



BOARD OF ADJUSTMENT NOTICE

January 27, 2020

A Public Hearing will be held before the Board of Adjustment on: Wednesday, February 12, 2020 at 6:30 P.M.

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

CASE: PLN-BOA-20010002
OWNER: CITY OF FORT LAUDERDALE
AGENT: ANDREW J. SCHEIN, ESQ./ LOCHRIE & CHAKAS, P.A.
ADDRESS: 240 E LAS OLAS CIRCLE, FORT LAUDERDALE, FL., 33316
LEGAL DESCRIPTION: LAS OLAS DEL MAR I 147-20 B PAR A, TOG W A POR OF SAID PAR A TO RD FOR R/W PER R/W MAP 15-200 AS SHOWN ON THE MAP
ZONING: PRD
COMMISSION DISTRICT: 2
APPEALING: Sec. 47-19-19.3 (F)
Requesting a 2.5 feet variance from Section 47-19.3(f) of the ULDR to allow the seawall to be constructed at 7.5 feet NAVD88 rather than 5 feet NAVD88 as per the provided plans.

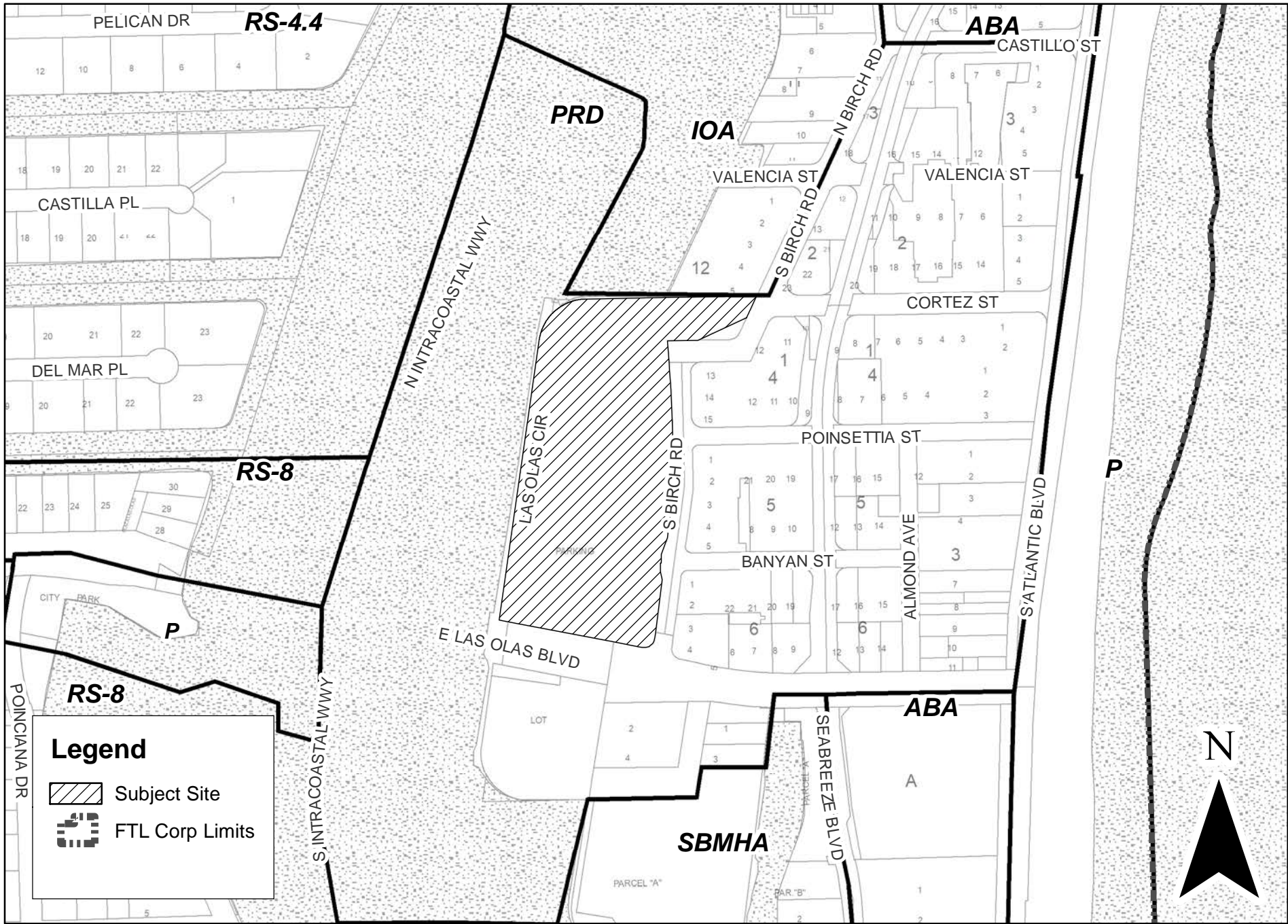
If you have any questions, please feel free to contact me directly at 954-828-6342.

MOHAMMED MALIK
ZONING ADMINISTRATOR

Florida Statutes, Sec. 286.0105

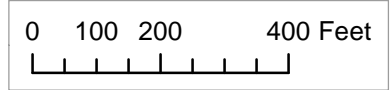
NOTE: If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need a record of the proceedings, and for such purpose, he/she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony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



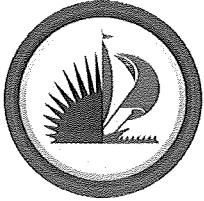


PLN-BOA-20010002

Path: J:\DSD\DRCLocationMaps_16_RM\Exports\BOA20200212\PLN-BOA-20010002LocMap.mxd



Graphic Scale



SUSTAINABLE DEVELOPMENT – URBAN DESIGN & PLANNING
BOARD OF ADJUSTMENT (BOA) APPLICATION

Rev: 1 | Revision Date: 7/25/2019 | Print Date: 7/25/2019
 I.D. Number: Z&L-BOA

PLN-BOA-20010002

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 (perspace)	\$ 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

Case Number	PLN - BOA - 20010002
Date of complete submittal	1/3/20

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

Property Owner's Name	City of Fort Lauderdale
Property Owner's Signature	<i>[Signature]</i> <small>If signed agent letter is provided, no signature is required on the application by the owner.</small>
Address, City, State, Zip	100 North Andrews Avenue, Fort Lauderdale, FL 33301
E-mail Address	
Phone Number	
Proof of Ownership	<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

Applicant / Agent's Name	Andrew Schein / Lochrie & Chabos, P.A.
Applicant / Agent's Signature	<i>[Signature]</i>
Address, City, State, Zip	1401 East Broward Blvd, Suite 303, Fort Lauderdale, FL 33301
E-mail Address	ASchein@lochrie-law.com
Phone Number	954-617-8919
Letter of Consent Submitted	Yes

Development / Project Name	Las Olas Marina
Existing / New	Existing: <input type="checkbox"/> New: <input checked="" type="checkbox"/>
Project Address	Address: 151 Las Olas Circle AKA 240 E Las Olas Circle
Legal Description	See attached Survey
Tax ID Folio Numbers (For all parcels in development)	504212340010
Request / Description of Project	Variance to allow a seawall at a height of 7.5' NAVD88 seawall where the code requires a maximum 5' NAVD88
Applicable ULDR Sections	Section 47-19.3(f)

Current Land Use Designation	CBRAC
Current Zoning Designation	CBRAC
Current Use of Property	Marina and Surface Parking Lot
Site Adjacent to Waterway	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Setbacks (indicate direction N,S,E,W)	Required	Proposed
Front [E]	20'	20'
Side [N]	N/A	N/A
Side [S]	N/A	N/A
Rear [W]	N/A	N/A

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, Christopher J. L. [Signature] the Owner/Agent 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 of 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.

[Signature]
(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 3 day of JAN, 2020

(SEAL)

[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES:

GINA RIZZUTI-SMITH
MY COMMISSION # GG 083510
EXPIRES: March 15, 2021
Bonded Thru Budget Notary Services

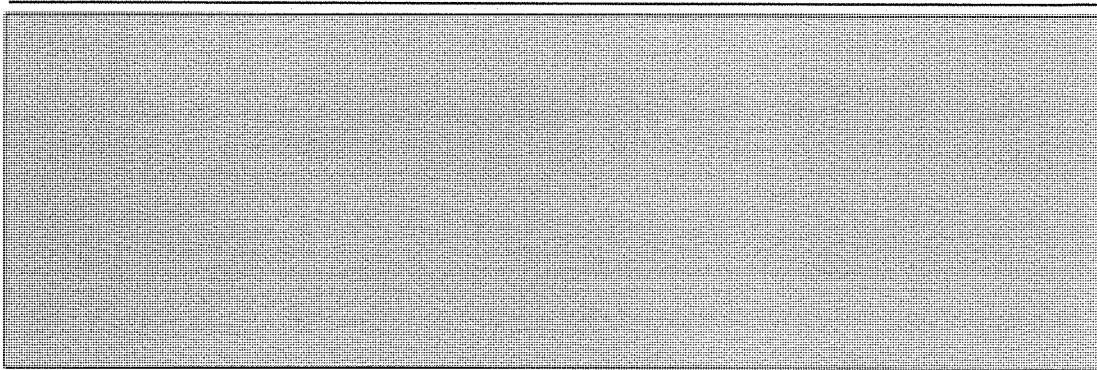
Page 3: Required Documentation & Mail Notice Requirements

One (1) original set, signed and sealed, with plans at 24" x 36"
One (1) electronic version (CD or USB) of complete application and plans in PDF format
Fourteen (14) copy sets of each item below and plans at half-size scale 11" x 17"

- 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 (if applicable).
- Color photographs** of the entire property and all surrounding properties, dated and labeled and identified as to orientation.
- Narrative** describing specific request and outlining ULDR sections that are applicable. Narratives must be on letterhead, dated, and with author indicated.
- 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 folded to 8 1/2" x 11". All non-plan documents should be 8 1/2" x 11".



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 19th 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.

RECEIVED JAN 29 2020

1: 02 PM

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. PLN-BOA-20010002

APPLICANT: City of Fort Lauderdale

PROPERTY: Las Olas Marina - 151/300 East Las Olas Circle

PUBLIC HEARING DATE: February 12, 2020

BEFORE ME, the undersigned authority, personally appeared Eric Metz, 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. EM (initial here)

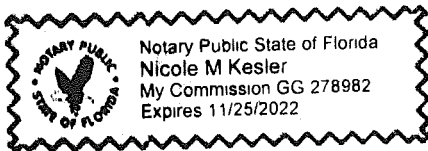
Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 27 day of January, 2020

(SEAL)

[Signature]

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



CITY OF FORT LAUDERDALE
PUBLIC NOTICE

BOARD OF ADJUSTMENTS MEETING

DATE: FEBRUARY 12, 2020

TIME: 6:30 PM

CASE: PLN-BOA-20010002

Section 47-19.3(f)- Boat slips, docks, boat davits, hoists and similar mooring structures.

Requesting a 2.5 feet variance to allow the seawall to be constructed at 7.5 feet NAVD88 rather than 5 feet NAVD88 as per the provided plans.

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



Record Type	Record #	Parcel #
Landscape Tree Removal-Relocation Permit	LND-TREE-20010052	5.04212E+11
Site Prep and Erosion Control Permit	ENG-SITE-20010009	5.04212E+11
Board of Adjustment	PLN-BOA-20010002	5.04212E+11

Planner	AppDes	Balance	Street #	Dir
		0	151	
		0	151	
Mohammed Malik	Las Olas Marina Seawall Height Variance	0	151	

Street Name	Type	Street Suffix	Unit #	Opened Date	Status
LAS OLAS	CIR			1/31/2020	In Process
LAS OLAS	CIR			1/31/2020	In Process
LAS OLAS	CIR			1/3/2020	In Process

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

(f) The top surface of a seawall shall have a minimum elevation of 3.9 feet NAVD88 (see table). The elevation of a seawall or dock shall not exceed a maximum of the base flood elevation (BFE) as identified in the corresponding FEMA Flood Insurance Rate Map (FIRM) for the property, except as specifically set forth herein. For properties with a BFE of 4.0 feet NAVD88, the minimum seawall elevation shall meet 3.9 feet NAVD88 and the maximum seawall or dock elevation shall be 5.0 feet NAVD88. For waterfront properties with a habitable finished floor elevation of less than 3.9 feet NAVD88, a seawall may be constructed at less than the stated minimum elevation if a waiver is granted by the City Engineer. For properties within an X zone, the minimum seawall elevation shall meet 3.9 feet NAVD88 and the maximum seawall or dock elevation shall meet the definition of grade as determined by subsection [47-2.2](#) (g)(1)(a). The maximum height of related structures attached to a seawall shall not exceed the elevation of the seawall to which the structure is attached. In the event of a conflict between subsection 47-19.5.B. Table 1, Note G: subsection 1.a.ii. and the requirements of this section, this section shall govern. Property owners choosing to construct seawalls at less than 5.0 feet NAVD88 are strongly encouraged to have the foundation designed to accommodate a future seawall height extension up to a minimum elevation of 5.0 feet NAVD88.

Property's FEMA Flood Insurance Rate Map Location	Minimum Allowable Seawall Elevation	Maximum Allowable Seawall or Dock Elevation
In a floodplain with a base flood elevation greater than or equal to 5.0 feet NAVD88	3.9 feet NAVD88	Base flood elevation of the property
In a floodplain with a base flood elevation equal to 4.0 feet NAVD88	3.9 feet NAVD88	5 feet NAVD88
In an X zone, not in a floodplain	3.9 feet NAVD88	Meet the definition of grade as determined by Section 47-2.2(g)(1)(a)



Site Address	240 E LAS OLAS CIRCLE, FORT LAUDERDALE FL 33316	ID #	5042 12 34 0010
Property Owner	CITY OF FORT LAUDERDALE	Millage	0312
Mailing Address	100 N ANDREWS AVE FORT LAUDERDALE FL 33301	Use	28
Abbr Legal Description	LAS OLAS DEL MAR I 147-20 B PAR A, TOG W A POR OF SAID PAR A TO RD FOR R/W PER R/W MAP 15-200 AS SHOWN ON THE MAP		

The just values displayed below were set in compliance with **Sec. 193.011**, Fla. Stat., and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2020	\$27,453,200	\$13,952,010	\$41,405,210	\$41,405,210	
2019	\$27,453,200	\$13,952,010	\$41,405,210	\$41,405,210	
2018	\$27,453,200	\$393,510	\$27,846,710	\$11,050,340	

2020 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$41,405,210	\$41,405,210	\$41,405,210	\$41,405,210
Portability	0	0	0	0
Assessed/SOH	\$41,405,210	\$41,405,210	\$41,405,210	\$41,405,210
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 14	\$41,405,210	\$41,405,210	\$41,405,210	\$41,405,210
Taxable	0	0	0	0

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
				\$100.00	274,532	SF
				Adj. Bldg. S.F. (Card, Sketch)		206610
				Eff./Act. Year Built: 2019/2018		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
X								
2066120								



November 20, 2019

RE: Authorized Letter for the City of Fort Lauderdale pursuant to Section 8.6 of the Lease dated April 30, 2018 (as amended, the "Lease") by and between City of Fort Lauderdale (the "City") and Las Olas SMI, LLC (the "Tenant") covering Las Olas Marina (the "Marina"). Capitalized terms not otherwise defined herein shall be defined in accordance with Lease.

To Whom It May Concern:

This letter shall serve as an authorization that the City, pursuant to Section 8.6 of the Lease, hereby authorizes the Tenant and its designees, to make application in the name of the City in connection with the submission and prosecution of permits with or approval requests by the Applicable Authorities for the redevelopment of the Marina, including but not limited to, any applications, permits, warrants, certificates, and/or any other documents that may be incidental thereto as required by the Governmental Regulations governing the construction of the Lessee Improvements.

Sincerely,

Christopher J. Lagerbloom
City Manager

CC: David Filler (Las Olas SMI, LLC)

State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 21 day of November, 2019, by Christopher J. Lagerbloom, City Manager of the City of Fort Lauderdale, who is personally known to me and did not take an oath.

Notary Public, State of Florida

GINA RIZZUTI-SMITH
MY COMMISSION # GG 083510
Printed Name of Notary Public
My Commission Expires on _____
Commission Number: _____

Approved as to Form:
Alain E. Boileau

James Brako, Assistant City Attorney

Owner: City of Fort Lauderdale
Address: 240 E. Las Olas Circle ("Property")
Request: Variance from ULDR Section 47-19.3(f)

Narrative to Accompany Application for Variance

1. General Information

The Property is the site of the Las Olas Marina. New plans for the Las Olas Marina were approved by the City Commission on July 9, 2019 pursuant to DRC Case No. R18080 and Resolution No. 19-142 ("Project"). The Project includes a +/- 1,700 foot promenade along the waterway. As part of the Project, the developer will be constructing a new seawall along the waterway abutting the new promenade. Under Section 47-19.3(f) of the ULDR, as cited below, the maximum allowed seawall height on the Property is 5' NAVD88, which is the base flood elevation of the Property. The promenade and new marina buildings are at 7.5' NAVD88, which is consistent with the flood elevation of the City's parking garage.

2. Code Provision

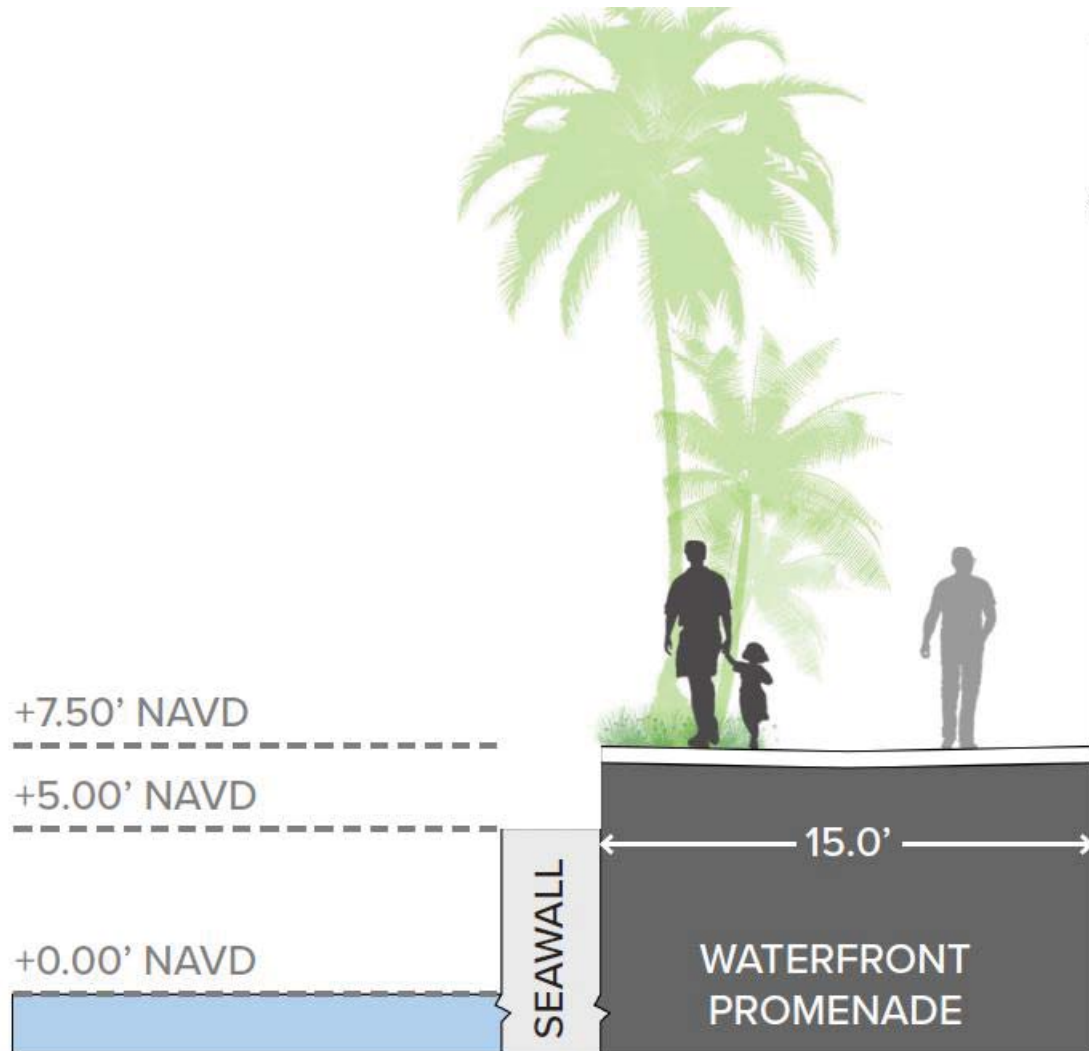
ULDR Section 47-19.3(f): The elevation of a seawall or dock shall not exceed a maximum of the base flood elevation as identified in the corresponding FEMA Flood Insurance Rate Map for the property, except as specifically set forth herein.

<i>Property's FEMA Flood Insurance Rate Map Location</i>	<i>Minimum Allowable Seawall Elevation</i>	<i>Maximum Allowable Seawall or Dock Elevation</i>
<u><i>In a floodplain with a base flood elevation greater than or equal to 5.0 feet NAVD88</i></u>	<u><i>3.9 feet NAVD88</i></u>	<u><i>Base flood elevation of the property</i></u>
<i>In a floodplain with a base flood elevation equal to 4.0 feet NAVD88</i>	<i>3.9 feet NAVD88</i>	<i>5 feet NAVD88</i>
<i>In an X zone, not in a floodplain</i>	<i>3.9 feet NAVD88</i>	<i>Meet the definition of grade as determined by Section 47-2.2(g)(1)(a)</i>

3. Request

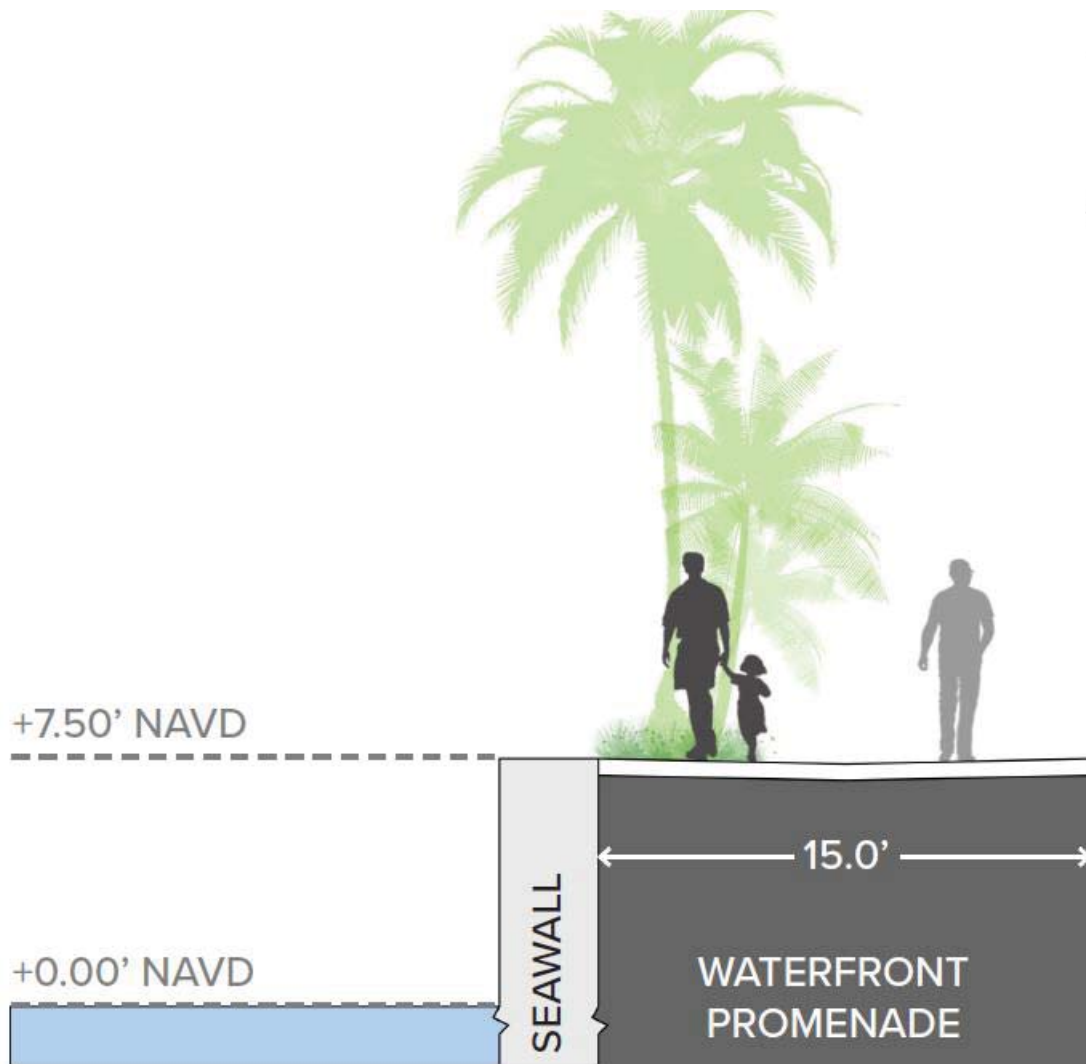
The applicant is requesting a 2.5' variance from Section 47-19.3(f) of the ULDR to allow the seawall to be constructed at 7.5' NAVD88 rather than 5' NAVD88. The graphic on the following page shows the promenade and the seawall if they were constructed under the strict terms of the ULDR.

Seawall if Constructed Pursuant to Terms of ULDR



As shown above, if the seawall was constructed under the terms of the ULDR, the seawall would be 2.5' lower than the promenade. This could pose a significant safety risk for pedestrians. One solution is to construct a fence or other barrier on the top of the 5' NAVD88 seawall to prevent people from falling in the water; however, this negates the purpose of a waterfront promenade and will be an eyesore to the public. The other solution is to raise the seawall to 7.5' NAVD88 to match the elevation of the promenade. This solution is ideal as it solves two problems: 1) the danger to pedestrians on the promenade will be mitigated since there will not be a 2.5' drop from the promenade to the seawall, and 2) the raised seawall will make the promenade and the upland property more resilient to tidal flooding and sea level rise. The graphic on the following page shows the seawall at the same elevation as the promenade if the variance is approved.

Seawall if Constructed Pursuant to Variance Request



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 adjacent to the new City parking garage on East Las Olas Boulevard. The City parking garage was built at 7.5' NAVD88, a higher base blood elevation than the current condition of the Property. In order to avoid sloping on the Property once the Las Olas Marina is constructed, the Las Olas Marina was also designed at a 7.5' NAVD88 elevation to be consistent with the parking garage.

The waterfront promenade isn't only a reasonable use of the Property - it is required in the City's Beach Community Redevelopment Plan and was part of the developer's proposal to redevelop the Las Olas Marina. If the seawall was required to be built at 5' NAVD88, this significant pedestrian hazard would prevent a reasonable use of the waterfront promenade.

- 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 Property is located in the PRD zoning district. The Property is the site of the only marina in the PRD zoning district and will be the only Property in the PRD zoning district with a public pedestrian promenade along the intracoastal. The discrepancy between the maximum seawall height and the height of the public pedestrian promenade is peculiar to this property and does not apply to other properties in the area.

- 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 Property is the only property in the PRD zoning district with a waterfront promenade on the intracoastal. The promenade is partially complete in the areas that are not a part of this application (see plans included with this application). In the areas of the promenade that are not a part of this application, the promenade is level with the seawall (both around 5' NAVD88).

If the ULDR was applied literally, the stretch of the promenade that is part of this application would be the only area where the promenade is not level with the seawall, posing a major safety hazard and creating an inconsistent and unattractive design. Other properties in this zoning district don't have this concern, as either they are not fronting the intracoastal or the seawall is already level with the abutting walkway.

- 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 waterfront promenade and new marina buildings are required to be built at 7.5' NAVD88 to be consistent with the City's parking garage. The construction of the parking garage at 7.5' NAVD88 is not a situation that was self-created by the developer of the Las Olas Marina. The City's parking garage was built at a higher elevation as an example of sustainable development on the beach, but this higher elevation had unintended consequences for the Property and the waterfront promenade. This hardship is unique to the Property.

- 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.

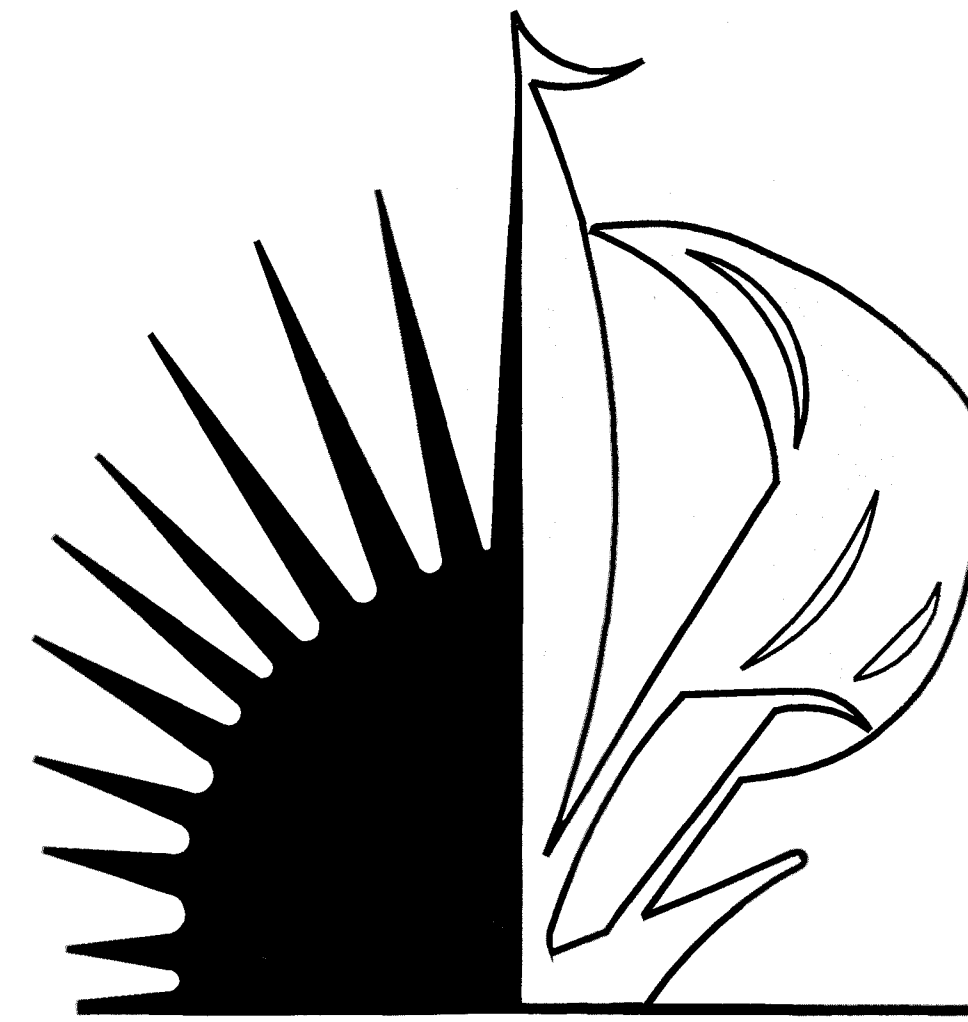
RESPONSE: When the City adopted the Beach Community Redevelopment Plan in 1989 and modified the Plan in 2017, the City explicitly contemplated an intracoastal waterfront promenade in the Las Olas Marina expansion project. The developer of the Las Olas Marina expansion included this waterfront promenade in the plans that were ultimately approved by the City. In order to make a reasonable and safe use of the promenade, the seawall must be at the same elevation as the promenade.

Section 47-1.2 of the ULDR states that the interpretation and application of the ULDR shall be the minimum adopted for, among others, the promotion of health, safety and general welfare of the community. If the strict terms of the ULDR were applied and the seawall was constructed at 5' NAVD88, the application of Section 47-19.3(f) of the ULDR would not be promoting the health, safety and general welfare of the community. It would pose a significant safety hazard for visitors and residents walking along the waterfront promenade.

The proposed variance of 2.5' NAVD88 is the minimum necessary to make the seawall flush and level with the promenade. The 7.5' NAVD88 seawall will not be incompatible with the surrounding neighborhood and will not be detrimental to the public welfare. The 7.5' NAVD88 seawall will not negatively impact drainage on surrounding properties, as it will be level with the abutting land.

Sheet Index

- 1 - Cover Page**
- 2 - Survey**
- 3 - Survey (cont.)**
- 4 - Survey (cont.)**
- 5 - Seawall Comparison**
(with and without variance)
- 6 - Site Plan**

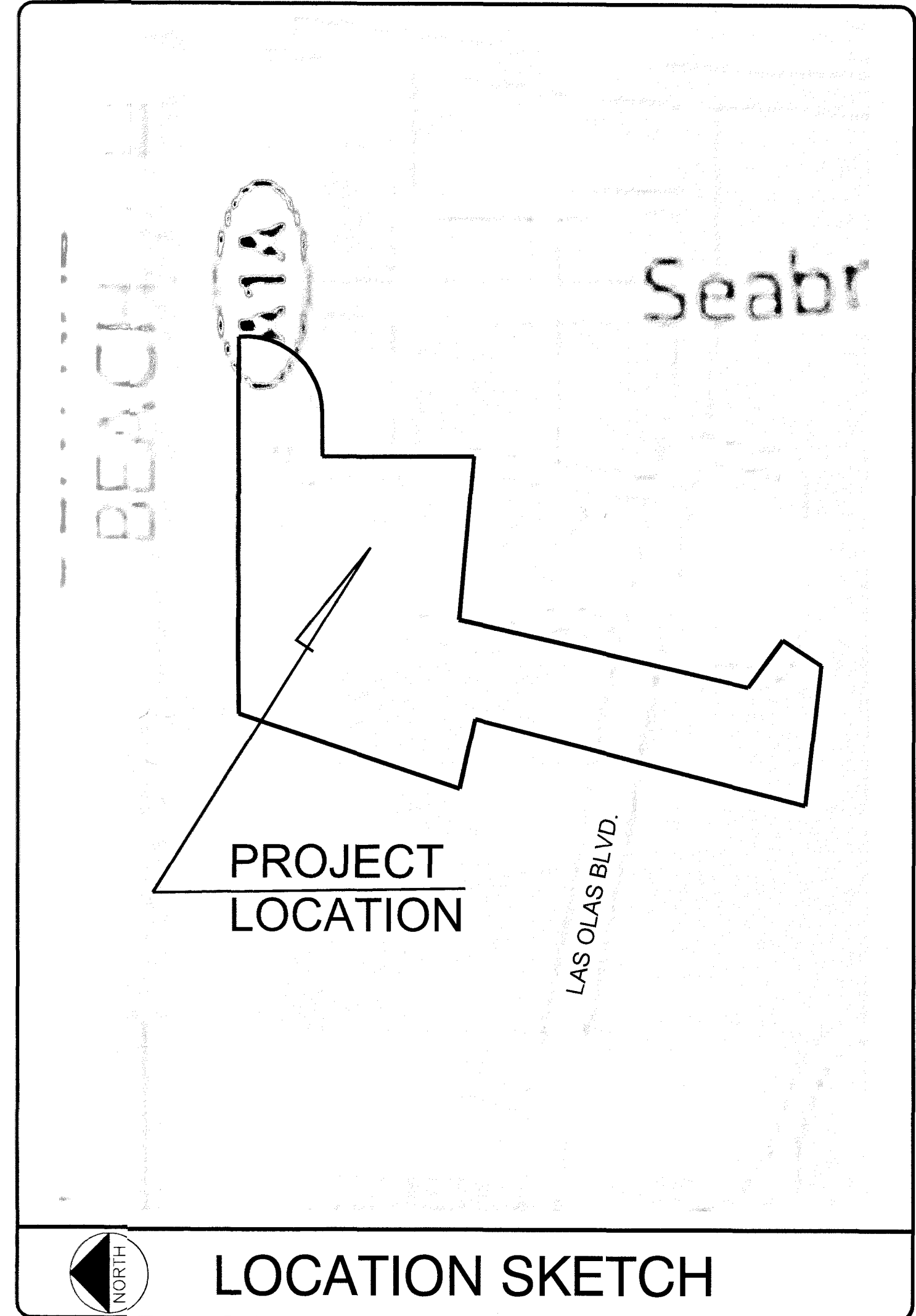


CITY OF FORT LAUDERDALE

PROJECT:
LAS OLAS MARINA
BOARD OF ADJUSTMENT

Variance to Install Seawall at 7.5' NAVD88

February 12, 2020



PROJECT:
LAS OLAS MARINA

FORT LAUDERDALE BEACH, FORT LAUDERDALE, FLORIDA

PROJECT MANAGER	JOB TITLE	PHONE NO.
PAUL KISSINGER	LANDSCAPE ARCHITECT	954-524-3330
MIKE CULVER	ELECTRICAL ENGINEER	407-660-0088
JULIANA BEALE	CIVIL ENGINEER	561-330-2345
JEROME SOUSTRA	ARCHITECT	305-372-1812
JAT TALTON	MARINA DESIGNER	888-418-3625

DATE: January 3, 2020
CAD FILE:
DRAWING FILE No.:

LAND DESCRIPTION:

LEASEHOLD ESTATE CREATED BY GROUND LEASE AGREEMENT EXECUTED BETWEEN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, LESSOR, AND LAS OLAS SMI, LLC, A DELAWARE LIMITED LIABILITY COMPANY, LESSEE, DATED APRIL 30, 2018 AND FILED OF RECORD _____ IN OFFICIAL RECORDS INSTRUMENT NO. _____ OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DEMISING FOR A TERM OF YEARS THE FOLLOWING PROPERTY, TO WIT:

PARCEL 1 (UPLAND)

PORTIONS OF PARCEL A AND PARCEL B OF "LAS OLAS DEL MAR I", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 147, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH PORTIONS OF THE NEW RIVER SOUND LYING WITHIN SECTION 12, TOWNSHIP 50 SOUTH, RANGE 42 EAST, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID PARCEL A; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF EAST LAS OLAS BLVD, NORTH 79°08'56" WEST, 2.81 FEET TO POINT OF BEGINNING #1; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE, NORTH 79°08'56" WEST, 8.73 FEET; THENCE NORTH 08°15'57" EAST, 648.70 FEET TO A POINT OF CURVATURE OF A 110.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHEAST; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 80°46'38", AN ARC DISTANCE OF 155.08 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°02'35" EAST, 210.08 FEET; THENCE NORTH 85°55'01" EAST, 207.10 FEET; THENCE SOUTH 11°47'51" WEST, 56.06 FEET TO A POINT OF CURVATURE OF A 101.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHWEST; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°06'40", AN ARC DISTANCE OF 158.88 FEET TO A POINT OF REVERSE CURVATURE OF A 52.50 FOOT RADIUS CURVE CONCAVE TO THE SOUTHEAST; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 102°56'43", AN ARC DISTANCE OF 94.33 FEET TO A POINT OF TANGENCY; THENCE SOUTH 01°02'12" EAST, 263.65 FEET TO A POINT OF CURVATURE OF A 31.50 FOOT RADIUS CURVE CONCAVE TO THE WEST; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°48'57", AN ARC DISTANCE OF 4.85 FEET TO A POINT OF TANGENCY; THENCE SOUTH 07°46'46" WEST, 52.30 FEET TO A POINT OF CURVATURE OF A 22.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHWEST; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°41'53", AN ARC DISTANCE OF 34.83 FEET TO A POINT OF TANGENCY; THENCE NORTH 81°31'21" WEST, 281.83 FEET TO A POINT OF CURVATURE OF A 42.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHEAST; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°58'10", AN ARC DISTANCE OF 65.95 FEET TO A POINT OF TANGENCY; THENCE SOUTH 08°30'29" WEST, 183.03 FEET; THENCE NORTH 81°31'54" WEST, 23.83 FEET; THENCE SOUTH 08°33'13" WEST, 61.01 FEET TO POINT OF BEGINNING #1.

TOGETHER WITH THE FOLLOWING:

COMMENCE AT THE AFORESAID SOUTHWEST CORNER OF PARCEL A; THENCE SOUTH 14°59'28" WEST, 100.26 FEET TO POINT OF BEGINNING #2; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID EAST LAS OLAS BLVD, SOUTH 79°08'56" EAST, 8.67 FEET; THENCE SOUTH 08°34'04" WEST, 192.97 FEET; THENCE SOUTH 81°23'33" EAST, 13.84 FEET TO A POINT ON A 3.98 FOOT RADIUS NON-TANGENT CURVE CONCAVE TO THE EAST WHOSE RADIUS POINT BEARS SOUTH 81°36'00" EAST; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 40°10'54", AN ARC DISTANCE OF 2.79 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 31°47'21" EAST, 13.14 FEET TO A POINT OF CURVATURE OF A 2.00 FOOT RADIUS CURVE CONCAVE TO THE NORTH; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 83°42'50", AN ARC DISTANCE OF 2.92 FEET TO A POINT ON A 124.00 FOOT RADIUS NON-TANGENT CURVE CONCAVE TO THE NORTHEAST WHOSE RADIUS POINT BEARS NORTH 71°32'29" EAST; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°17'29", AN ARC DISTANCE OF 63.59 FEET TO A POINT OF COMPOUND CURVATURE OF A 2.00 FOOT RADIUS CURVE CONCAVE TO THE NORTH; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 40°22'02", AN ARC DISTANCE OF 1.41 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 42°37'22" WEST, 2.67 FEET TO A POINT OF CURVATURE OF A 2.00 FOOT RADIUS CURVE CONCAVE TO THE EAST; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 74°24'53", AN ARC DISTANCE OF 2.60 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 31°47'33" EAST, 3.52 FEET; THENCE SOUTH 41°15'25" WEST, 30.22 FEET; THENCE SOUTH 89°55'13" WEST, 43.25 FEET; THENCE NORTH 00°50'15" WEST, 45.28 FEET; THENCE SOUTH 89°54'16" WEST, 11.64 FEET; THENCE NORTH 00°05'44" WEST, 5.87 FEET; THENCE NORTH 08°36'44" EAST, 244.70 FEET TO POINT OF BEGINNING #2.

PARCEL 2

A PORTION OF SUBMERGED LAND LYING IN NEW RIVER SOUND IN SECTION 12, TOWNSHIP 50 SOUTH, RANGE 42 EAST, AND BEING WEST OF PARCELS A AND B, LAS OLAS DEL MAR I, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 147, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND BEING ALL MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING NO. 1 AT THE SOUTHWEST CORNER OF SAID PARCEL "A"; THENCE NORTH 78°24'38" WEST, ON THE NORTH RIGHT-OF-WAY LINE OF LAS OLAS BOULEVARD, A DISTANCE OF 9.44 FEET TO THE POINT OF BEGINNING NO. 1; THENCE NORTH 79°14'14" WEST, ON THE SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 152.20 FEET TO A POINT, SAID POINT BEARING NORTH 40°51'50" WEST, A DISTANCE OF 38.73 FEET FROM MONUMENT IWBW-120, AS SHOWN ON U.S. ARMY ENGINEER DISTRICT MAP, INTRACOASTAL WATERWAY MAP, SHEET 16 OF 20, FILE NO. 88-24-258, LAST DATED JULY 17, 1963; THENCE NORTH 09°28'41" EAST, A DISTANCE OF 120.99 FEET; THENCE NORTH 00°31'29" WEST, A DISTANCE OF 460.86 FEET; THENCE NORTH 10°45'48" EAST, A DISTANCE OF 202.04 FEET; THENCE SOUTH 79°11'12" EAST, A DISTANCE OF 272.34 FEET; THENCE SOUTH 16°44'43" EAST, A DISTANCE OF 25.57 FEET TO A POINT ON CURVE AND A POINT ON THE WET FACE OF AN EXISTING BULKHEAD; THENCE SOUTHWESTERLY ON A CURVE TO THE LEFT, WHOSE TANGENT IS PERPENDICULAR TO THE LAST MENTIONED COURSE AND ON THE SAID WET FACE OF AN EXISTING BULKHEAD, WITH A RADIUS OF 110.00 FEET AND A CENTRAL ANGLE OF 64°46'38", AN ARC DISTANCE OF 124.36 FEET TO A POINT OF TANGENCY, SAID POINT OF TANGENCY BEARING NORTH 78°06'08" WEST, A DISTANCE OF 8.07 FEET FROM THE OFFSET PERMANENT REFERENCE MONUMENT MARKING THE WESTERLY POINT OF CURVATURE ON THE WEST BOUNDARY OF SAID PARCEL "A"; THENCE SOUTH 08°28'39" WEST, ON THE SAID WET FACE, A DISTANCE OF 640.27 FEET; THENCE SOUTH 29°42'22" WEST, ON THE SAID WET FACE, A DISTANCE OF 10.84 FEET TO THE POINT OF BEGINNING NO. 1.

TOGETHER WITH:

COMMENCING NO. 2 AT THE NORTHWEST CORNER OF SAID PARCEL B; THENCE NORTH 09°04'20" WEST, A DISTANCE OF 19.21 FEET TO THE POINT OF BEGINNING NO. 2; THENCE NORTH 17°28'19" WEST, ON THE WET FACE OF AN EXISTING BULKHEAD, A DISTANCE OF 12.19; THENCE NORTH 79°18'20" WEST, A DISTANCE OF 152.61 FEET TO A POINT, SAID POINT BEARING SOUTH 30°25'53" WEST, A DISTANCE OF 82.70 FEET FROM SAID MONUMENT IWBW-120; THENCE SOUTH 08°46'53" WEST, A DISTANCE OF 63.08 FEET; THENCE SOUTH 10°40'38" EAST, A DISTANCE OF 264.42 FEET; THENCE NORTH 89°28'31" EAST, A DISTANCE OF 131.32 FEET, TO A POINT ON A CURVE, AND TO A POINT ON THE WET FACE OF AN EXISTING BULKHEAD; THENCE NORTHWESTERLY ON A CURVE TO THE RIGHT AND ON SAID WET FACE, WHOSE TANGENT BEARS NORTH 53°12'54" WEST, WITH A RADIUS OF 111.14 FEET AND A CENTRAL ANGLE OF 60°57'29", AN ARC DISTANCE OF 118.29 FEET TO A POINT, SAID POINT BEARING NORTH 55°52'42" WEST, FROM THE PERMANENT REFERENCE MONUMENT MARKING THE POINT OF CURVATURE ON THE WEST LINE OF SAID PARCEL "B"; THENCE NORTH 08°31'08" EAST, ON THE SAID WET FACE, A DISTANCE OF 179.02 FEET TO THE POINT OF BEGINNING NO. 2.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.

SURVEYOR'S REPORT:

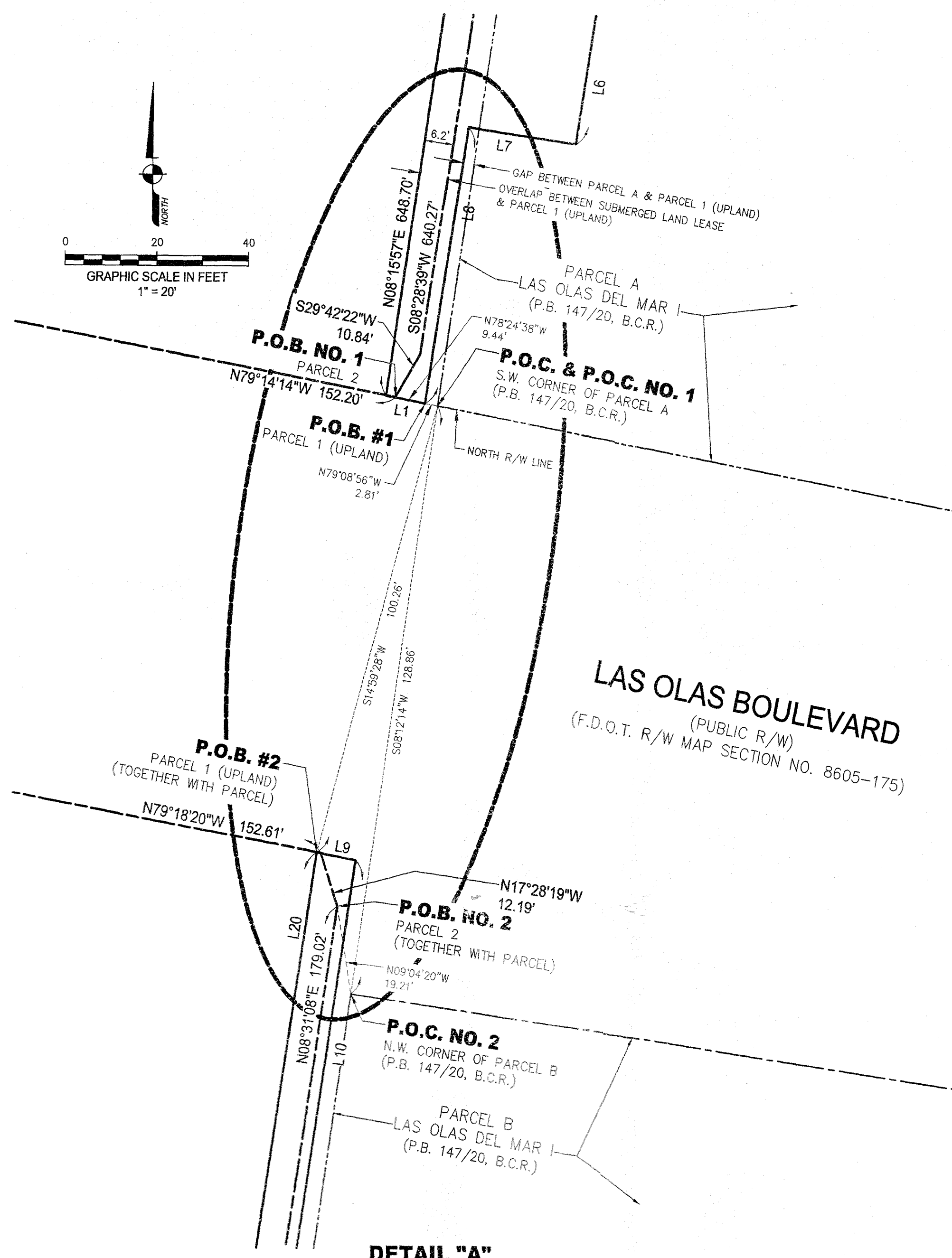
- Reproductions of this Sketch are not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this survey map or report by other than the signing party is prohibited without written consent of the signing party.
- a) The property shown hereon is subject to agreements, covenants, easements, restrictions and other matters contained in the Title Commitment issued by Fidelity National Title Insurance Company), Title Commitment Order No. 7000463, effective date 01/31/2019. Where applicable, these instruments are shown on the survey. Avrom & Associates, Inc. did not research the public records for easements, rights-of-way, ownership or other instruments of record.
b) As indicated hereon, there are overlaps between the upland parcel and the submerged land leases as described in the Title Commitment.
c) As indicated hereon, Parcel 1 (Upland), overlaps the adjacent property to the north, "Portofino-On-The-Intracoastal, a Condominium."
- The underground utilities shown have been located from field survey information flagged by others. Subaqueous utility lines depicted hereon were taken from CAD files provided by the City of Fort Lauderdale and others (as shown). The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located accurately as possible from information available. The surveyor has not physically located the underground utilities. Every effort has been made to obtain underground utilities pipe type and size, as shown. It is the responsibility of the end user to verify the invert and pipe size dimensions prior to design of new facilities.
- Bearings shown hereon are relative to the plat, LAS OLAS DEL MAR I, based on the north line of Parcel A having a bearing of N89°02'35"E.
- Coordinates shown hereon were established by a Real-time Kinematic (RTK) GPS Control Survey which is certified to a 2 centimeter local accuracy, relative to the nearest control point within the Eastern Broward County Horizontal GPS County Network - NAD 83(90) which is relative to the current adjustment of the North American Datum of 1983 (NAD 83/90), of the Florida State Plane Coordinate System (Transverse Mercator Projection), East Zone. Method: Virtual Reference Station GPS Network. Equipment Used: Trimble R8 GNSS (Dual Frequency Receiver). Processing Software: Trimble Geomatics Office, Version 1.63. Ties were made to Broward County Control Points "L29", "M29", "K33" and "M30".
Elevations indicated hereon are in feet and decimals referenced to the National American Vertical Datum of 1988 (NAVD 1988). To convert NAVD 1988 elevations to National Geodetic Vertical Datum of 1929 (NGVD 1929) for this property, the model value of 1.588 must be added algebraically to the NAVD 1988 height. This conversion was calculated utilizing the U.S. Army Corps of Engineers Program Corpcor for Windows, Version 6.0.1.
- Benchmark Description: National Geodetic Survey Benchmarks "872 2939 M" (P.I.D. DM1512) Elevation = 5.24 feet (NAVD 88) and "872 2939 L" (P.I.D. DM1513), Elevation = 8.13 feet (NAVD 88); and the City of Fort Lauderdale Benchmarks "SE 108" (Top of curb @ SE corner of ELO & Poincianna Drive) Elevation = 3.884 feet (NGVD 29), 2.296 feet (NAVD 88) and "SE 109" (Top of curb S side ELO & 24' W of C/L Ext Plaza Las Olas) Elevation = 5.558 feet (NGVD 29), 3.97 feet (NAVD 88).
- Data shown hereon was compiled from instrument(s) of record and does not constitute a Boundary Survey.
- Right-of-way lines and lot lines are graphically delineated from information provided by the client and/or obtained by this firm from recorded plats and/or right-of-way maps, at the time of the survey. This information is spatially placed within the digital file of the topographic survey, based on recovered monumentation to depict the lines relative to the topographic locations. This is not a boundary survey and the information should not be relied as such. It is strongly recommended that if the design is contingent on accurate boundary placement and especially prior to construction, a boundary survey should be performed to establish the lines. We will not be responsible for the misuse of the topographic survey for purposes it was not intended.
- Symbols shown hereon and in the legend may have been enlarged for clarity. These symbols have been plotted at the center of the field location and may not represent the actual shape or size of the feature.
- This map is intended to be displayed at a scale of 1" = 40'.
- Units of measurement are in U.S. Survey Feet and decimal parts thereof. Well identified features in this survey were field measured to a horizontal positional accuracy of 0.10'. The elevations on impervious surfaces were field measured to 0.03' and on ground surfaces to 0.1'.
- Flood Zone lines and designation depicted hereon are referenced to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Number 1201100576H, Community Panel Number 125105, dated 08/18/2014. These lines were digitized from files downloaded from FEMA's website.
- Riparian Lines depicted hereon are based on the professional opinion of the Surveyor's as referenced to the "Guidelines for Allocation of Riparian Rights", dated 02/26/2013, obtained from Florida Department of Environmental Protection website: LABINS.org. These lines are subjective and the ultimate decision of their position are determined by the courts.
- Intracoastal Waterway channel information depicted hereon is based on the U.S. Army Corps of Engineers Map of the Intracoastal Waterway entitled "Project Condition Survey F104 7, 10 & 12 Foot Project, dated 2004.
- Abbreviation Legend: A/C = Air Conditioner; A.E. = Anchor Easement; A.F. = Aluminum Fence; APPROX. = Approximate; B.C.R. = Broward County Records; BLDG. = Building; B.M. = Benchmark; C = Calculated; Δ = Central Angle; C = Centerline; C.L.F. = Chain Link Fence; C.M. = Concrete Monument; C.M.P. = Corrugated Metal Pipe; CONC. = Concrete; D = Per Deed; D.B. = Deed Book; D.E. = Drainage Easement; D.I.P. = Ductile Iron Pipe; E.L. = Elevation; ELEC. = Electric; E.O.W. = Edge of Water; ESMT. = Easement; E.S.P. = Electric Service Panel; F.B. = Field Book; F.D. = Found; F.D.O.T. = Florida Department of Transportation; F.F. = Finished Floor; F.P.L. = Florida Power & Light Company; I.D. = Identification; INV. = Invert; I.P. = Iron Pipe; I.R. = Iron Rod; L = Arc Length; L.B. = Licensed Business; MS = Measured; NAD = North American Datum; NAVD = North American Vertical Datum; N/D = Nail & Disk; NGVD = National Geodetic Vertical Datum; N.R. = Non Radial; N/T/T = Nail & Tin Tab; O.R.B. = Official Record; O/S = Offset; O.W. = Overhead Wires; P = Per Record Plat; P.B. = Plat Book; P.C. = Point of Curvature; P.G. = Page; PK = Parker-Kalon; P.L.S. = Professional Land Surveyor; P.O.B. = Point of Beginning; P.O.C. = Point of Commencement; P.R.M. = Permanent Reference Monument; P.S.M. = Professional Surveyor & Mapper; P.V.C. = Polyvinyl Chloride; R = Radius; R.C.P. = reinforced Concrete Pipe; R.L.S. = Registered Land Surveyor; R/W = Right-of-Way; S.R.D. = State Road; STA. = Station; TR = Trash Can; TYP. = Typical; U.E. = Utility Easement; W/ = With; W/CAP = With Surveyors Cap.

CERTIFICATION:

I HEREBY CERTIFY that the attached Topographic Survey of the hereon described property is true and correct to the best of my knowledge and belief as surveyed in the field under my direction. I FURTHER CERTIFY that this Topographic Survey meets the Standards of Practice set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes.

Date: 10/30/19

Marsha M. Kreitman
MARSHA M. KREITMAN, P.S.M.
Florida Registration No. 6555
AVROM & ASSOCIATES, INC.
L.B. No. 3300
EMAIL: marsha@avromsurvey.com



LINE	BEARING	DISTANCE
L1	N79°08'56"W	8.73'
L2	S11°47'51"W	56.06'
L3	S01°02'12"E	263.65'
L4	S07°46'46"W	52.30'
L5	N81°31'21"W	281.83'
L6	S08°30'29"W	183.03'
L7	N81°31'54"W	23.83'
L8	S08°33'13"W	61.01'
L9	S79°08'56"E	8.67'
L10	S08°34'04"W	192.97'
L11	S81°23'33"E	13.84'
L12	S31°47'21"E	13.14'
L13	S42°37'22"W	2.67'
L14	S31°47'33"E	3.52'
L15	S41°15'25"W	30.22'
L16	S88°55'13"W	43.25'
L17	N00°50'15"W	45.28'
L18	S89°54'16"W	11.64'
L19	N00°05'44"W	5.87'
L20	N08°36'44"E	244.70'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C1	110.00'	80°46'38"	155.08'
C2	101.00'	90°06'40"	158.85'
C3	52.50'	102°56'43"	94.33'
C4	31.50'	08°48'57"	4.85'
C5	22.00'	90°41'53"	34.83'
C6	42.00'	89°58'10"	65.95'
C7	3.98'	40°11'48"	2.79'
C8	2.00'	83°42'50"	2.92'
C9	124.00'	29°17'29"	63.39'
C10	2.00'	40°22'02"	1.41'
C11	2.00'	74°24'53"	2.60'
C12	110.00'	84°46'38"	124.36'
C13	111.14'	60°57'33"	118.25'

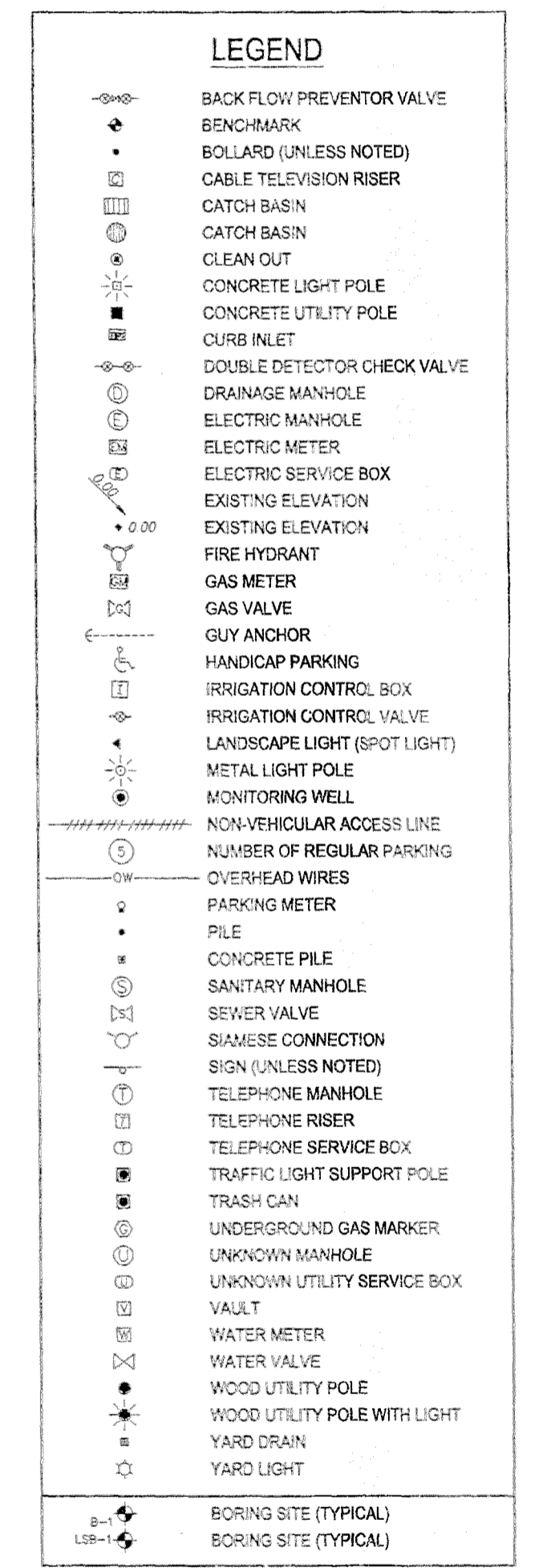
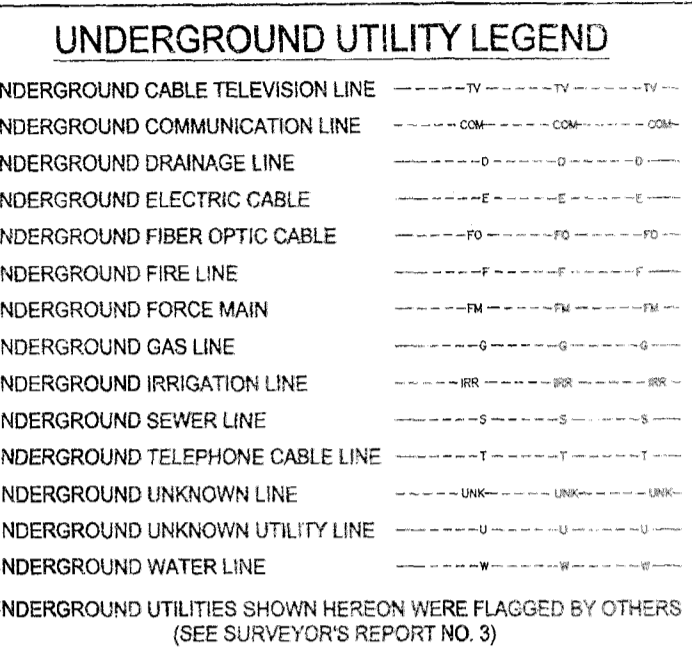
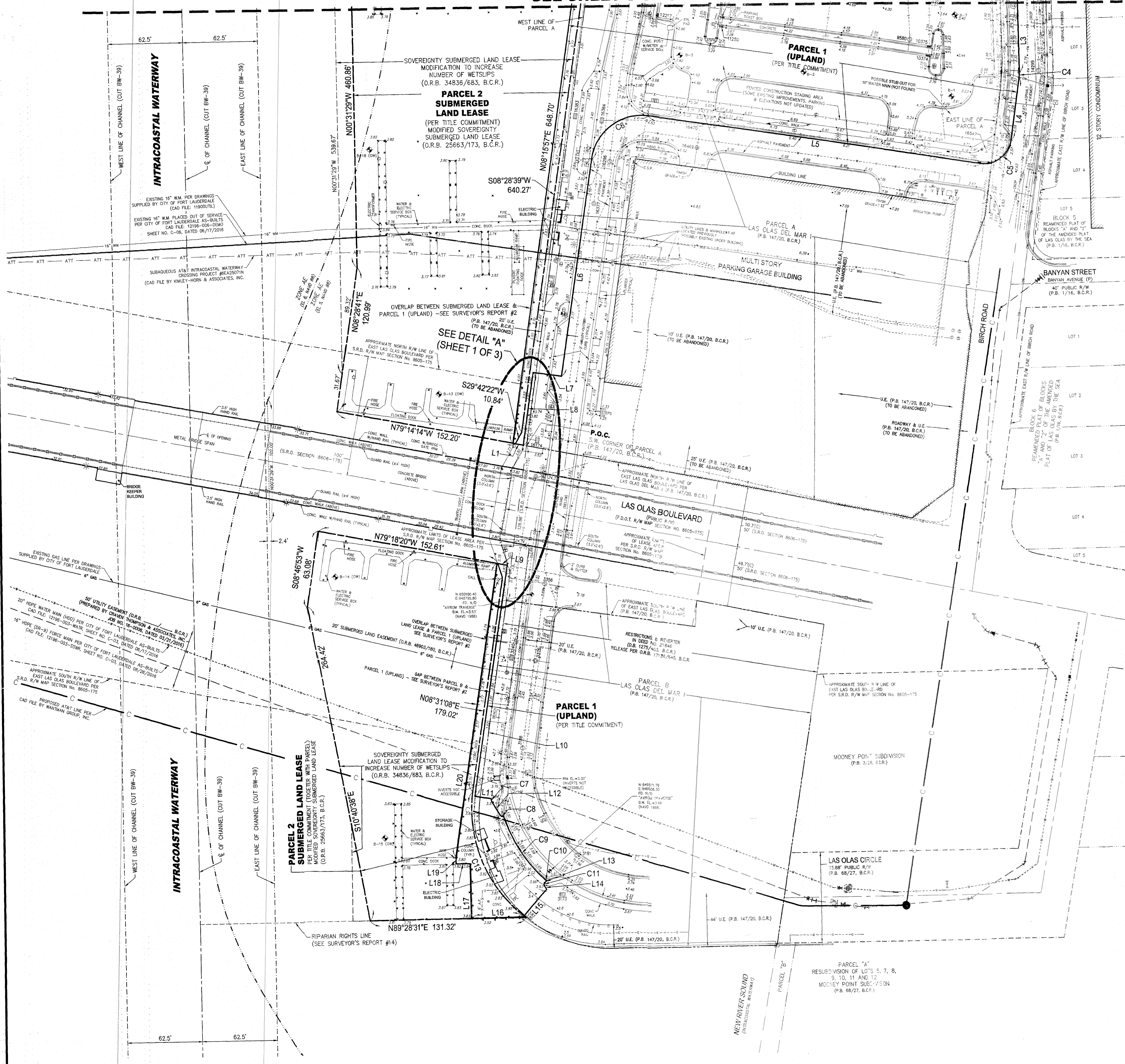
AVROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
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TOPOGRAPHIC SURVEY
LAS OLAS MARINA
BEING A PORTION OF PARCELS A & B
LAS OLAS DEL MAR (P.B. 147/20, B.C.R.)
AND A PORTION OF SUBMERGED LANDS
LYING IN SECTION 12, TOWNSHIP 50 SOUTH, RANGE 42 EAST
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

SCALE: 1" = 20'
DATE: 04/01/2019
BY: M.M.K.
CHECKED: M.D.A.
F.B. / PG.: PG. 0009
SHEET: 1 OF 3

REVISIONS	DATE	F.B. / PG.	BY	CD	REVISIONS	DATE	F.B. / PG.	BY	CD
1	07/10/2018	10/25/2018	N/A	M.M.K.					
2	10/25/2018	10/25/2018	N/A	M.M.K.					

SEE SHEET 3 OF 3



LINE	BEARING	DISTANCE
L1	N79°03'56"W	8.73'
L2	S11°47'51"W	56.05'
L3	S01°02'12"E	263.65'
L4	S07°46'46"W	52.30'
L5	N81°31'21"W	281.83'
L6	S08°30'29"W	183.03'
L7	N81°31'54"W	23.83'
L8	S08°33'13"W	61.01'
L9	S79°08'56"E	8.67'
L10	S08°34'04"W	192.97'
L11	S81°23'33"E	13.84'
L12	S31°47'21"E	13.14'
L13	S42°37'22"W	2.67'
L14	S31°47'33"E	3.52'
L15	S41°15'25"W	30.22'
L16	S88°55'13"W	43.25'
L17	N00°50'15"W	45.28'
L18	S89°54'16"W	11.64'
L19	N00°05'44"W	5.87'
L20	N08°38'44"E	244.70'

UTILITY STRUCTURE INFORMATION						
Structure #	Description	Northing	Easting	Rim Elevation (in feet)	Top of Pipe Elevation (in feet)	Pipe Direction
3120	Catch Basin	60882.32	94887.72	2.40	Inverts not accessible	North
3181	Drainage Manhole	64984.48	94883.03	3.96	0.23	Northeast
3188	Sanitary Manhole	64973.37	94876.89	3.38	(-0.72)	North
3240	Catch Basin	65004.50	94878.36	2.93	Inverts not accessible	South
3241	Sanitary Manhole	65020.02	94880.59	3.69	(-1.24)	East
3242	Drainage Manhole	65045.93	94878.40	3.72	Inverts not accessible	West
3243	Sanitary Manhole	65058.49	94817.40	3.79	(-1.37)	South
3244	Sanitary Manhole	65084.31	94900.80	2.83	(-1.09)	Northwest
3245	Sanitary Manhole	65084.31	94900.80	2.83	(-1.18)	South
3246	Sanitary Manhole	65084.31	94900.80	2.83	(-1.18)	South
3247	Sanitary Manhole	65084.31	94900.80	2.83	(-1.18)	South
3248	Sanitary Manhole	65084.31	94900.80	2.83	(-1.18)	South
3249	Sanitary Manhole	65084.31	94900.80	2.83	(-1.18)	South
3250	Sanitary Manhole	65084.31	94900.80	2.83	(-1.18)	South
3251	Sanitary Manhole	65084.31	94900.80	2.83	(-1.18)	South
3252	Sanitary Manhole	65084.31	94900.80	2.83	(-1.18)	South
3253	Sanitary Manhole	65084.31	94900.80	2.83	(-1.18)	South
3254	Sanitary Manhole	65084.31	94900.80	2.83	(-1.18)	South
3255	Sanitary Manhole	65084.31	94900.80	2.83	(-1.18)	South
3256	Sanitary Manhole	65084.31	94900.80	2.83	(-1.18)	South
3257	Sanitary Manhole	65084.31	94900.80	2.83	(-1.18)	South
3258	Sanitary Manhole	65084.31	94900.80	2.83	(-1.18)	South
3259	Sanitary Manhole	65084.31	94900.80	2.83	(-1.18)	South
3260	Sanitary Manhole	65084.31	94900.80	2.83	(-1.18)	South
3261	Sanitary Manhole	65084.31	94900.80	2.83	(-1.18)	South
3262	Sanitary Manhole	65084.31	94900.80	2.83	(-1.18)	South
3263	Sanitary Manhole	65084.31	94900.80	2.83	(-1.18)	South
3264	Sanitary Manhole	65084.31	94900.80	2.83	(-1.18)	South
3265	Sanitary Manhole	65084.31	94900.80	2.83	(-1.18)	South
3266	Sanitary Manhole	65084.31	94900.80	2.83	(-1.18)	South
3267	Sanitary Manhole	65084.31	94900.80	2.83	(-1.18)	South
3268	Sanitary Manhole	65084.31	94900.80	2.83	(-1.18)	South
3269	Sanitary Manhole	65084.31	94900.80	2.83	(-1.18)	South
3270	Sanitary Manhole	65084.31	94900.80	2.83	(-1.18)	South
3271	Sanitary Manhole	65084.31	94900.80	2.83	(-1.18)	South
3272	Sanitary Manhole	65084.31	94900.80	2.83	(-1.18)	South
3273	Sanitary Manhole	65084.31	94900.80	2.83	(-1.18)	South
3274	Sanitary Manhole	65084.31	94900.80	2.83	(-1.18)	South
3275	Sanitary Manhole	65084.31	94900.80	2.83	(-1.18)	South
3276	Sanitary Manhole	65084.31	94900.80	2.83	(-1.18)	South
3277	Sanitary Manhole	65084.31	94900.80	2.83	(-1.18)	South
3278	Sanitary Manhole	65084.31	94900.80	2.83	(-1.18)	South
3279	Sanitary Manhole	65084.31	94900.80	2.83	(-1.18)	South
3280	Sanitary Manhole	65084.31	94900.80	2.83	(-1.18)	South
3281	Sanitary Manhole	65084.31	94900.80	2.83	(-1.18)	South
3282	Sanitary Manhole	65084.31	94900.80	2.83	(-1.18)	South
3283	Sanitary Manhole	65084.31	94900.80	2.83	(-1.18)	South
3284	Sanitary Manhole	65084.31	94900.80	2.83	(-1.18)	South
3285	Sanitary Manhole	65084.31	94900.80	2.83	(-1.18)	South
3286	Sanitary Manhole	65084.31	94900.80	2.83	(-1.18)	South
3287	Sanitary Manhole	65084.31	94900.80	2.83	(-1.18)	South
3288	Sanitary Manhole	65084.31	94900.80	2.83	(-1.18)	South
3289	Sanitary Manhole	65084.31	94900.80	2.83	(-1.18)	South
3290	Sanitary Manhole	65084.31	94900.80	2.83	(-1.18)	South
3291	Sanitary Manhole	65084.31	94900.80	2.83	(-1.18)	South
3292	Sanitary Manhole	65084.31	94900.80	2.83	(-1.18)	South
3293	Sanitary Manhole	65084.31	94900.80	2.83	(-1.18)	South
3294	Sanitary Manhole	65084.31	94900.80	2.83	(-1.18)	South
3295	Sanitary Manhole	65084.31	94900.80	2.83	(-1.18)	South
3296	Sanitary Manhole	65084.31	94900.80	2.83	(-1.18)	South
3297	Sanitary Manhole	65084.31	94900.80	2.83	(-1.18)	South
3298	Sanitary Manhole	65084.31	94900.80	2.83	(-1.18)	South
3299	Sanitary Manhole	65084.31	94900.80	2.83	(-1.18)	South
3300	Sanitary Manhole	65084.31	94900.80	2.83	(-1.18)	South

CURVE TABLE			
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C1	110.00'	80°46'38"	155.08'
C2	101.00'	90°06'40"	158.85'
C3	52.50'	102°56'43"	94.33'
C4	31.50'	08°48'57"	4.85'
C5	22.00'	90°41'53"	34.83'
C6	42.00'	89°58'10"	65.95'
C7	3.98'	40°11'48"	2.79'
		40°10'54" (D)	
C8	2.00'	83°42'50"	2.92'
C9	124.00'	29°17'29"	63.38'
C10	2.00'	40°22'02"	1.41'
C11	2.00'	74°24'53"	2.60'
C12	110.00'	64°46'38"	124.36'
C13	111.14'	60°57'33"	118.25'

AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
 60 SW 2nd AVENUE, SUITE 102
 BOCA RATON, FLORIDA 33432
 (561) 392-2564 / WWW.AVIROMSURVEY.COM

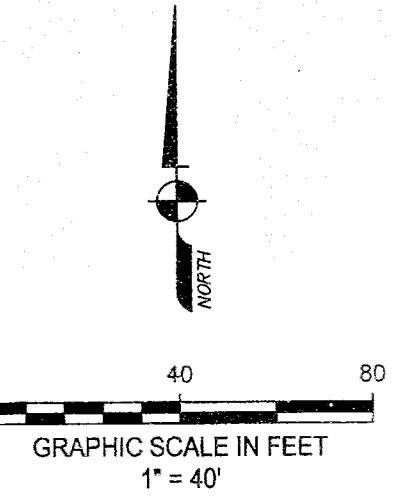
TOPOGRAPHIC SURVEY
LAS OLAS MARINA
 BEING A PORTION OF PARCELS A & B
 LAS OLAS DEL MAR (P.B. 147/20, B.C.R.)
 AND A PORTION OF SUBMERGED LANDS
 AND A PORTION OF SUBMERGED LANDS
 LYING IN SECTION 12, TOWNSHIP 50 SOUTH, RANGE 42 EAST
 CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

SCALE: 1" = 40'
 DATE: 04/01/2019
 BY: M.M.K.
 CHECKED: M.D.A.
 F.B. 19/2019
 SHEET: 2 OF 3

REVISIONS: DATE BY CKD REVISIONS

ADD PROP. DIMENSIONS, SUBMIT TO U.S. & A.T.S. LINE	07/10/2018	M.M.K.	
ADD LAS OLAS MARINA TO THE PLAN	07/23/2018	M.M.K.	
REMOVE SUBMERGED LEASE LINE BY MILLER LEGOR	07/23/2018	M.M.K.	
	10/20/2019		

NOTE:
SEE SHEETS 2 OF 3 FOR
UTILITY STRUCTURE INFORMATION



UNDERGROUND UTILITY LEGEND

---	UNDERGROUND CABLE TELEVISION LINE
---	UNDERGROUND COMMUNICATION LINE
---	UNDERGROUND DRAINAGE LINE
---	UNDERGROUND ELECTRIC CABLE
---	UNDERGROUND FIBER OPTIC CABLE
---	UNDERGROUND FIRE LINE
---	UNDERGROUND FORCE MAIN
---	UNDERGROUND GAS LINE
---	UNDERGROUND IRRIGATION LINE
---	UNDERGROUND SEWER LINE
---	UNDERGROUND TELEPHONE CABLE LINE
---	UNDERGROUND UNKNOWN LINE
---	UNDERGROUND UTILITY LINE
---	UNDERGROUND WATER LINE

UNDERGROUND UTILITIES SHOWN HEREON WERE FLAGGED BY OTHERS (SEE SURVEYOR'S REPORT NO. 3)

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LEGEND

⊙	BACK FLOW PREVENTOR VALVE
+	BENCHMARK
⊕	CABLE TELEVISION RISER
⊕	CATCH BASIN
⊕	CATCH BASIN
⊕	CLEAN OUT
⊕	CONCRETE LIGHT POLE
⊕	CONCRETE UTILITY POLE
⊕	CURB INLET
⊕	DOUBLE DETECTOR CHECK VALVE
⊕	DRAINAGE MANHOLE
⊕	ELECTRIC MANHOLE
⊕	ELECTRIC METER
⊕	ELECTRIC SERVICE BOX
⊕	EXISTING ELEVATION
⊕	FIRE HYDRANT
⊕	GAS METER
⊕	GAS VALVE
⊕	GUY ANCHOR
⊕	HANDICAP PARKING
⊕	IRRIGATION CONTROL BOX
⊕	LANDSCAPE LIGHT (SPOT LIGHT)
⊕	METAL LIGHT POLE
⊕	MONITORING WELL
⊕	NON-VEHICULAR ACCESS LINE
⊕	NUMBER OF REGULAR PARKING
⊕	OVERHEAD WIRES
⊕	PARKING METER
⊕	PILE
⊕	CONCRETE PILE
⊕	SANITARY MANHOLE
⊕	SEWER VALVE
⊕	SIAMESE CONNECTION
⊕	SIGN (UNLESS NOTED)
⊕	TELEPHONE MANHOLE
⊕	TELEPHONE RISER
⊕	TELEPHONE SERVICE BOX
⊕	TRAFFIC LIGHT SUPPORT POLE
⊕	TRASH CAN
⊕	UNDERGROUND GAS MARKER
⊕	UNKNOWN MANHOLE
⊕	UNKNOWN UTILITY SERVICE BOX
⊕	VAULT
⊕	WATER METER
⊕	WATER VALVE
⊕	WOOD UTILITY POLE
⊕	WOOD UTILITY POLE WITH LIGHT
⊕	YARD DRAIN
⊕	YARD LIGHT
⊕	BORING SITE (TYPICAL)
⊕	BORING SITE (TYPICAL)

REVISIONS	DATE	BY	CKD	REVISIONS	DATE	BY	CKD
ADD PROP. BOUNDING SURVEYORS L.L.E. & A.P.E. LINE	07/10/2019	N/A					
REMOVED SOME BORING LOCATIONS	06/13/2019	079/07/2019					
REMOVED SOME BORING LOCATIONS	07/10/2019	079/07/2019					
REMOVED SOME BORING LOCATIONS	10/25/2019	N/A					

TOPOGRAPHIC SURVEY
LAS OLAS MARINA
BEING A PORTION OF PARCELS A & B
LAS OLAS DEL MAR (P.B. 147/20, B.C.R.)
AND A PORTION OF SUBMERGED LANDS
LYING IN SECTION 12, TOWNSHIP 28 SOUTH, RANGE 43 EAST,
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

SCALE: 1" = 40'
DATE: 04/01/2019
BY: M.M.K.
CHECKED: M.D.A.
F.B. FROM: P.F.
SHEET: 3 OF 3

LINE TABLE

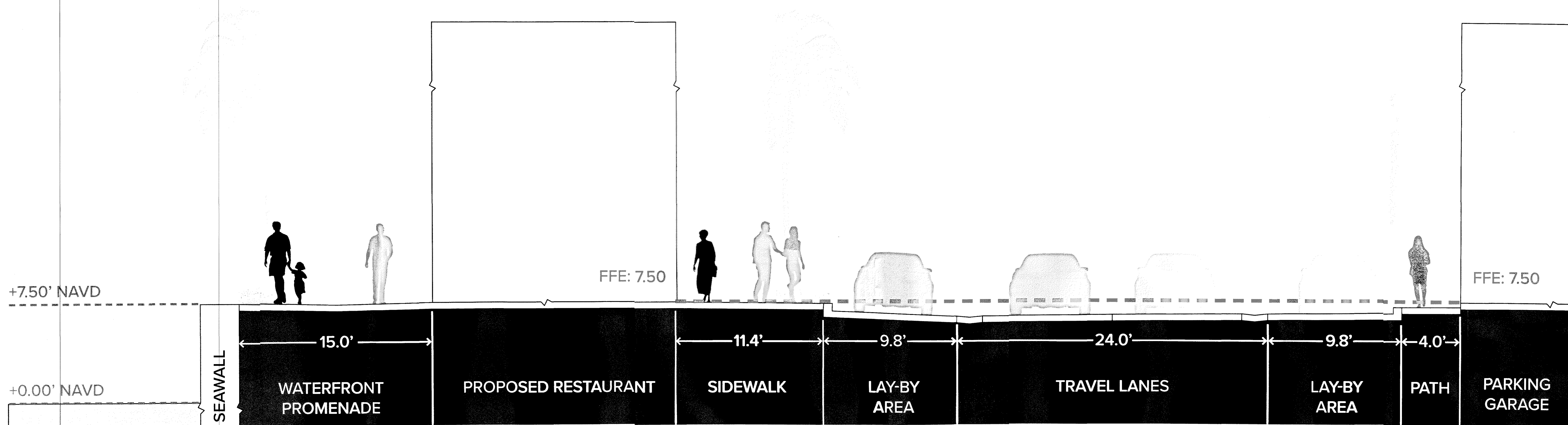
LINE	BEARING	DISTANCE
L1	N79°08'56"W	6.73
L2	S11°47'51"W	56.06
L3	S01°02'12"E	263.85
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CURVE TABLE

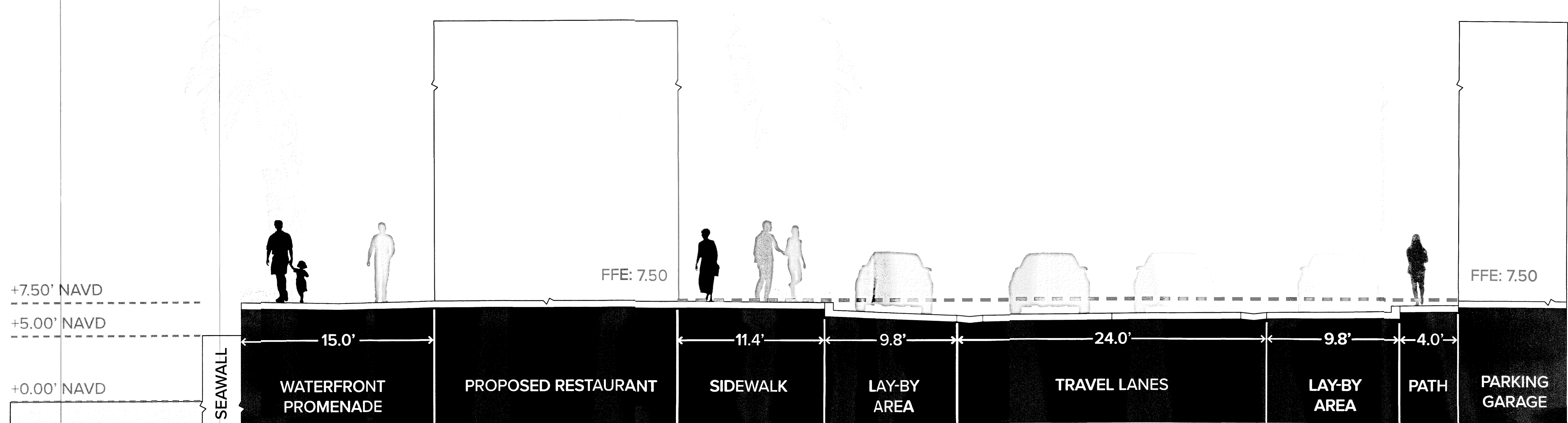
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		40°10'54"(D)	
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C10	2.00'	40°22'02"	1.41'
C11	2.00'	74°24'53"	2.60'
C12	110.00'	64°46'38"	124.36'
C13	111.14'	60°57'33"	118.25'

SEE SHEET 2 OF 3

SEAWALL AT 7.5' NAVD88 (WITH VARIANCE)



SEAWALL AT 5' NAVD88 (PER ULDR)











mobile mini

PUBLIC NOTICE
BOARD OF ADJUSTMENTS MEETING
DATE: DECEMBER 13, 2022 TIME: 8:30 AM CASE: F21-805-001-0000
Section 41.18.05, Boat lifts, docks, boat storage, hoists and similar mooring structures.
Responding to 2.3.3 text ordinance to allow the approval to be constructed at 2.3.3 text MAXIMUM other than 2 feet MAXIMUM as per the attached plans.
SUSANNE, 200 S. HERRING AVENUE, SUITE 100, TAMPA, FL 33606 CONTACT: TARA BEE AUSA
813.288.1111, 100 S. HERRING AVENUE, SUITE 100, TAMPA, FL 33606 WWW.CITYOFTAMPA.COM



FTLHFLBW 240
2206J EG246



CITY OF FORT LAUDERDALE
PUBLIC NOTICE
BOARD OF ADJUSTMENTS MEETING
 DATE: FEBRUARY 12, 2020 TIME: 6:30 PM CASE: FSL BGA 20010002
 Section 47-11.3(f): Roof slips, decks, boat docks, hoists and similar mooring structures.
 Requiring a 2.5 feet variance to allow the seawall to be constructed at 7.5 feet NAVD88 rather than 5 feet NAVD88 as per the granted plan.
 LOCATION: CITY COMMISSION CHAMBER INFORMATION: CONTACT: (784) 828-4554
 CITY HALL, 100 N. ANDERSON AVENUE http://www.cityoflauderdale.com





ED

ACME

PUBLIC NOTICE
BOARD OF ADJUSTMENTS MEETING
DATE: 02/24/2025 TIME: 10:00 AM CASE: 19-016-2000001
On June 11, 2025, Board shall discuss, hear, and make recommendations on the proposed amendments to the Comprehensive Zoning Ordinance (CZO) for the City of Miami. The meeting will be held at the City of Miami Board of Adjustments Meeting Room, 3101 S.W. 15th Avenue, 3rd Floor, Miami, FL 33135. The meeting will be held on the 2nd floor of the building. The meeting will be held on the 2nd floor of the building. The meeting will be held on the 2nd floor of the building.

ACCU 2421715
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