT 22 BLK 1  
**ZONING:** RS-4.4  
**COMMISSION DISTRICT:** 2  
**REQUESTING:** **Sec.47-19.3.- Boat slips, docks, boat davits, hoists and similar mooring structures. (h) No watercraft shall be docked or anchored adjacent to residential property in such a position that causes it to extend beyond the side setback lines required for principal buildings on such property, as extended into the waterway, or is of such length that when docked or anchored adjacent to such property, the watercraft extends beyond such side setback lines as extended into the waterway.**

Requesting a variance to allow docking of watercraft into the side yard setback on both sides (East and West) of property approximately 2 feet from property line, an encroachment of 8 +/- feet on both sides of property (East and West).

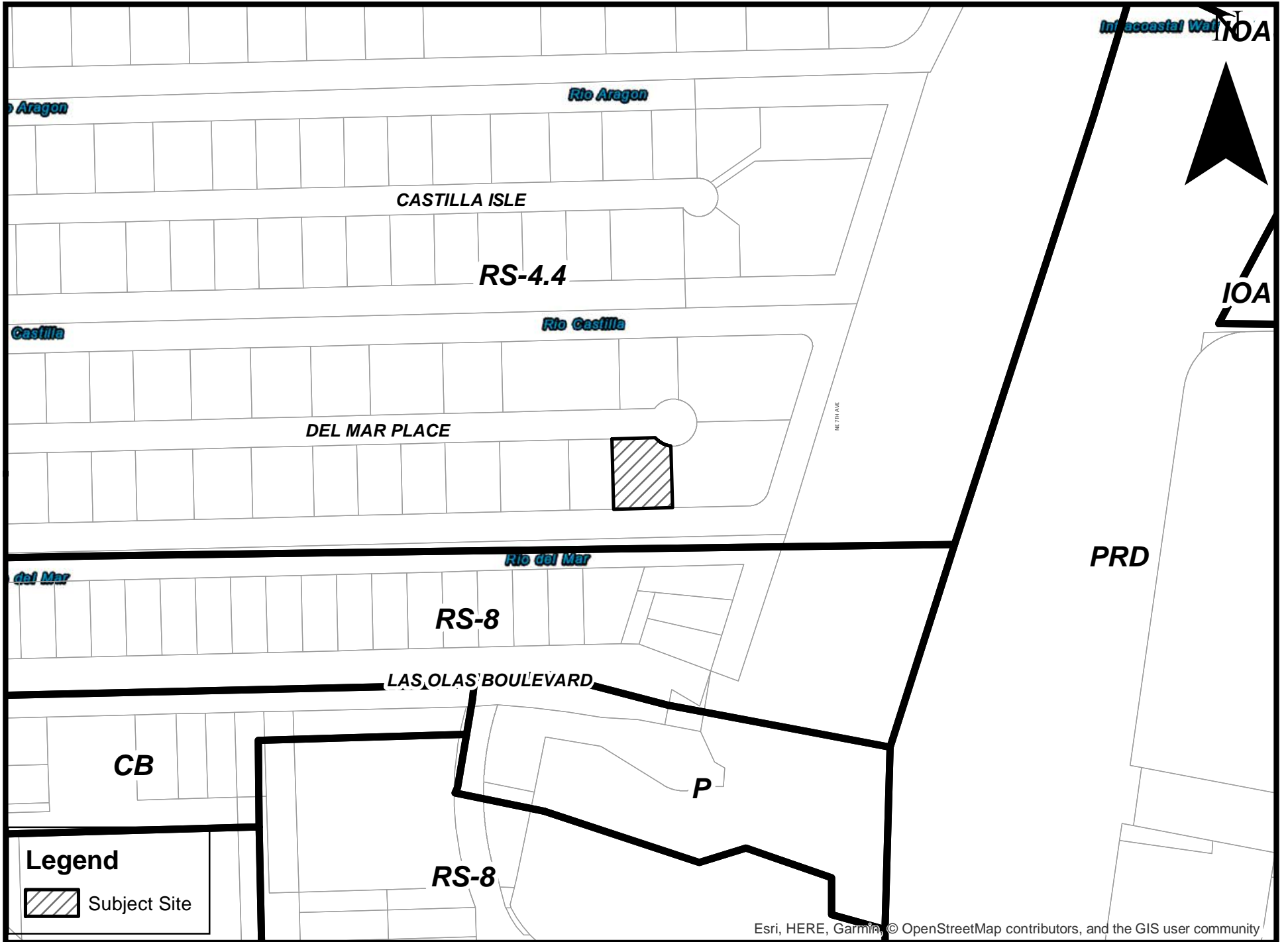
If you have any questions, please feel free to contact me directly at 954-828-6342.

MOHAMMED MALIK  
ZONING ADMINISTRATOR

Florida Statutes, Sec. 286.0105

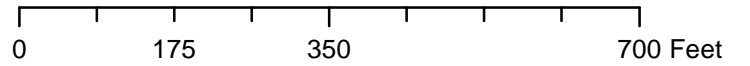
NOTE: If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need a record of the proceedings, and for such purpose, he/she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based.





**B19020**

Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community





CITY OF FORT LAUDERDALE  
**PUBLIC NOTICE**

# BOARD OF ADJUSTMENTS MEETING

**DATE: JANUARY 8, 2020**

**TIME: 6:30 PM**

**CASE: B19020**

**REQUESTING: Section 47-19.3.- Boat slips, docks, boat davits, hoists and similar mooring structures.**

**The applicant is requesting a variance to allow docking of watercraft into the side yard setback on both sides (East and West) of property approximately 2 feet from property line, an encroachment of 8 +/- feet on both sides of property (East and West).**

LOCATION: CITY COMMISSION CHAMBERS  
CITY HALL, 100 N ANDREWS AVENUE

INFORMATION: CONTACT (954) 828-6506  
<http://www.fortlauderdale.gov>

This Notice is the property of the City of Fort Lauderdale. In accordance with City Code Section 16-29, It shall be unlawful for any person to injure, cut, break or destroy in any manner any building or other thing belonging to or under the control of the City. Persons marring or removing the Notice may be subject to fine and/or imprisonment.

In accordance with City Code Section 47-27.2A. H The sign shall remain on the property until final disposition of the application. This shall include any deferral, rehearing, appeal, request for review or hearing by another body. The sign information shall be changed as provided in subsection A.3.a





# SUSTAINABLE DEVELOPMENT – URBAN DESIGN & PLANNING

## BOARD OF ADJUSTMENT (BOA) APPLICATION

Rev: 1 | Revision Date: 3/21/2018 | Print Date: 3/21/2018  
I.D. Number: DRC - SPA

### BOARD OF ADJUSTMENT (BOA) Application

- Cover:** Deadline, Notes, and Fees
- Page 1:** Applicant Information Sheet
- Page 2:** Variance Request Criteria
- Page 3:** Required Documentation & Mail Notice Requirements
- Page 4:** Sign Notice Requirements & Affidavit
- Page 5:** Technical Specifications

**DEADLINE:** Submittals must be received prior to 4:00 PM each business day. Pursuant to Section 47-24.12, the Department will review all applications to determine completeness within five (5) business days. Applicants will be notified via e-mail, if plans do not meet the submittal requirements and if changes are required.

**NOTES:** Prior to formal submittal of applications, applicants are encouraged to schedule an appointment with Urban Design & Planning Division staff to obtain feedback regarding proposals. The meetings provide an opportunity for applicants to obtain feedback and general direction, prior to expending significant effort on preparation of submittal documents.

**FEES:** All applications for development permits are established by the City Commission, as set forth by resolution and amended from time to time. In addition to the application fee, any additional costs incurred by the City including review by a consultant on behalf of the City, or special advertising costs shall be paid by the applicant. Any additional costs, which are unknown at the time of application, but are later incurred by the City, shall be paid by the applicant prior to the issuance of a development permit.

<input checked="" type="checkbox"/>	Variance / Interpretation: Before	\$ 480.00
<input type="checkbox"/>	Variance / Interpretation: After	\$ 600.00
<input type="checkbox"/>	Parking Variance (per space)	\$ 530.00
<input type="checkbox"/>	Request for Continuance	\$ 190.00
<input type="checkbox"/>	Rehearing before the Board	\$ 70.00
<input type="checkbox"/>	Request for Rehearing	\$ 240.00

## Page 1: BOA - Applicant Information Sheet

**INSTRUCTIONS:** The following information is requested pursuant to the City's Unified Land Development Regulations (ULDR). While the information requested in this application is the minimum required to proceed please be aware additional information may be required to fully address the variance requested. The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if does not apply.

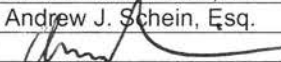
NOTE: To be filled out by Department

<b>Case Number</b>	
<b>Date of complete submittal</b>	

NOTE: For purpose of identification, the **PROPERTY OWNER** is the **APPLICANT**

<b>Property Owner's Name</b>	Steven Howell
<b>Property Owner's Signature</b>	<small>If a signed agent letter is provided, no signature is required on the application by the owner.</small>
<b>Address, City, State, Zip</b>	2616 Delmar Place, Fort Lauderdale, FL 33301
<b>E-mail Address</b>	
<b>Phone Number</b>	
<b>Proof of Ownership</b>	<input type="checkbox"/> Warranty Deed or <input checked="" type="checkbox"/> Tax Record

NOTE: If **AGENT** is to represent **OWNER**, notarized letter of consent is required

<b>Applicant / Agent's Name</b>	Andrew J. Schein, Esq.
<b>Applicant / Agent's Signature</b>	
<b>Address, City, State, Zip</b>	1401 East Broward Boulevard, Suite 303, Fort Lauderdale, FL 33301
<b>E-mail Address</b>	ASchein@lochrielaw.com
<b>Phone Number</b>	954-617-8919
<b>Letter of Consent Submitted</b>	Yes

<b>Development / Project Name</b>	N/A
<b>Existing / New</b>	<input type="checkbox"/> Existing <input checked="" type="checkbox"/> New
<b>Project Address</b>	<b>Address:</b> 2616 Delmar Place, Fort Lauderdale, FL 33301
<b>Legal Description</b>	Gould Island 15-62 B Lot 22 Block 1
<b>Tax ID Folio Numbers</b> <small>(For all parcels in development)</small>	504212210180
<b>Request / Description of Project</b>	Variance to allow a boat to extend into the side yard setbacks
<b>Applicable ULDR Sections</b>	ULDR Section 47-19.3.h

<b>Current Land Use Designation</b>	Low 4.4
<b>Current Zoning Designation</b>	RS-4.4
<b>Current Use of Property</b>	Single Family
<b>Site Adjacent to Waterway</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

<b>Setbacks</b> (indicate direction N,S,E,W)	<b>Required</b>	<b>Proposed</b>
Front [ N ]	25'	25' (EXISTING)
Side [ E ]	10'	10' (EXISTING)
Side [ W ]	10'	10' (EXISTING)
Rear [ S ]	25'	25' (EXISTING)

Page 2: Board of Adjustment (BOA) Criteria for Variance Request

This page must be filled in. An attached narrative may be included if additional space is required.

**SPECIFIC REQUEST:** State the specific request according to the ULDR or other provisions of the Code.

See attached narrative

**CRITERIA:** Applicant must demonstrate a unique hardship attributable to the land by proving by a preponderance of the evidence for all of the following criteria. Please answer the following criteria completely. While some criteria may seem duplicative the response should be tailored specifically to each. Per section 47-24.12.A.4.

a. Special conditions and circumstances affect the property at issue which prevent the reasonable use of such property; and

See attached narrative

b. Circumstances which cause the special conditions are peculiar to the property at issue, or to such a small number of properties that they clearly constitute marked exceptions to other properties in the same zoning district; and:

See attached narrative

c. Literal application of the provisions of the ULDR would deprive the applicant of a substantial property right that is enjoyed by other property owners in the same zoning district. (It shall be of no importance to this criterion that a denial of the variance sought might deny to the owner a more profitable use of the property, provided the provisions of the ULDR still allow a reasonable use of the property; and

See attached narrative

d. The unique hardship is not self-created by the applicant or his predecessors, nor is it the result of mere disregard for, or ignorance of, the provisions of the ULDR or antecedent zoning regulations; and

See attached narrative

e. The variance is the minimum variance that will make possible a reasonable use of the property and that the variance will be in harmony with the general purposes and intent of the ULDR and the use as varied will not be incompatible with adjoining properties or the surrounding neighborhood or otherwise detrimental to the public welfare.

See attached narrative

**AFFIDAVIT:** I, the Owner of said property ATTEST that I am aware of the following:

- 1. In order to be entitled to the relief requested in the application an affirmative vote of a majority plus one of the Board of Adjustment is required;
- 2. That in granting the relief requested, the Board of Adjustment is limited to the authority vested in the Board by the ULDR and that the Board may not grant the relief requested unless the applicant proves all the criteria specified in the ULDR have been met;
- 3. That the granting of relief by the Board does not exempt the applicant or owner of record from the responsibilities of obtaining all applicable permits or approvals as may be required by law for both new and existing structures;
- 4. That if the relief requested is granted by the Board, the applicant must secure a building permit to implement the relief requested within one hundred eighty (180) days of the entry of the final order or the Board, or within such lesser time as the Board may proscribe and that failure to procure the necessary permits within the time so proscribed shall render the variance or special exception null and void;
- 5. That if the Board denies the request for relief, then no additional application for the same or substantially the same relief may be entertained by the Board within two (2) years of the date of entry of the final order of denial.

*[Handwritten Signature]*

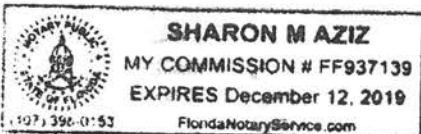
(Signature)

**SIGN HERE**

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 9 day of March, 2018

(SEAL)

*[Handwritten Signature]*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES:



## Page 3: Required Documentation & Mail Notice Requirements

### One (1) copy of the following documents:

- Completed application (all pages must be filled out where applicable)
- Mail notification documents (mail notification instructions at bottom of page)
- Proof of ownership (warranty deed or tax record), including corporation documents if applicable
- Property owners notarized signature and/or notarized agent letter signed by the property owner.
- Color photographs of the entire property and all surrounding properties, dated and labeled and identified as to orientation.

One (1) original set, signed and sealed, with plans at 24" x 36"

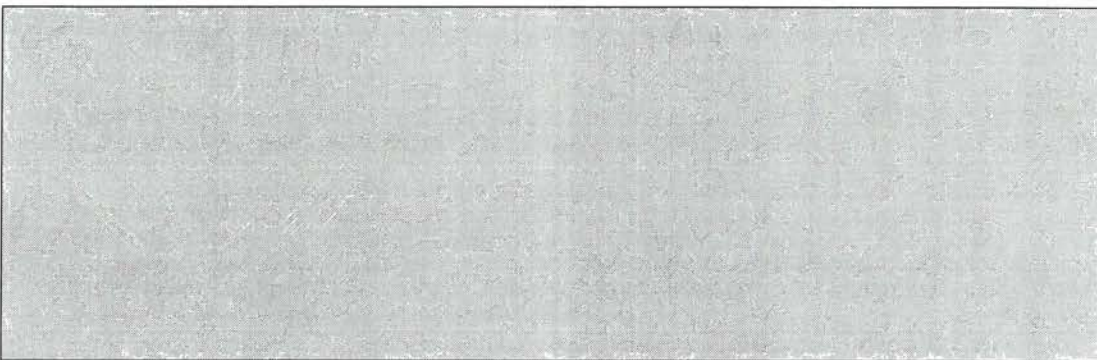
Fourteen (14) copy sets, with plans at half-size scale 11" x 17"

One (1) electronic version (CD or USB) of complete application and plans in PDF format

- Narrative** describing specific request and outlining ULDR sections that are applicable. Narratives must be on letterhead, dated, and with author indicated.
- Land Use and Zoning maps** indicating all properties within 700 ft. of the subject property. These should be obtained from the Urban Design & Development office, 700 NW 19 Avenue, 954-828-3266. Site should be highlighted or marked clearly to easily locate the parcel.
- Cover sheet** on plan set to state project name and table of contents.
- Current survey(s)** of property, signed and sealed, showing existing conditions; survey must be As-Built with Right-of-Way and Easement Vacations Excluded. The survey should consist of the proposed project site alone. Do not include adjacent properties or portions of lands not included in the proposed project unless specifically requested by the City. If the survey is not signed and sealed, a zoning affidavit is required and shall only be used for the structures listed in the affidavit.
- Aerial photo** indicating all properties within 700 ft. of the subject property. Must be clear and current with site highlighted.
- Site Plan (a survey may be substituted if the requested variance is clearly indicated)**
- Landscape Plan (if applicable)**
- Elevations (if applicable)**
- Additional plan details as needed**

**Note:** All copy sets must be clear and legible.

**Note:** Plans must be bound, stapled and folded to 8 1/2" x 11". All non-plan documents should be 8 1/2" x 11" and stapled or bound.



**MAIL NOTIFICATION:** Pursuant to Section 47-27.2 Types of Public Notice and 47-27.9 Variance, Special Exception, Temporary Non-Conforming Use, Interpretation requires the following notice:

- **MAIL NOTICE:** Mail notice shall be given to owners of land within three hundred (300) feet of the subject site ten (10) days prior to the date set for the public hearing.
  - **TAX MAP:** Applicant shall provide a tax map from the Broward County Property Appraiser of all property within a three hundred (300) foot radius, with each property clearly shown and delineated. Each property within the notice area must be numbered (by Folio ID) on the map to cross-reference with property owners notice list.
  - **PROPERTY OWNERS NOTICE LIST:** Applicant shall provide a property owners notice list with the names, property control numbers (Folio ID) and complete addresses for all property owners within the required three hundred (300) foot radius. The list shall also include all homeowners associations, condominium associations, municipalities and counties noticed, as indicated on the tax roll.
  - **ENVELOPES:** The applicant shall provide business size (#10) envelopes with first class postage attached (stamps only, metered mail will not be accepted). Envelopes must be addressed to all property owners within the required three hundred (300) foot radius, and mailing addresses must be typed or labeled; no handwritten addresses will be accepted. The return address shall be listed on all envelopes as follows:

City of Fort Lauderdale  
Urban Design & Development  
700 NW 19<sup>th</sup> Avenue, Fort Lauderdale, FL 33311.
  - **DISTRIBUTION:** The City of Fort Lauderdale, Urban Design & Development will mail all notices prior to the public hearing meeting date, as outlined in Section 47-27.

**SIGN NOTICE**

Applicant must **POST SIGNS** (for Board of Adjustment) according to Sec. 47-27.2 Types of Public Notice and 47-27.9 Variance, Special Exception, Temporary Non-Conforming Use, Interpretation requires the following notice:

- Sign Notice shall be given by the applicant by posting a sign provided by the City stating the time, date and place of the Public Hearing on such matter on the property which is the subject of an application for a development permit. If more than one (1) public hearing is held on a matter, the date, time and place shall be stated on the sign or changed as applicable.
- The sign shall be posted at least fifteen (15) days prior to the date of the public hearing.
- The sign shall be visible from adjacent rights-of-way, including waterways, but excepting alleys.
- If the subject property is on more than one (1) right-of-way, as described above, a sign shall be posted facing each right-of-way.
- If the applicant is not the owner of the property that is subject of the application, the applicant shall post the sign on or as near to the subject property as possible subject to the permission of the owner of the property where the sign is located or, in a location in the right-of-way if approved by the City.
- If the sign is destroyed or removed from the property, the applicant is responsible for obtaining another sign from the City and posting the sign on the property.
- The sign shall remain on the property until final disposition of the application. This shall include any deferral, rehearing, appeal, request for review or hearings by another body. The sign information shall be changed as above to reflect any new dates.
- The applicant shall, five (5) days prior to the public hearing, execute and submit to the department an affidavit of proof of posting of the public notice sign according to this section. If the applicant fails to submit the affidavit the public hearing will be postponed until the next hearing after the affidavit has been supplied.

**AFFIDAVIT OF POSTING SIGNS**

STATE OF FLORIDA

BROWARD COUNTY

BOA CASE NO. \_\_\_\_\_

APPLICANT: \_\_\_\_\_

PROPERTY: \_\_\_\_\_

PUBLIC HEARING DATE: \_\_\_\_\_

BEFORE ME, the undersigned authority, personally appeared \_\_\_\_\_, who upon being duly sworn and cautioned, under oath deposes and says:

1. Affiant is the Applicant in the above cited City of Fort Lauderdale **Board or Commission Case**.
2. The Affiant/Applicant has posted or has caused to be posted on the Property the signage provided by the City of Fort Lauderdale, which such signage notifies the public of the time, date and place of the Public Hearing on the application for relief before the **Board or Commission**.
3. That the sign(s) referenced in Paragraph two (2) above was posted on the Property in such manner as to be visible from adjacent streets and waterways and was posted at least **fifteen (15)** days prior to the date of the Public Hearing cited above and has remained continuously posted until the date of execution and filing of this Affidavit. Said sign(s) shall be visible from and within twenty (20) feet of streets and waterways, and shall be securely fastened to a stake, fence, or building.
4. Affiant acknowledges that the sign must remain posted on the property until the final disposition of the case before the **Board or Commission**. **Should the application be continued, deferred or re-heard, the sign shall be amended to reflect the new dates.**
5. Affiant acknowledges that this Affidavit must be executed and filed with the City's Urban Design & Development **five (5)** calendar days prior to the date of Public Hearing and if the Affidavit is not submitted, the Public Hearing on this case shall be cancelled.
6. Affiant is familiar with the nature of an oath or affirmation and is familiar with the laws of perjury in the State of Florida and the penalties therefore.

NOTE: I understand that if my sign is not returned within the prescribed time limit as noted in Sec. 47.27.3.j of the City of Fort Lauderdale ULDR, I will forfeit my sign deposit. \_\_\_\_\_ (initial here)

\_\_\_\_\_  
**Affiant**

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this \_\_\_\_ day of \_\_\_\_\_, 2018

(SEAL)

\_\_\_\_\_  
**NOTARY PUBLIC**  
**MY COMMISSION EXPIRES:**



## Page 5: Technical Specifications

### A. SITE PLAN

1. Title Block including project name and design professional's address and phone number
2. Scale (1" = 30' min., must be engineer's scale)
3. North indicator
4. Location map showing relationship to major arterials
5. Drawing and revision dates, as applicable
6. Full legal description
7. Site Plan Data Table
  - Current use of property
  - Land Use designation
  - Zoning designation
  - Site area (sq. ft. and acres)
  - Setback table (required vs. provided)
  - Open space
8. Site Plan Features (graphically indicated)
  - Setbacks and building separations (dimensioned)
  - Project signage (if applicable)
  - Easements (as applicable)

(Please note additional site plan information may be necessary to fully address the requested variance)

### B. BUILDING ELEVATIONS (as applicable)

1. All building facades with directional labels (ie. North, South) and building names if more than one building
2. Dimensions, including height and width of all structures
3. Dimensions of setbacks and required setbacks from property lines
4. Dimension grade at crown of road, at curb, sidewalk, building entrance, and finished floor
5. Include proposed signage

## Page 4: Sign Notification Requirements and Affidavit

### SIGN NOTICE

Applicant must **POST SIGNS** (for Board of Adjustment) according to Sec. 47-27.2 Types of Public Notice and 47-27.9 Variance, Special Exception, Temporary Non-Conforming Use, Interpretation requires the following notice:

- Sign Notice shall be given by the applicant by posting a sign provided by the City stating the time, date and place of the Public Hearing on such matter on the property which is the subject of an application for a development permit. If more than one (1) public hearing is held on a matter, the date, time and place shall be stated on the sign or changed as applicable.
- The sign shall be posted at least fifteen (15) days prior to the date of the public hearing.
- The sign shall be visible from adjacent rights-of-way, including waterways, but excepting alleys.
- If the subject property is on more than one (1) right-of-way, as described above, a sign shall be posted facing each right-of-way.
- If the applicant is not the owner of the property that is subject of the application, the applicant shall post the sign on or as near to the subject property as possible subject to the permission of the owner of the property where the sign is located or, in a location in the right-of-way if approved by the City.
- If the sign is destroyed or removed from the property, the applicant is responsible for obtaining another sign from the City and posting the sign on the property.
- The sign shall remain on the property until final disposition of the application. This shall include any deferral, rehearing, appeal, request for review or hearings by another body. The sign information shall be changed as above to reflect any new dates.
- The applicant shall, five (5) days prior to the public hearing, execute and submit to the department an affidavit of proof of posting of the public notice sign according to this section. If the applicant fails to submit the affidavit the public hearing will be postponed until the next hearing after the affidavit has been supplied.

### AFFIDAVIT OF POSTING SIGNS

STATE OF FLORIDA

BROWARD COUNTY

BOA CASE NO. B19020

APPLICANT: Andrew J. Schein, Esq. / Lochrie & Chakas, P.A.

PROPERTY: 2616 Delmar Place

PUBLIC HEARING DATE: January 8, 2019

BEFORE ME, the undersigned authority, personally appeared Andrew J. Schein, who upon being duly sworn and cautioned, under oath deposes and says:

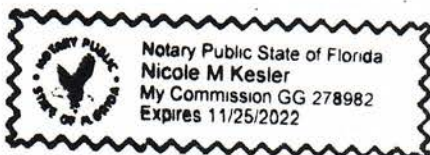
1. Affiant is the Applicant in the above cited City of Fort Lauderdale **Board or Commission Case**.
2. The Affiant/Applicant has posted or has caused to be posted on the Property the signage provided by the City of Fort Lauderdale, which such signage notifies the public of the time, date and place of the Public Hearing on the application for relief before the **Board or Commission**.
3. That the sign(s) referenced in Paragraph two (2) above was posted on the Property in such manner as to be visible from adjacent streets and waterways and was posted at least **fifteen (15)** days prior to the date of the Public Hearing cited above and has remained continuously posted until the date of execution and filing of this Affidavit. Said sign(s) shall be visible from and within twenty (20) feet of streets and waterways, and shall be securely fastened to a stake, fence, or building.
4. Affiant acknowledges that the sign must remain posted on the property until the final disposition of the case before the **Board or Commission**. **Should the application be continued, deferred or re-heard, the sign shall be amended to reflect the new dates.**
5. Affiant acknowledges that this Affidavit must be executed and filed with the City's Urban Design & Development **five (5)** calendar days prior to the date of Public Hearing and if the Affidavit is not submitted, the Public Hearing on this case shall be cancelled.
6. Affiant is familiar with the nature of an oath or affirmation and is familiar with the laws of perjury in the State of Florida and the penalties therefore.

NOTE: I understand that if my sign is not returned within the prescribed time limit as noted in Sec. 47.27.2.j of the City of Fort Lauderdale ULDR, I will forfeit my sign deposit. A.S. (Initial here)

Andrew J. Schein  
Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 30 day of December, 2019

(SEAL)



Nicole M Kesler  
NOTARY PUBLIC  
MY COMMISSION EXPIRES:

**Applicant:** Andrew J. Schein / Lochrie & Chakas, P.A.  
**Owner:** Steven Howell  
**Address:** 2616 Delmar Place ("Property")  
**Request:** Variance from ULDR Section 47-19.3(h)

## **Application for Variance**

### **1. General Information**

Mr. Howell owns and resides on the property located at 2616 Delmar Place (the "Property"). Mr. Howell is seeking to dock his boat at the rear of his Property. The Property has a total lot width of 100'. The Property is located in the RS-4.4 zoning district, which requires a minimum side setback of 10 feet.<sup>1</sup> Per the case notes for City Code Enforcement Case Number CE19050999, which is included with this submission, the City noted that the boat extends to approximately 2' from the property line on either side and is within the property lines. Mr. Howell is therefore seeking a variance from ULDR Section 47-19.3(h), which does not allow a watercraft to extend beyond the side setback lines as extended into the waterway.

### **2. Code Provision**

*ULDR Section 47-19.3(h): No watercraft shall be docked or anchored adjacent to residential property in such a position that causes it to extend beyond the side setback lines required for principal buildings on such property, as extended into the waterway, or is of such length that when docked or anchored adjacent to such property, the watercraft extends beyond such side setback lines as extended into the waterway.*

### **3. Request**

The watercraft, which was already purchased by Mr. Howell, currently extends approximately 2 feet from the property line on either side of the Property. This distance measurement was conducted and verified by the City's Community Enhancement Division. Mr. Howell is requesting that the boat be allowed to extend into the side setbacks.

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<sup>1</sup> Fort Lauderdale ULDR § 47-5.30

#### 4. Variance Criteria

- a. Special conditions and circumstances affect the property at issue which prevent the reasonable use of such property;

**RESPONSE:** The Property is in the RS-4.4 zoning district, which has the highest side yard setback requirements of any residential zoning district. The structure itself meets the setback requirements. However, due to Section 47-19.3(h) of the ULDR, Mr. Howell cannot park his boat at the rear of his Property because the boat encroaches into the setbacks. The intent behind not allowing boats to be within the required setbacks is to protect adjacent property owners from boats encroaching near their property, and to protect view corridors to the waterway. Mr. Howell's Property is a unique circumstance from the other property owners in his situation; his neighbors fully support the boat being parked behind his Property. Both the abutting property owner to the east and the abutting property owner to the west have submitted letters of support that are included with this application. Additionally, there are no direct view corridors from the street to the waterway due to the dense landscaping on either side of the Property. Not permitting Mr. Howell to park his boat at the rear of his house in this special circumstance would not be reasonable.

- b. Circumstances which cause the special conditions are peculiar to the property at issue, or to such a small number of properties that they clearly constitute marked exceptions to other properties in the same zoning district;

**RESPONSE:** The intent behind the provisions of ULDR Section 47-19.3(h) is not applicable to the property. The intent behind ULDR Section 47-19.3(h) is twofold: (1) it is intended to protect view corridors to the waterway; and (2) it is intended to protect abutting neighbors from having a boat close to their property line. While this provision is applicable to other properties in the same zoning district, it is not applicable to Mr. Howell's Property.

There is no existing view corridor from Delmar Place to the navigable waterway on either side of Mr. Howell's Property due to the extensive landscaping on the sides of the Property. Therefore Section 47-19.3(h) does not serve its intended purpose at this Property.

**Additionally, both abutting neighbors have authorized Mr. Howell to keep his boat in its current location, immediately adjacent to their property line. Included with this application are two letters of support from both of Mr. Howell's immediate neighbors.**

- c. Literal application of the provisions of the ULDR would deprive the applicant of a substantial property right that is enjoyed by other property owners in the same zoning district. (It shall be of no importance to this criterion that a denial of the variance sought might deny to the owner a more profitable use of the property, provided the provisions of the ULDR still allow a reasonable use to the property;

**RESPONSE: The Florida Statutes recognize that boating is a property right that is incident to land bordering upon navigable waterways.<sup>2</sup> Mr. Howell's Property borders a navigable waterway. Therefore, boating is a property right recognized by the state of Florida for Mr. Howell's Property. Other property owners in the same district are permitted to keep their boats in their backyards; under the strict application of the ULDR, Mr. Howell is not permitted to do so. Profitability of Mr. Howell's property is not at issue.**

- d. The unique hardship is not self-created by the applicant or his predecessors, nor is it the result or mere disregard for, or ignorance of, the provisions of the ULDR or antecedent zoning regulations; and

**RESPONSE: The Property is located on the Gould Island plat, recorded in plat book 15, page 62 of the public records of Broward County ("Plat"). Mr. Howell's Property is located on Lot 22 of the Plat, which has a 100' lot width. If the underlying lot had a 120' lot width, Mr. Howell would not be in this position. The Plat, which was created in 1940, included a 100' lot width at this location; this limitation is not self-created by the applicant.**

- e. The variance is the minimum variance that will make possible a reasonable use of the property, and that the variance will be in harmony with the general purposes and intent of the ULDR and the use as varied will not be incompatible with adjoining properties or the surrounding neighborhood or otherwise detrimental to the public welfare.

**RESPONSE: The variance to allow Mr. Howell's boat to encroach into the side yard setbacks is the minimum variance necessary. The stated purpose of the ULDR is to promote the "health, safety, morals, comfort, prosperity and general welfare of the community." (ULDR Section 47-1.2). Allowing Mr. Howell to keep**

---

<sup>2</sup> Florida Statutes § 253.141(1) (2018)

**his boat in his backyard does not endanger the health, safety, morals, comfort, prosperity or general welfare of the community.**

**The request is also compatible with the adjoining properties. The owners of the adjoining properties immediately to the east and west of Mr. Howell's Property are in full support of this application. However, Mr. Howell understands that while the current neighbors are in support, future neighbors may not be in support. The Applicant is therefore proffering to the Board that the variance shall not run with the land and shall immediately be extinguished and deemed null and void if either of his immediately adjoining neighbors sell their house. This proffer is in harmony with the general purpose of the ULDR and the underlying intent of Section 47-19.3(h) of the ULDR.**



# BOUNDARY SURVEY

## DELMAR PLACE

CENTERLINE PLATTED 50' RIGHT OF WAY

FOUND NAIL & DISK  
"McLAUGHIN"

CURVE C1:

Radius=40.00'

Length=30.78'

Delta=44°05'34"

Chord=30.03'

Chord Direction=S62°14'51"E

FOUND 5/8" IRON ROD & CAP (ILLEGIBLE)

PROPERTY ADDRESS:  
2616 DELMAR PLACE  
FORT LAUDERDALE FLORIDA 33301

FLOOD ZONE: "AE" 5'  
PANEL NO: 12011C 0576H  
DATE: AUGUST 8, 2014

CERTIFIED TO:  
1. STEVEN HOWELL

LEGAL DESCRIPTION:  
LOT 22, BLOCK 1, GOLD ISLAND, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 62, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SURVEYOR'S NOTES:  
1. I HEREBY CERTIFY THIS SURVEY MEETS STANDARDS OF PRACTICE PURSUANT TO FLORIDA STATUTES.  
2. THE SURVEY MAP AND REPORT AND THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.  
3. UNDERGROUND OR OBSCURED IMPROVEMENTS WERE NOT LOCATED.  
4. DIMENSIONS ARE RECORDED AND FIELD UNLESS OTHERWISE NOTED.  
5. STATED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.  
6. THIS FIRM'S CERTIFICATE OF AUTHORIZATION NUMBER IS LB8261.  
7. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.  
8. SURVEY SUBJECT TO RESERVATIONS, RESTRICTIONS, EASEMENTS AND RIGHTS-OF-WAY OF RECORD. (UNLESS A TITLE REVIEW, COMMITMENT REVIEW, OR OWNERSHIP AND ENCUMBRANCE REVIEW IS PRESENT ON THE FACE OF THIS DOCUMENT, THIS SURVEY HAS BEEN COMPLETED IN THE ABSENCE OF A TITLE INSURANCE POLICY).  
9. LOCATION MAP IS GLEANED FROM ONLINE MAPPING SITES AND IS ONLY APPROXIMATE.

09-11-19 DATE  
DRAFT CD  
FIELD DR  
BOUNDARY SURVEY PURPOSE  
S19080601 JOB#

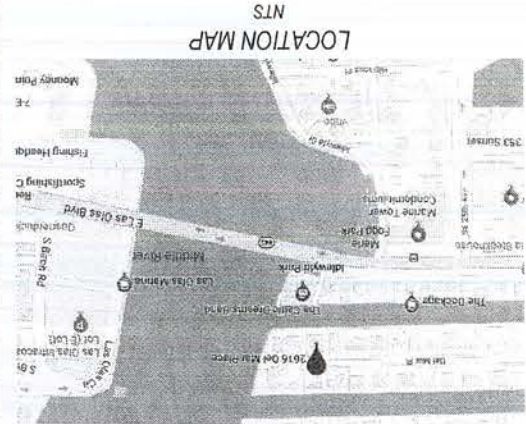
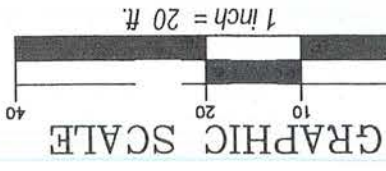
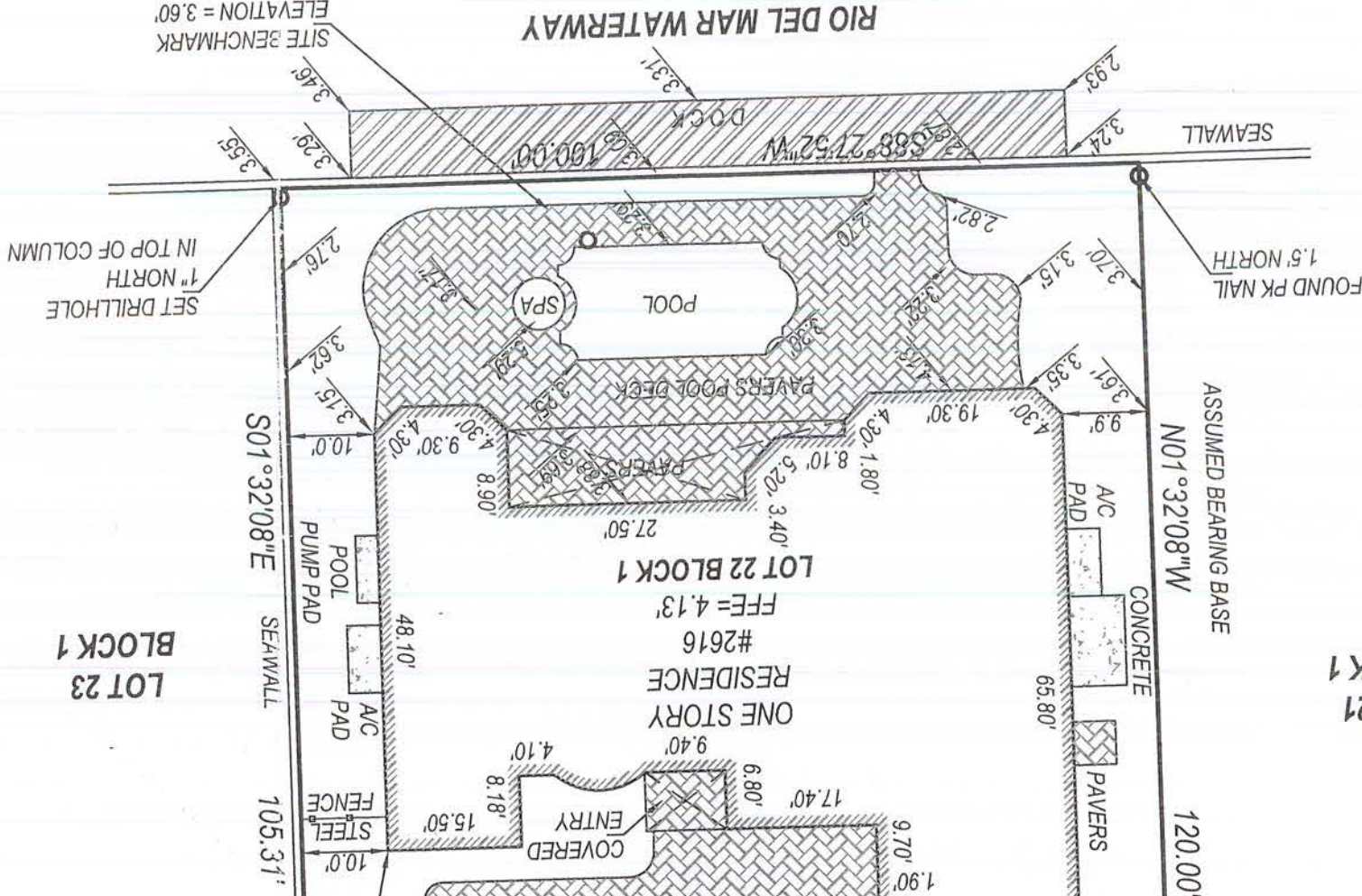
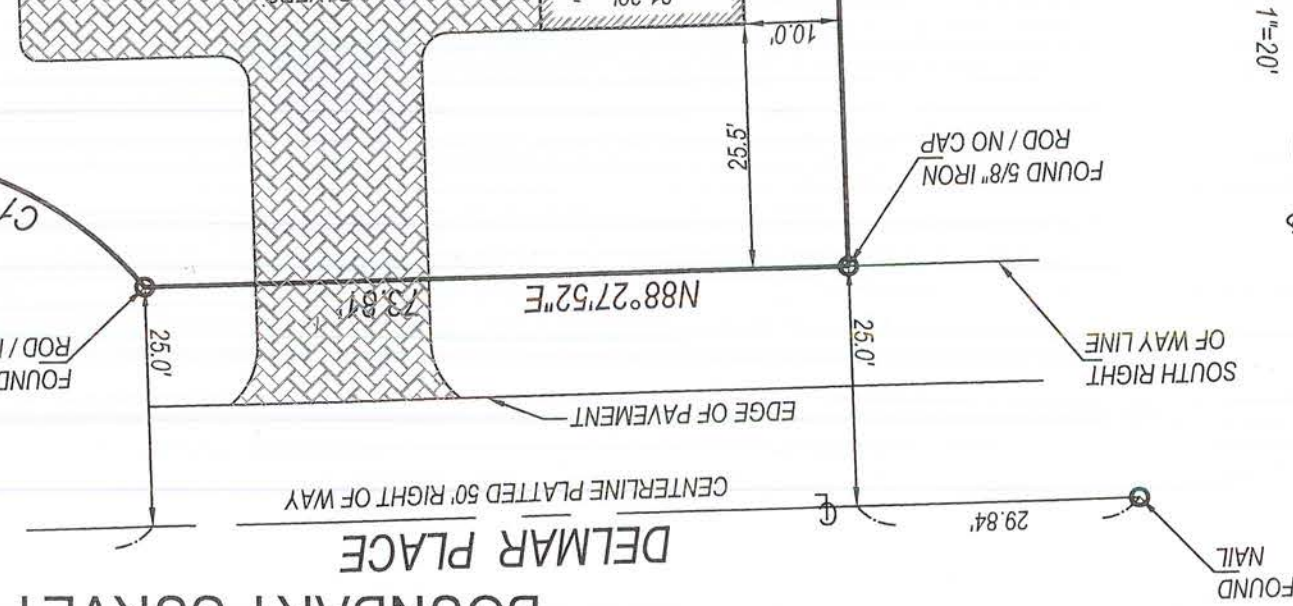
DOUG WALKER  
PROFESSIONAL LAND SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 12114



SIGNED:

PRINCIPAL MERIDIAN  
SURVEYING, Inc.

LICENSED BUSINESS NO. 8261  
4546 CAMBRIDGE STREET  
WEST PALM BEACH, FL 33415  
OFFICE 561-478-7784  
FAX 561-478-1094





# Board of Adjustment

August 14, 2019

Variance from Section 47-19.3(h) of the ULDR

2616 Delmar Place

Sheet Index

Page 1 - Cover Page

Page 2 – Land Use and  
Zoning Maps

Page 3 – Survey

Page 4 – Survey with  
Boat

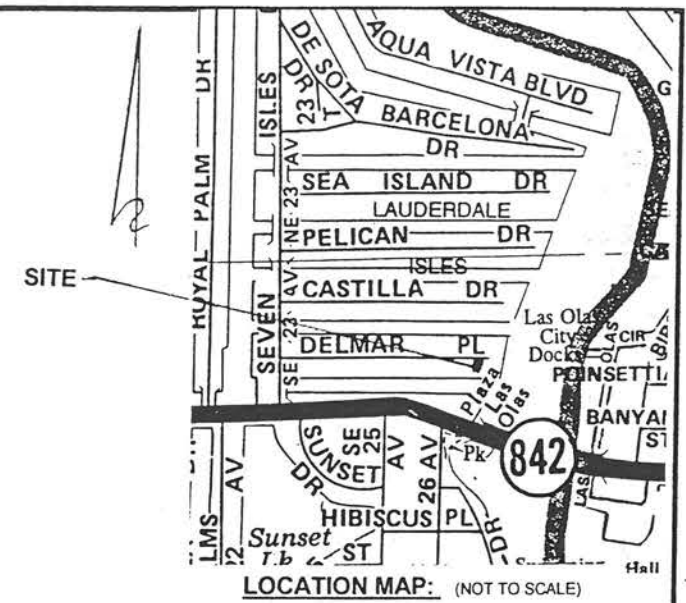
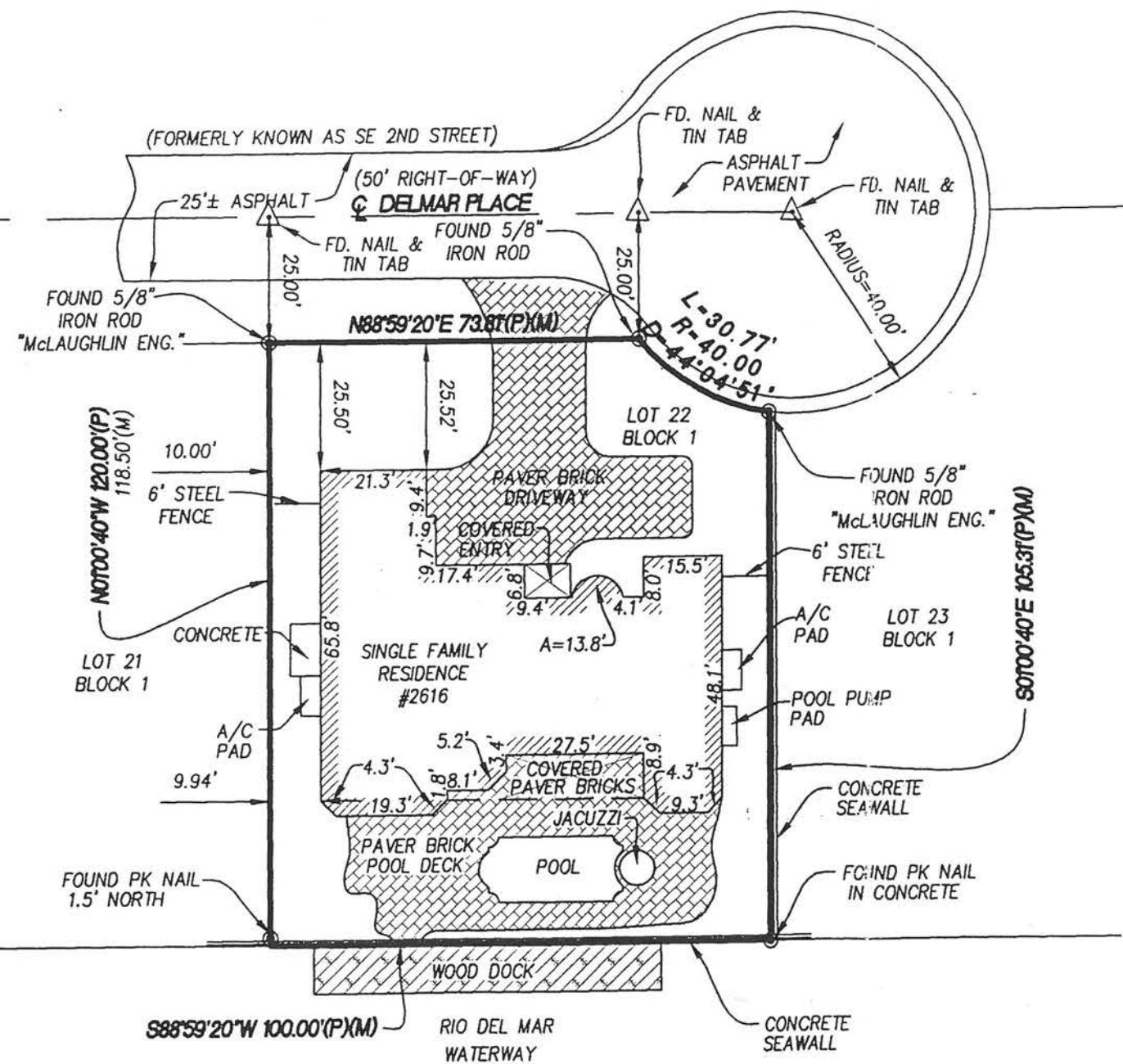
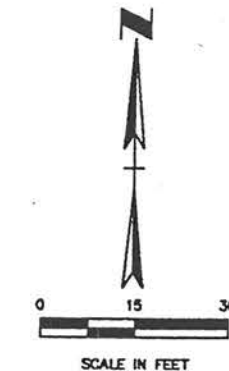
### Zoning



### Future Land Use



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PROPERTY ADDRESS:  
2616 DELMAR PLACE  
FT. LAUDERDALE, FL 33305

FLOOD ZONE: "AE"  
Panel No: 12011C 0219 F  
Date: AUGUST 18, 1992

- CERTIFIED TO:
1. SIDNEY PONSON, an unmarried person
  2. BAY FINANCIAL SAVINGS BANK, FSB, its successors and/or assigns as their interest may appear
  3. WACHOVIA BANK, N.A., its successors and/or assigns as their interests may appear
  4. DeSANTIS, GASKILL, SMITH AND SHENKMAN, P.A.
  5. ATTORNEYS' TITLE INSURANCE FUND, INC.


LEGAL DESCRIPTION:  
LOT 22, BLOCK 1, GOULD ISLAND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 62, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

FIELD DATE: JULY 7, 2004








ABBREVIATIONS	
A/C	DENOTES AIR CONDITIONER
A or L	DENOTES ARC LENGTH
C	DENOTES CALCULATED
CL	DENOTES CENTERLINE
DB, P	DENOTES DEED BOOK AND PAGE
D or Δ	DENOTES DELTA OR CENTRAL ANGLE
D.E.	DENOTES DRAINAGE EASEMENT
EL or ELEV.	DENOTES ELEVATION
EXST.	DENOTES EXISTING
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R	DENOTES RADIUS
U.E.	DENOTES UTILITY EASEMENT
R/W	DENOTES RIGHT OF WAY
P.C.P.	DENOTES PERMANENT CONTROL POINT

**SURVEYOR'S CERTIFICATE** (NOT VALID UNLESS EMBOSSED WITH THE SIGNING SURVEYOR'S SEAL)

I HEREBY CERTIFY THAT THIS **BOUNDARY** SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYS AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

SIGNED:   
KEVIN M. BECK  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE No. 6168

**LEGEND**

	DENOTES EXISTING CONCRETE		DENOTES SET NAIL
	DENOTES FENCE		DENOTES FOUND IRON ROD OR PIPE
	DENOTES FOUND NAIL		DENOTES SET 1/2" IRON ROD & CAP
			DENOTES SPOT ELEVATION

- SURVEYORS' NOTES**
1. THAT BEARING BASE, THE LINE MARKED AS REFERENCE LINE.
  2. LEGAL DESCRIPTION PROVIDED BY CLIENT.
  3. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
  4. UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
  5. ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM 1929 (NGVD 1929)
  6. FENCE TIES ARE TO THE CENTERLINE OF THE FENCE
  7. WALL TIES ARE TO THE FACE OF THE WALL
  8. IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHOWN SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.
  9. A SEARCH OF THE PUBLIC RECORDS WAS MADE BY THIS OFFICE.
  10. PARCEL IS SUBJECT TO ALL EASEMENTS, RESERVATIONS, RIGHTS OF WAY, AND RESTRICTIONS, IF ANY.
  11. AN INVESTIGATION WAS MADE INTO THE VALIDITY OF ANY EASEMENTS CITED IN THE LEGAL DESCRIPTION.

# PM SURVEYING

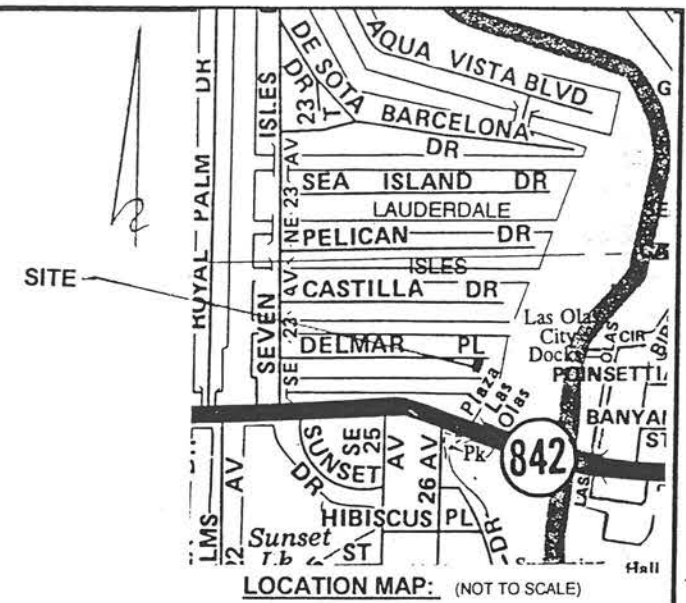
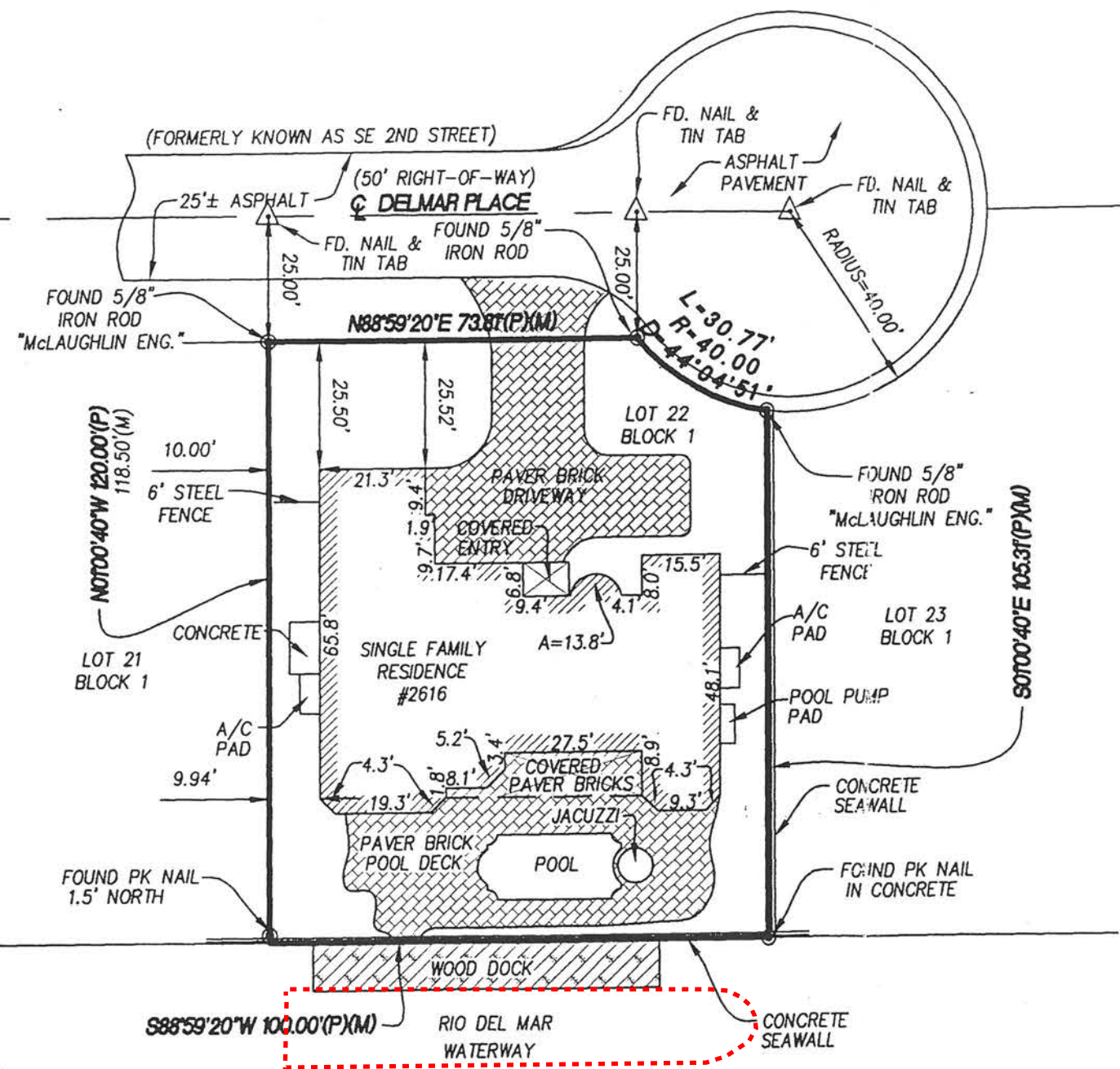
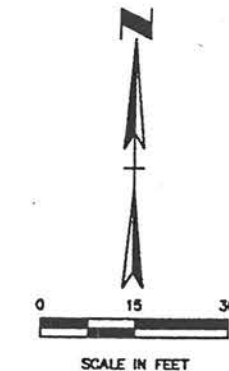
PETER J. MOSCHETTO, P.S.M.  
KEVIN M. BECK, P.S.M.

2501 BRISTOL DRIVE  
SUITE A-9  
WEST PALM BEACH, FL. 33409-6458

OFFICE: (561) 478-7764  
FAX: (561) 478-1094

COPYRIGHT © 2004, BY PM SURVEYING

X:\whid\whidsurv\dwg\2616 DELMAR PLACE.dwg 7/16/2004 12:32:37 PM EDT



PROPERTY ADDRESS:  
2616 DELMAR PLACE  
FT. LAUDERDALE, FL 33305

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






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SIGNED:   
KEVIN M. BECK  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE No. 6168

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			DENOTES SPOT ELEVATION

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# PM SURVEYING

PETER J. MOSCHETTO, P.S.M.  
KEVIN M. BECK, P.S.M.

2501 BRISTOL DRIVE  
SUITE A-9  
WEST PALM BEACH, FL. 33409-6458

OFFICE: (561) 478-7764  
FAX: (561) 478-1094

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WAVE








**PUBLIC NOTICE**  
BOARD OF ADJUSTMENTS MEETING  
DATE: 08/26/2025 TIME: 09:00 AM  
LOCATION: 1000 S. W. 10th St., Ft. Lauderdale, FL 33304  
AGENDA: 1. Public Hearing on Application for Conditional Use Permit for a 1000 S. W. 10th St., Ft. Lauderdale, FL 33304  
2. Public Hearing on Application for Conditional Use Permit for a 1000 S. W. 10th St., Ft. Lauderdale, FL 33304  
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10. Public Hearing on Application for Conditional Use Permit for a 1000 S. W. 10th St., Ft. Lauderdale, FL 33304

 CITY OF FORT LAUDERDALE  
**PUBLIC NOTICE**  
**BOARD OF ADJUSTMENTS MEETING**  
DATE: JANUARY 8, 2020    TIME: 6:30 PM    CASE: B19020  
REQUESTING: Section 47-19.8 - Boat slips, docks, boat davits, hoists, and similar mooring structures.  
The applicant is requesting a variance to allow docking of watercraft into the side yard setback on both sides (East and West) of property approximately 2 feet from property line, an encroachment of 8 +/- feet on both sides of property (East and West).  
LOCATION: CITY COMMISSION CHAMBERS  
CITY HALL, 301 N. ANDREWS AVENUE  
INFORMATION: CONTACT (954) 688-4304  
http://www.fortlauderdale.gov


 CITY OF FORT LAUDERDALE  
**PUBLIC NOTICE**

**BOARD OF ADJUSTMENTS MEETING**  
DATE: JANUARY 8, 2020      TIME: 6:30 PM      CASE: B19020

REQUESTING: Section 47-19.3 - Boat slips, docks, boat davits, hoists and similar mooring structures.

The applicant is requesting a variance to allow docking of watercraft into the side yard setback on both sides (East and West) of property approximately 2 feet from property line, an encroachment of 8 +/- feet on both sides of property (East and West).

LOCATION: CITY COMMISSION CHAMBERS      INFORMATION: CONTACT (954) 838-4106  
CITY HALL, 100 N ANDREWS AVENUE      <http://www.fortlauderdale.org>

 CITY OF FORT LAUDERDALE  
**PUBLIC NOTICE**

**BOARD OF ADJUSTMENTS MEETING**  
DATE: JANUARY 8, 2020      TIME: 6:30 PM      CASE: B19020

REQUESTING: Section 47-19.3 - Boat slips, docks, boat davits, hoists and similar mooring structures.

The applicant is requesting a variance to allow docking of watercraft into the side yard setback on both sides (East and West) of property approximately 2 feet from property line, an encroachment of 8 +/- feet on both sides of property (East and West).

LOCATION: CITY COMMISSION CHAMBERS  
CITY HALL, 100 N ANDREWS AVENUE      INFORMATION: CONTACT (954) 828-6506  
<http://www.fortlauderdale.gov>

We honor the memory of the City of Fort Lauderdale's fallen heroes and the United States military service members and veterans who have sacrificed for our freedom and the well-being of our community. We are grateful for their service and the sacrifices they have made for our country.

Record Type	Record #	Parcel #	Planner	AppDes	Balance
Violation-CODE Hearing	ENF-VIO-19120134	5.04212E+11			0
Code Case	CE-19120614	5.04212E+11	Leonard Champagne		0

Street #	Dir	Street Name	Type	Street Suffix	Unit #	Opened Date	Status
2616		DELMAR	PL			12/12/2019	Open
2616		DELMAR	PL			12/12/2019	Formal Enforcement

**Sec. 47-19.3. - Boat slips, docks, boat davits, hoists and similar mooring structures.**

(h) No watercraft shall be docked or anchored adjacent to residential property in such a position that causes it to extend beyond the side setback lines required for principal buildings on such property, as extended into the waterway, or is of such length that when docked or anchored adjacent to such property, the watercraft extends beyond such side setback lines as extended into the waterway. The owner of real property which would be entitled to the density limitation of a maximum of forty (40) units per acre pursuant to the terms for habitation of floating homes or vessels, Section 47-19.6, may apply for an exception to the setback requirements contained herein. An application for such exception shall be heard by the Planning and Zoning Board (board) at a public hearing called for that purpose. After the public hearing, the board shall make a recommendation to the City Commission that the application be granted or denied or granted subject to conditions. If the board recommends that the application be either granted or granted subject to conditions, the City Clerk shall place the recommendation on the agenda of the City Commission for a public hearing at a regular meeting. The City Commission shall, by resolution, either grant the application, deny the application, or grant the application subject to such conditions as it finds necessary to the health, safety and general welfare of the citizens of the city. In deciding whether to grant or deny the application, the City Commission shall consider the neighborhood within which the applicant's property lies and the effect that the exception to the setbacks would have on the following:

- (1) The surrounding property.
- (2) The ability of adjacent property owners to enjoy abutting waterways.

# EXHIBIT A

PUBLIC

IN FAVOR/

OBJECTION

LETTER (S)



Lou Paolino  
2626 Delmar Place  
Ft. Lauderdale, FL 33301

July 3, 2019

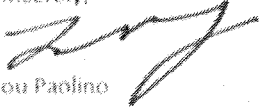
City of Ft. Lauderdale  
Department of Sustainable Development  
700 NW 19<sup>th</sup> Avenue  
Ft. Lauderdale, FL 33311

Re: 2616 Delmar Place, Ft. Lauderdale, FL 33301 – Boat Dockage

I, Lou Paolino am the owner of the property at 2626 Delmar Place, Ft. Lauderdale, FL 33301 which is next door to the property owned by Steven J. Howell at 2616 Delmar Place, Ft. Lauderdale, FL 33301. I am sending this letter to you to advise you that I have no objection to Mr. Howell's boat being parked at his dock.

Thank you.

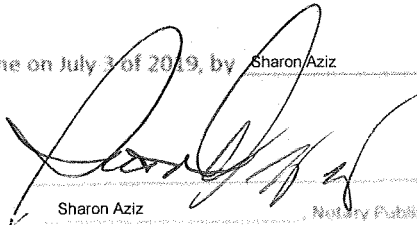
Sincerely,

  
Lou Paolino

STATE OF Florida COUNTY OF Broward

The foregoing instrument was acknowledged before me on July 3 of 2019, by Sharon Aziz (Seal)



  
Sharon Aziz Notary Public

Name of Notary Personally known: \_\_\_\_\_

Produced Identification: \_\_\_\_\_

Type of Identification Produced: Florida Drivers License P450-524-56-176-0

Priscilla Krammer  
Delmar Holdings, LTD.  
2606 Delmar Place  
Ft. Lauderdale, FL 33301


June 27, 2019

City of Ft. Lauderdale  
Department of Sustainable Development  
700 NW 19<sup>th</sup> Avenue  
Ft. Lauderdale, FL 33311

Re: 2616 Delmar Place, Ft. Lauderdale, FL 33301 – Boat Dockage

I am the owner of the property at 2606 Delmar Place, Ft. Lauderdale, FL 33301 which is next door to the property owned by Steven J. Howell at 2616 Delmar Place, Ft. Lauderdale, FL 33301. I am sending this letter to you to advise you that I have no objection to Mr. Howell's boat being parked at his dock. Thank you.

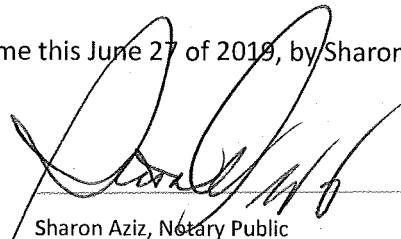
Sincerely,



Priscilla Krammer

STATE OF FLORIDA COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this June 27 of 2019, by Sharon Aziz (Seal)

  
Sharon Aziz, Notary Public

Name of Notary Personally known: **X**  
Produced Identification: \_\_\_\_\_  
Type of Identification Produced: \_\_\_\_\_

RECEIVED JAN 06 REC'D

*The Seven Isles Homeowners Association, Inc.*

*1 Seven Isles Drive  
Fort Lauderdale, Florida 33301*

January 6, 2020

**To:** The City of Fort Lauderdale

Board of Sustainability Development

700 N.W. 19<sup>th</sup> Avenue

Fort Lauderdale, FL 33301

**Subject:** Board of Adjustment Case B19020

2616 Del Mar Place, Fort Lauderdale

Variance of City Code Setback to dock a 105' Yacht at a 100' Seven Isles property

**From:** Howard W. Steinholz, President

2600 Barcelona Drive

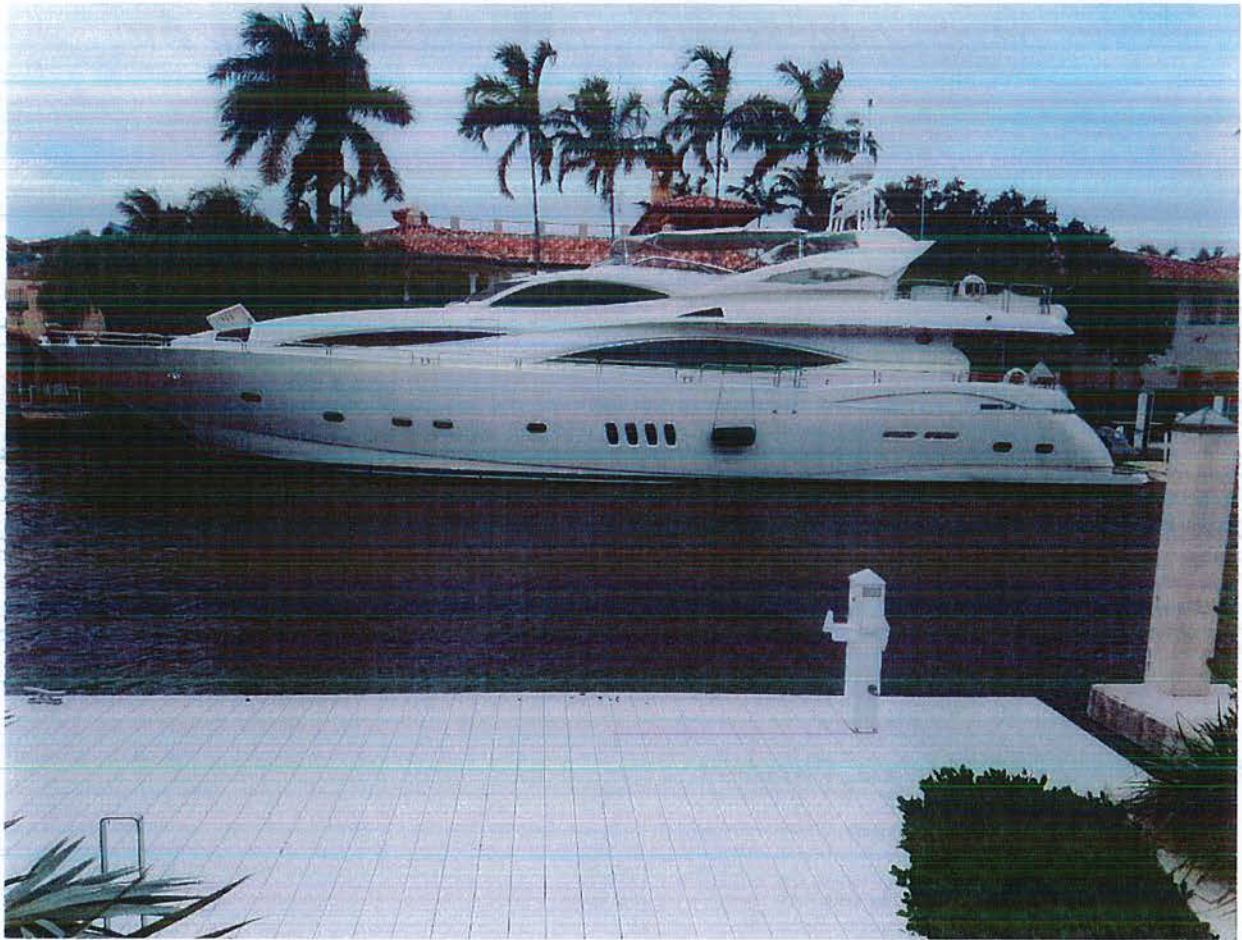
Fort Lauderdale, FL 33301

As President of the Seven Isles Homeowners Association, Inc., I oppose the request for Variance of City Code Setback to dock a 105' Yacht at a 100' Seven Isles property 2616 Del Mar Place docked because the Yacht is too large in length.

As I understand, approval of this variance is illegal, by reason the City Commission has no standing to give away another property owner rights! In this case, 5 feet plus the 20 feet setback requirement, making this a 25 ft case.

Seven Isles is a community of over 300 homes most, and residential land lots are on the water, and most are homeowner used. The biggest lot, like I have is, 100 ft. The boat clearly is too massive to be in our inland waterways.

(Note the pictures below).



# Untitled Map

Write a description for your map.





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Michael F Meldeau  
2600 Del Mar Place  
Fort Lauderdale, Florida 33301

Re: City of Fort Lauderdale

Board of Adjustment Case B19020

2616 Del Mar Place, Fort Lauderdale

**I STRONGLY OBJECT** to the request for Variance of City Code Setback to dock a 105' Yacht at a 100' Seven Isles property (2616 Del Mar Place). **The Yacht is too big, clearly exceeds Steven Howells property boundaries. No words can reduce the overall length.**

**Any approval of this variance is illegal, by reason the City Commission has no standing to give away another property owner rights! In this case, 5 feet plus the 20 feet setback requirement, making this a 25 foot case.**

1. This Yacht has been docked at 2616 Del Mar Place for 2 years.
2. Steven Howell has been cited several times by code enforcement on the basis of ULDR Section 47-19.3(h) ***the code violation.***
3. Steven Howell removes the boat on the day before the final inspection for special magistrate hearing causing the case to be closed, then returns the boat days later. *Crafty way to buy time and save \$10,000 per month dockage.*
4. The Code Enforcement Department then removes the Inspector from the case, now on #5 and he was just replaced after only a few weeks on the case.
  - a. We require explanation for this unusual set of actions. Steven Howell boasts he has City Officials in his pocket!
  - b. This does not pass the acid test for white glove government code of conduct.
  - c. When I questioned a top Code Officer, I was told Steven Howell was complaining of being targeted and harassed by the city.
5. Steven Howell knows the city code and has admitted he is saving \$10,000 per month dockage by using his property as permanent dockage and costs by housing for his 3 full time crew members on board.
6. There are no provisions for properly mooring such a large vessel on his 80 wood dock.
7. There are no sanitary provisions for the toilet and kitchen/laundry. Dumping in canal for 2 years!



8. My Eastern Intracoastal view is completely blocked by heavy foliage. (See Photos) and his two boats. I am 0 Feet from the bow of his 58 Sea Ray and 60 Feet from his 105 Sunseeker.
9. The neighbor (Priscilla Krammer) on the West side (2606 Del Mar Place) has a small 70' lot and rents her dock to Steven Howell (58' Sea Ray), so I would argue her approval for him to dock his 105' Yacht is self-serving as she relies on the dock rent for personal income.  
The other neighbor, Lou Paolina on the East Side is Leasing the property to Daniel Chavez Moran of Mexico. Paolina has not lived there in 10 Years.
10. Set back must provide first responder access to vessels and homes for fire, evacuation, critical injuries when roads may be blocked, along with, and other emergencies. It is not only for clear view but very important to waterfront property owners.
11. Steven Howell did not secure his 58' Sea Ray (Puff) for the 2017 Hurricane Irma, and had it poorly tied to 2606 Dock he rents from Priscella Krammer. I broke the two West side pilings and have not been replaced since!
12. What is the consideration for property damage when you allow a Yacht to break free of an old, under rated dock during a wind storm or worse Hurricane.
13. Then what is the plan to remove a 105' Yacht from a Seven Isles Property if it breaks loose and sinks, goes up on land from storm surge?
14. Consideration should also be the ability of a vessel to maneuver in the canal, ie. Turn around. During a heavy windstorm, it is almost impossible to back such a large vessel down a canal without damaging other properties, boats and docks.

I support the idea of returning Las Olas Isles to the "Venice of America" I and many good neighbors bought into 25 years ago. Do not introduce and support the Seven Isles Yacht Storage Yard by your actions in this case today.

The Vessel #OMG is registered assigned and advertised with the official Length Overall (LOA) of 105 feet.

The code requires a 10 foot setback on each side of 100 foot lot, so that means a 80 (LOA) foot vessel MAXIMUM.

You were elected to SUPPORT good code for the benefit of all residents, not just those with "**connections in the City**" as Steven Howell boasts!

**TEXT from Georges Kammer to Steve Howell**

**Copied to me from George Krammer as Dorian appoached Fort Lauderdale**

**Forwarded by Georges Krammer:**

To: [Michael F Meldeau](#)

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**Date:** Wednesday, November 20, 2019 8:53:10 AM

I would lile really to move your boat to day because Time is running and the hurricane path will still create à lot of trouble. I am also worried by the **two piling allready damaged and then the dock collapsing with à strong tropical storm.**

Thanks very much on advance Georges Kram

**From:** [9542708778@mms.att.net](mailto:9542708778@mms.att.net)

**To:** [Michael F Meldeau](#)

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# Untitled Map

Write a description for your map.



## Legend

2616 Del Mar Pl

Google Earth

60 ft



