



CITY OF FORT LAUDERDALE

DRAFT
MARINE ADVISORY BOARD
100 NORTH ANDREWS AVENUE
COMMISSION CONFERENCE ROOM – EIGHTH FLOOR
FORT LAUDERDALE, FLORIDA
THURSDAY, JUNE 6, 2019 – 6:00 P.M.

		Cumulative Attendance	
		May 2019 – April 2020	
Grant Henderson, Chair	P	2	0
Ed Strobel, Vice Chair	P	2	0
Cliff Berry II	P	1	1
Robyn Chiarelli (6:14-7:04)	P	2	0
Richard Graves	P	1	1
Rose Ann Lovell	P	2	0
Kitty McGowan	A	0	2
Norbert McLaughlin	P	2	0
Ted Morley	A	1	1
Curtis Parker	P	1	1
Rossana Petreccia	A	1	1
Roy Sea	P	2	0
Randy Sweers	A	0	1
Bill Walker	P	2	0

As of this date, there are 14 appointed members to the Board, which means 8 would constitute a quorum.

Staff

Andrew Cuba, Manager of Marine Facilities
Jonathan Luscomb, Marine Facilities Supervisor
Sergeant Todd Mills, Fort Lauderdale Police Department
Tatiana Guerrier, Recording Secretary, Prototype, Inc.

Communications to City Commission

Motion made by Vice Chair Strobel, seconded by Mr. Graves, that [the Board] is supporting the current [Las Olas] marina project as it sits, supporting the new plans for the slip layout, and if any changes occur between the time between today and when the City [sees] it, they would like to have a look at before it goes to the Commission if anything occurs on the water side. In a voice vote, the **motion** passed unanimously.

I. Call to Order / Roll Call

Chair Henderson called the meeting to order at 6:00 p.m.

II. Approval of Minutes – May 2, 2019

Mr. Cuba noted a correction on p.5: correct spelling of the speaker's name is John Rodstrom.

Motion made by Vice Chair Strobel, seconded by Ms. Lovell, to approve with the adjustment. In a voice vote, the **motion** passed unanimously.

III. Statement of Quorum

It was noted a quorum was present at the meeting.

IV. Waterway Crime & Boating Safety Report / Fire Department Report

Sergeant Todd Mills of the Fort Lauderdale Police Department reported the following Marine Unit activity from May 2019:

- 14 citations
- 150 warnings
- 26 safety inspections
- 2 accidents
- 5 incidents
- 1 attempted burglary

Other issues included an abandoned kayak and a vessel that damaged a neighbor's dock. After working the recent Fort Lauderdale Air Show, the Marine Unit also assisted the city of Miami with its Air Show.

V. Waiver of Limitations – 95 Hendricks Isle / Stephen C. Earnhart & Lisa A. Zander

Stephen Earnhart, Applicant, explained that he is seeking a 10 ft. extension for an existing 25 ft. dock. The extension will be approximately 4 ft. short of the stern of his boat. There would be no occlusion of waterway traffic.

There being no further questions from the Board at this time, Chair Henderson opened the public hearing. As there were no individuals wishing to speak on this Item, the Chair closed the public hearing and brought the discussion back to the Board.

Motion made by Ms. Lovell, seconded by Mr. Sweers, to approve. In a voice vote, the **motion** passed unanimously.

VI. Reports

Mr. Cuba provided an update on the Board's most recent communication to the City Commission, which addressed dock permit Code. The Board's recommendations may be included in the upcoming Code revision. He advised that in the future, it may be helpful

for a Board representative to be present when the Commission discusses a communication from them.

VII. Old / New Business

Chair Henderson referred to a fixture at 1100 SW 6 Street to which roughly 20 ft. of concrete dock will be added. He was concerned that this could present a navigational issue for both vessels on the river and boats docking at the structure, and pointed out that these plans had not come before the Board. Mr. Cuba explained that the Board would not see a waiver request if the extension was less than 25 ft. or 25% of the width of the waterway.

Ms. Lovell advised that she had sold the subject property, and pointed out that neighbors on both sides of the property had had no objection to the dock extension.

Mr. McLaughlin asked if the Marine Unit has any input on potential navigational hazards. Sgt. Mills replied that they have no jurisdiction over structures being built, although the U.S. Coast Guard has input on possible hazards. Mr. McLaughlin suggested that any communication to the City Commission also be sent to the Coast Guard. Mr. Cuba pointed out that there is no mechanism through which the Board may send a communication to the Coast Guard. He advised that he would place an Agenda Item addressing navigational criteria on the Board's August 2019 Agenda for further discussion.

Ms. Chiarelli arrived at 6:14 p.m.

Robert Lochrie and David Filler, representing Suntex, which is redeveloping the Las Olas Marina, showed a PowerPoint presentation on the marina project, recalling that the Marine Advisory Board (MAB) has been very interested in its progress for several years.

Mr. Lochrie advised that Suntex will develop the site, maintain it, and ultimately pay back the City under the existing lease agreement. The lease requires Suntex to develop a mega-yacht marina with a restaurant component, including up to 7000 ft. of linear dock space, a new marina support facility, at least two restaurants, a promenade around the site, and business offices. The conceptual plan for the project is currently going through the City's approval process prior to the beginning of construction.

Mr. Lochrie reviewed a rendering of the site, noting that no fencing is planned between the promenade and the secure docks. Its southern end will include a gateway entrance that may be used for the Fort Lauderdale International Boat Show. There are 192 new trees planned for the site in addition to landscaping. To the east, a two-story restaurant and a marine services building are planned. A parking garage will serve both of these uses as well as providing additional parking for the marina itself. Some amenities are only available to individuals who use the marina itself, including Captains' Quarters, a lounge, fitness facility, and outdoor recreation deck and pool.

The subject property is located within the City's PRD zoning district. Approvals through the property's plat include a hotel, office space, commercial use, and a 150-slip marina. Height in this zoning district is limited to 240 ft.

David Filler, also representing Suntex, addressed the marina component, stating that the marina will include 66 slips and 6300 linear ft. of dockage. It is intended to provide more mega-yacht dockage in Fort Lauderdale. The average slip can accommodate a vessel of approximately 100 ft. in length, with some larger slips that can house vessels of 200 ft. to 225 ft. Smaller vessels can also be accommodated by the marina. Pump-out facilities are available at every slip. After the project goes before the Planning and Zoning Board, it will come before the MAB and City Commission.

Mr. Filler advised that one major concept of the site which has changed from previous plans is the location of the restaurant. It was ultimately determined that it would be placed at the farthest distance from neighboring properties. As a result, the configuration of amenity decks was also changed. The footprints of buildings are significantly larger than originally proposed. Transient dockage for restaurant customers will be dependent upon the availability of spaces as well as the season.

Mr. Berry asked if the slips sized for mega-yachts will be compatible with smaller vessels. Mr. Filler advised that the docks are concrete floating structures and are designed for flexibility so they can serve 50 ft. and 100 ft. boats. The current project will go before the Planning and Zoning Board later in June, and ultimately to the City Commission.

Mr. McLaughlin commented that while the concept presented to the Board seemed logical, he has not heard any feedback from private citizens in favor of the current design. He suggested that the new design be shown to the City Commission before coming back to the MAB for public presentation. It was noted that today's presentation is intended for informational purposes only.

Mr. McLaughlin also asked if the development team has been in contact with representatives of the Fort Lauderdale International Boat Show. Mr. Filler replied that all docks will be turned over to the Boat Show while it is underway, which will provide significantly more dockage than is currently available. They are also working with the Boat Show to determine if its management is willing to pay for additional electrical infrastructure.

Mr. Graves asked if Suntex has determined the rate to be charged for dockage use. Mr. Filler replied that the pro forma for the site estimated a 10% discount from the rates charged by Bahia Mar, depending upon boat length and season.

There being no further questions from the Board at this time, Chair Henderson opened the public hearing. As there were no individuals wishing to speak on this item, the Chair closed the public hearing and brought the discussion back to the Board.

Mr. Sea requested an update on the issue of seagrass on the site. Mr. Filler advised that very little seagrass was discovered during a survey, noting that a great deal of seagrass has died in South Florida. He continued that Suntex is considering additional small vessel dockage options under the bridge if permitted by the Florida Department of Transportation (FDOT), right-of-way availability, and other considerations.

Ms. Chiarelli left the meeting at 7:04 p.m.

Mr. McLaughlin suggested that the Board consider sending a communication to the Commission requesting to see the final site plan for the project before the Commission votes on it. Mr. Cuba added that the Board members may also attend the upcoming Planning and Zoning Board meeting at which the marina project will be presented.

Motion made by Vice Chair Strobel, seconded by Mr. Graves, that [the Board] is supporting the current marina project as it sits [and] supporting the new plans for the slip layout, and if any changes occur between the time between today and when the City [sees] it, they would like to have a look at before it goes to the Commission if anything occurs on the water side. In a voice vote, the **motion** passed unanimously.

Mr. Cuba advised that he would inform the members of the date and time at which the communication will go before the City Commission so they have the opportunity to attend that meeting.

Vice Chair Strobel advised that a great many boats are now anchored full-time at Lake Sylvia. The city of Hollywood is seeking to address this by adding a mooring field in most areas that are experiencing this issue. He suggested that the Board consider advocating for similar action so the City will see some revenue from these boats and to discourage individuals from living there on their vessels. Boats are currently allowed to remain in this location for months or years at a time.

Mr. Cuba cautioned that this may be difficult to address, as the City's current mooring field is located at the Las Olas Marina, which will eventually be taken over by Suntex. The City has not yet determined the future of this mooring field. Another issue is the current field's occupancy, which is at less than 50%. He advised that Staff will bring back additional information on the action planned by Hollywood for further discussion at a future meeting.

It was noted that the next Board meeting will be held on August 1, 2019.

VIII. Adjournment

There being no further business to come before the Board at this time, the meeting was adjourned at 7:18 p.m.

Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.

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[Minutes prepared by K. McGuire, Prototype, Inc.]

ITEM V

MEMORANDUM MF NO. 19-13

DATE: July 16, 2019

TO: Marine Advisory Board

FROM: Andrew Cuba, Manager of Marine Facilities

RE: August 1, 2019 MAB - Dock Waiver of Distance Limitations
–Sails Ventures, LLC, Mr. Nicholas Beucher III / 2040 SE 17th Street

Attached for your review is a revised application from Sails Ventures, LLC, Nicholas Beucher III / 2040 SE 17th Street (see **Exhibit 1**).

APPLICATION AND BACKGROUND INFORMATION

The applicants are requesting approval for the installation of a +/- 9440 square foot floating dock, +/- 480 square foot aluminum gangway, and +/- 70 square foot concrete fixed platform extending a maximum of +/- 69.3' from the property line into the waterway. As the property line is submerged, the floating docks extend a maximum of +/-244.6' from the existing seawall's wet face into the waterway. The distances these proposed structure would extend from the property line into the Intracoastal Waterway (ICWW) shown in the survey in **Exhibit 1** and summarized in **TABLE 1** below:

TABLE 1

PROPOSED STRUCTURES	STRUCTURE DISTANCE FROM PROPERTY LINE	PERMITTED DISTANCE WITHOUT WAIVER	DISTANCE REQUIRING A WAIVER
Floating Dock Corner A	+/-28.4'	25'	+/-3.4'
Floating Dock Corner B	+/-94.3'	25'	+/-69.3'

Sections 47-19.3 C limits the maximum distance of mooring structures, including docks and gangways, to 25% of the width of the waterway, or 25%, whichever is less, from the property line. Section 47.19.3.E authorizes the City Commission to waive this limitation based upon a finding of extraordinary circumstances. The applicant has indicated that the waiver for the floating dock is necessary to safely moor vessels, especially during high wind and severe weather.

PROPERTY LOCATION AND ZONING

The property is located within the B-1 Boulevard Business Zoning District. It is situated on the eastern shore of the Intracoastal Waterway (ICWW) where the structures and piles will not exceed the 62.5' setback from the east edge of the ICWW. The project will not impede navigation within the ICWW, due to the extraordinary width of the waterway, according to the Summary Description in **Exhibit 1**.

DOCK PLAN AND BOATING SAFETY

Records reflect that there have been three (3) waivers of docking distance limitations approved by the City Commission within close proximity since 2011:

TABLE 2

DATE	ADDRESS	MAXIMUM DISTANCE
2011	1801 SE 21 st Avenue	+/-65'
2017	1909 SE 21 st Avenue	+/-45'
2017	2009 SE 21 st Avenue	+/-84'

RECOMMENDATIONS

Should the Marine Advisory consider approval of the application, the Resolution under consideration for approval by the City Commission should include at least the following as prescribed in the ULDR and City Code of Ordinances:

1. The applicant is required to comply with all applicable building and zoning regulations as well as any other Federal and State laws and permitting requirements including the Broward County Environmental Protection and Growth Management Department, the Florida Department of Environmental Protection and the U.S. Army Corps of Engineers.
2. As a general condition of approval and in order to review for final consistency with construction of facilities in accord with this application and City building permits the applicant is required to provide appropriate City staff with copies of "As Built" drawings from a certified and licensed contractor.

AC
Attachment

cc: Enrique Sanchez, Deputy Director of Parks and Recreation

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August 1, 2019
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Jon Luscomb, Supervisor of Marine Facilities

**PIER 66 SOUTH
APPLICATION FOR WATERWAY WAIVER**

CITY OF FORT LAUDERDALE
MARINE FACILITIES
APPLICATION FOR WATERWAY PERMITS, WAIVERS AND LICENSES

Any agreement with the City of Fort Lauderdale and other parties, such as, but not limited to, licenses, permits and approvals involving municipal docking facilities or private uses in the waterways as regulated by Section 8 of the City Code of Ordinances or Section 47-19.3 of the City's Urban Land Development Regulations, shall be preceded by the execution and filing of the following application form available at the Office of the Supervisor of Marine Facilities. The completed application must be presented with the applicable processing fee paid before the agreement is prepared or the application processed for formal consideration (see City of Fort Lauderdale Code Section 2-157). If legal publication is necessary, the applicant agrees to pay the cost of such publication in addition to the application fee.

APPLICATION FORM
(Must be in Typewritten Form Only)

1. LEGAL NAME OF APPLICANT - (If corporation, name and titles of officers as well as exact name of corporation. If individuals doing business under a fictitious name, correct names of individuals, not fictitious names, must be used. If individuals owning the property as a private residence, the name of each individual as listed on the recorded warranty deed):

NAME: Sails Ventures, LLC, Mr. Nicholas Beucher III.

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

2. APPLICANT'S ADDRESS (if different than the site address): 2832 NE 25th Court Fort Lauderdale, Florida 33305

3. TYPE OF AGREEMENT AND DESCRIPTION OF REQUEST: The applicant requests a waiver for the proposed construction of a floating dock beyond 25 feet from the property line.

SITE ADDRESS: 2040 SE 17th Street, Fort Lauderdale, FL 33316

4. ZONING: B-1

LEGAL DESCRIPTION: 34/33, BOUNDED ON S BY EXT W OF S/B SAID SUB & BOUNDED ON N BY EXT W OF N/B SAID SUB LESS

EXHIBITS (In addition to proof of ownership, list all exhibits provided in support of the applications).

Warranty Deed, Project Plans, Site Photographs, Survey, Aerial Exhibit

Applicant's Signature

6-27-19 Date

The sum of \$ was paid by the above-named applicant on the of , 2018 Received by:

City of Fort Lauderdale

For Official City Use Only

Marine Advisory Board Action
Formal Action taken on

Commission Action
Formal Action taken on

Recommendation
Action

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EXHIBIT II
SUMMARY DESCRIPTION

Summary Description
Pier 66 South
TCG Project No. 06-0005.001

The project site is located along the Intracoastal Waterway (ICWW) at 2040 SE 17th Street, in Section 13, Township 50, Range 42, in the City of Fort Lauderdale, Broward County, Florida.

The property is located along the ICWW, which is a tidal water. The nearest direct connection to the Atlantic Ocean is less than 1 mile to the south at the Port Everglades Inlet. As the project site is located along the ICWW, the incoming tidal waters (flood) at the site move to the north and the outgoing waters (ebb) move to the south.

The project site consists of approximately 6,200 sq. ft. of concrete dock. The proposed project is the reconfiguration of the existing Pier 66 South Marina which includes the removal of the concrete docks, and the installation of 9,440 sq. ft. of concrete floating docks, 480 sq. ft. of aluminum gangway and 70 sq. ft. of concrete fixed platform. The existing 27 slips are to remain. As measured from the property line, the proposed structures encroach more than 25' from the property line into the ICWW. The proposed floating docks are approximately 169.0' from the existing wetface at the northern portion of the site, and approximately 244.6' at the southern portion. The proposed floating docks are also approximately 28.4' from the property line at the northern portion of the site, and approximately 94.3' at the southern portion. As these distances are over the allowable 25' distance into the waterway from the property line, the floating docks will require a variance waiver.

The proposed structures have already been authorized by Broward County Environmental Protection & Growth Management Department (DF19-1014), Florida Department of Environmental Protection (06-0082374-008-EI), and US Army Corps of Engineers (SAJ-2006-02387(NW-LCK)).

The following three (3) matters provide justification for this waiver request:

1. All structures and piles will not exceed the 62.5' setback from the east edge of the Intracoastal Waterway.
2. Due to the extraordinary width of the waterway at this location to the east edge of the ICWW, the proposed project will not impede navigation within the ICWW.
3. The floating dock is necessary for the safe mooring of vessels, especially during high wind events and severe weather.

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

STRUCTURE NUMBER	PROPOSED STRUCTURES	STRUCTURE DISTANCE FROM PROPERTY LINE	PERMITTED DISTANCE WITHOUT WAIVER	DISTANCE REQUIRING A WAIVER
1	Floating Dock Corner A	±28.4'	25'	±3.4'
2	Floating Dock Corner B	±94.3'	25'	±69.3'

**EXHIBIT III
WARRANTY DEED**

This Instrument Was Prepared By:

Peter L. Desiderio, Esq.
Stearns Weaver Miller Weissler
Alhadeff & Sitterson, P.A.
200 East Las Olas Boulevard, 21st Floor
Fort Lauderdale, Florida 33301

Record and Return To:

Barry E. Somerstein, Esq.
Greenspoon Marder, P.A.
200 East Broward Boulevard, Suite 1800
Fort Lauderdale, FL 33301

Property Appraiser

Identification Nos.: 5042 13 00 0160; 5042 13 09 0010;
5042 13 09 0034; 5042 13 09 0032; 5042 13 09 0033;
5042 13 09 0031; 5042 13 10 0200

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this 11th day of July, 2017, between **JDM HARBOR HEIGHTS, LLC, a Florida limited liability company** (the "Grantor"), whose mailing address is c/o Dettman Properties, Inc., 2550 N. Federal Highway, Suite 6, Fort Lauderdale, Florida 33305, Attn: Douglas R. Dettman ("Seller"); and **SAILS VENTURES, LLC, a Florida limited liability company** (the "Grantee"), whose mailing address is 6900 Tavistock Lake Boulevard, Suite 200, Orlando, Florida 32827.

W I T N E S S E T H:

That Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, to Grantor in hand paid by Grantee, the receipt and sufficiency whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, transfer, remise, release, convey and confirm unto Grantee and Grantee's successors, heirs and assigns, the following real property (the "Property") located in Broward County, Florida, and more particularly described in **Exhibit A** attached hereto and made a part hereof.

SUBJECT TO: (i) all easements, conditions, covenants, restrictions, reservations, limitations, agreements and other matters set forth on **Exhibit B**, provided that this instrument shall not reimpose same, (ii) real estate taxes for the year 2017 and all subsequent years, (iii) existing applicable governmental building and zoning ordinances and other governmental regulations, and (iv) matters that would appear on a current and accurate survey of the Property (collectively, the "Permitted Exceptions").

TOGETHER with all the tenements, hereditaments and appurtenances belonging or in any way appertaining to the Property.

TO HAVE AND TO HOLD the same in fee simple forever.

AND GRANTOR does hereby specially warrant the title to the Property subject to the Permitted Exceptions and, except for the Permitted Exceptions, will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed on the day and year first above written.

WITNESSES:

JDM HARBOR HEIGHTS, LLC,
a Florida limited liability company

Barry Schwarz
Print Name: Barry Schwarz

By: Dettman Properties, Inc.,
a Florida corporation,
its Manager

Patricia Chu
Print Name: PATRICIA CHU

By: *Douglas Dettman*
Douglas Dettman, President

Acknowledgment

STATE OF FLORIDA)
) SS:
COUNTY OF BROWARD)

This instrument was acknowledged before me this 6th day of July, 2017, by Douglas Dettman as President of Dettman Properties, Inc., a Florida corporation, as Manager of JDM Harbor Heights, LLC, a Florida limited liability company, on behalf of the limited liability company. He personally appeared before me and is personally known to me or produced _____ as identification.



Judy Conner
COMMISSION #FF198400
EXPIRES: February 11, 2019
WWW.AARONNOTARY.COM

Judy Conner
NOTARY PUBLIC, STATE OF FLORIDA
Printed Name: JUDY CONNER
My Commission Expires: FEB. 11, 2019
Commission No.: FF198400

[Notary Seal]

Exhibit "A"

The land referred to herein below is situated in the County of Broward, State of Florida, and is described as follows:

All that part of Section 13, Township 50 South, Range 42 East, lying between the Easterly right of way line of the Intracoastal Waterway and the Westerly boundary of the subdivision of HARBOR HEIGHTS, according to the Plat thereof, as recorded in Plat Book 34, Page 33, of the Public Records of Broward County, Florida, and bounded on the South by the extended South boundary of said subdivision and bounded on the North by the North boundary and extended North boundary of Government Lot 8 of said Section 13.

TOGETHER WITH:

Parcel "A" and Parcel "B", all in HARBOR HEIGHTS, according to the Plat thereof, as recorded in Plat Book 34, Page 33 of the Public Records of Broward County, Florida.

LESS AND EXCEPT the South 35 feet of the West 420 feet of said Parcel B, and the South 35 feet of said Parcel A, more particularly described as follows:

Begin at the Southeast corner of said Parcel B; thence West along the South boundary of said Parcel B a distance of 40 feet to the Point of Beginning of this description; thence West along the South boundaries of said Parcels B and A, a distance of 772.06 feet, more or less to the Northwest corner of Lot 52, Block 7 of the subdivision of HARBOUR HEIGHTS ADDITION, according to the Plat thereof, as recorded in Plat Book 35, Page 21 of the Public Records of Broward County, Florida, which point is also the Southwest corner of said Parcel A of HARBOR HEIGHTS; thence Northwesterly along the Westerly boundary of said Parcel A to a point which is 35 feet North of the extended South boundary of said Parcel A measured along a line parallel to the East boundary of said Parcel A; thence East along a line parallel to the South boundaries of said Parcels A and B a distance of 775 feet more or less to a point 40 feet West of the East boundary of said Parcel B, measured along said line; thence South along a line parallel to the East boundary of said Parcel B a distance of 35 feet to the Point of Beginning.

AND LESS AND EXCEPT that part of said Parcel B described as follows:

Begin at the Southeast corner of said Parcel B and run Northerly along the East boundary line of said Parcel B for a distance of 30 feet to a point; thence Westerly and parallel to the South boundary line of said Parcel B for distance of 20 feet to a point; thence Southerly and parallel to the East boundary line of said Parcel B for a distance of 30 feet to a point on the South boundary line of said Parcel B; thence run Easterly along the South boundary line of said Parcel B a distance of 20 feet to the Point of Beginning.

AND LESS AND EXCEPT that portion of the above-described property lying within Parcel 101 in that certain Order of Taking filed December 17, 1996 in Official Records Book 25787, Page

484 of the Public Records of Broward County, Florida, being more particularly described as follows:

That part of Parcel B of HARBOR HEIGHTS, according to the Plat thereof, as recorded in Plat Book 34, Page 33 of the Public Records of Broward County, Florida, lying in Government Lot 8, Section 13, Township 50 South, Range 42 East, being more particularly described as follows:

Commence at the Southwest corner of Parcel "A", said HARBOR HEIGHTS; thence North 05°41'01" West along the West line of said Parcel "A", a distance of 420.62 feet to the South Existing Right Of Way line of State Road A-I-A (S.E. 17th Street Causeway) and the North line of said Parcel "A"; thence North 88°13'58" East along said South Existing Right of Way line, a distance of 407.70 feet to the POINT OF BEGINNING; thence continue North 88°13'58" East, along the North line of said Parcel "B" and said South Existing Right of Way line, a distance of 424.79 feet to a point on a curve concave Southwesterly, having a chord bearing of South 46°13'17" East; thence Southeasterly along said curve, having a radius of 25.00 feet, through a central angle of 91°05'30", an arc length of 39.75 feet to the end of said curve; thence South 00°40'32" East, along the East line of said Parcel "B" and the West Existing Right of Way line of Harbor Heights Drive (S.E. 23rd Ave.), a distance of 29.35 feet; thence North 46°53'59" West, a distance of 22.93 feet; thence South 88°06'01" West, a distance of 11.00 feet to a point on a curve concave Northeasterly, having a chord bearing of North 82°58'19" West; thence Northwesterly along said curve, having a radius of 364.17 feet, through a central angle of 17°51'20", an arc length of 113.49 feet to the end of said curve and to a point of reverse curve concave Southwesterly, having a chord bearing of North 82°54'21" West; thence Northwesterly, along said curve, having a radius of 324.80 feet, through a central angle of 17°43'23", an arc length of 100.47 feet to the end of said curve; thence South 88°13'58" West, a distance of 97.30 feet; thence North 88°46'13" West, a distance of 114.26 feet to the POINT OF BEGINNING.

AND LESS AND EXCEPT that portion of the above-described property described fully in Exhibit "C" in that certain Stipulated Partial Final Judgment recorded October 13, 2000 in Official Records Book 30932, Page 495 and referenced in Trustee's Deed to the State of Florida Department of Transportation recorded March 17, 2005 in Official Records Book 39261, Page 1558 of the Public Records of Broward County, Florida, being more fully described as follows:

A portion of Parcel "B", HARBOR HEIGHTS, according to the Plat thereof, as recorded in Plat Book 34, Page 33 of the Public Records of Broward County, Florida, more fully described as follows:

Commencing at the Northwest corner of said Parcel "B"; thence North 88°13'58" East, on the North line of said Parcel "B", a distance of 9.75 feet; thence Easterly on the South right-of-way line of State Road A-I-A (S.E. 17th Street Causeway) the following three (3) courses and distances: South 88°46'13" East, a distance of 114.26 feet; thence North 88°13'58" East, a distance of 97.30 feet to a point of curve (P.C.(1)); thence Southeasterly on a curve to the right, with a radius of 324.80 feet and a central angle of 11°59'04", an arc distance of 67.94 feet to the point of termination (P.O.T.(1)) of the said three (3) courses and distances and the Point of Beginning (P.O.B.); thence continuing Easterly on the said South right-of-way line the following four (4) courses and distances; continuing Southeasterly on a curve to the right, with a radius of

324.80 feet and a central angle of $05^{\circ}44'19''$, an arc distance of 32.53 feet to a point of reverse curve (P.R.C.); thence Southeasterly on a curve to the left, with a radius of 364.17 feet and a central angle of $17^{\circ}51'20''$, an arc distance of 113.49 feet to a point of tangency (P.T.(1)); thence North $88^{\circ}06'01''$ East, a distance of 11.00 feet; thence South $46^{\circ}53'59''$ East, a distance of 22.95 feet to the point of termination P.O.T. (2) of the said four (4) courses and distances; thence South $00^{\circ}43'01''$ East, on the East line of said Parcel "B", a distance of 16.23 feet to a point of cusp; thence Northeasterly on a curve to the left, whose tangent bears North $00^{\circ}43'01''$ West, with a radius of 22.00 feet and a central angle of $91^{\circ}10'58''$, an arc distance of 35.01 feet to a point of tangency (P.O.T. (2)); thence South $88^{\circ}06'01''$ West, a distance of 4.90 feet to a point of curve (P.C. (2)); thence Northwesterly on a curve to the right, with a radius of 374.17 feet and a central angle of $15^{\circ}06'14''$, an arc distance of 98.64 feet; thence North $65^{\circ}05'30''$ West, a distance of 51.06 feet to the Point of Beginning.

Exhibit "B"

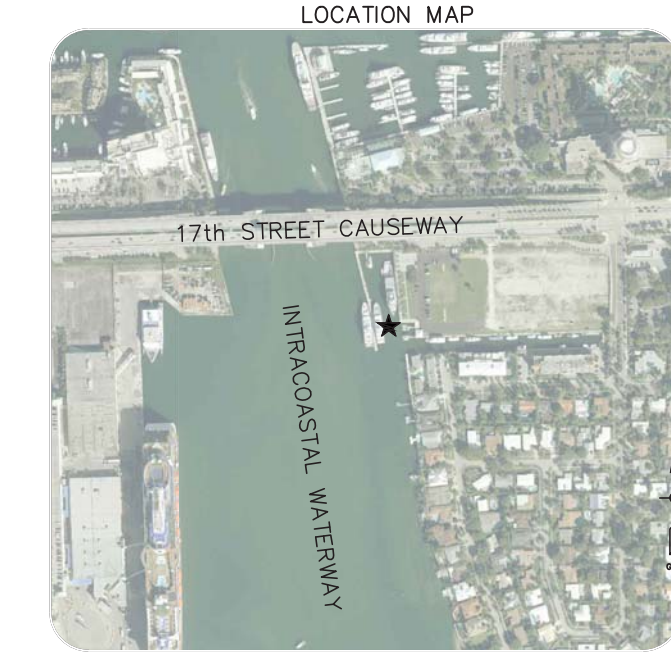
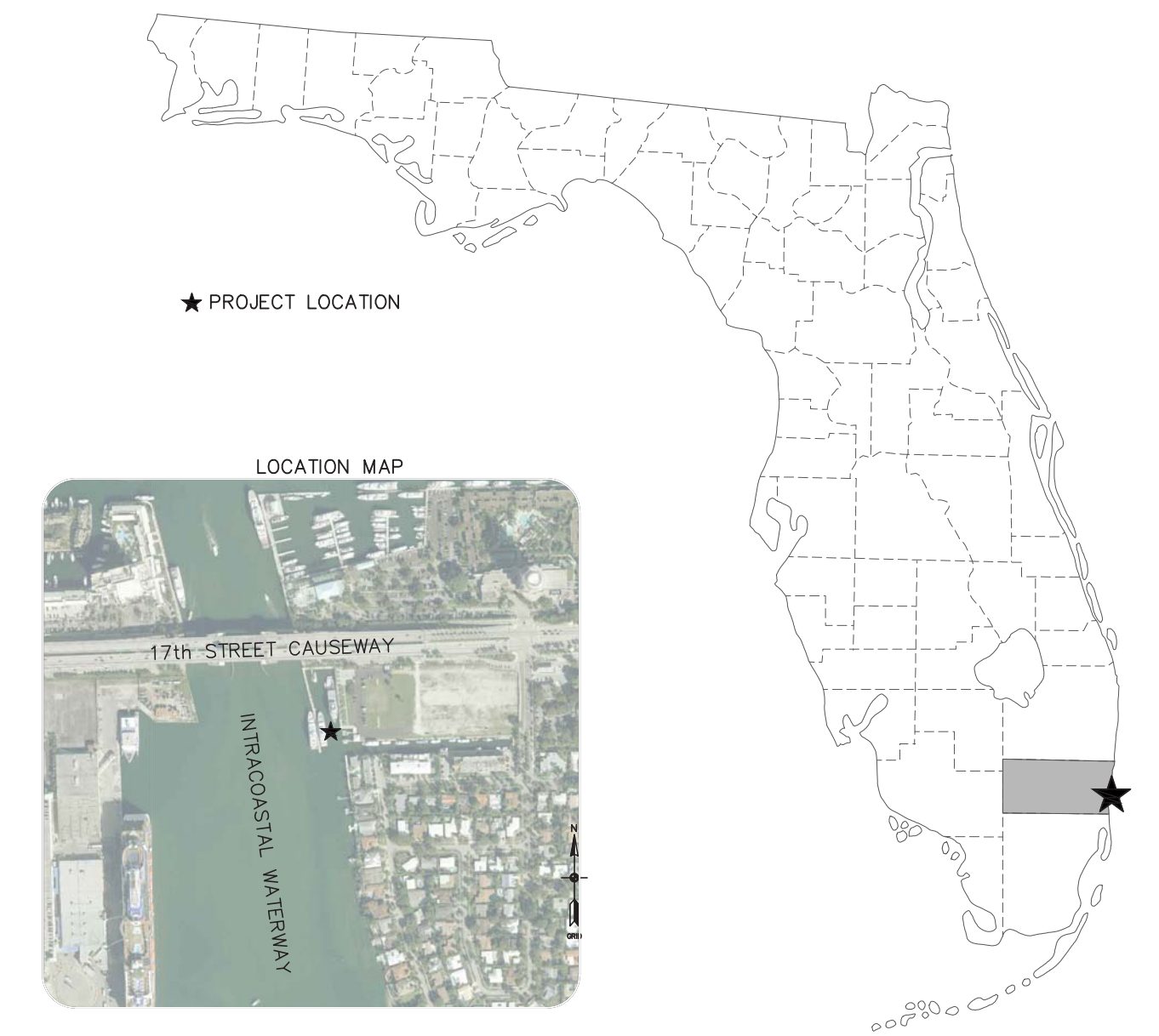
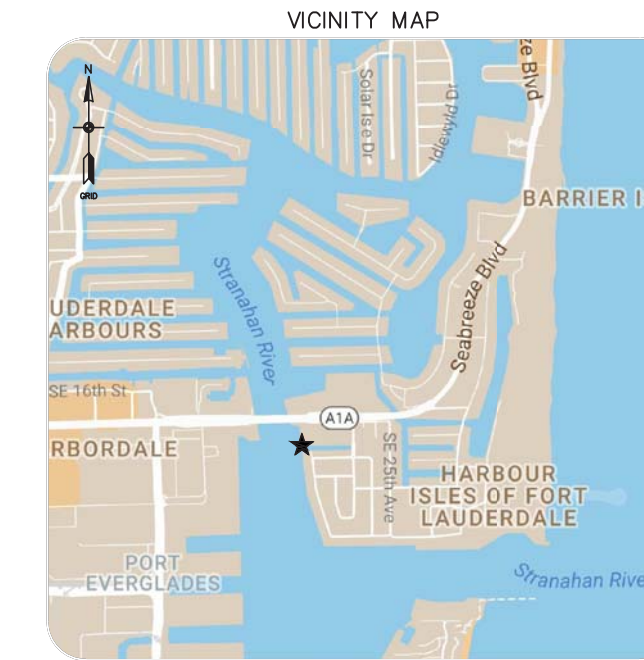
1. Easement granted to the City of Fort Lauderdale recorded in Official Records Book 1051, Page 54.
2. Easement granted to the City of Fort Lauderdale recorded in Official Records Book 1160, Page 285.
3. Easement in favor of Florida Power & Light Company recorded in Official Records Book 1161, Page 480.
4. Easement in favor of Florida Power & Light Company recorded in Official Records Book 2275, Page 232.
5. Easement in favor of Florida Power & Light Company recorded in Official Records Book 2648, Page 841.
6. Easements (temporary and permanent) as created by that certain Order of Taking recorded in Official Records Book 25787, Page 484, as affected by: Stipulated Partial Final Judgments recorded in Official Records Book 30550, Page 640 and Official Records Book 30932, Page 495.
7. Agreement for Party Wall recorded in Official Records Book 2245, Page 99 and supplement thereto recorded in Official Records Book 2355, Page 38.
8. Mattes as set forth on Plat of Harbor Heights as recorded in Plat Book 34, Page 33; as affected by Resolution No. 07-24 recorded April 2, 2007 in Official Records Book 43831, Page 936.
9. Easement recorded in Official Records Book 1754, Page 278.
10. Easement recorded in Official Records Book 2110, Page 218.
11. Party Wall Agreement recorded in Official Records Book 3302, Page 924.
12. Easement in favor of Florida Power & Light Company recorded January 6, 1965 in Official Records Book 2938, Page 700.
13. Reservations contained in Quit Claim Deed recorded in Deed Book 666, Page 508 and Deed Book 674, Page 62.
14. Easement(s) granted to the City of Fort Lauderdale, Florida, recorded September 21, 1971 in Official Records Book 4615, Page 204.

15. Easement in favor of Florida Power & Light Company recorded September 14, 2007 in Official Records Book 44611, Page 1623.
16. Agreement recorded May 23, 1962 in Official Records Book 2398, Page 184.
17. Easement Agreement recorded October 23, 2003 in Official Records Book 36300, Page 1928.
18. Final Order of the Board of Adjustment on Appeal No. 06-06 recorded March 23, 2006 in Official Records Book 41681, Page 469.
19. Grant of Easement in favor of Comcast of Florida, LP, recorded July 19, 2006 in Official Records Book 42423, Page 74.
20. Reservations unto the State of Florida for oil, gas, minerals, and metals as contained in Deed No. 17,344, recorded June 4, 1927 in Deed Book 139, Page 359.
21. Notice Regarding Intracoastal Waterway Right-Of-Way Broward County provided by Florida Inland Navigation District recorded April 20, 1998 in Book 28071, Page 945.
22. As to any portion of the Property herein described which is (a) submerged land or is (b) artificially filled in land, artificially exposed land, or any land accreted thereto, in what was formerly navigable waters, this conveyance is subject to the right of the United States government arising by reason of its control over navigable waters in the interest of navigation and commerce.
23. Rights of the public to use the waters over the submerged land lying within the Property for boating, fishing, swimming and other public purposes.
24. Any adverse ownership claim by the State of Florida by right of sovereignty to any part of the Property that is, as of the date hereof, under water (submerged) as shown on a complete and accurate survey of the Property.
25. Riparian and/or littoral rights.

Note: All of the recording information contained herein refers to the Public Records of Broward County, Florida, unless otherwise indicated.

**EXHIBIT IV
ORIGINAL SURVEY**

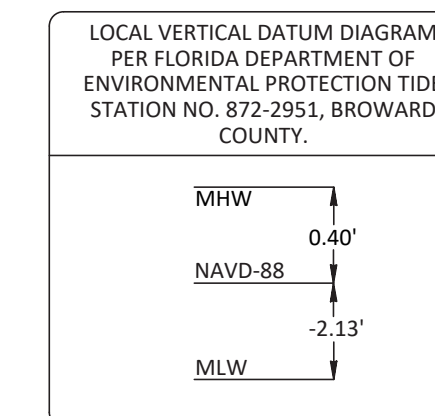
SPECIFIC PURPOSE SURVEY
PROJECT LOCATION



SURVEY NOTES:

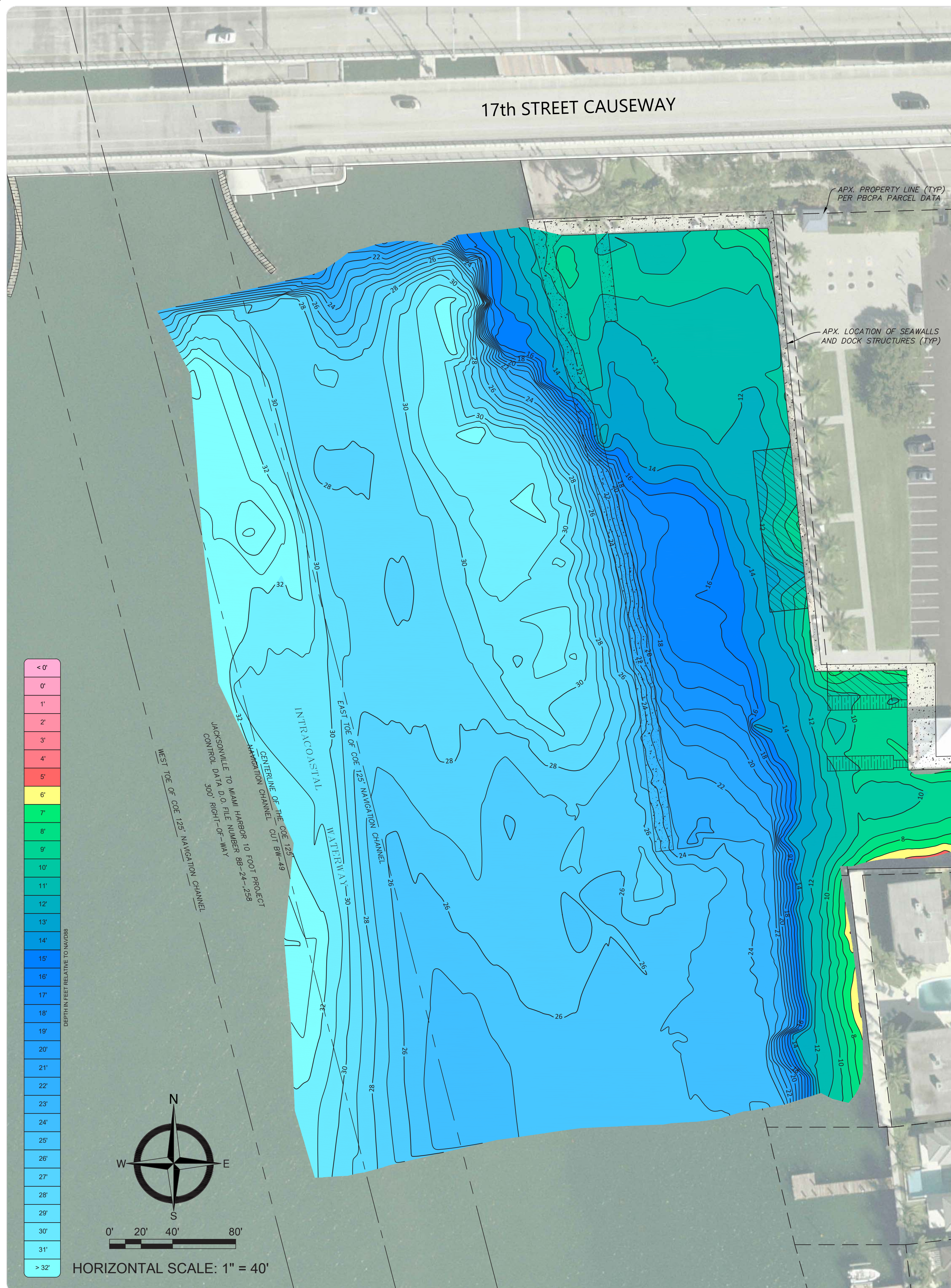
1. THIS IS NOT A BOUNDARY SURVEY.
2. THIS SURVEY REPRESENTS A HYDROGRAPHIC (BATHYMETRIC) SURVEY AS DEFINED IN THE STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING IN CHAPTER 5I-17 FLORIDA ADMINISTRATIVE CODE.
3. THIS SURVEY IS CERTIFIED TO PIER SIXTY-SIX HOTEL & MARINA AND THE CHAPPELL GROUP, INC.
4. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA REGISTERED SURVEYOR.
5. NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED FOR EASEMENTS, ENCUMBRANCES OR OTHER INSTRUMENTS OF RECORD OTHER THAN THOSE SHOWN HEREON WHICH MAY AFFECT THIS PARCEL OF LAND.
6. THIS SURVEY IS INTENDED TO BE DISPLAYED AT SCALE OF 1 INCH EQUALS 40 FEET OR SMALLER.
7. UNDERGROUND UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY.
8. GEOGRAPHIC AND PLANE COORDINATES SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICA DATUM OF 1983, FLORIDA STATE PLANE, ZONE 901, TRANSVERSE MERCATOR PROJECTION IN THE U.S. SURVEY FOOT UNIT OF MEASUREMENT.
9. LOCATIONS OF ALL IMPROVEMENTS WERE OBTAINED USING REAL TIME KINEMATIC GPS METHODOLOGIES WITH BROADCAST CORRECTIONS FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION REFERENCE NETWORK AND ARE ACCURATE TO THIRD ORDER, CLASS II.
10. THE SPECIFIC PURPOSE OF THIS SURVEY IS TO SHOW THE GENERAL CONDITIONS OF THE SURROUNDING WATERWAY FOR DESIGN AND PERMITTING PURPOSES AND IS INTENDED EXCLUSIVELY FOR THE USE BY THOSE TO WHOM IT IS CERTIFIED. THIS SURVEY IS NOT TO BE USED BY OTHERS FOR CONSTRUCTION, PERMITTING, DESIGN OR ANY OTHER USE WITHOUT THE WRITTEN CONSENT OF TERRAQUATIC, INC.
11. HYDROGRAPHIC (BATHYMETRIC) DATA WERE COLLECTED UTILIZING AN ODOM CV100 SURVEY GRADE SOUNDER WITH A 200KHZ TRANSDUCER IN CONJUNCTION WITH REAL TIME KINEMATIC GPS METHODOLOGIES WITH BROADCAST CORRECTIONS FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION REFERENCE NETWORK AND ARE ACCURATE TO THIRD ORDER, CLASS II.
12. HYDROGRAPHIC DATA ARE IN FEET RELATIVE TO NAVD88. CONTOURS ARE COMPUTER GENERATED AND INTERPOLATED FROM SOUNDINGS COLLECTED ALONG TRANSECTS WITH A MAXIMUM SPACING OF FIFTY FEET (50').
13. THIS SURVEY WAS CONDUCTED ON JULY 11th, 2018 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.

HYDROGRAPHIC DATA ARE RELATIVE NAVD88.
CONTOURS ARE AT 1' INTERVALS.



LEGEND:

- APX APPROXIMATE
- C CENTERLINE
- LB LICENSED BUSINESS
- PSM PROFESSIONAL SURVEYOR AND MAPPER
- MLL OKEECHOBEE WATERWAY MEAN LAKE LEVEL
- NAVD-88 NORTH AMERICAN VERTICAL DATUM OF 1988
- NGVD-29 NATIONAL GEODETIC VERTICAL DATUM OF 1929
- TYP TYPICAL



APX. PROPERTY LINE (TYP)
PER PBCPA PARCEL DATA

APX. LOCATION OF SEAWALLS
AND DOCK STRUCTURES (TYP)

AREAS OCCUPIED BY VESSELS DURING SURVEY (TYP)
CONTOURS HAVE BEEN INTERPOLATED

PREPARED FOR:
PIER SIXTY-SIX
HOTEL & MARINA
2301 SE 17th STREET
FORT LAUDERDALE, FL 33316

TERRAQUATIC
SURVEYING AND MAPPING
TERRAQUATIC, INC. - PHONE: (561) 400-8348
1220 TANGELO TERR, UNIT A-7 - DELRAY BEACH, FLORIDA 33444

CERTIFICATION:
KENNETH C. JACKSON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION LS4549
CERTIFICATE OF AUTHORIZATION NO. 7324

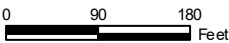
PIER SIXTY-SIX
HYDROGRAPHIC SURVEY
CONTOUR MAP
FORT LAUDERDALE - BROWARD COUNTY, FLORIDA

DRAWN BY: BPL	CHECKED BY: KCJ	
SCALE: AS STATED	DATE: 7/18/18	
REV	DESCRIPTION	DATE

SHEET
1
of 1

EXHIBIT V
ZONING AERIAL

2040 SE 17 Street



**EXHIBIT VI
SITE PHOTOGRAPHS**

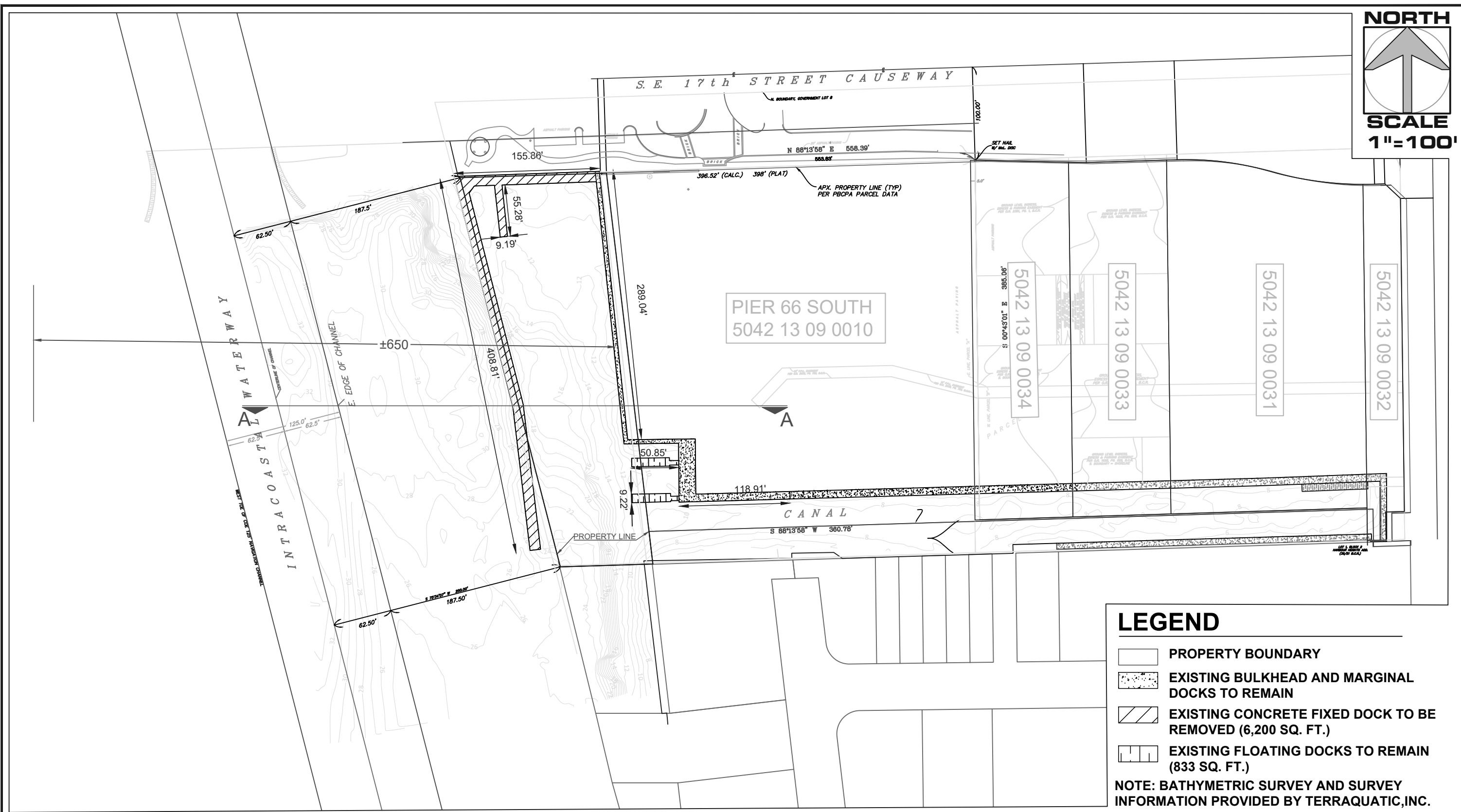
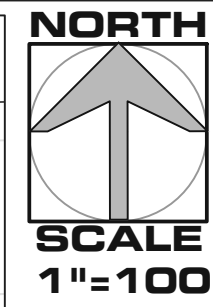


1. Southeast corner of the subject site, facing north.



2. Southeast portion of the subject site, facing west.

**EXHIBIT VII
PROJECT PLANS**



LEGEND

- PROPERTY BOUNDARY
- EXISTING BULKHEAD AND MARGINAL DOCKS TO REMAIN
- EXISTING CONCRETE FIXED DOCK TO BE REMOVED (6,200 SQ. FT.)
- EXISTING FLOATING DOCKS TO REMAIN (833 SQ. FT.)

NOTE: BATHYMETRIC SURVEY AND SURVEY INFORMATION PROVIDED BY TERRAQUATIC, INC.

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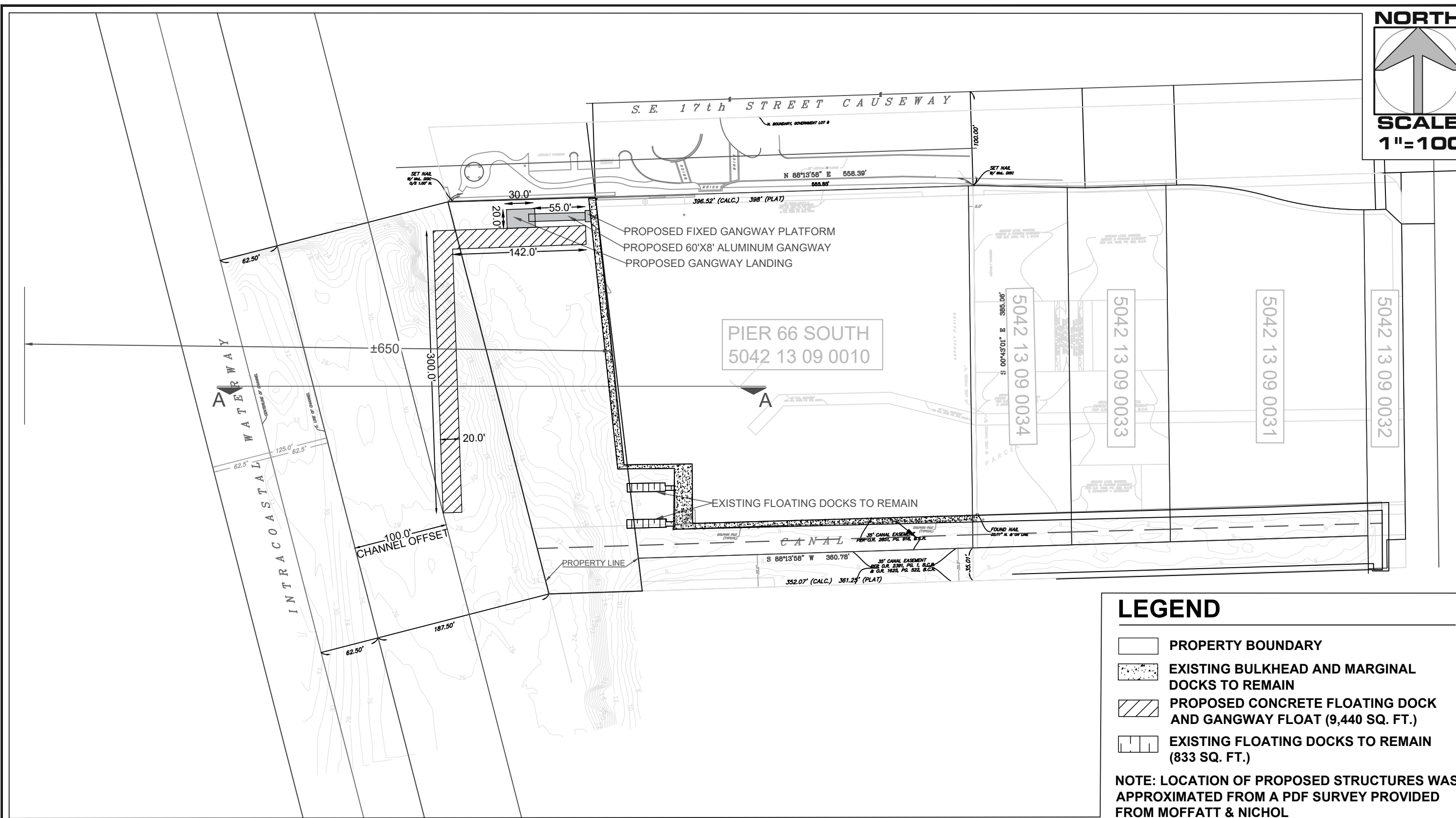
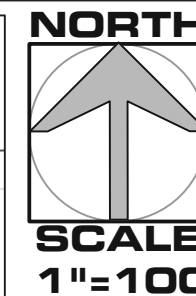
714 East McNab Road
 Pompano Beach, Florida 33060
 tel. 954.782.1908
 fax. 954.782.1108
www.thechappellgroup.com

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

PIER 66 SOUTH MARINA

PREPARED FOR:
SAILS VENTURES, LLC

EXISTING CONDITIONS		
Date: 7/10/2019	Sheet : 1	of : 3
Proj No.: 06-005.001		



LEGEND

- PROPERTY BOUNDARY
- EXISTING BULKHEAD AND MARGINAL DOCKS TO REMAIN
- PROPOSED CONCRETE FLOATING DOCK AND GANGWAY FLOAT (9,440 SQ. FT.)
- EXISTING FLOATING DOCKS TO REMAIN (833 SQ. FT.)

NOTE: LOCATION OF PROPOSED STRUCTURES WAS APPROXIMATED FROM A PDF SURVEY PROVIDED FROM MOFFATT & NICHOL

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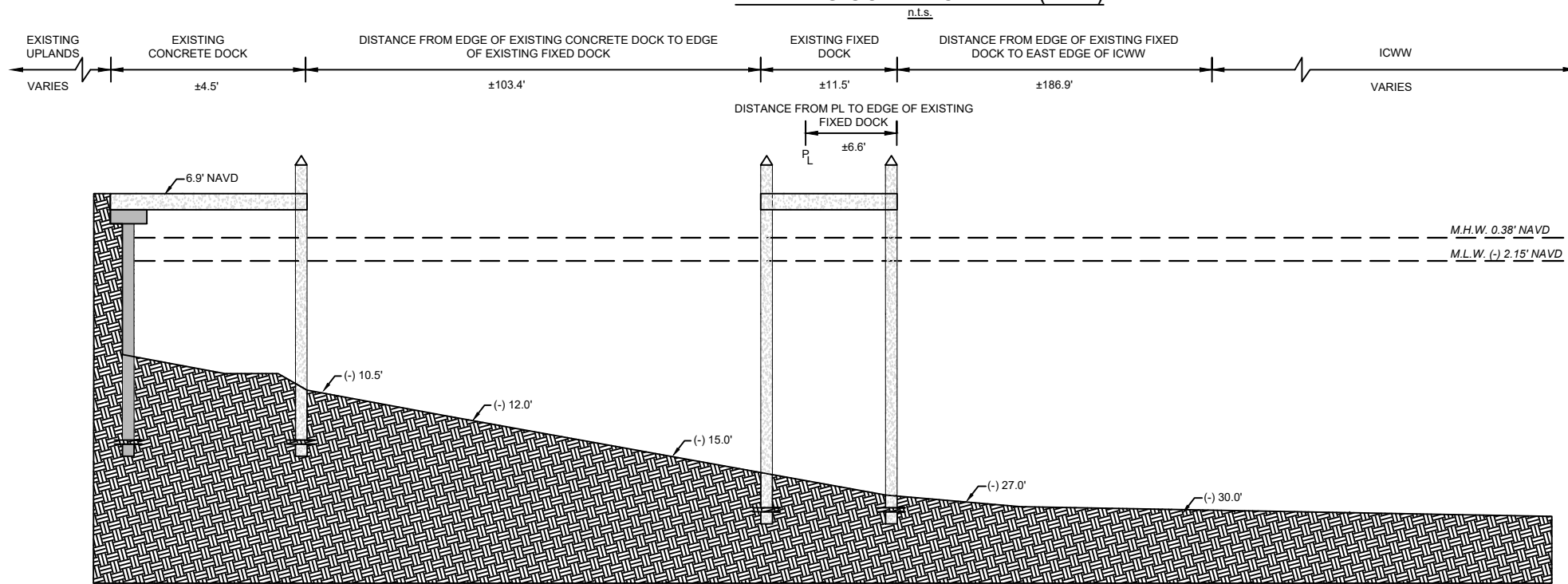
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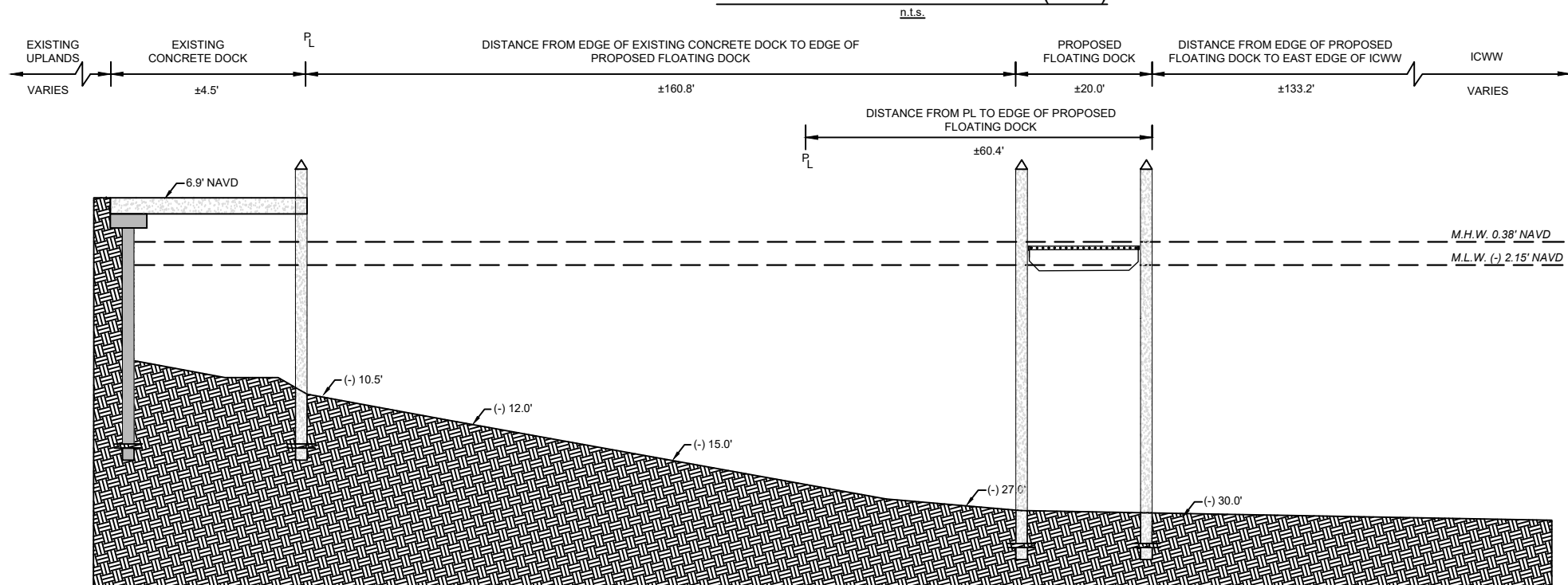
PIER 66 SOUTH MARINA
 PREPARED FOR:
SAILS VENTURES, LLC

PROPOSED CONDITIONS		
Date: 7/10/2019	Sheet : 2	of : 3
Proj No.: 06-0005.001		

EXISTING CONDITIONS A-A (TYP.)



PROPOSED CONDITIONS A-A (TYP.)



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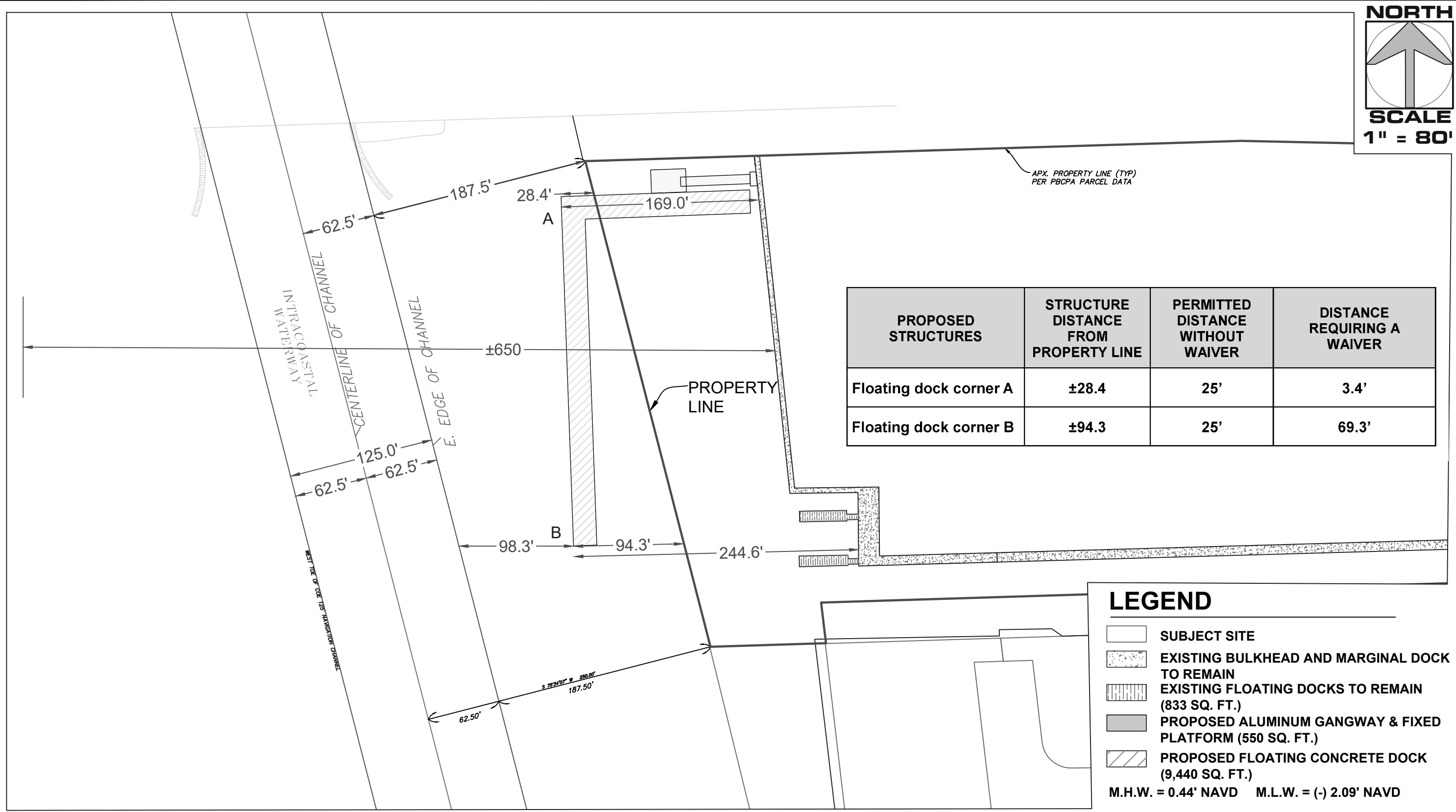
PIER 66 SOUTH MARINA

PREPARED FOR:
SAILS VENTURES, LLC

SECTIONS

Date: 7/10/2018	Sheet : 3	of : 3
Proj No.: 06-005.001		

**EXHIBIT VIII
DISTANCE EXHIBIT**



PROPOSED STRUCTURES	STRUCTURE DISTANCE FROM PROPERTY LINE	PERMITTED DISTANCE WITHOUT WAIVER	DISTANCE REQUIRING A WAIVER
Floating dock corner A	±28.4	25'	3.4'
Floating dock corner B	±94.3	25'	69.3'

LEGEND

- SUBJECT SITE
- EXISTING BULKHEAD AND MARGINAL DOCK TO REMAIN
- EXISTING FLOATING DOCKS TO REMAIN (833 SQ. FT.)
- PROPOSED ALUMINUM GANGWAY & FIXED PLATFORM (550 SQ. FT.)
- PROPOSED FLOATING CONCRETE DOCK (9,440 SQ. FT.)

M.H.W. = 0.44' NAVD M.L.W. = (-) 2.09' NAVD

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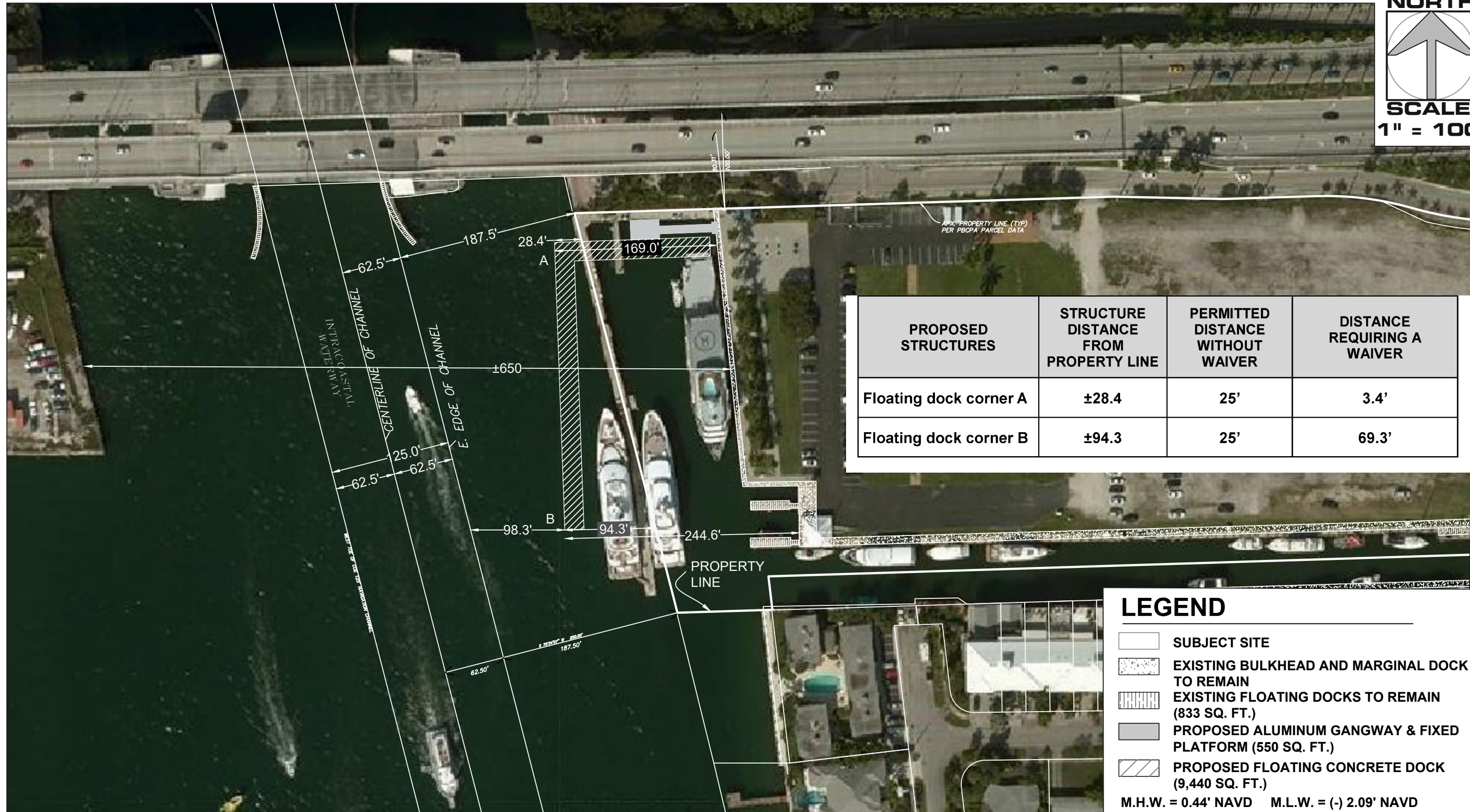
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- Environmental Consultants
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PIER 66 SOUTH MARINA
 PREPARED FOR:
 SAILS VENTURES, LLC

DISTANCE EXHIBIT

Date: 7/17/2019	Sheet : 1	of : 2
Proj No.: 06-0005.001		



PROPOSED STRUCTURES	STRUCTURE DISTANCE FROM PROPERTY LINE	PERMITTED DISTANCE WITHOUT WAIVER	DISTANCE REQUIRING A WAIVER
Floating dock corner A	±28.4	25'	3.4'
Floating dock corner B	±94.3	25'	69.3'

LEGEND

- SUBJECT SITE
- EXISTING BULKHEAD AND MARGINAL DOCK TO REMAIN
- EXISTING FLOATING DOCKS TO REMAIN (833 SQ. FT.)
- PROPOSED ALUMINUM GANGWAY & FIXED PLATFORM (550 SQ. FT.)
- PROPOSED FLOATING CONCRETE DOCK (9,440 SQ. FT.)

M.H.W. = 0.44' NAVD M.L.W. = (-) 2.09' NAVD

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PIER 66 SOUTH MARINA

PREPARED FOR:
SAILS VENTURES, LLC

DISTANCE EXHIBIT		
Date: 7/17/2019	Sheet :	of :
Proj No.: 06-0005.001	2	2

**EXHIBIT IX
EXISTING WAIVERS IN THE VICINTY**

EXISTING WAIVERS IN THE VICINITY



ADDRESS	MAXIMUM DISTANCE
27 Isla Bahia Drive	30'
2430 Laguna Drive	50'
2412 Laguna Drive	49'
2418 Laguna Drive	43'
540 Lido Drive	45.5'
209 Grand Birch, Slip 4	45.5'
215 Grand Birch	47.5'
209 Grand Birch, Slip 3	39.3'
321 N Birch Rd	75'
3 Harborage Isle	43'
1801 SE 21 st Ave	65'
1909 SE 21 st Ave	45.5'
2009 SE 21 st Ave	84'
Subject Site	69.3'

EXHIBIT X
LETTERS OF SUPPORT



AMERICAN
YACHT
AGENTS

Simplifying your life

July 10, 2019

RE: Pier 66 South/City of Fort Lauderdale Waiver Request

Dear Mayor, Commissioners, Marine Advisory Board, and Key Leaders:

I am writing to show my complete support for the proposed new dock at the Pier Sixty-Six South Marina.

I have reviewed the plans for the proposed project to install one (1) finger pier, extending west 25 feet beyond the property line into the Intracoastal Waterway. I understand that the proposal project will require a waiver of limitations through the City of Fort Lauderdale, along with permitting through the regulatory agencies.

This project is part of Tavistock's larger plans to revitalize this iconic property. The Pier South Marina is among the City's finest Marinas and its unique location on the south side of the 17th Street Bridge is an especially attractive feature for larger vessels staying in our City.

The existing dock at Pier South is not an ideal configuration to accommodate large vessels. While it is 400 feet long, there is a kink in the center of the dock that prevents boats larger than 200 feet from docking at this location without hanging over the dock.

The majority of our clients are over 80 meters (275'), and includes vessels such as Luna, (377') and Le Grande Bleu (370') neither of which can clear the 17th street causeway bridge due to their drafts and beams. Typically, we end up putting them in Port Everglades, but during cruise ship season that option is very limited. We did present south marina as an option to Le Grande Bleu a few years ago, but due to the kink in the dock, it was not possible. We investigated solutions like a float holding the vessel further off the dock, but none of the options were satisfactory. Currently our very large yachts are going to Miami or Palm Beach. We would like to see them visibly visit

• O: +1 954.908.7559 • M: +1 954.684.9456 • www.AmericanYachtAgents.com •

• 1126 S Federal Highway # 520 • Fort Lauderdale, FL 33316 •

Fort Lauderdale, so it remains considered as the "Yachting Capital of the World".

We look forward to hearing of your approval for these plans, and this exciting next chapter in Fort Lauderdale's story.

Sincerely,



Debora Radtke
Owner
American Yacht Agents, Inc.



• O: +1 954.908.7559 • M: +1 954.684.9456 • www.AmericanYachtAgents.com •

• 1126 S Federal Highway # 520 • Fort Lauderdale, FL 33316 •

NATIONAL MARINE

SUPPLIERS

June 24, 2019

RE: Pier 66 South
City of Fort Lauderdale Waiver Request

Dear Mayor, Commissioners, Marine Advisory Board, and Key Leaders:

I am writing to show my support for the proposed new dock at the Pier Sixty-Six South Marina.

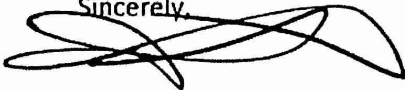
I have reviewed the plans for the proposed project to install one (1) finger pier, extending west 25 feet beyond the property line into the Intracoastal Waterway. I understand that the proposed project will require a waiver of limitations through the City of Fort Lauderdale, along with permitting through the regulatory agencies.

This project is part of Tavistock's larger plans to revitalize this iconic property. The Pier South Marina is among the City's finest Marinas and its unique location on the south side of the 17th Street Bridge is an especially attractive feature for larger vessels staying in our City, which is known worldwide as the yachting capital.

The existing dock at Pier South is not the ideal configuration to accommodate large vessels. While it is 400 feet long, there is a kink in the center of the dock that prevents boats larger than 200 feet from docking at this location without hanging over the dock. The new, modern floating dock would allow for vessels up to 300 feet in length (or 92 meters) to dock comfortably while taking another step toward efforts to enhance and revitalize this iconic waterfront property.

I humbly ask for your approval to move forward with these exciting plans.

Sincerely,



Dean Dutoit
Director of National Marine Suppliers, Inc.
2800 SW 2ND AVENUE
Ft. Lauderdale, FL 33315



"Our Reputation for Service and Savings is Our Most Valued Asset"

954.764.0975 • 1.800.MEGAYACHT • Fax: 954.764.1073

2800 SW 2nd Avenue, Fort Lauderdale, FL 33315

www.nationamarine.com



HILL ROBINSON INTERNATIONAL INC.

July 9, 2019

City of Fort Lauderdale
100 North Andrews Avenue
Fort Lauderdale, FL

RE: Pier 66 South, City of Fort Lauderdale Waiver Request

Dear Mayor Trantalis, Commissioners, the Marine Advisory Board and Key Leaders:

I'm writing on behalf of Hill Robinson in support of the proposed new dock at the Pier Sixty-Six South Marina.

We have reviewed the plans for the proposed project to install one (1) finger pier, extending west 25 feet beyond the property line into the Intracoastal Waterway. We understand that the proposed project will require a waiver of limitations through the City of Fort Lauderdale, along with permitting through the regulatory agencies.

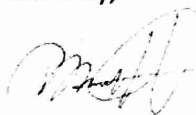
This project is part of Tavistock's larger plans to revitalize this iconic property. The Pier South Marina is among the City's best marinas; its unique location on the south side of the 17th Street bridge is an especially attractive feature for larger vessels staying in our city, known as the "Yachting Capital of the World". As you may know, yachts are getting bigger and there are not many places for them to go. It is our experience as a yacht management company and marina consultants, that accommodating large yachts is a strong place to start.

The existing dock at Pier South is not the ideal configuration to accommodate large vessels. While it is 400 feet long, a deviation in the center of the dock prevents boats over 200 feet from docking in this location, without overhanging the dock. The new, modern floating dock would allow for vessels up to 300 feet in length (92m) to dock comfortably – without also being subject to the bridge openings.

Being a global yacht management company with a presence in South Florida, we encourage our fleet to visit Fort Lauderdale. Improvements to Pier South is not only another step towards enhancing and revitalizing this waterfront property, but will also encourage yachts, otherwise limited due to size, to visit Fort Lauderdale.

We encourage the approval of the City of Fort Lauderdale to move forward with the exciting Pier South development plans.

Sincerely,



Barrett Wright
President, Hill Robinson USA

Hill Robinson International Inc.
1845 Cordova Road, Suite 211
Fort Lauderdale, FL 33316

Please note that any orders or requests for supply are made as agents only for and on behalf of the relevant client and/or yacht. No joint and several liability is accepted or implied. The Company's liability for each incident or series of incidents giving rise to a claim or claims shall never exceed EUR 500,000. All work will be charged according to our current Rate Sheet unless otherwise agreed in writing. All work is performed in good faith but without prejudice or guarantee and strictly in accordance with our Terms and Conditions, copies of which are available on request and also on our website www.hillrobinson.com/term-and-conditions. No Hill Robinson company provides legal, taxation or investment advice, and if such advice is deemed necessary, you should consult an appropriate adviser. Hill Robinson Limited is licensed by the Isle of Man Financial Services Authority and it is this company that provides all Corporate Service work. This disclaimer and these conditions apply to all Hill Robinson Companies.

June 24, 2019

RE: Pier 66 South
City of Fort Lauderdale Waiver Request

Dear Mayor, Commissioners, Marine Advisory Board, and Key Leaders:

I'm writing to show my support for the proposed new dock at the Pier Sixty-Six South Marina.

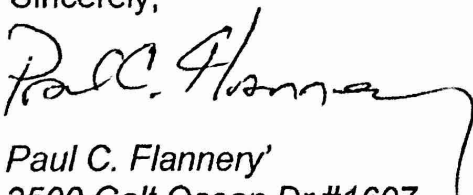
I have reviewed the plans for the proposed project to install one (1) finger pier, extending west 25 feet beyond the property line into the Intracoastal Waterway. I understand that the proposed project will require a waiver of limitations through the City of Fort Lauderdale, along with permitting through the regulatory agencies.

This project is part of Tavistock's larger plans to revitalize this iconic property. The Pier South Marina is among the City's finest Marinas and its unique location on the south side of the 17th Street bridge is an especially attractive feature for larger vessels staying in our City, which is known worldwide as the yachting capital.

The existing dock at Pier South is not the ideal configuration to accommodate large vessels. While it is 400 feet long, there is a kink in the center of the dock that prevents boats larger than 200 feet from docking at this location without hanging over the dock. The new, modern floating dock would allow for vessels up to 300 feet in length (or 92 meters) to dock comfortably, while taking another step toward efforts to enhance and revitalize this iconic waterfront property.

I humbly ask for your approval to move forward with these exciting plans.

Sincerely,



Paul C. Flannery
3500 Galt Ocean Dr #1607
Ft. Lauderdale, Fl. 33308

June 24, 2019

RE: Pier 66 South
City of Fort Lauderdale Waiver Request

Dear Mayor, Commissioners, Marine Advisory Board, and Key Leaders:

I'm writing to show my support for the proposed new dock at the Pier Sixty-Six South Marina.

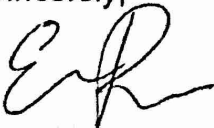
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I humbly ask for your approval to move forward with these exciting plans.

Sincerely,



Emma Ross
1805 Cordova Rd, Suite 205
Fort Lauderdale, FL 33316

June 24, 2019

RE: Pier 66 South
City of Fort Lauderdale Waiver Request

Dear Mayor, Commissioners, Marine Advisory Board, and Key Leaders:

I'm writing to show my support for the proposed new dock at the Pier Sixty-Six South Marina.

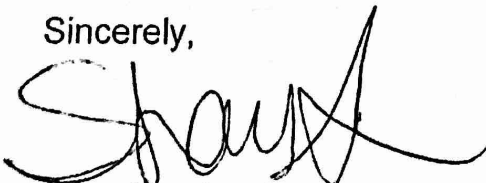
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I humbly ask for your approval to move forward with these exciting plans.

Sincerely,

A handwritten signature in black ink, appearing to read 'Shay', with a stylized flourish extending to the right.

Shay Loudenslager
1845 Cordova Rd., #205
Ft. Lauderdale, FL 33316

June 26, 2019

RE: Pier 66 South
City of Fort Lauderdale Waiver Request

Dear Mayor, Commissioners, Marine Advisory Board, and Key Leaders:

I'm writing to show my support for the proposed new dock at the Pier Sixty-Six South Marina.

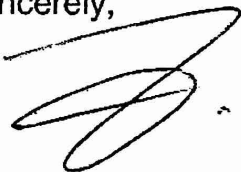
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This project is part of Tavistock's larger plans to revitalize this iconic property. The Pier South Marina is among the City's finest Marinas and its unique location on the south side of the 17th Street bridge is an especially attractive feature for larger vessels staying in our City, which is known worldwide as the yachting capital.

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I humbly ask for your approval to move forward with these exciting plans.

Sincerely,



Jonne Houwing
1845 Cordova Rd, Suite 205
Fort Lauderdale, FL 33316



LAUDERDALE MARINE CENTER

June 28, 2019

RE: Pier 66 South
City of Fort Lauderdale Waiver Request

Dear Mayor, Commissioners, Marine Advisory Board, and Key Leaders:

I'm writing to show my support for the proposed new dock at the Pier Sixty-Six South Marina.

I have reviewed the plans for the proposed project to install one (1) finger pier, extending west 25 feet beyond the property line into the Intracoastal Waterway. I understand that the proposed project will require a waiver of limitations through the City of Fort Lauderdale, along with permitting through the regulatory agencies.

This project is part of Tavistock's larger plans to revitalize this iconic property. The Pier South Marina is among the City's finest Marinas and its unique location on the south side of the 17th Street bridge is an especially attractive feature for larger vessels. With the development of new facilities in Palm Beach County, Ft. Pierce and Savannah, Georgia, this project will be instrumental in keeping these larger vessels in our City, which is known worldwide as the yachting capital.

The existing dock at Pier South is not the ideal configuration to accommodate large vessels. While it is 400 feet long, there is a kink in the center of the dock that prevents boats larger than 200 feet from docking at this location without hanging over the dock. The new, modern floating dock would allow for vessels up to 300 feet in length (or 92 meters) to dock comfortably, while taking another step toward efforts to enhance and revitalize this iconic waterfront property.

I humbly ask for your approval to move forward with these exciting plans.

Sincerely,

Doug West
President

June 24, 2019

RE: Pier 66 South
City of Fort Lauderdale Waiver Request

Dear Mayor, Commissioners, Marine Advisory Board, and Key Leaders:

I'm writing to show my support for the proposed new dock at the Pier Sixty-Six South Marina.

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I humbly ask for your approval to move forward with these exciting plans.

Sincerely,

Ted McCumber
Managing Director

July 8, 2019

RE: Pier 66 South
City of Fort Lauderdale Waiver Request

Dear Mayor, Commissioners, Marine Advisory Board, and Key Leaders:

I'm writing to show my support for the proposed new dock at the Pier Sixty-Six South Marina.

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I humbly ask for your approval to move forward with these exciting plans.

Sincerely,



Andrew Doole
President

Informa USA, Inc.
Global Exhibitions | US Boat Shows
1650 SE 17th Street, Suite 412
Fort Lauderdale, FL 33316-1735

© 1-954-INFORMA(463-6762)

Information Classification: General www.usboatshows.com/USBoatShows



June 24, 2019

RE: Pier 66 South
City of Fort Lauderdale Waiver Request

Dear Mayor, Commissioners, Marine Advisory Board, and Key Leaders:

I'm writing to show my support for the proposed new dock at the Pier Sixty-Six South Marina.

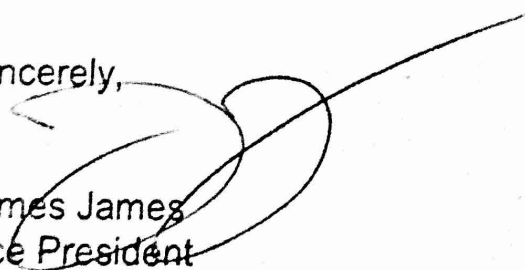
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I humbly ask for your approval to move forward with these exciting plans.

Sincerely,



James James
Vice President
Yacht Chandlers Inc.
750 West Sunrise Blvd
Fort Lauderdale, FL, 33306

July 8, 2019

RE: Pier 66 South
City of Fort Lauderdale Waiver Request

Dear Mayor, Commissioners, Marine Advisory Board, and Key Leaders:

I'm writing to show my support for the proposed new dock at the Pier Sixty-Six South Marina.

I have reviewed the plans for the proposed project to install one (1) finger pier, extending west 25 feet beyond the property line into the Intracoastal Waterway. I understand that the proposed project will require a waiver of limitations through the City of Fort Lauderdale, along with permitting through the regulatory agencies.

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I humbly ask for your approval to move forward with these exciting plans.

Sincerely,

A handwritten signature in black ink, appearing to read "Joseph Fallon", with a long horizontal line extending to the right.

Joseph Fallon
505 Idlewyld Drive
Fort Lauderdale, FL 33301

**Craig Heslin
1801 SE 21st Avenue
Fort Lauderdale FL 33316
516.816.5858**

July 3, 2019

RE: Pier 66 South
City of Fort Lauderdale Waiver Request

Dear Mayor, Commissioners, Marine Advisory Board, and Key Leaders:

I'm writing to show my support for the proposed new dock at the Pier Sixty-Six South Marina.

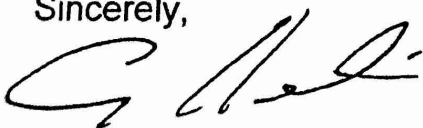
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This project is part of Tavistock's larger plans to revitalize this iconic property. The Pier South Marina is among the City's finest Marinas and its unique location on the south side of the 17th Street bridge is an especially attractive feature for larger vessels staying in our City, which is known worldwide as the yachting capital.

The existing dock at Pier South is not the ideal configuration to accommodate large vessels and creates challenges with larger vessels trying to dock without rubbing or hitting the existing dock at my home.

I humbly ask for your approval to move forward with these plans for safer docking experience and lower the risk of damage to my property.

Sincerely,



7/1/2019

Dear Mayor, Commissioners, Marine Advisory Board, and Key Leaders:

I'm writing to show my **support** for the proposed new dock at the Pier Sixty-Six South Marina.

I have reviewed the plans for the proposed project to install one (1) finger pier, extending west 25 feet beyond the property line into the Intracoastal Waterway. I understand that the proposed project will require a waiver of limitations through the City of Fort Lauderdale, along with permitting through the regulatory agencies.

This project is part of Tavistock's larger plans to revitalize this iconic property. The Pier South Marina is among the City's finest Marinas and its unique location on the south side of the 17th Street bridge is an especially attractive feature for larger vessels staying in our City, which is known worldwide as the yachting capital.

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I humbly ask for your approval to move forward with these exciting plans.

Yours sincerely,

Bruce Palmer

1701 SE 12th Ct, Fort Lauderdale, FL 33316, USA

June 28, 2019

RE: Pier 66 South
City of Fort Lauderdale Waiver Request

Dear Mayor, Commissioners, Marine Advisory Board, and Key Leaders:

I'm writing to show my support for the proposed new dock at the Pier Sixty-Six South Marina.

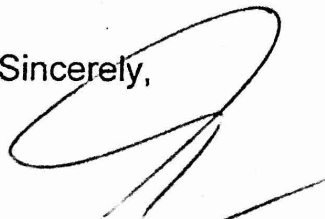
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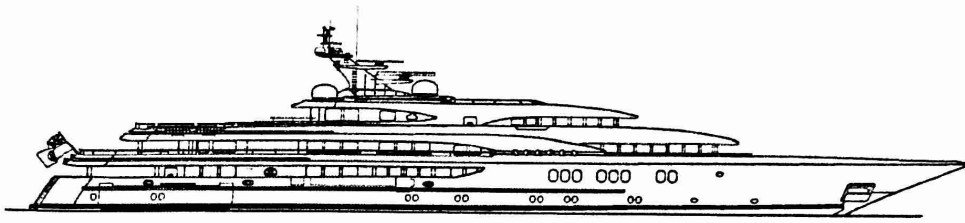
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I humbly ask for your approval to move forward with these exciting plans.

Sincerely,



Walter and Lisa Duke
901 SE 5th Court
Fort Lauderdale, Florida 33301



Avanti

RE: Pier 66 South
City of Fort Lauderdale Waiver Request

Dear Mayor, Commissioners, Marine Advisory Board, and Key Leaders

I'm writing to show my support for the proposed new dock at the Pier Sixty-Six South Marina.

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I humbly ask for your approval to move forward with these exciting plans.

Sincerely,

Captain: Andrew K. Serody
Captain@yachtavanti.net

avanti



GEORGETOWN, FL
O.N. — 737339

CAPTAIN ANDREW K. SERODY

DEAR MAYOR, COMMISSIONERS, MARINE ADVISORY BOARD, AND KEY LEADERS:



I support plans for the new dock at the Pier South Marina, which will require a waiver of limitations through the City of Fort Lauderdale. As a resident, I am encouraged by the plans I've seen and support Tavistock's vision to enhance one of our community's iconic waterfront locations

Their work looks very high quality.
It will enhance the neighborhood
and the City.

Sincerely,

Ann Lagasse

Signature

ANN M. LABASSE

Print Name

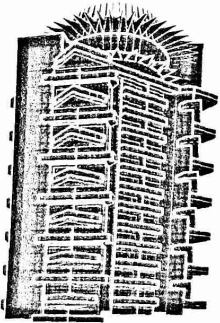
alagasse79@gmail.com

Email

1462 S. Ocean Lane, Apt 259,

Address

Fort Lauderdale, FL 33316



PIER SIXTY-SIX
HOTEL & MARINA



July 9, 2019

Pier 66 Marina - South

Commissioners, Marine Advisory Board, and Key Decision Makers:

I'm writing regarding our need as a city to approve the update to the docks at Pier 66 South.

I have reviewed the plans for the proposed project to update the finger pier. I understand that the proposed project will require a waiver of limitations through the City of Fort Lauderdale, along with permitting through the regulatory agencies.

Our cities three main industries are real estate, tourism, and yachting. As a key member of the yachting industry, I can't overemphasize the importance of approving this project. As new yachts continue to get larger our city has become limited in its ability to host the largest and most prestigious yachts. As other cities invest to attract these large vessels, the relevant supporting industry has begun to migrate to these new cities. A single large yacht can bring incredible economic impact during a weeks long visit to our city; often ten times that of smaller vessels. If key industry moves to West Palm Beach or Miami because more large yachts are visiting there rather than Fort Lauderdale, we could lose hundreds to thousands of jobs in the key yachting industry which has helped build this great city.

The existing dock at Pier South is not the ideal configuration to accommodate these large vessels. While it is 400 feet long, there is a kink in the center of the dock that prevents boats larger than 200 feet from docking at this location without hanging over the dock. The new, modern floating dock would allow for vessels up to 300 feet in length (or 92 meters) to dock comfortably, while taking another step toward efforts to enhance and revitalize this iconic waterfront property. It is also designed in such a way to minimize its environmental impact while simultaneously not impacting marine traffic in the channel.

I desperately ask for your approval to move forward with their plans.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tim Hamilton', with a stylized flourish at the end.

Timothy Hamilton
Lurssen Yachts Americas
2301 SE 17th St
Fort Lauderdale, FL 33316

ITEM VI

MEMORANDUM MF NO. 19-14

DATE: July 17, 2019

TO: Marine Advisory Board Members

FROM: Andrew Cuba, Manager of Marine Facilities

RE: August 1, 2019 MAB Meeting - Dock Waiver of Distance Limitations – Robert McComsey and Lory Reyes / 1180 N. Federal Highway Unit 1608 Slip #10

Attached for your review is an application from Robert McComsey and Lory Reyes / 1180 N. Federal Highway Unit 1608 Slip #10

APPLICATION AND BACKGROUND INFORMATION

The applicant is requesting approval for installation of a 4-post boat lift extending a maximum of +/-30' into the Middle River. The distances this structure will extend from the property line into waterway is shown in the survey and summarized in Table 1 below:

TABLE 1

PROPOSED STRUCTURES	STRUCTURE DISTANCE FROM PROPERTY LINE	PERMITTED DISTANCE WITHOUT WAIVER	AMOUNT OF DISTANCE REQUIRING WAIVER
Boat Lift	+/-30'	25'	+/-5'

The City's Unified Land and Development Regulations (UDLR) Secs. 47-19.3.C limits the maximum distance of mooring structures to 25' or 25% of the width of the waterway, whichever is less. Section 47-19.3. E authorizes the City Commission to waive that limitation based on a finding of extraordinary circumstances. The applicant indicates that the proposed boat lift is necessary to protect the vessel as it is located adjacent to a water skiing area.

PROPERTY LOCATION AND ZONING

The property is located is the Riva Condominium within the B-1 Boulevard Business District. It is situated on the western shore of the Middle River where the width between the applicant's property line to the closest adjacent structure is +/-315 feet, according to the Summary Description provided in **Exhibit 1**.

RECOMMENDATIONS

Should the Marine Advisory approve the application, the resolution under consideration by the City Commission should include at least the following as prescribed in the ULDR and City Code of Ordinances:

1. The applicant is required to comply with all applicable building and zoning regulations as well as any other Federal and State laws and permitting requirements including the Broward County Environmental Protection and Growth Management Department, the Florida Department of Environmental Protection and the U.S. Army Corps of Engineers.
2. The applicant is required to install and affix reflector tape to the proposed boat lift piles in accord with Section 47.19.3.E of the Unified Land and Development Regulations (ULDR).
3. As a general condition of approval and in order to review for final consistency with construction of facilities in accord with this application and City building permits the applicant is required to provide the City's Supervisor of Marine Facilities with copies of "As Built" drawings from a certified and licensed contractor.

AC
Attachment

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

EXHIBIT I
APPLICATION FOR WATERWAY WAIVER

**CITY OF FORT LAUDERDALE
MARINE FACILITIES
APPLICATION FOR WATERWAY PERMITS, WAIVERS AND LICENSES**

Any agreement with the City of Fort Lauderdale and other parties, such as, but not limited to, licenses, permits and approvals involving municipal docking facilities or private uses in the waterways as regulated by Section 8 of the City Code of Ordinances or Section 47-19.3 of the City's Urban Land Development Regulations, shall be preceded by the execution and filing of the following application form available at the Office of the Supervisor of Marine Facilities. The completed application must be presented with the applicable processing fee paid before the agreement is prepared or the application processed for formal consideration (see City of Fort Lauderdale Code Section 2-157). If legal publication is necessary, the applicant agrees to pay the cost of such publication in addition to the application fee.

**APPLICATION FORM
(Must be in Typewritten Form Only)**

1. LEGAL NAME OF APPLICANT - (If corporation, name and titles of officers as well as exact name of corporation. If individuals doing business under a fictitious name, correct names of individuals, not fictitious names, must be used. If individuals owning the property as a private residence, the name of each individual as listed on the recorded warranty deed):

NAME: Robert McComsey and Lory Reyes

TELEPHONE NO: 917-498-0071
(Home)

2. APPLICANT'S ADDRESS (if different than the site address): N/A

3. TYPE OF AGREEMENT AND DESCRIPTION OF REQUEST: The applicant requests a wavier for the proposed construction of a four (4) post boat lift that extends beyond 25ft from the property line in slip #10.

4. SITE ADDRESS: 1180 N. FEDERAL HWY #1608, FORT LAUDERDALE FLORIDA, 33304

ZONING: B-1

LEGAL DESCRIPTION: RIVA CONDOMINIUM UNIT 1608 PER AMCDO CIN #113566952

5. EXHIBITS (In addition to proof of ownership, list all exhibits provided in support of the applications). Warranty Deed, Project Plans, Site Location, Summary Description, Letter of Recommendation by HOA, Assignment of use rights to boat slip, Site Photographs, Sovereignty Submerged Land Lease


Applicant's Signature

7/16/19
Date

The sum of \$ 300.00 was paid by the above-named applicant on the _____ of _____, 2019 Received by: _____

City of Fort Lauderdale

=====For Official City Use Only=====

Marine Advisory Board Action

Commission Action

Formal Action taken on _____

Formal Action taken on _____

Recommendation _____

Action _____

EXHIBIT II
TABLE OF CONTENTS

TABLE OF CONTENTS

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PROJECT PLANS	2
SITE AERIAL	3
SUMMARY DESCRIPTION	4
HOA LETTER OF RECOMMENDATION	5
ASSIGNMENT OF USE RIGHTS TO BOAT SLIP	6
SITE PHOTOGRAPHS	7
SOVEREIGNTY SUBMERGED LAND LEASE	8

**EXHIBIT III
WARRANTY DEED**

(This instrument should be placed in envelope)
Health Land Title, LLC
121 Queensland Blvd, Suite 900
West Palm Beach, FL 33401

This instrument prepared by:
Tom Jones
Health Land Title, LLC
121 Queensland Blvd, Suite 900
West Palm Beach, FL 33401

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR PROCESSING DATA

Property Appraiser's Parcel Identification Number 4942 36 AL 1000

SPECIAL CONDOMINIUM WARRANTY DEED

THIS INDENTURE, made this 4 day of December, 2018, between PREMIER RIVA, LLC, a Delaware limited liability company, whose address is 2601 E. Oakland Park Boulevard, Suite 200, Fort Lauderdale, Florida, 33306, hereinafter referred to as "Grantor," and Robert McComsey and Lory Reyes, whose address is 1180 N Federal Hwy #1108, Ft Lauderdale, FL 33304 hereinafter referred to as "Grantee."

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10) and other good and valuable consideration to it in hand paid by the Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to the Grantee, and the Grantee's heirs and assigns forever, the following described real property situated, lying and being in Broward County, Florida, to wit:

Condominium Unit 1608, RIVA, A CONDOMINIUM, according to the Declaration of Condominium thereof, recorded in Official Records Book 50792, Page 797, as Amended and Restated Declaration of Condominium recorded in Official Records Instrument Number 113566952, as amended from time to time, of the Public Records of Broward County, Florida, together with an undivided interest in the common elements.

Grantee, by acceptance hereof, and by agreement with Grantor, hereby expressly assumes and agrees to be bound by and to comply with all of the covenants, terms, conditions and provisions set forth and contained in the aforescribed Declaration, including, but not limited to,

the obligation to make payment of Assessments for the maintenance and operation of the
Condominium.

This conveyance is made subject to the following:

1. Real estate taxes for the year of closing and subsequent years and any special taxes or assessments entered against said property after the date of closing;
2. Applicable zoning regulations and ordinances;
3. All of the terms, provisions, conditions, rights, privileges, obligations, easements and liens set forth and contained in the Declaration and all exhibits and any amendments thereto;
4. All of the covenants, agreements, conditions, restrictions and easements of record, if any, which may now affect the afore-described property, but without reimposing any of same;
5. Perpetual easement for encroachments now existing or hereafter existing caused by the settlement or movement of improvements or caused by minor inaccuracies in building or rebuilding;
6. Such facts as an accurate survey would show.

AND FURTHER SUBJECT TO THOSE EXCEPTIONS
AS LISTED ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF BUT WITHOUT REIMPOSING ANY OF SAME

The Grantor does hereby warrant the title to said property by, through and under the said Grantor and will defend the same against lawful claims of all persons claiming by, through or under the Grantor.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

PREMIER RIVA, LLC, a Delaware limited liability company formerly Premier Riva, LLC, a Florida limited liability company

By: PREMIER DEVELOPERS V, LLC
a Florida limited liability company
Its: Manager

By: _____
Bradley Deckelbaum, as manager

Signed, sealed and delivered
In the presence of:

[Signature]
Signature

Susu Iser
Printed Name of Witness

[Signature]
Signature

Lili Rivera
Printed Name of Witness

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 4 day of December, 2018, by Bradley Deckelbaum, manager of PREMIER DEVELOPERS V, LLC, a Florida limited liability company, as manager of PREMIER RIVA, LLC, a Delaware limited liability company formerly Premier Riva, LLC, a Florida limited liability company, who is personally known to me or who has produced _____ as identification.

My Commission expires:

[Signature]
Notary Public

Susu Iser
Printed Name of Notary Public

Commission Number



**EXHIBIT IV
PROJECT PLANS**

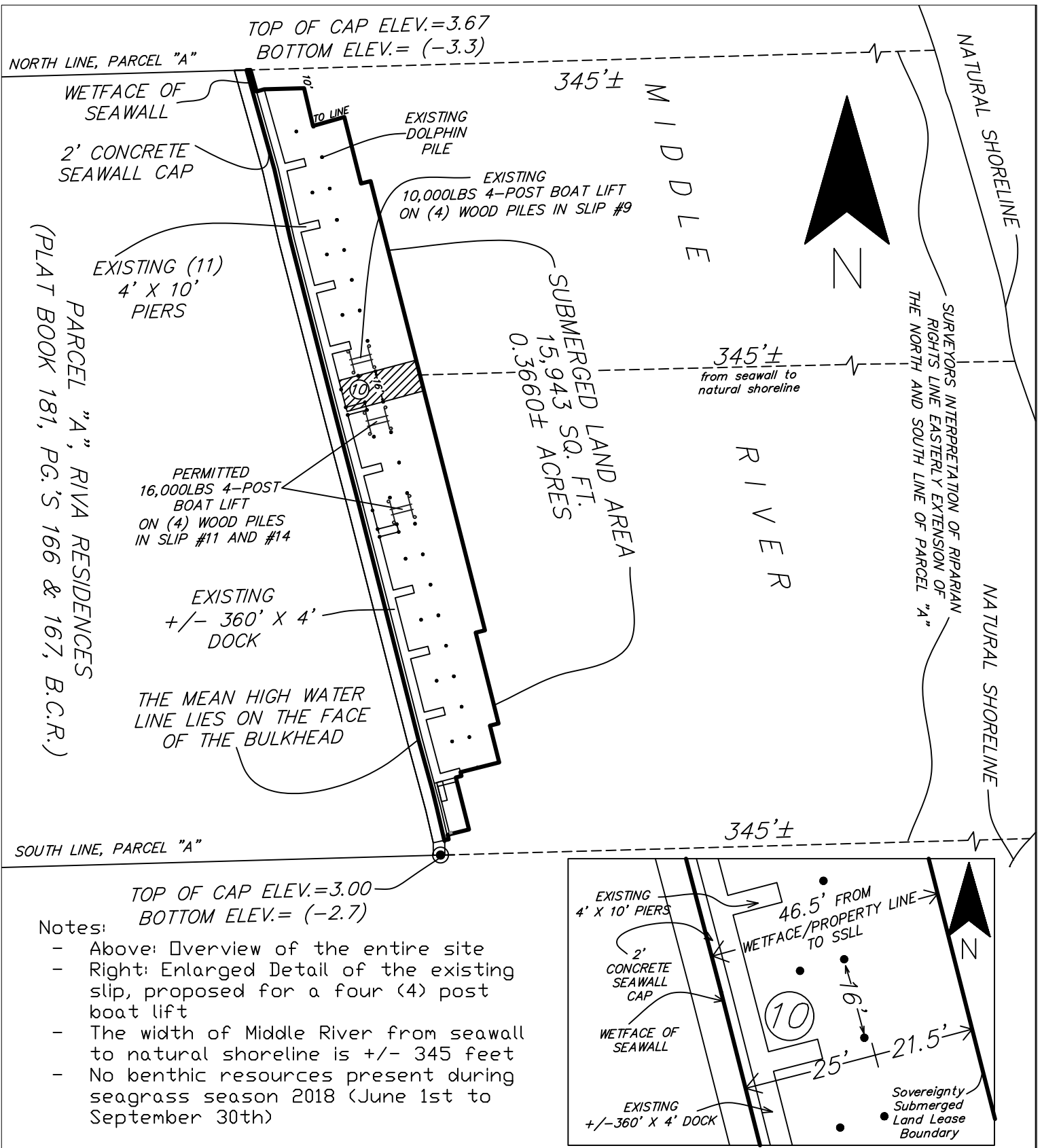


Figure 1
Existing Site Conditions Slip #10

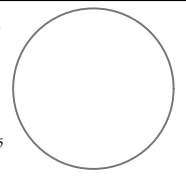
1180 North Federal Hwy #1608
Ft. Lauderdale Florida, 33304



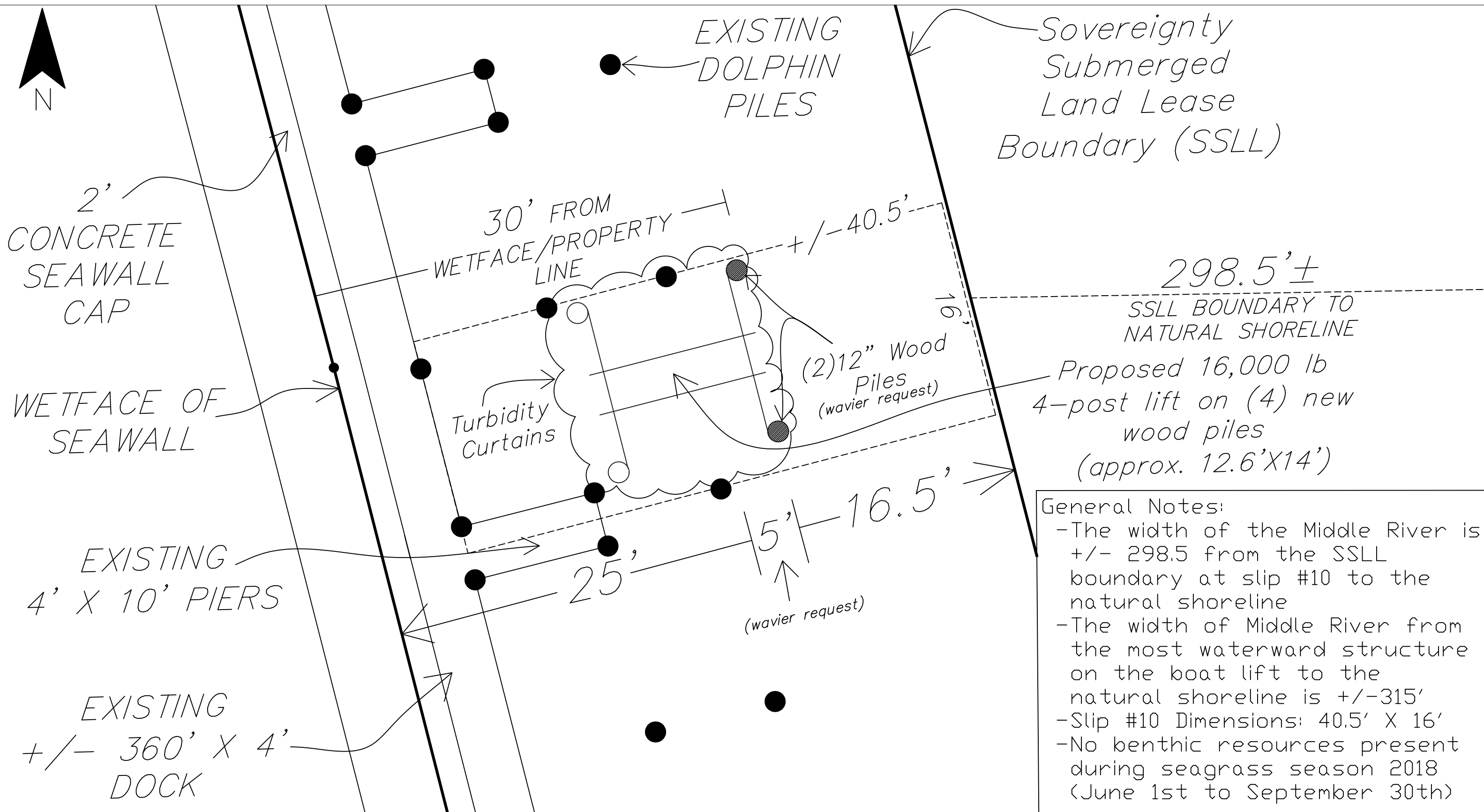
EnviroCare International Solutions, Inc.
832 NE 26th Street
Wilton Manors Florida, 33305
Phone:(954) 730-7707
Fax: (954) 730-7717



Biagi and Associates Engineering, LLC
555 W Prospect Road
Oakland Park, FL 33309
T: 954.776.8004 | F: 954.776.8015
info@biagiengineering.com



Diane G. Marotta, P.E.
FL# 82591



General Notes:

- The width of the Middle River is +/- 298.5 from the SSSL boundary at slip #10 to the natural shoreline
- The width of Middle River from the most waterward structure on the boat lift to the natural shoreline is +/- 315'
- Slip #10 Dimensions: 40.5' X 16'
- No benthic resources present during seagrass season 2018 (June 1st to September 30th)



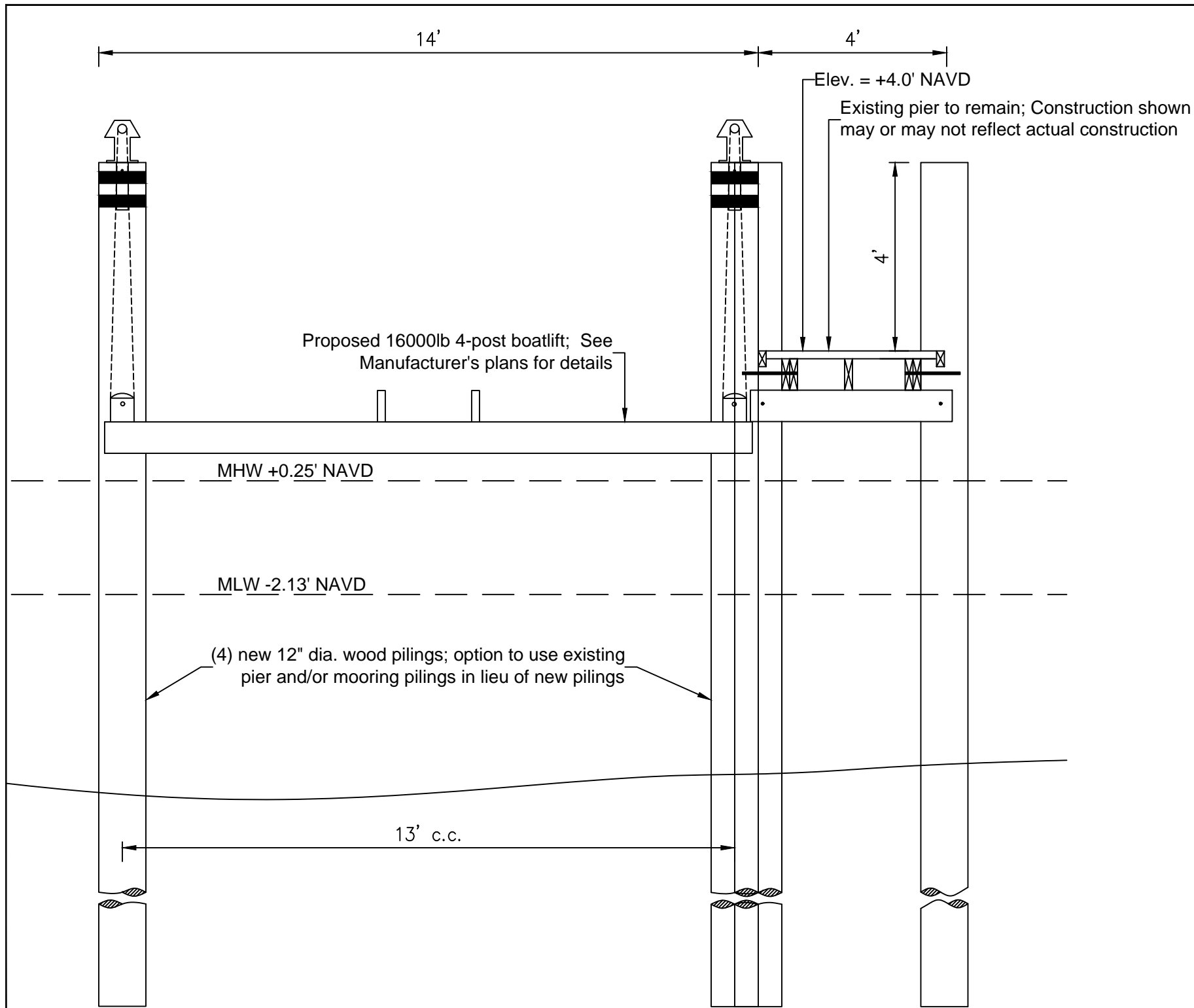
EnviroCare International Solutions, Inc.
 832 NE 26th Street
 Wilton Manors Florida, 33305
 Phone: (954) 730-7707
 Fax: (954) 730-7717

Figure 2
 Proposed Site Plan Slip #10

1180 North Federal Hwy #1608
 Ft. Lauderdale Florida, 33304

Biagi and Associates Engineering, LLC
 555 W Prospect Road
 Oakland Park, FL 33309
 T: 954.776.8004 | F: 954.776.8015
 info@biagiengineering.com

Diane G. Marotta, P.E.
 FL# 82591

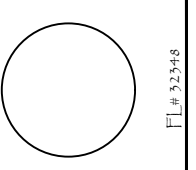


BOATLIFT DETAIL

SCALE: 3/8" = 1'-0"

General Notes:

1. New lift pilings to be 12" dia. CCA treated wood pilings.
2. All pilings shall be driven to develop a minimum allowable bearing capacity of 10 tons and shall penetrate a minimum of 8' into yielding material or 2' into rock.
3. All hardware to be galvanized or stainless steel.
4. Turbidity barriers are to surround all in water construction areas during piling installation activities.
5. Elevations shown are based on the North American Vertical Datum of 1988.
6. Design in accordance with 2017 6th Edition of the Florida Building Code.
7. Construction methods, procedures, and sequences are the responsibility of the Contractor. The Contractor shall take the necessary means to maintain and protect the structural integrity and serviceability of the construction at all times.
8. Any discrepancies found for any circumstance between the structural plans and the existing conditions found on site and/or any conditions that were omitted on the plans will be the responsibility of the Contractor to immediately bring to the attention of the Engineer of Record.
9. Existing conditions are unknown, therefore, worst case conditions have been approximated. all existing conditions are assumed and must be confirmed by the gc after permitting.
10. Engineer's Limitations of Responsibility: The Engineer shall not be responsible for the quality or composition of materials, fabrications, construction inspection, supervision, or review, special inspection, or the quality and correctness of construction unless the appropriate submissions, reports, approvals, inspections, site visit, construction review, or special inspections are performed by the Engineer or his representative as required herein, and then only such responsibility as is associated with the specific work performed as is commonly assigned a structural engineer in relation to other engineering and construction disciplines associated with the project.
11. The Engineer shall not be responsible for site and construction safety and/or the safety of construction workers. Site and construction safety is the responsibility of the Contractor. The Contractor shall be responsible for the safety of his employees and the safety of the employee of all subcontractors to the project.
12. Engineer's Statement of Compliance: To the best of the Engineer's knowledge, the structural plans and specifications presented herein comply with the applicable minimum building codes, standards, and practices.



Biagi and Associates
Engineering, LLC
555 W Prospect Road
Oakland Park, FL 33309
T: 954.776.8004 | F: 954.776.4015
info@biagiengineering.com

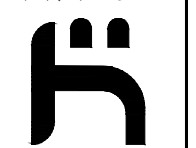


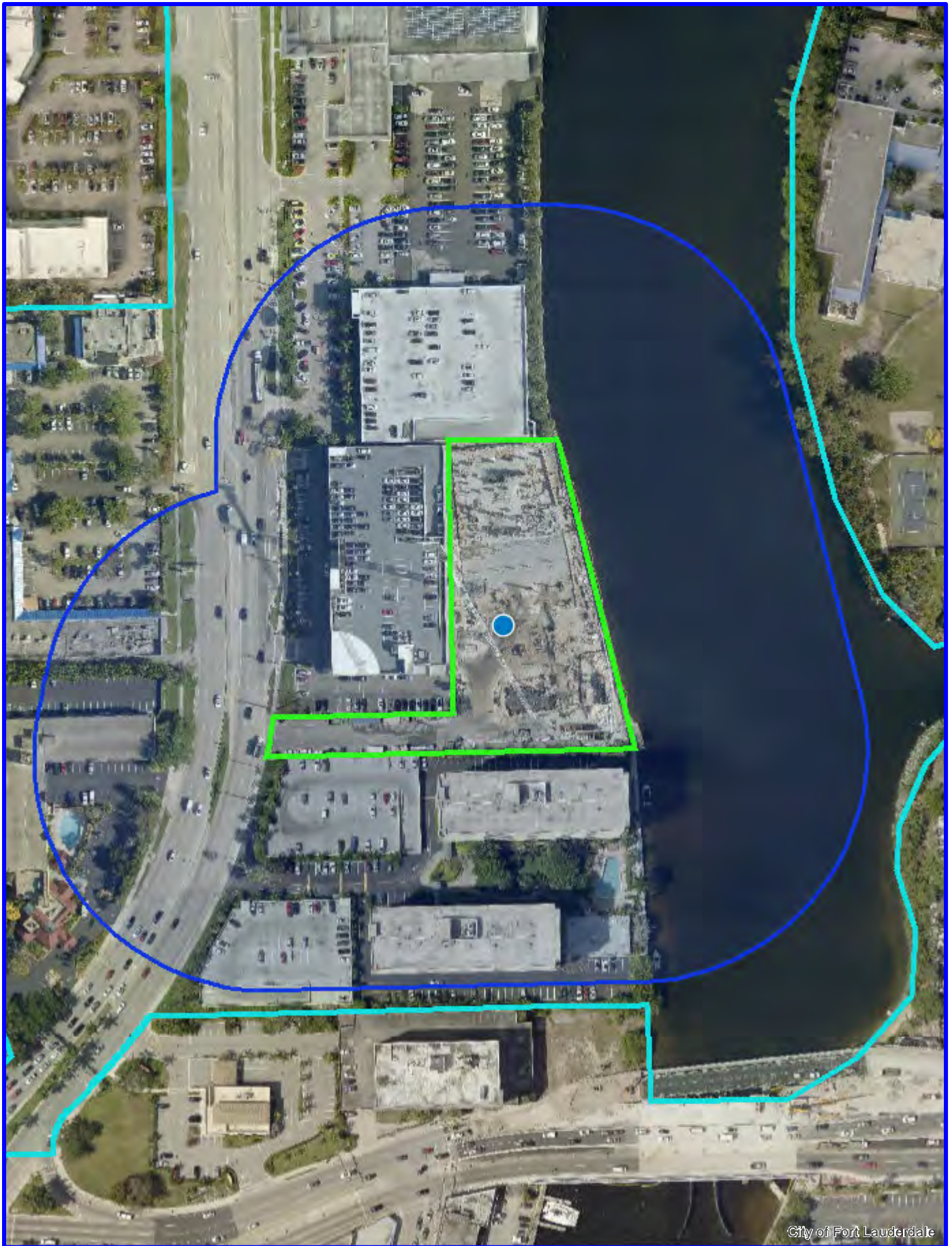
Figure 3
Cross Section of
Proposed Boat Lift

PREPARED FOR:
BOATLIFTS & DOCKS
OF SOUTH FLORIDA
989 NW 31ST AVENUE
POMFANO BEACH, FL 33069
954-971-0811 SCC131151479

4-POST BOAT LIFT FOR:
MCCOMSEY (SLIP #10)
@ RIVA CONDO
1180 N FEDERAL HWY
#1608
FT LAUDERDALE, FL

DATE	NOTES/REVISIONS

**EXHIBIT V
SITE AERIAL**



City of Fort Lauderdale



CITY OF FORT LAUDERDALE

1180 N Federal Hwy



0 90 180 Feet

GIS
Fort Lauderdale

**EXHIBIT VI
SUMMARY DESCRIPTION**

Summary Description

1180 N. Federal Hwy.

#1608

The project site is located along Middle River at 1180 N. Federal Hwy, in Section 36, Township 49, Range 42E, in the City of Fort Lauderdale, Broward County, Florida

The property is located along Middle River, which is a tidal waterbody. The nearest direct connection to the Atlantic Ocean is about 3.1 miles to the south at the Port Everglades Inlet. As the project site is located along middle river, the incoming tidal waters (flood) at the site move to the north and the outgoing waters (ebb) move to the south.

The project site consists of an existing \pm 1,880 sq. ft. marginal dock. The proposed project includes the installation of a 16,000lbs 4-post boat lift in slip #10 at the RIVA Condominium on the Middle River. As measured from the property line, (2) of the wooden piles that the proposed 16,000lbs 4-post boat lift will rest on encroaches more than 25' from the property line (encroaches 30') into the Middle River. However, the boat lift is setback 16.5 feet from the Sovereignty Submerged Land Lease Boundary. This distance is over the allowable 25' distance into the waterway from the property line, require a variance waiver for the proposed boat lift. The boat lift's (4) wooden piles will serve as guide poles and reflective tape will be placed on these piles to ensure safety and compliance with city code: 8-91(d).

The proposed boat lift is being applied for concurrently with the Broward County Environmental Protection & Growth Management Department, Florida Department of Environmental Protection, and the US Army Corps of Engineers (Through FDEP SPGP Green).

The following three (3) matters provide justification for this waiver request:

1. All structures and piles will not exceed 30% of the width of the waterway.
2. Due to the extraordinary width of the waterway at this location to the closest structure (\pm 315), the proposed project will not impede navigation within Middle River.
3. The 16,000lbs 4-post boat lift protects the vessel in and adjacent to a water-skiing area.

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

PROPOSED STRUCTURE	STRUCTURE DISTANCE FROM PROPERTY LINE	PERMITTED DISTANCE WITHOUT WAIVER	DISTANCE REQUIRING A WAIVER
16,000lbs 4-post boat lift: (2) eastern piles beyond 25' require wavier	±30.0'	25.0'	±5.0'

**EXHIBIT VII
HOA LETTER OF
RECOMMENDATION**

PREMIER RIVA

July 16, 2019

To Whom It May Concern:

Robert McComsey and Lory Reyes purchased Boat Slip #10 at Riva Condominiums. They have the approval of the board to install a boat lift in it.

If you have any questions, please do not hesitate to call me at 954-288-5019.

Sincerely,

RIVA FORT LAUDERDALE CONDOMINIUM ASSOCIATION, INC.



Anita Ortiz
Secretary/Treasurer

Please note that our new address is 1180 N Federal Highway, Fort Lauderdale, FL 33304

2101 N. Andrews Avenue ■ Ste 100 ■ Fort Lauderdale, FL 33311 ■ (954) 400 - 7309

**EXHIBIT VIII
ASSIGNMENT OF
USE RIGHTS TO
BOAT SLIP**

**ASSIGNMENT OF USE RIGHTS TO
BOAT SLIP**

THIS ASSIGNMENT OF USE RIGHTS TO BOAT SLIP ("Assignment") is made this 28 day of December, 2018, by PREMIER RIVA, LLC, a Delaware limited liability company (hereinafter "Assignor"), whose address is 2601 E. Oakland Park Boulevard, Suite 200, Fort Lauderdale, Florida, 33306 to Robert McComsey and Lory Reyes (hereinafter "Assignee"), whose address is 100 United Nations Plaza, Apt 32A, New York, NY 10017.

RECITALS:

WHEREAS, Assignor is the Developer under the Amended and Restated Declaration of Condominium of RIVA, a Condominium (the "Condominium") (the "Declaration") recorded in Official Records Book 50792, Page 797, as amended from time to time, of the Public Records of Broward County, Florida; and

WHEREAS, as part of the Condominium, there are boat slips (the "Boat Slips"). A diagram of the Boat Slips is included as the sheet labeled "Lobby Floor" of Exhibit "B" to the Declaration; and

WHEREAS, Assignee is the owner of Unit No. 1608, RIVA, A CONDOMINIUM.

WHEREAS, Assignor has agreed to assign to Assignee use rights to a certain Boat Slip described below.

NOW, THEREFORE, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Recitals. The above recitals are true and correct and form a material part of this Assignment.

2. Assignment of Use Rights to Boat Slip. Assignor hereby assigns to Assignee use rights to:

Boat Slip No. 10, as shown on Sheet labeled "Lobby Floor" of Exhibit "B" to the Declaration (the "Boat Slip"), governed by that certain Board of Trustees of the Internal Improvement Trust Fund of the State of Florida Sovereignty Submerged Lands Lease No. 060352716.

Assignor is assigning use rights to the above-described Boat Slip, which includes an exclusive right to use the Boat Slip.

3. Rules and Regulations of RIVA Fort Lauderdale Condominium Association, Inc. The use of the Boat Slip is subject to rules and regulations promulgated by RIVA FORT LAUDERDALE CONDOMINIUM ASSOCIATION, INC. (the "Association"), and all terms and provisions set forth in the Declaration. Assignee agrees to comply with all rules and regulations governing the Boat Slips.

4. Further Assignment by Assignee. Assignee may assign the Boat Slip only to a person or entity owning a unit in RIVA, A CONDOMINIUM. Such assignment shall be in compliance with Florida law and shall be on forms approved by the Association. The Association shall be provided with notice of the assignment.

5. Exceptions. This Assignment is made subject to and Assignee shall be bound by the terms, conditions and regulations contained in the Declaration.

6. Use of Boat Slip. Assignee agrees that only reasonable and customary use will be made of the Boat Slip covered hereby, and that no unnecessary wear and tear, disturbance, nuisance, rubbish or garbage will be permitted on the Boat Slip or adjacent facilities or premises. Assignee agrees to keep the Boat Slip and adjacent premises free and clear of all obstructions, and Assignee will dispose of all rubbish and garbage in appropriate containers. Assignee shall be responsible for the conduct and actions of his or her guests.

7. Damages and Insurance. Assignor and the Association will not be responsible for any injuries and property damage caused by or arising out of the use of the Boat Slip. The use of all of the Boat Slip is entirely at the risk of Assignee, as to theft, fire, vandalism and other acts of God. Assignor and the Association do not maintain insurance covering the personal property of Assignee. It is the responsibility of Assignee to adequately insure its property.

8. No Liability for Damages. Assignor and the Association, their employees or agents, shall not be responsible for any injuries, including death, or property damage resulting from, caused by, or arising out of the use of the Boat Slip. Assignee releases and discharges Assignor and the Association from any and all liability from loss, injury or damages to persons or property sustained while in or on the Boat Slip.

9. Miscellaneous.

(a) Execution by Parties. This Assignment shall not become effective until it has been executed by all of the parties hereto, but shall be dated for purposes hereof as of the date and year first above written.

(b) Applicable Law. This Assignment shall be construed under the laws of the State of Florida.

(c) Time of the Essence. Time is of the essence.

(d) Binding Effect upon Successors and Assigns. This Assignment shall be binding upon and inure to the benefit of, respectively, the parties, their successors, legal representatives, grantees and assigns, as applicable and appropriate.

(e) Severability. If any term of this Assignment shall be held to be invalid, illegal or unenforceable, the validity of the other terms of this Assignment shall in no way be affected thereby.

(f) Counterparts. This Assignment may be executed in any number of counterparts, each of which, when so executed and delivered, shall be an original, but each counterpart shall together constitute one and the same instrument.

(g) Attorneys' Fees. If it becomes necessary for either party herein, their successors or assigns, or the Association, to seek legal means to enforce the terms of this Assignment, the prevailing party will be liable for all reasonable attorneys' fees, collection costs, travel expenses, deposition costs, expert witness expenses and fees, and any other cost of whatever nature reasonably and necessarily incurred by the prevailing party as a necessary incident to the prosecution or defense of such action plus court costs in all proceedings, trials and appeals.

(h) Waiver. No waiver of any breach of this Assignment shall be held to be a waiver of any other or subsequent breach. All remedies afforded in this Assignment shall be taken and construed as cumulative; this is, in addition to every other remedy provided therein or by law. The failure of either party to enforce at any time any of the provisions of this Assignment, or to exercise any option which is herein provided, or to require at any time performance by the other party of any of the provisions hereof, shall in no way be construed to be a waiver or create an estoppel from enforcement of such provisions, nor in any way to affect the validity of this Assignment or any part thereof, or the right of either party to thereafter enforce each and every such provision, or to seek relief as a result of the prior breach.

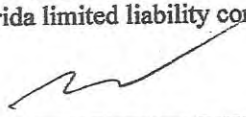
(i) Total Agreement. This Assignment contains the entire understanding of the parties and supersedes all previous verbal and written agreements. There are no other agreements, representations or warranties not set forth herein.

IN WITNESS WHEREOF, this Assignment has been executed on the day and year first above written.

ASSIGNOR:

PREMIER RIVA, LLC, a Delaware limited liability company formerly Premier Riva, LLC, a Florida limited liability company

BY: PREMIER DEVELOPERS V, LLC
a Florida limited liability company, its Manager

BY: 

Bradley Deckelbaum, as manager

ASSIGNEE:

Robert McComsey

Lory Reyes

IN WITNESS WHEREOF, this Assignment has been executed on the day and year first above written.

ASSIGNOR:

PREMIER RIVA, LLC, a Delaware limited liability company formerly Premier Riva, LLC, a Florida limited liability company

BY: PREMIER DEVELOPERS V, LLC
a Florida limited liability company, its Manager

BY: _____
Bradley Deckelbaum, as manager

ASSIGNEE:



Robert McComsey



Lory Reyes

**RECEIPT OF ASSIGNMENT BY RIVA FORT LAUDERDALE
CONDOMINIUM ASSOCIATION, INC.**

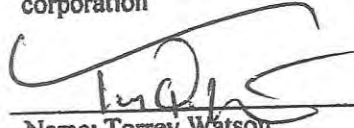
I, Torrey Watson, as President of RIVA FORT LAUDERDALE CONDOMINIUM ASSOCIATION, INC., a non-profit Florida corporation, acknowledges receiving a copy of the foregoing Assignment of Use Rights to Boat Slip. The Assignment will be duly noted in the official records of the Association.

RIVA FORT LAUDERDALE CONDOMINIUM
ASSOCIATION, INC., a non-profit Florida
corporation



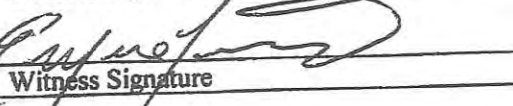
Witness Signature

By:



Name: Torrey Watson

Title: President



Witness Signature

**EXHIBIT XI
SITE PHOTOGRAPHS**

1. Northern portion of slip #10, facing southeast along marginal dock



2. Center portion of slip #10, facing directly east along marginal dock



3. Southern portion of slip #10, facing Northeast



**EXHIBIT X
SOVEREIGNTY
SUBMERGED
LAND LEASE**



McLAUGHLIN ENGINEERING COMPANY
LB#285

ENGINEERING * SURVEYING * PLATTING * LAND PLANNING
400 N.E. 3rd AVENUE FORT LAUDERDALE, FLORIDA 33301
PHONE (954) 763-7611 * FAX (954) 763-7615

CERTIFIED TO:
THE BOARD OF TRUSTEES
OF THE INTERNAL
IMPROVEMENT TRUST
FUND OF THE
STATE OF FLORIDA
LEGAL DESCRIPTION:

SKETCH AND DESCRIPTION
A PORTION OF MIDDLE RIVER
ADJACENT TO PARCEL "A",
RIVA RESIDENCES (181-166 & 167)
IN SECTION 36-49-42
SHEET 2 OF 3 SHEETS

Any and all sovereignty lands lying within the following described boundaries: A portion of Middle River, being a portion of, Section 36, Township 49 South, Range 42 East, Broward County, Florida, being Submerged Lands more fully described as follows:

Commencing at the most North Northwest corner of Parcel "A", RIVA RESIDENCES, according to the plat thereof, as recorded in Plat Book 181, Pages 166 and 167, of the public records of Broward County, Florida; thence North 90°00'00" East, on the North line of said Parcel "A", a distance of 138.77 feet to a point on the wetface of an existing 1.3 foot concrete bulkhead marking the West line of Middle River, being a point on the Mean High Water Line and to the Point of Beginning of the herein described Submerged Lands; thence Southerly on said wetface and the Mean High Water Line the following ten (10) courses and distances; 1) South 14°03'11" East, a distance of 52.29 feet; 2) South 11°14'53" East, a distance of 36.68 feet; 3) thence South 12°46'03" East, a distance of 78.26 feet; 4) thence South 12°45'46" East, a distance of 16.54 feet; 5) thence South 13°06'54" East, a distance of 44.29 feet; 6) thence South 12°38'43" East, a distance of 49.42 feet; 7) thence South 12°37'50" East, a distance of 72.48 feet; 8) thence South 13°47'56" East, a distance of 26.31 feet; 9) thence South 12°16'56" East, a distance of 9.57 feet; 10) thence South 11°21'56" East, a distance of 16.76 feet to the end of said ten (10) courses and distances; thence North 78°35'29" East, a distance of 2.29 feet; thence North 11°08'54" West, a distance of 2.35 feet; thence North 77°35'36" East, a distance of 11.12 feet; thence North 12°31'45" West, a distance of 27.14 feet; thence North 76°33'45" East, a distance of 2.95 feet; thence North 13°30'12" West, a distance of 2.00 feet; thence North 77°26'22" East, a distance of 20.22 feet; thence North 12°35'44" West, a distance of 19.18 feet; thence North 77°26'22" East, a distance of 4.50 feet; thence North 12°28'03" West, a distance of 47.41 feet; thence North 77°17'35" East, a distance of 4.82 feet; thence North 12°40'48" West, a distance of 234.61 feet; thence South 77°26'22" West, a distance of 4.97 feet; thence North 12°35'01" West, a distance of 34.72 feet; thence South 75°50'25" West, a distance of 16.47 feet; thence North 11°38'02" West, a distance of 19.61 feet; thence North 89°59'28" West, a distance of 20.21 feet; thence South 75°54'13" West, a distance of 3.99 feet; thence North 14°05'47" West, a distance of 11.30 feet; thence North 90°00'00" West, on the Easterly extension of the North line of said Parcel "A", a distance of 2.06 feet to the Point of Beginning.

Said Submerged Lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 15,943 square feet or 0.3660 acres, more or less.

NOTES:

- 1) This sketch reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Legal description prepared by McLaughlin Engineering Co.
- 3) This drawing is not valid unless sealed with an embossed surveyors seal.
- 4) THIS IS A FIELD SURVEY.
- 5) Bearings shown assume the North line of said Parcel "A", as N90°00'00"E.
- 6) This property has 410 linear feet of shoreline frontage on Middle River.
- 7) The Mean High Water Line Elevation (0.26) as prorated from the LABINS website.
- 8) Elevations shown refer to North American Vertical Datum *1988) and are indicated thus: ELEV.=
- 9) Reference Bench Mark: NW Bolt of fire hydrant at NE corner of N.E. 13th Street and N.E. 17th Avenue, Elevation= 8.71

CERTIFICATION

Certified Correct. Dated at Fort Lauderdale, Florida this 21st day of November, 2015. Limits revised this 29th day of July, 2016.

McLAUGHLIN ENGINEERING COMPANY

JAMES M. McLAUGHLIN JR.
Registered Land Surveyor No. 4497
State of Florida.

FIELD BOOK NO. _____

DRAWN BY: JMMjr

JOB ORDER NO. V-0161

CHECKED BY: JST

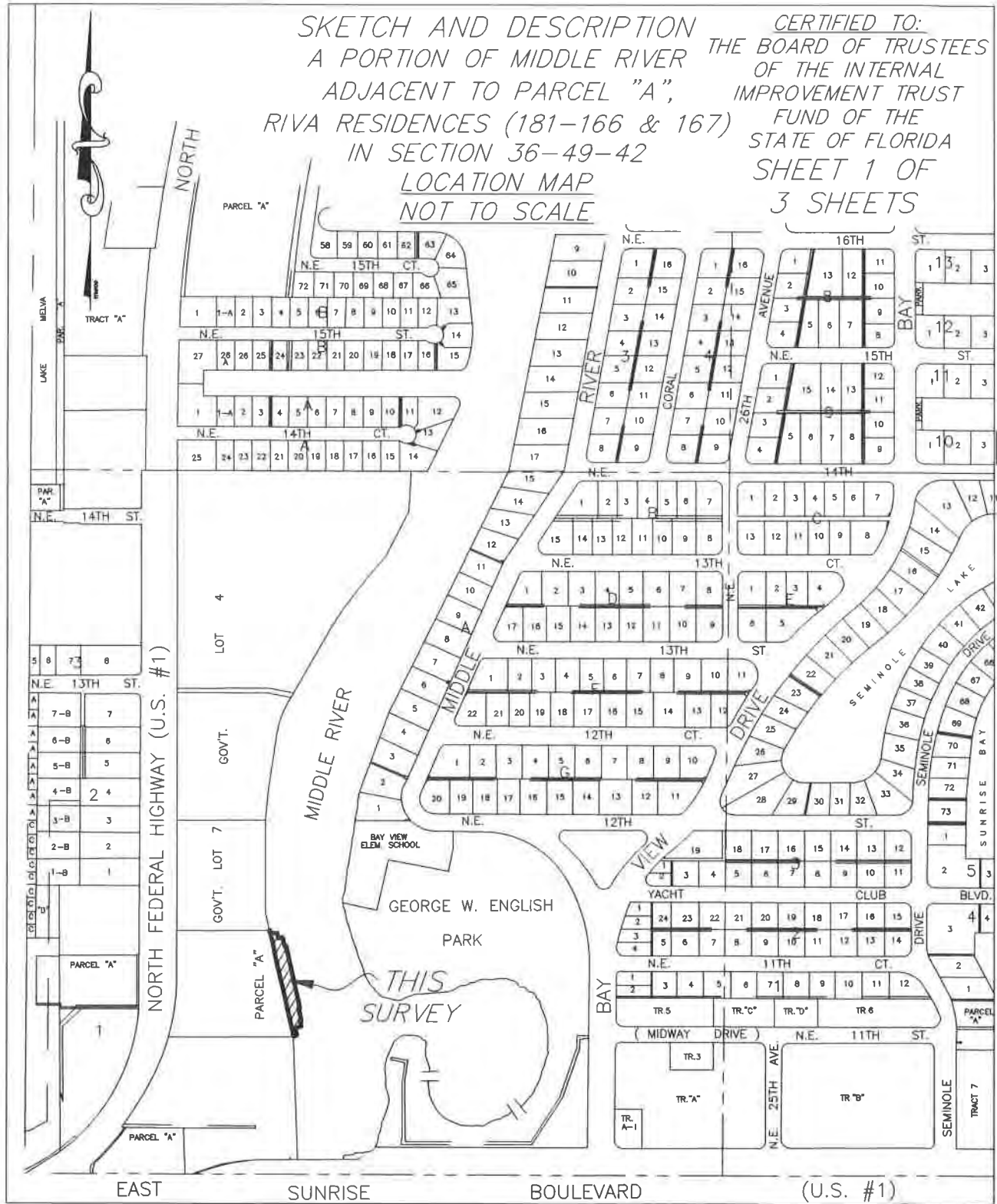


McLAUGHLIN ENGINEERING COMPANY
LB#285

ENGINEERING * SURVEYING * PLATTING * LAND PLANNING
400 N.E. 3rd AVENUE FORT LAUDERDALE, FLORIDA 33301
PHONE (954) 763-7611 * FAX (954) 763-7615

SKETCH AND DESCRIPTION
A PORTION OF MIDDLE RIVER
ADJACENT TO PARCEL "A",
RIVA RESIDENCES (181-166 & 167)
IN SECTION 36-49-42
LOCATION MAP
NOT TO SCALE

CERTIFIED TO:
THE BOARD OF TRUSTEES
OF THE INTERNAL
IMPROVEMENT TRUST
FUND OF THE
STATE OF FLORIDA
SHEET 1 OF
3 SHEETS



FIELD BOOK NO. _____

DRAWN BY: JMMjr

JOB ORDER NO. V-0161

CHECKED BY: _____

ITEM VII

MEMORANDUM MF NO. 19-12

DATE: June 28, 2019
TO: Marine Advisory Board Members
FROM: Andrew Cuba, Manager of Marine Facilities
RE: August 1, 2019 MAB Meeting – Bareboat Charter Operations

The MAB has expressed interest in discussing the challenges of illegal charter operators and the legalities of bareboat charter operations. Andrew Cohen, operator of a local bareboat company, Staying Afloat Party Boat, will present an overview of the associated rules and regulations.

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

ITEM VIII

MEMORANDUM MF NO. 19-10

DATE: June 10, 2019
TO: Marine Advisory Board Members
FROM: Andrew Cuba, Manager of Marine Facilities
RE: August 1, 2019 MAB Meeting – Dock Criteria and Navigational Impacts

At our June 6th, 2019 MAB meeting, under Old / New Business, concerns were expressed specific to navigational impacts resulting from a recent dock installation in a narrower section of the New River. This dock installation appeared to be less than 25 feet or 25%, whichever is less, from the property line, and therefore did not require MAB review. However, its location in 'the wiggles' on the New River was discussed as a concern due to the potential navigational impact. An additional installation of mooring piles along the New River, just east of the US1 tunnel, was also identified as an area of concern due to potential navigational impacts.

Per the MAB's request, this item is on the agenda for your consideration.

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

ITEM IX

MEMORANDUM MF NO. 19-11

DATE: June 21, 2019
TO: Marine Advisory Board Members
FROM: Andrew Cuba, Manager of Marine Facilities
RE: August 1, 2019 MAB Meeting – Mooring Fields

At our June 6th, 2019 MAB meeting, under Old / New Business, 'long term' vessels at anchor within Lake Sylvia and the challenges associated with municipal mooring fields were briefly discussed. Per the MAB's request, this topic is presented for additional consideration.

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