



CITY OF FORT LAUDERDALE

DRAFT
MEETING MINUTES
CITY OF FORT LAUDERDALE
MARINE ADVISORY BOARD
FORT LAUDERDALE FIRE RESCUE DEPARTMENT
528 NW 2ND STREET, STATION #2
FORT LAUDERDALE, FLORIDA 33311
3RD FLOOR CONFERENCE ROOM
TUESDAY, JULY 9, 2024 – 5:00 P.M.

Cumulative Attendance
January-December 2024

Steve Witten, Chair	A	6	1
James Harrison, Vice Chair	P	4	3
Tyler Brunelle	P	6	1
Robyn Chiarelli	A	3	4
Jason Dunbar	A	3	1
Barry Flanigan	A	6	1
Robert Franks	A	5	3
Elisabeth George	P	7	0
Brewster Knott	P	4	3
John Lynch	P	6	1
Norbert McLaughlin	P	7	0
Noelle Norvell	P	4	3
Ed Rebholz (via Zoom)	P	5	2
Bill Walker	A	4	3
Robert Washington	P	6	1

As of this date, there are 15 appointed members to the Board, which means 8 would constitute a quorum.

Staff

Andrew Cuba, Marine Facilities Manager
Jonathan Luscomb, Marine Facilities Supervisor
Robert Dunckel, Assistant City Attorney
K. Cruitt, Recording Secretary, Prototype, Inc.

Communications to City Commission

None.

- I. Call to Order / Roll Call

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

II. Statement of Quorum

Roll was called and it was noted a quorum was present.

III. Approval of Minutes – June 8, 2024

Motion made by Ms. George, seconded by Ms. Norvell, to approve. In a voice vote, the **motion** passed unanimously.

IV. Waterway Crime & Boating Safety Report / Code Enforcement Update

Vice Chair Harrison reported the following activity from June 2024:

- 113 calls for service
- 40 citations
- 4 marine accidents with no or minor injuries
- 1 vessel burglary

Ms. George stated that the Marine Unit had a visible presence at both the Florida Panthers' championship parade as well as for the City's 4th of July celebration.

V. Dock Permit – 909 Cordova Road / Neal & Susan Mehlman

Jena Robbins, representing the Applicants, gave a presentation on the Application, which requests a dock permit for the private use of public property abutting the waterway. The Applicants previously had a dock at the site, which was removed when the City built a seawall along the Cordova Road canal. The Applicants are requesting an after-the-fact permit for the dock, which was reinstalled in 2023.

The dock is 40 ft. long and 7.5 ft. wide. It adheres to Code and is more than the required setback distance from the adjacent property. The Applicants are willing to follow the Cordova Road landscaping plan in accordance with City Code.

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

Motion made by Mr. Brunelle, seconded by Mr. Knott, to approve. In a roll call vote, the **motion** passed 8-0 (Mr. Rebholz not voting).

VI. Mid-Year Review, Strategic Planning Discussion & MAB Action Items

Vice Chair Harrison observed that while there is no moratorium in place for permit or waiver requests on the New River, the Board has taken a proactive stance on improvements to the City's waterways, water safety, and water quality, and is working to

make the waterways more enjoyable for everyone. He requested input from the Board members on topics they would like to discuss.

Ms. George stated that she would like to continue discussion of cleaner waterways and improved water quality.

Vice Chair Harrison suggested that another topic for consideration could be discussion of establishing a commercial barge loading area for marine construction, which will only increase as the City's seawalls must be raised. Requiring barges to travel several miles to pick up these materials will only increase the cost of construction.

It was asked if the Board felt one such location would be sufficient, or if there should be both eastern and western locations. Vice Chair Harrison noted that even one such site would be a major improvement, adding that it may be necessary for the City to purchase a property for this purpose; if that is done, there may be concerns from the surrounding neighborhood. He recalled that the Board has discussed the possibility of a designated loading area for several years.

Vice Chair Harrison suggested that another item for discussion could be the use of public docks, which are currently being used by a number of illegal charter vessels. This presents a safety issue for the City, as illegal charters do not have proper insurance or licensing. Where these boats are docked, and where passengers are loaded or off-loaded, are also issues, as the City's public docks do not allow this activity. This also creates issues at launching ramps, as illegal businesses can crowd out boaters.

Mr. Brunelle requested clarification of whether or not use of launching ramps by unlicensed businesses is prohibited. Mr. Luscomb confirmed that this would constitute commercial activity in a park or other public space, which is not allowed without a permit. Vice Chair Harrison commented that this is also an enforcement issue.

Vice Chair Harrison continued that the Board can also have an effect on Broward County's manatee plan, which limits the number of docks that can be located within Broward County. The County's waterways are divided into four zones in which docks can be constructed, and it is possible for private property owners to purchase and hold the rights to docks. Mr. Luscomb clarified that private docks may have up to four slips; if a property has more than four slips, it is considered a marine facility.

Vice Chair Harrison explained that the easiest solution would be for the City to request that Broward County reallocate the distribution of docks within the zones, as not all zones have equal demand for docks. Reducing the number of zones from four to one would be one option. Mr. Luscomb advised that the County would have to seek permission from the state before taking this step.

Vice Chair Harrison continued that between 2007 and 2023, the number of registered boats in Broward County has decreased by 10%, while in Miami-Dade County this

number has increased by 20%. He pointed out that this is related in part to the availability of docks. Ms. George added that many boats docked at existing facilities, such as condominiums, are not registered in Florida, as many owners bring their boats south when residing in Fort Lauderdale.

The Board members discussed the allocation of dock space for both individual boaters and marine businesses, as well as the number of licensed slips an operator can retain. Vice Chair Harrison suggested that the Board may wish to request a presentation on this subject from the County for greater clarity.

Vice Chair Harrison also addressed the Davie Boulevard Bridge, which recently experienced a major failure. He proposed that a means of notification for both boaters and drivers be identified for when the City's bridges are down. Ms. George also noted that the Las Olas Bridge is scheduled for major maintenance in 2025, although no details are available at this time. If this bridge is not regularly opened, there is no other way for boats to access this area.

Vice Chair Harrison continued that another concern in the City is the illegality of renting dock space, which, he pointed out, is done anyway. He noted that the issue of rented docks is similar to operating an Airbnb or other rental in a private home. In addition, the City could earn revenue if dock rental was permitted, as the boats would need to be registered and insured.

Mr. Brunelle advised that insurance could be an issue, as home insurance will not cover a boat not owned by the homeowner. Vice Chair Harrison stated that he felt most residents would be in favor of permitting dock rental. He added that this is a complicated issue, as penalties for illegal dock rental are not currently enforced, and it can be difficult for a property owner to have a derelict vessel removed from their property if they do not own the boat. Mr. Brunelle suggested that the Board may wish to discuss this further as well.

The Board members further discussed the risks to homeowners, enforcement or lack of it, and fines associated with illegal rental of dock space. It was also clarified that renting dock space is illegal in Fort Lauderdale, but not throughout Broward County. There are also two specific neighborhoods in Fort Lauderdale, Hendricks Isle and Isle of Venice, which permit dock rental in residentially zoned areas.

The Board members also discussed Code Enforcement's presence on the City's waterways, which is a relatively new development. It was clarified that Code Enforcement's boat is operated from Mondays through Fridays, and Code Enforcement hopes to be proactive in addressing marine concerns with its waterway presence. Owners who violate rules are sent a notice of violation, which allows them time to address the issue before Code Enforcement takes formal action. Ms. George emphasized the importance of education about and awareness of the City's rules.

Vice Chair Harrison also addressed ongoing issues with City seawalls in the Downtown area. He recalled that the Board has discussed this issue for some time, and Broward County had attempted to help Fort Lauderdale seek grant funds for this purpose. Mr. Cuba advised that he would send the Board members a link to a site showing the City's plans to address its seawalls.

Mr. McLaughlin asked if use of a consultant is mandatory when the City makes seawall repairs, pointing out that the City has used marine contractors to repair its seawalls at several locations without consultant involvement. He suggested that the Marine Advisory Board could assist by reviewing bids by contractors. Assistant City Attorney Robert Dunckel replied that while it is not required that the City use a consultant, it is considered a prudent business practice by the Public Works Department.

Vice Chair Harrison continued that a sign addressing overnight dockage and anchoring on Lake Sylvia was illegal, as it was posted by a property owner. He noted that the homeowners on that lake have had to deal with several derelict vessels in the past. Overnight anchoring in public areas is permitted under state law, and municipalities are not allowed to regulate the anchorage of vessels.

Mr. Knott advised that construction on developments on the west side of the Andrews Avenue Bridge has recently been completed, and more retail and restaurant space is expected as well, which will lead to greater activity in the area. He suggested that the Board consider discussing this further at their September 2024 meeting, as there will potentially be more boating activity as well. There may be a need to determine what entities control dock space in the area.

Mr. Knott continued that there may be congestion at the location, particularly with large chartered vessels turning in the area. He suggested that the Board may wish to advise the City Commission before it becomes a concern. Vice Chair Harrison confirmed that this could become a potential issue.

Vice Chair Harrison concluded that he had noted the different issues discussed at today's meeting and would provide them to Mr. Cuba.

VII. Old / New Business

Patience Cohn, representing the Marine Industries Association of South Florida (MIASF), advised that the new Florida Inland Navigational District (FIND) Commissioner is Richard Waltz. Vice Chair Harrison proposed that the Commissioner could be invited to attend a future Board meeting.

Vice Chair Harrison requested an update on the bathymetric survey of the New River. Mr. Luscomb replied that the survey is complete, and the data is being processed and charted.

Marine Advisory Board

July 9, 2024

Page 6

It was noted that the Board will not meet in August 2024. Their next meeting will be in September.

There being no further business to come before the Board at this time, the meeting was adjourned at 7:15 p.m.

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

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

ITEM VII

MEMORANDUM MF NO. 24-13

DATE: August 14, 2024

TO: Marine Advisory Board Members

FROM: Andrew Cuba, Marine Facilities and Parks Manager

RE: September 5, 2024 MAB Meeting - Dock Waiver of Distance Limitations – Andrew J. Schein, Esq. as agent for Richard Lehecka / 1240 Bayview Drive.

Attached for your review is an application from Andrew J. Schein, Esq. as agent for Richard Lehecka / 1240 Bayview Drive.

APPLICATION AND BACKGROUND INFORMATION

The applicant is requesting approval for installation of a boat lift extending a maximum of +/-36' into the adjacent Seminole Lake. The distances this structure will extend from the property line into waterway is shown in the survey and summarized in the Table below:

TABLE

PROPOSED STRUCTURES	STRUCTURE DISTANCE FROM PROPERTY LINE	PERMITTED DISTANCE WITHOUT WAIVER	AMOUNT OF DISTANCE REQUIRING WAIVER
Boat Lift	+/-36'	25'	+/-11'

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 is necessary to safely moor the owner's vessel due to tidal influences and storms.

PROPERTY LOCATION AND ZONING

The property is located in the Poinsettia Heights neighborhood where the Zoning is RS-4.4, Residential Single Family / Low Density District. It is situated on the western shore of Seminole Lake where the width of the waterway to the adjacent shoreline ranges between +/- 238 to +/- 256' feet, according to the Narrative.

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 posts in accord with Section 47.19.3.E of the Unified Land and Development Regulations (ULDR).

AC
Attachment

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

MARINE ADVISORY BOARD APPLICATION

1240 Bayview Drive

Owners: Richard and Holly Lehecka

Application for Waiver from ULDR Section 47-19.3(c) and Section 47-19.3(d)

TABLE OF CONTENTS

	PAGE
1. COVER PAGE/TABLE OF CONTENTS	1
2. APPLICATION	3
3. NARRATIVE	5
4. TAX RECORD/PROOF OF OWNERSHIP	7
5. DEED	9
6. CURRENT SURVEY	12
7. PROPOSED PLANS	16
8. DISTANCE EXHIBIT	22
9. GIS AERIAL	25



699 N. FEDERAL HIGHWAY, SUITE 400
FORT LAUDERDALE, FLORIDA 33304
EMAIL: ASCHEIN@LOCHRIELAW.COM
DIRECT LINE: 954.617.8919
MAIN PHONE: 954.779.1119
FAX: 954.779.1117

APPLICATION

**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: Andrew J. Schein, Esq. as agent for Richard Lehecka

TELEPHONE NO: 954-617-8919 954-617-8919 EMAIL: ASchein@Lochrielaw.com
(home/cellular) (business)

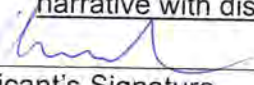
2. APPLICANT'S ADDRESS (if different than the site address): 699 N. Federal Highway, Suite 400

3. TYPE OF AGREEMENT AND DESCRIPTION OF REQUEST: Waiver from ULDR Sections 47-19.3(c) and 47-19.3(d) to permit a boat lift and supporting piles a distance of 36' from the property line

4. SITE ADDRESS: 1240 BAYVIEW DRIVE ZONING: RS-4.4

LEGAL DESCRIPTION AND FOLIO NUMBER: LOT 22, BEACH WAY HEIGHTS UNIT B, PLAT BOOK 25, PAGE 27 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; FOLIO NO. 494236080190

5. EXHIBITS (In addition to proof of ownership, list all exhibits provided in support of the applications).
Cover page, table of contents, proof of ownership, warranty deed, existing survey, proposed plans, narrative with distance table, distance exhibit


Applicant's Signature

8/12/24
Date

The sum of \$ 1500.00 was paid by the above-named applicant on the _____ of _____, 20____ Received by: _____

City of Fort Lauderdale

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

Marine Advisory Board Action
Formal Action taken on _____

Commission Action
Formal Action taken on _____

Recommendation _____
Action _____



699 N. FEDERAL HIGHWAY, SUITE 400
FORT LAUDERDALE, FLORIDA 33304
EMAIL: ASCHEIN@LOCHRIELAW.COM
DIRECT LINE: 954.617.8919
MAIN PHONE: 954.779.1119
FAX: 954.779.1117

NARRATIVE

OWNER: Richard and Holly Lehecka
APPLICANT: Andrew J. Schein, Esq.
ADDRESS: 1240 Bayview Drive

Narrative to Accompany Marine Advisory Board Application

Waiver from ULDR Sections 47-19.3(c) and 47-19.3(d)

This application is submitted to permit a boat lift and its associated eight (8) support piles a total distance of 36’ from the property line. The boat lift is needed for safety purposes for both Owner’s boat and surrounding properties. Due to the Property’s location on Seminole Lake and the proximity to the Intracoastal, the waterway behind the Property is greatly affected by tidal influences and storms.

The need for the waiver arises from how the boat will need to rest on the boatlift. The lift itself is 19’, and the boat will be backed into the lift. To maintain the proper center of gravity of the boat on the lift and to ensure that the boat won’t hit the dock, the lift needs to be 11’ from the dock for a total of 30’. With other similarly-situated properties, only a 5’ waiver (30’- 25’) would be necessary. However, the entirety of Owner’s dock is located outside of the Property line (unlike their 3 neighbors to the south, who have all or a portion of their docks within their property lines). Since the ULDR measures distance from the property line, Owner is at a disadvantage since the existence of the 6’ dock removes 6’ of buildable area that would otherwise be available.

The lift is proposed at 36’ from the property line (approximately 30’ from the dock). The waterway width at this location is approximately 238’ to 256’ depending on the angle of the measurement. In either case, the 36’ boat lift only represents approximately 14-15% of the waterway width, which is significantly under the 25% standard in the ULDR.

PROPOSED STRUCTURE	DISTANCE FROM PROPERTY LINE	PERMITTED DISTANCE WITHOUT WAIVER	DISTANCE REQUIRING WAIVER
Boat Lift with Associated Pilings	+/-36’	25’	+/-11’



699 N. FEDERAL HIGHWAY, SUITE 400
FORT LAUDERDALE, FLORIDA 33304
EMAIL: ASCHEIN@LOCHRIELAW.COM
DIRECT LINE: 954.617.8919
MAIN PHONE: 954.779.1119
FAX: 954.779.1117

TAX RECORD/PROOF OF OWNERSHIP



Site Address	1240 BAYVIEW DRIVE, FORT LAUDERDALE FL 33304-1604	ID #	4942 36 08 0190
Property Owner	LEHECKA, RICHARD & HOLLY LEHECKA FAM TR	Millage	0312
Mailing Address	1240 BAYVIEW DR #B FORT LAUDERDALE FL 33304	Use	01-01
Abbr Legal Description	BEACH WAY HEIGHTS UNIT B 25-27 B LOT 22		

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

* 2024 values are considered "working values" and are subject to change.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024*	\$742,390	\$5,216,370	\$5,958,760	\$4,658,500	
2023	\$742,390	\$4,306,170	\$5,048,560	\$4,522,820	\$84,953.43
2022	\$742,390	\$3,648,700	\$4,391,090	\$4,391,090	\$81,150.98

2024* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$5,958,760	\$5,958,760	\$5,958,760	\$5,958,760
Portability	0	0	0	0
Assessed/SOH 22	\$4,658,500	\$4,658,500	\$4,658,500	\$4,658,500
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$25,000	0	\$25,000	\$25,000
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$4,608,500	\$4,633,500	\$4,608,500	\$4,608,500

Sales History			
Date	Type	Price	Book/Page or CIN
8/18/2021	WD-Q	\$5,167,500	117529055
3/26/2019	WD-Q	\$3,880,000	115703551
2/21/2011	WD-Q	\$547,000	47753 / 565
2/16/2011	ODH-T		47753 / 571
2/16/2011	ODH-T		47741 / 1296

Land Calculations		
Price	Factor	Type
\$55.00	13,498	SF
Adj. Bldg. S.F. (Card, Sketch)		6334
Units/Beds/Baths		1/7/7.1
Eff./Act. Year Built: 2019/2018		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F1		
R								
1						1		



699 N. FEDERAL HIGHWAY, SUITE 400
FORT LAUDERDALE, FLORIDA 33304
EMAIL: ASCHEIN@LOCHRIELAW.COM
DIRECT LINE: 954.617.8919
MAIN PHONE: 954.779.1119
FAX: 954.779.1117

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
Kurt D. Zimmerman
Law Firm of Zimmerman & Associates, P.A.
2400 E. Commercial Blvd, Suite 820
Fort Lauderdale, FL 33308
Our File No.: **20210039**

RETURN TO:
Attorneys Key Title LLC
2691 E Oakland Park Blvd., Suite 404
Ft. Lauderdale, FL 33306

Property Appraisers Parcel Identification (Folio) Number: **494236-08-0190**

Space above this line for Recording Data

WARRANTY DEED

THIS WARRANTY DEED, made the 18th day of August, 2021 by Ursel Ludwig, an unremarried widow, whose post office address is 123 Shoreline Drive, Jefferson, GA 30549 herein called the Grantor, to **Richard T. Lehecka and Holly M. Lehecka, husband and wife, Co-Trustees of the Lehecka Family Trust uad 11/18/2019**, WITH FULL POWER AND AUTHORITY EITHER TO PROTECT, CONSERVE AND TO SELL OR TO LEASE OR TO ENCUMBER OR OTHERWISE TO MANAGE AND DISPOSE OF THE REAL PROPERTY DESCRIBED HEREIN PURSUANT TO FLORIDA STATUTES 689.071, whose post office address is 1240 Bayview Drive, Unit B, Fort Lauderdale, FL 33304, hereinafter called the Grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in BROWARD County, State of Florida, viz.:

Lot 22, Beach Way Heights, Unit B, according to the map or plat thereof, as recorded in Plat Book 25, Page(s) 27, of the Public Records of Broward County, Florida.

Subject to easements, restrictions and reservations of record and taxes for the year 2021 and thereafter.

Grantors warrant that at the time of this conveyance, the subject property is not the Grantors' homestead within the meaning set forth in the Constitution of the State of Florida, nor is it contiguous to or a part of homestead property.

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

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

AND, the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby

warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2020.

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

Signed, sealed and delivered in the presence of:

[Signature]
Witness #1 Signature

Ursel Ludwig

Turnisha Akins as witness

Ursel Ludwig

Witness #1 Printed Name
Shelly Solchenberger

Witness #2 Signature
Shelly Solchenberger

Witness #2 Printed Name

STATE OF Florida
COUNTY OF Osceola

The foregoing instrument was acknowledged before me this 18 day of August, 2021 by Ursel Ludwig who appeared by physical presence or online notarization and who is personally known to me or has produced FL Driver License as identification.



[Signature]
Notary Public

My Commission Expires: 12/10/2021

Turnisha Akins
Printed Notary Name

Remote Online Notary

This document has been notarized according to FS 117 Sect. 2 - Online Notarizations



699 N. FEDERAL HIGHWAY, SUITE 400
FORT LAUDERDALE, FLORIDA 33304
EMAIL: ASCHEIN@LOCHRIELAW.COM
DIRECT LINE: 954.617.8919
MAIN PHONE: 954.779.1119
FAX: 954.779.1117

CURRENT SURVEY

LANDTEC

S U R V E Y I N G

Proudly Serving Florida's Land Title & Real Estate Industries

... measurably better!

This Survey has been prepared for:

PROPERTY ADDRESS:

On your behalf, and as a requirement for your transaction, this document has been coordinated with us by the firm shown below. Landtec Surveying, Inc. is a private firm and remains entirely responsible for this document's content.



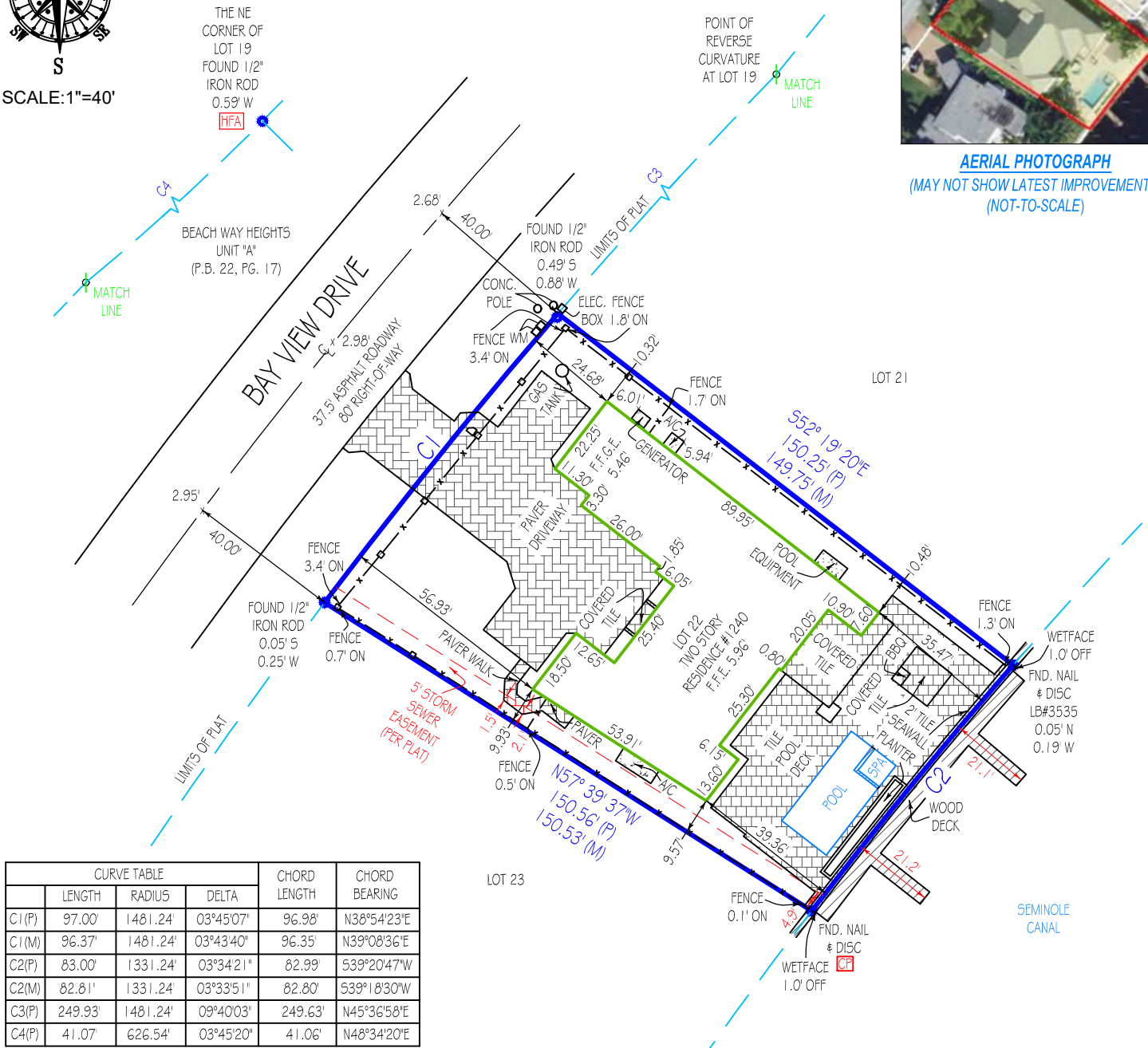
SCALE: 1"=40'

BEARING REFERENCE:

SOUTHWESTERLY LINE OF SUBJECT LOT AS N 57°39'37" W
ALL BEARINGS SHOWN HEREON REFERENCED THERETO.



AERIAL PHOTOGRAPH
(MAY NOT SHOW LATEST IMPROVEMENTS)
(NOT-TO-SCALE)



CURVE TABLE				CHORD LENGTH	CHORD BEARING
	LENGTH	RADIUS	DELTA		
C1(P)	97.00'	1481.24'	03°45'07"	96.98'	N38°54'23"E
C1(M)	96.37'	1481.24'	03°43'40"	96.35'	N39°08'36"E
C2(P)	83.00'	1331.24'	03°34'21"	82.99'	S39°20'47"W
C2(M)	82.81'	1331.24'	03°33'51"	82.80'	S39°18'30"W
C3(P)	249.93'	1481.24'	09°40'03"	249.63'	N45°36'58"E
C4(P)	41.07'	626.54'	03°45'20"	41.06'	N48°34'20"E

"CP" = CONTROLLING POINT (POINT OF ROTATION) "HFA" = HELD FOR ALIGNMENT - ALL OTHER MONUMENTATION AND IMPROVEMENTS RELATIVE THERETO

Platted Easements, Notable or Adverse Conditions (unplatted easements also listed if provided by client): IF APPLICABLE, RECIPIENTS

OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN HEREON AND THEIR RELATIONSHIP TO THE BOUNDARY LINE

- 5' STORM SEWER EASEMENT ALONG SOUTHWESTERLY BOUNDARY LINE OF SUBJECT LOT.
- FENCE EXTENDS THROUGH THE SOUTHWESTERLY EASEMENT.
- PAVER WALK AND PAVER POOL DECK EXTENDS THROUGH THE SOUTHWESTERLY EASEMENT.
- PAVER DRIVEWAY CROSSES THE NORTHWESTERLY BOUNDARY LINE OF SUBJECT LOT.
- WOOD DOCK CROSSES THE BOUNDARY LINE ON SOUTHEASTERLY SIDE OF LOT AS SHOWN.

This survey has been issued by the following Landtec Surveying office: 700 West Hillsboro Boulevard, Suite 4-100 Deerfield Beach, FL 33441 Office: (561) 367-3587 Fax: (561) 465-3145 www.Landtecsurvey.com	Elevations, if shown: Benchmark: <u>AD-2575</u> Benchmark Elev.: <u>6.20'</u> Benchmark Datum: <u>N.A.V.D.88</u> Elevations on Drawing are in: N.G.V.D.29 <input type="checkbox"/> N.A.V.D.88 <input checked="" type="checkbox"/>	Revisions:	Job Nr: 122536-SE	Date of Field Work: 08/16/2021	Drawn by: N. M.
<p>LANDTEC SURVEYING</p> <p>Proudly Serving Florida's Land Title & Real Estate Industries</p> <p>LICENSED BUSINESS No. 8007 ... measurably better!</p>					

TYPE OF SURVEY:			PURPOSE OF SURVEY (SEE GENERAL NOTES BELOW):
BOUNDARY	CONSTRUCTION	CONDOMINIUM	
ALTA/NSPS	TOPOGRAPHIC	SPECIAL PURPOSE	

**PLATTED EASEMENTS, NOTABLE OR ADVERSE CONDITIONS (UNPLATTED EASEMENTS ALSO LISTED IF PROVIDED BY CLIENT):
IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN HEREON AND THEIR RELATIONSHIP TO THE BOUNDARY LINE.**

ABBREVIATION LEGEND (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING):

A OR AL = ARC LENGTH	DE = DRAINAGE EASEMENT	P = PLAT	QTR = QUARTER
B.S.L = BUILDING SETBACK LINE	EL OR ELEV = ELEVATION	PC = POINT OF CURVE	R = RADIUS
C/O = CLEANOUT	EM = ELECTRIC METER	PCC = POINT OF COMPOUND CURVE	RNG = RANGE
CA = CENTRAL ANGLE	FIR = FOUND IRON ROD	PH = POOL HEATER	SEC = SECTION
CATV = CABLE TV RISER	FN = FOUND NAIL	PI = POINT OF INTERSECTION	TR = TELEPHONE RISER
CF = CALCULATED FROM FIELD	FND = FOUND	POB = POINT OF BEGINNING	TWP = TOWNSHIP
CH = CHORD DISTANCE	HFA = HELD FOR ALIGNMENT	POC = POINT OF COMMENCEMENT	UE = UTILITY EASEMENT
CONC. = CONCRETE	L = LEGAL DESCRIPTION	PP = POOL PUMP	UP = UTILITY POLE
CP = CONTROLLING POINT	M = MEASURED	PRC = POINT OF REVERSE CURVE	WM = WATER METER
OR = CALCULATED FROM RECORD	OHC = OVERHEAD CABLE	PT = POINT OF TANGENCY	WV = WATER VALVE

SYMBOLS (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING - NOT TO SCALE):

= UTILITY POLE	= WELL	= HANDICAP PARKING SPACE
= LIGHT POLE	= CENTER LINE	= PARTY WALL
= CATCH BASIN	= AIR CONDITIONER	= SEC. QTR. CORNER
= FIRE HYDRANT	= SEPTIC LID	= UTILITY POLE
= MANHOLE	= ELEV. SHOT	= SECTION CORNER
= WATER VALVE	= WATER METER	

LINETYPES:

BOUNDARY	
BUILDING	
EASEMENT	
CHAIN LINK FENCE	
WOOD FENCE	
PLASTIC FENCE	
OVERHEAD CABLE	

GENERAL NOTES:

- THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
- AS INDICATED ABOVE, UNDER "PURPOSE OF SURVEY", IF THIS SURVEY HAS BEEN PREPARED FOR A PURCHASE OR REFINANCE, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES, AND IS NOT INTENDED FOR USE IN DESIGN OR CONSTRUCTION PURPOSES. RECIPIENTS MUST CONTACT OUR OFFICE FOR APPROVAL PRIOR TO SUCH USE. LANDTEC SURVEYING ASSUMES NO RESPONSIBILITIES FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
- ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL OF, OR CHANGES MADE TO, ANY FENCES UNLESS WE HAVE PROVIDED A SURVEY SPECIFICALLY LOCATING SAID FENCES FOR SUCH PURPOSES. DETERMINATION OF FENCE POSITIONS SHOULD BE BASED SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
- GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
- UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
- ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988) AS SHOWN ON SHEET 1.
- ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
- ANY CORNERS SHOWN AS "SET" HAVE EITHER BEEN SET ON THE DATE OF FIELD WORK, OR WILL BE SET WITHIN 5 BUSINESS DAYS OF SAID DATE AND ARE IDENTIFIED WITH A CAP MARKED LS (LICENSED SURVEYOR) #5639.

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS OUTLINED IN CHAPTER 5J-17.051 & 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE ELECTRONIC SIGNATURE AND SEAL HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 5J-17.062, PURSUANT TO SECTION 472.025, FLORIDA STATUTES.

PRINTING INSTRUCTIONS:

WHEN PRINTING THIS PDF IN ADOBE, SELECT "ACTUAL SIZE" TO ENSURE CORRECT SCALING. **DO NOT USE "FIT"**.

SIGNATURE _____ DATE: _____
 ANDREW SNYDER - PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA REGISTRATION NO. 5639 (NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR THE ELECTRONIC SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)



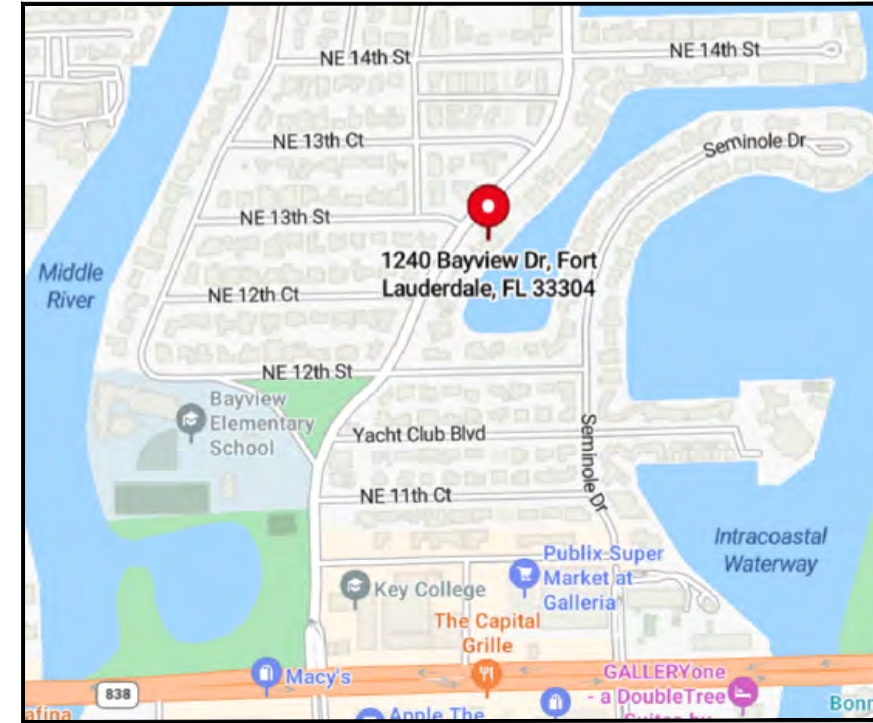
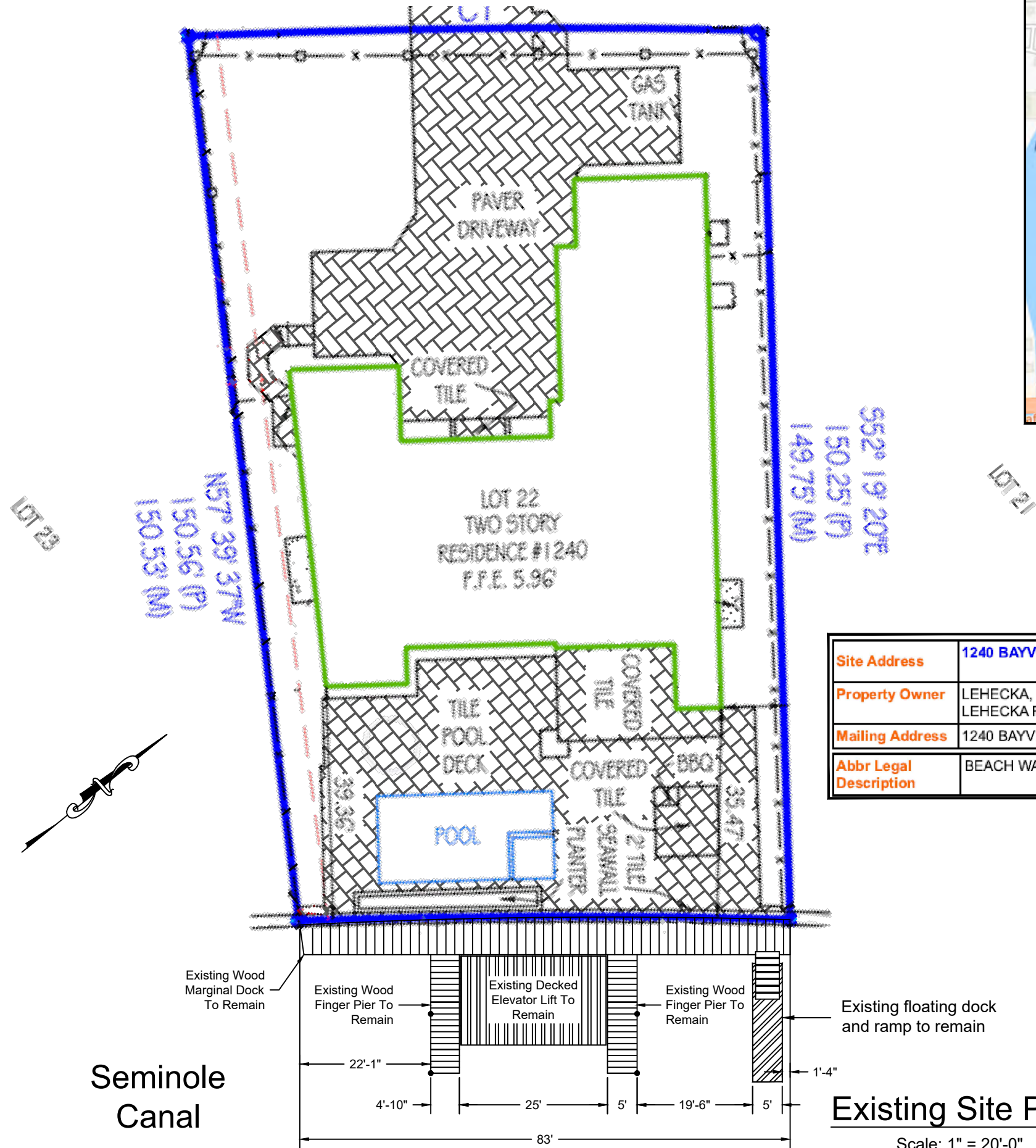
LICENSED BUSINESS No. 8007



699 N. FEDERAL HIGHWAY, SUITE 400
FORT LAUDERDALE, FLORIDA 33304
EMAIL: ASCHEIN@LOCHRIELAW.COM
DIRECT LINE: 954.617.8919
MAIN PHONE: 954.779.1119
FAX: 954.779.1117

PROPOSED PLANS

See attached survey supplied by owner for exact property information.



Location Map

Site Address	1240 BAYVIEW DRIVE, FORT LAUDERDALE FL 33304-1604	ID #	4942 36 08 0190
Property Owner	LEHECKA, RICHARD & HOLLY LEHECKA FAM TR	Millage	0312
Mailing Address	1240 BAYVIEW DR #B FORT LAUDERDALE FL 33304	Use	01-01
Abbr Legal Description	BEACH WAY HEIGHTS UNIT B 25-27 B LOT 22		

Existing Site Plan

Scale: 1" = 20'-0"
Page 16 of 25

Consultant
UNLIMITED PERMIT SERVICES, INC
Marine Design & Consulting
902 NE 1st Street #2
Pompano Beach, FL 33060
(954) 532-0129
Office@unlimitedps.net

Project Engineer
MW ENGINEERING, INC
902 NE 1 Street Suite #2
Pompano Beach, FL 33060
Ofc: 954-532-0129
WWW.MwEngineering.net

Contractor
SOUTHEAST MARINE CONSTRUCTION, INC
1121 NW 51 Court
Fort Lauderdale, FL 33309
(954) 630-2300

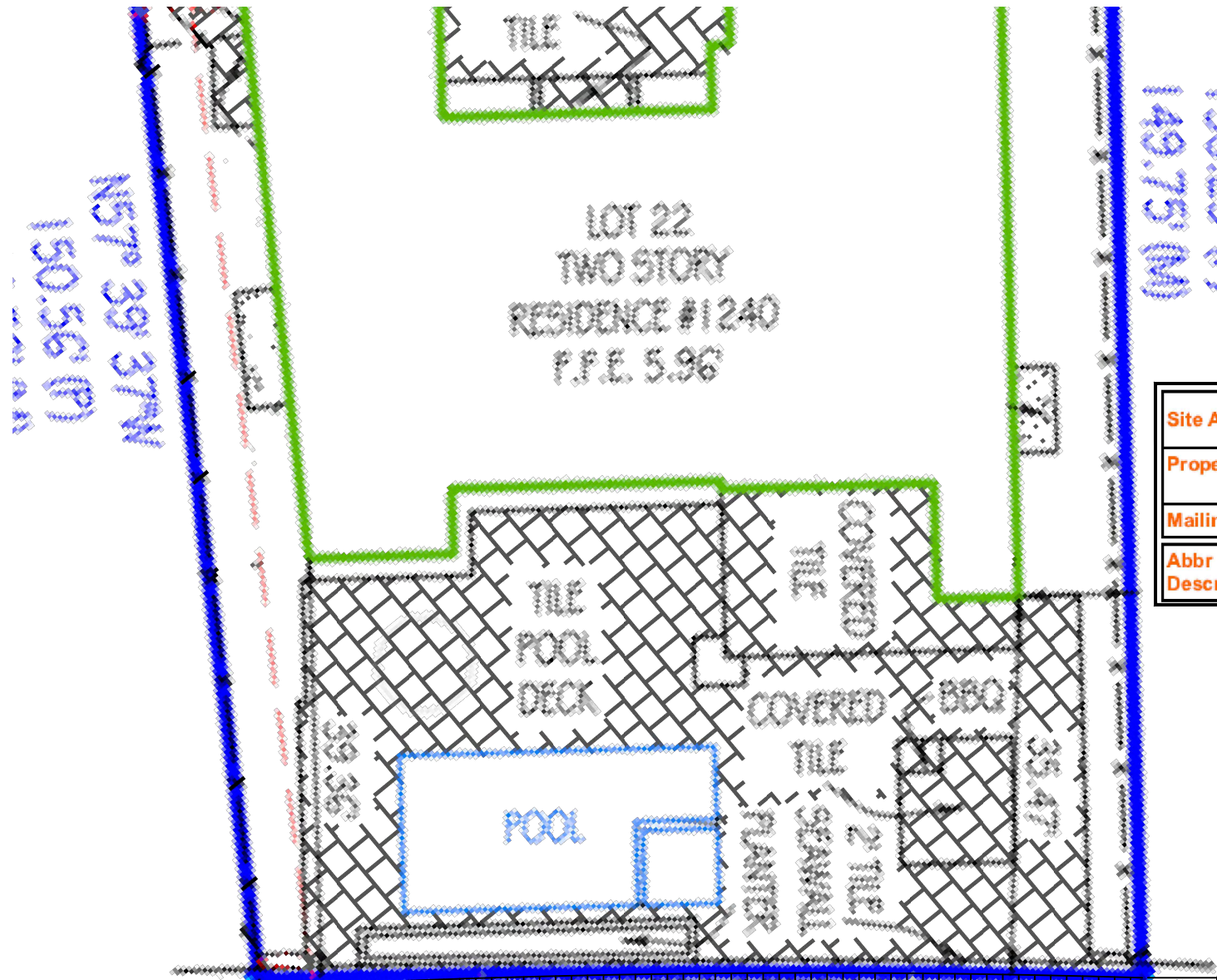
Project Information
Proposed Boat Lift
Rick Lehecka
1240 Bayview Drive
Ft Lauderdale, FL 3304

DATE
March 3, 2024

MARK E. WEBER, P.E.
LICENSE #53895 | CA 30702
MW ENGINEERING, INC
902 NE 1 Street Suite #2
Pompano Beach, Florida 33060
Ofc: 954-532-0129
WWW.MwEngineering.net

Sheet 1 of 2

See attached survey supplied by owner for exact property information.



Site Address	1240 BAYVIEW DRIVE, FORT LAUDERDALE FL 33304-1604	ID #	4942 36 08 0190
Property Owner	LEHECKA, RICHARD & HOLLY LEHECKA FAM TR	Millage	0312
Mailing Address	1240 BAYVIEW DR #B FORT LAUDERDALE FL 33304	Use	01-01
Abbr Legal Description	BEACH WAY HEIGHTS UNIT B 25-27 B LOT 22		

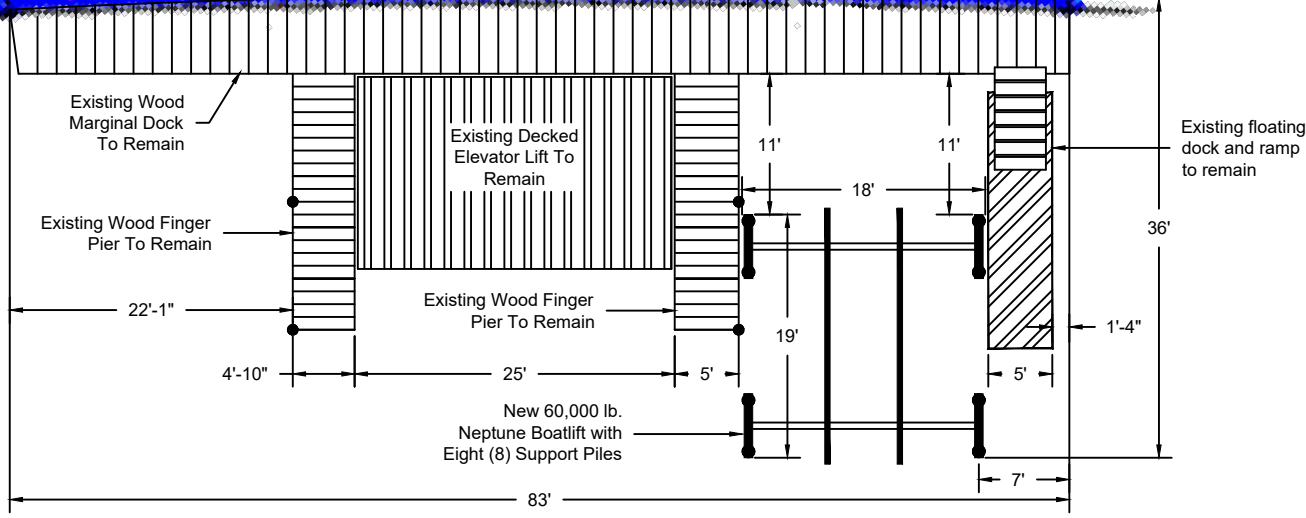
Consultant
UNLIMITED PERMIT SERVICES, INC
 Marine Design & Consulting
 902 NE 1st Street #2
 Pompano Beach, FL 33060
 (954) 532-0129
 Office@unlimitedps.net

Project Engineer
MW ENGINEERING, INC
 902 NE 1 Street Suite #2
 Pompano Beach, FL 33060
 Ofc: 954-532-0129
 WWW.MwEngineering.net

Contractor
SOUTHEAST MARINE CONSTRUCTION, INC
 1121 NW 51 Court
 Fort Lauderdale, FL 33309
 (954) 630-2300

Project Information
Proposed Boat Lift
 Rick Lehecka
 1240 Bayview Drive
 Ft Lauderdale, FL 3304

DATE
 March 3, 2024



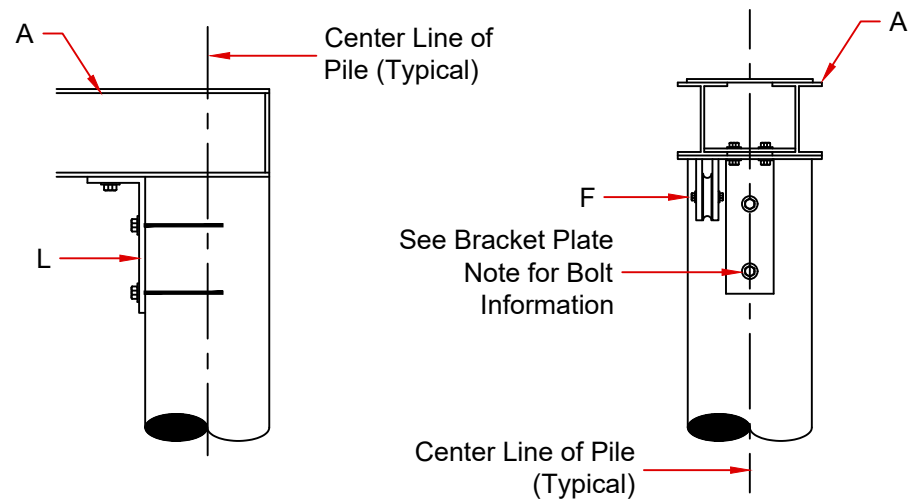
Seminole Canal

Proposed Site Plan

Scale: 1" = 15'-0"

MARK E. WEBER, P.E.
 LICENSE #53895 | CA 30702
 MW ENGINEERING, INC
 902 NE 1 Street Suite #2
 Pompano Beach, Florida 33060
 Ofc: 954-532-0129
 WWW.MwEngineering.net

Sheet 2 of 2

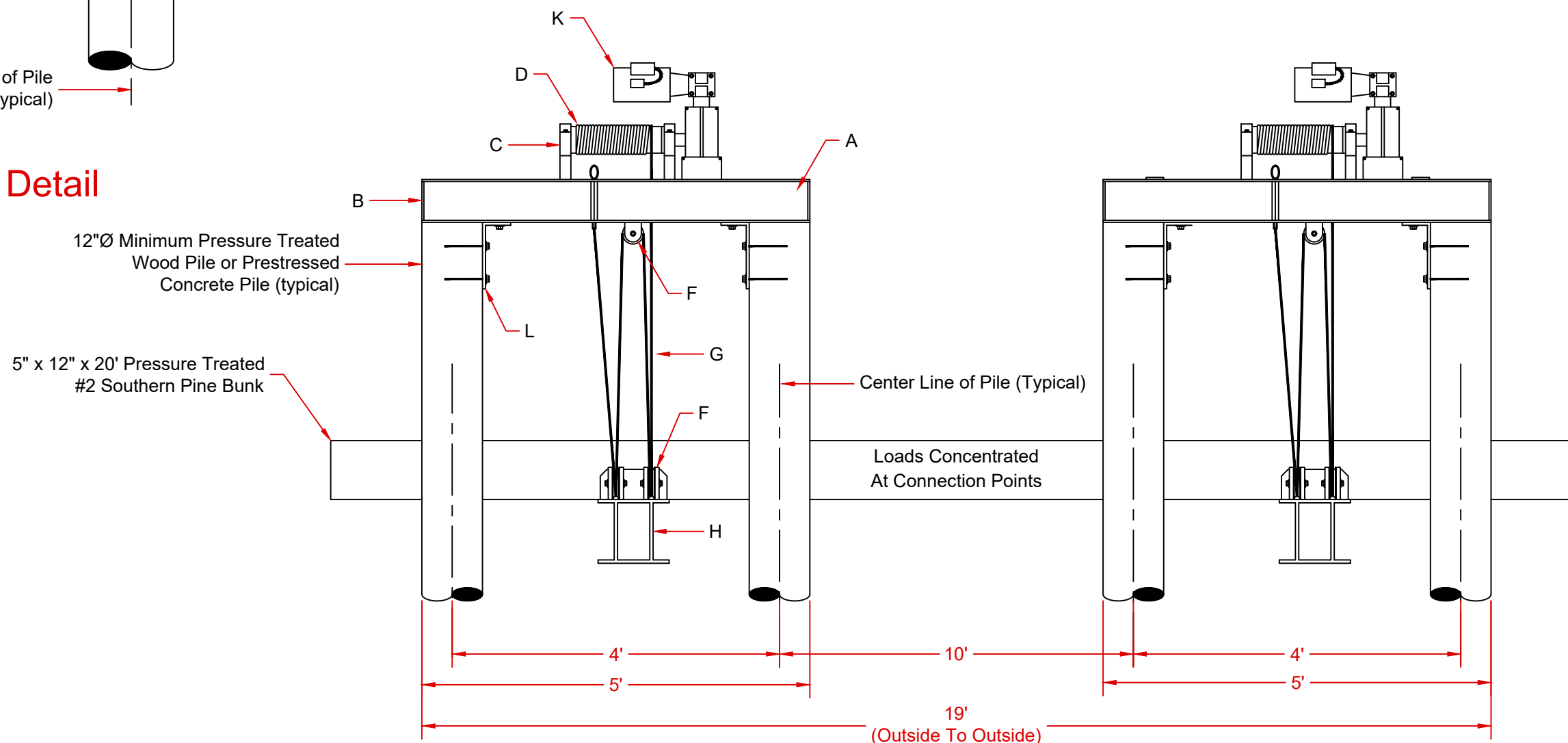


BRACKET PLATE NOTE:

(2) 1/2"Ø Wedge Anchors Into Concrete Piles 3" Minimum Embedment, 4 1/2" Min. Apart, 5" Min. Clearance From Top of Piles, 5" Min. From Concrete Face At Center of Pile

(2) 1/2"Ø Lag Bolts Into Wood Piles 5" Minimum Embedment, 2 1/2" Min. Apart, 3" Min. Clearance From Top of Piles At Center of Pile

Pile Mounting Detail



Typical Elevation

Scale: 3/8" = 1'=0"

Drawings are **VALID** in the State of Florida **ONLY**

ENGINEER NOTE:

SIGNATURE MUST BE VALIDATED ON ELECTRONIC COPIES. This document has been electronically signed and sealed by Mark E. Weber, P.E., in accordance with FAC-61G15-23.004. Printed copies are not considered signed and sealed and the signature must be verified on any electronic copies. DRAWINGS ONLY VALID IN THE STATE OF FLORIDA.

ELECTRONIC SIGNATURE VALID FOR JOB ADDRESS LISTED IN TITLE BLOCK

MARK E. WEBER, P.E.
LICENSE #53895 | CA 30702

MW, ENGINEERING, INC
902 NE 1 Street Suite #2
Pompano Beach, Florida 33060
Ofc: 954-532-0129
WWW.MwEngineering.net

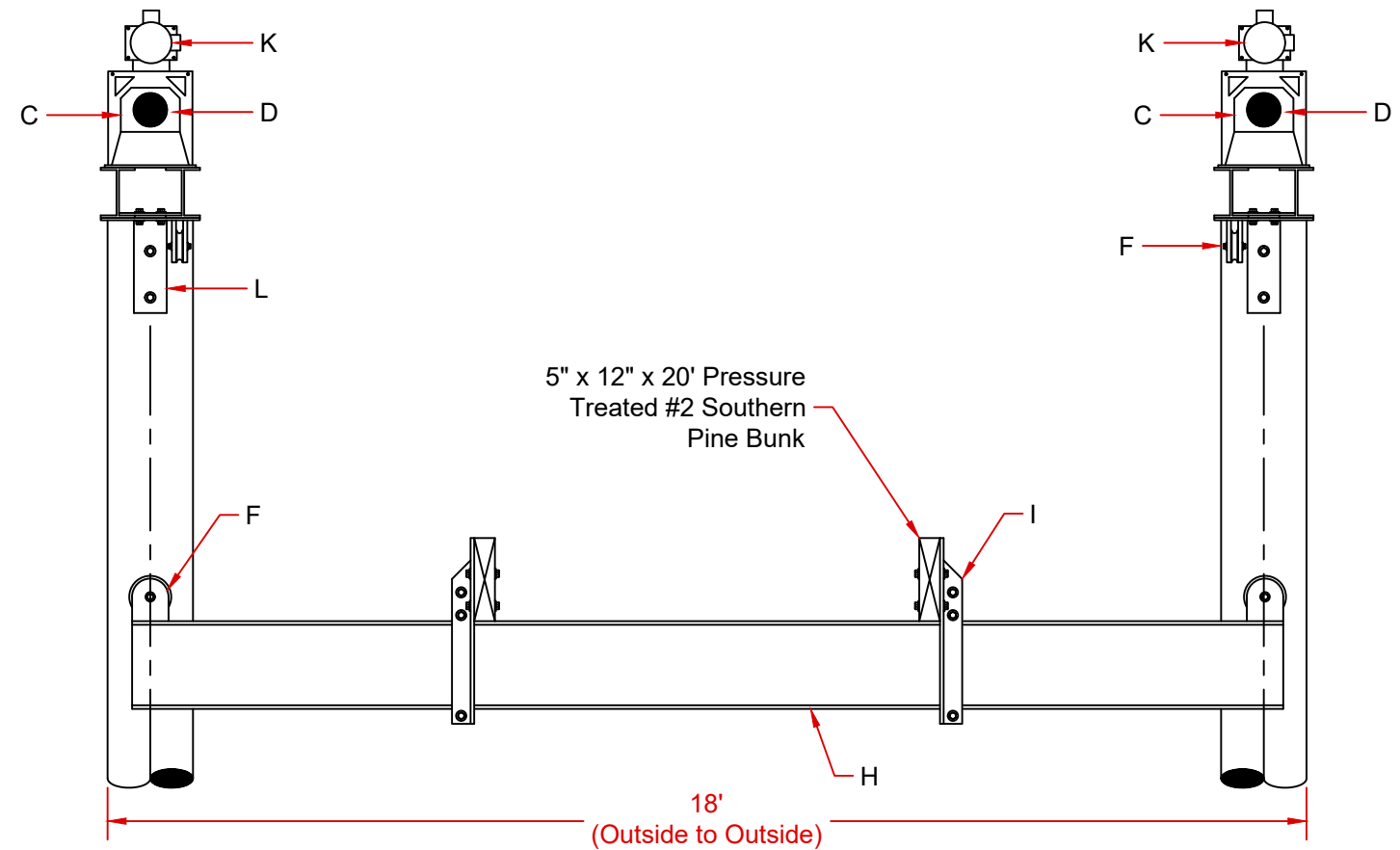
60,000 lb. 8 Post Boatlift
Rick Lehecka
1240 Bayview Dr.
Fort Lauderdale, FL 33304

NEPTUNE BOAT LIFTS
228 SW 21 Terrace
Fort Lauderdale, Florida 33312
Phone: 954-524-3616
Fax: 954-524-3604

SCALE:	3/2
DATE:	04-10-2024
DRAWN BY:	WRT
CHECKED BY:	WM
JOB No:	60K 8 Pile.dwg
Sheet 1 of 3	

Components

Mark	Component Description	Material
A	Top Carrier Assembly (2) I-Beams Required Per Carrier Assembly	AA I 8x6.3, D = 8", Bf = 5", Tf = 0.35", Tw = 0.23", L = 5'
B	Carrier Beam End Plate	1/4" x 8" Flat Bar, Length = 14"
C	Drive Shaft Bearing Block	3" Thick x 2 1/2", Length = 12"
D	Drive Shaft	6" Diameter Solid Aluminum Winder
E		
F	Sheave Pulley Plate	3/8" x 7" High Flat Bar x 6" Long with 6" Diameter Pulley
G	Stainless Steel Wire Rope	7/16" Diameter 6 x 19 Stainless Steel IWRC Type 304 Wire Rope
H	Lifter Beam	AA 12x14.3, D = 12", Bf = 7", Tf = 0.62", Tw = 0.31"
I	Bunk Bracket Support	Angle 3/8" x 3" x 3" x 22" Long Each Side of Lifter Beam
J	Guide Post Socket	3" Diameter (Nominal) Schedule 80 Aluminum Pipe
K	Motor and Gear Box	2 Horse Power With Brake, Double Worm Gear Box
L	Top Carrier Connector	Bracket Plate 1/2" x 3" x 12" Long



Typical Cross Section

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

Drawings are **VALID** in the State of Florida **ONLY**

ENGINEER NOTE:

SIGNATURE MUST BE VALIDATED ON ELECTRONIC COPIES. This document has been electronically signed and sealed by Mark E. Weber, P.E., in accordance with FAC-61G15-23.004. Printed copies are not considered signed and sealed and the signature must be verified on any electronic copies. DRAWINGS ONLY VALID IN THE STATE OF FLORIDA.

ELECTRONIC SIGNATURE VALID FOR JOB ADDRESS LISTED IN TITLE BLOCK

MARK E. WEBER, P.E.
LICENSE #53895 | CA 30702

MW, ENGINEERING, INC
902 NE 1 Street Suite #2
Pompano Beach, Florida 33060
Ofc: 954-532-0129
WWW.MwEngineering.net

60,000 lb. 8 Post Boatlift
Rick Lehecka
1240 Bayview Dr.
Fort Lauderdale, FL 33304

NEPTUNE BOAT LIFTS
228 SW 21 Terrace
Fort Lauderdale, Florida 33312
Phone: 954-524-3616
Fax: 954-524-3604

SCALE:	32
DATE:	04-10-2024
DRAWN BY:	WRT
CHECKED BY:	WM
JOB No:	60K 8 Pile.dwg
Sheet 2 of 3	

Drawings are **VALID** in the State of Florida **ONLY**

ELECTRONIC SIGNATURE VALID FOR JOB ADDRESS LISTED IN TITLE BLOCK

MARK E. WEBER, P.E.
LICENSE #53895 | CA 30702

ENGINEER NOTE:

SIGNATURE MUST BE VALIDATED ON ELECTRONIC COPIES. This document has been electronically signed and sealed by Mark E. Weber, P.E., in accordance with FAC-61G15-23.004. Printed copies are not considered signed and sealed and the signature must be verified on any electronic copies. DRAWINGS ONLY VALID IN THE STATE OF FLORIDA.

General Notes:

- Design in accordance with Florida Building Code, 8th Edition (2023).
- This lifting structure has been designed to withstand wind loads associated with speeds of V (ult) = 180 MPH, (3 Second Gust) Exposure 'D' without a boat on the lift per ASCE 7-22 using above ground sign/wall method. The lifting structure including boat has been designed to withstand wind speeds of V (sustained) = 73 MPH, remove boat when winds approach this speed or for any named storm event. Boat shall not be stored on lift during high wind events.
- Do not scale drawings for dimensions. Licensed Contractor to verify location of existing utilities prior to commencing work. The Licensed contractor shall install and remove all shoring and bracing as required for the proper installation of the work. Licensed Contractor to obtain all permits as necessary from all Local, State, and Federal agencies.
- Aluminum: Material 6061 T6 Aluminum, all welds are minimum full fillet weld using 5556 filler 1/4 full fillet weld using 5556 filler alloy, all welding must conform to AISC steel construction manual currently adopted edition as inspected and verified by others. The contractor is responsible for insulating aluminum members from dissimilar metals to prevent electrolysis. Aluminum members in contact with concrete and wood shall be protected by "Koppers Bituminous Paint" or Polyethylene Tape UHMW (ultra-high molecular weight). 11.7 mils (0.30 mm) min. total thickness in accordance with current Florida Building Code.
- All anchors to be Hilti Brand or Approved Equal. All bolts shall be hot dipped galvanized or stainless steel & meet the requirements of ASTM A304 with hardened washers and hex nuts. Washers shall be used between wood & bolt head & between wood & nut. Where generic fasteners are labeled, capacities shall be equal to or greater than Hilti Kwik Bolt II or Red Head thru bolts SAE Grade 5 or better. Embedment depths specified herein are depths into solid substrate and do not include thickness of other finishes.
- MW Engineering Inc. has no control of the manufacturing, performance, or installation of this product. These generic plans were engineered in accordance with accepted engineering practices and data provided by the manufacturer. Use of this specification by contractor and permit holder Et al. indemnifies and saves harmless the engineer for all costs and damages from material fabrication, system erection, and construction practices beyond that which is called for by codes and from deviations from this design. Intellectual property of MW Engineering, Inc. All rights reserved. No part of this publication may be reproduced without prior written authorization.
- Piles shall be driven to minimum allowable bearing capacity of 10 tons minimum 8-foot or refusal and sufficiently penetrated sand or rock strata in pre-drilled or punched holes to support lift capacity, weight and loads. Each pile to carry commensurate load (Factor of Safety of 2). Sub-surface conditions can vary greatly.
- The contractor of record shall verify pile type, installation, and driving in compliance with FBC 8th ED (2023). Wood piles shall be a minimum diameter of 8", Miami Dade County requires minimum diameter of 12", 2.5 lb. CCA treated in accordance with AWP standard C18. Concrete piles shall be 12" x 12" square, attain 6000 psi compressive strength in 28 days and shall be reinforced with four - 7/16" diameter lo-lax strands, 270 kips, and 5 ga. spiral ties.
- Pilings described herein are considered to be part of the host structure and are not part of this certification. The pilings and existing host structure, if any, must be capable of supporting the loaded system as verified by the permit holder and contractor of record. No warranty, either express or implied is contained herein.

MW, ENGINEERING, INC
902 NE 1 Street Suite #2
Pompano Beach, Florida 33060
Ofc: 954-532-0129
WWW.MwEngineering.net

60,000 lb. 8 Post Boatlift
Rick Lehecka
1240 Bayview Dr.
Fort Lauderdale, FL 33304

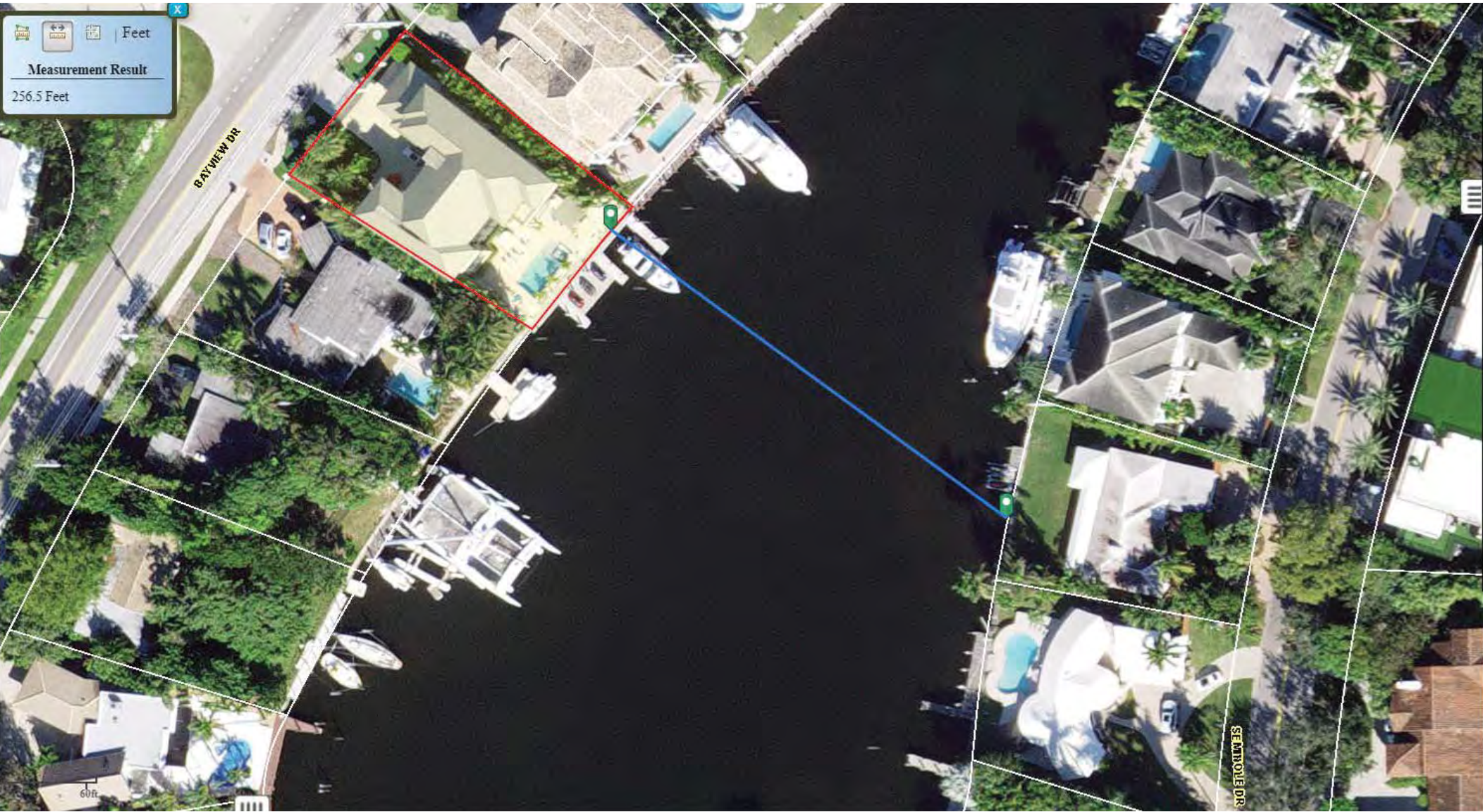
NEPTUNE BOAT LIFTS
228 SW 21 Terrace
Fort Lauderdale, Florida 33312
Phone: 954-524-3616
Fax: 954-524-3604

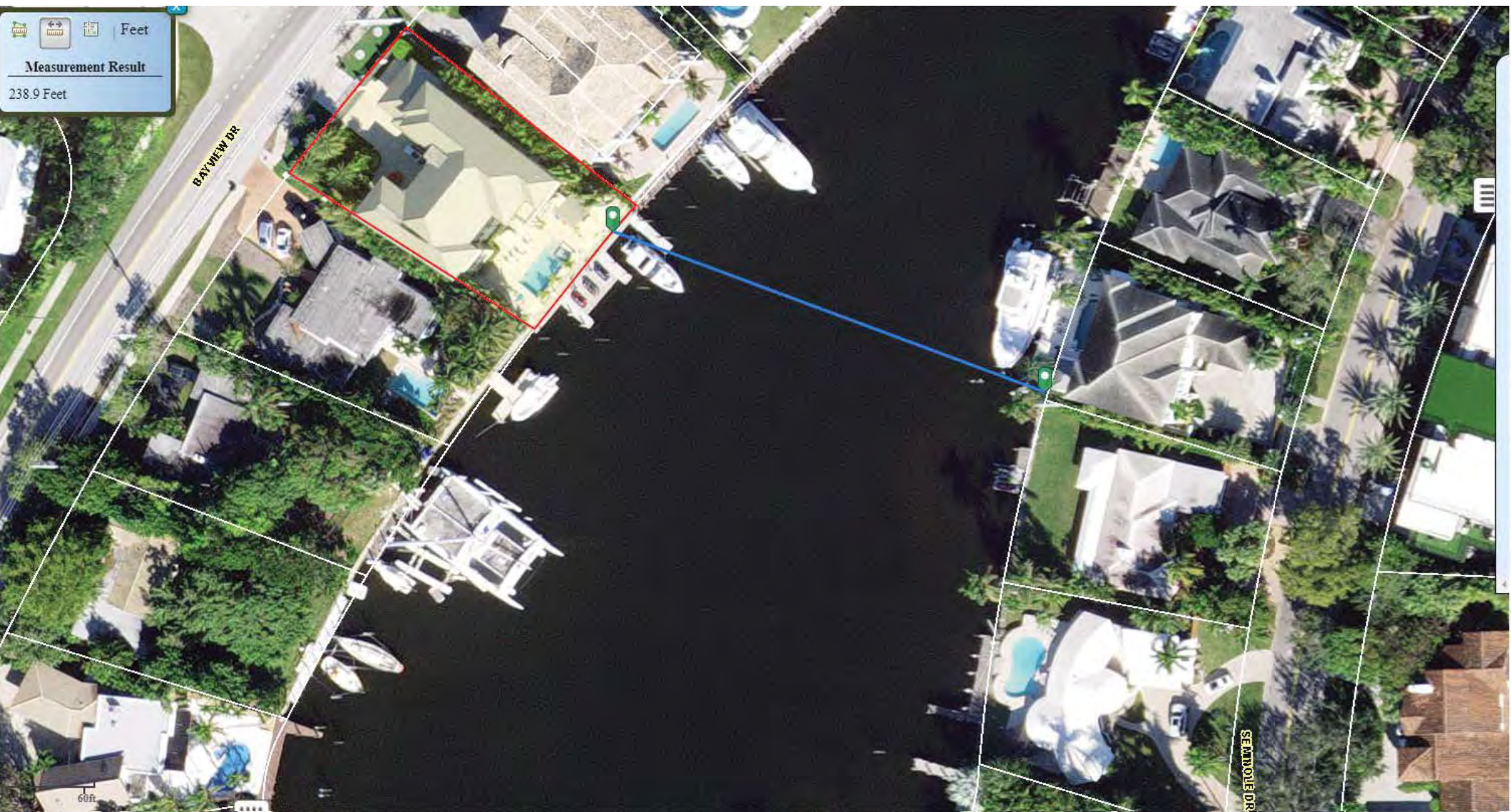
SCALE:	3/2
DATE:	04-10-2024
DRAWN BY:	WRT
CHECKED BY:	WM
JOB No:	60K 8 Pile.dwg
Sheet 3 of 3	



699 N. FEDERAL HIGHWAY, SUITE 400
FORT LAUDERDALE, FLORIDA 33304
EMAIL: ASCHEIN@LOCHRIELAW.COM
DIRECT LINE: 954.617.8919
MAIN PHONE: 954.779.1119
FAX: 954.779.1117

DISTANCE EXHIBIT







699 N. FEDERAL HIGHWAY, SUITE 400
FORT LAUDERDALE, FLORIDA 33304
EMAIL: ASCHEIN@LOCHRIELAW.COM
DIRECT LINE: 954.617.8919
MAIN PHONE: 954.779.1119
FAX: 954.779.1117

GIS AERIAL



City of Fort Lauderdale GIS



CITY OF FORT LAUDERDALE

1240 Bayview Drive

Page 25 of 25



0 90 180 Feet

GIS
Fort Lauderdale

ITEM VIII

MEMORANDUM MF NO. 24-10

DATE: August 5, 2024

TO: Marine Advisory Board Members

FROM: Andrew Cuba, Marine Facilities & Parks Manager

RE: September 5th, 2024 MAB Meeting – Application for Dock Permit – JFB Assets Management Limited Partnership, Jean-Francois Boisvert / 601 Cordova Road

Attached for your review is an application from JFB Assets Management Limited Partnership, Jean-Francois Boisvert / 601 Cordova Road.

APPLICATION AND BACKGROUND INFORMATION

The applicant is seeking approval for the usage of an existing 40'+/- long x 8'+/- wide marginal dock and access steps extending a maximum distance of 8'+/- from the property line on public property abutting the waterway adjacent to 601 Cordova Road. City Code Section 8-144 authorizes the construction and use of docks on public property, and allows for the permit to be issued provided the permit holder agrees to maintain the improvements and seawall.

PROPERTY LOCATION AND ZONING

The property is located within the Rio Vista Isles RS-8 Residential Low Density Zoning District. The dock area is directly adjacent to the Rio Cordova Canal with direct access to the Intracoastal Waterway.

ENGINEERING REVIEW REQUIREMENT

As a requirement of City Code Section 8-144, approval of the application is contingent upon all improvements to the property being maintained in accord with City Engineering standards and in full compliance with building and zoning regulations including construction permits required for any future electrical and water feeds to the property.

The granting of this Permit is subject to all of the provisions of City Code Section 8-144 as well as the following terms and conditions, violation of any of which shall be grounds for revocation of the Permit:

1. The permit to use the docks shall expire upon the: (i) abandonment of the use of the dock; or (ii) recordation of the deed of conveyance transferring title to the upland parcel; or (iii) termination, expiration or revocation of the dock permit by the City Commission, whichever (i),(ii), or (iii) shall first occur.
2. Upon expiration of the permit to use the dock, the permit holder shall be obligated to remove the dock and all appurtenances thereto no later than three (3) months after the termination, revocation or expiration of the permit to use the dock.
3. Signage such as "private dock" may be placed on the dock within the dock area, but not upon or within the public swale area.

Marine Advisory Board

September 5, 2024

Page 2

4. Only vessels owned by the permit holder and registered with the City as part of the dock permit application may be moored at the permitted dock.
5. During the term of the dock permit, the permit holder shall be required to repair, replace, reconstruct or maintain the dock or adjacent seawall or both to meet the requirements of City Code 8-144 (7) and ULDR section 47-19.3 (f.) (4.). The public swale area shall be landscaped in accordance with the established landscape plan for the area in question adopted by the Department of Sustainable Development.
6. All improvements such as docks, seawalls and the like which are placed upon the public dock area or within the dock permit parcel or within the dock area and public swale area by a private person shall be constructed with appropriate permits from all applicable agencies. Maintenance and repairs shall be performed according to City Engineering standards and all applicable regulatory codes.
7. The public swale area shall be kept open at all times as means of reasonable ingress and egress to the public, but the permit holder shall have the right to exclude the public from the dock area.
8. Vessels berthed within the Dock Area must not encroach into the northerly or southerly extension of the 5' set-back required for the RS-8 zoning district for Applicant's (Permit Holder's) Property.
9. All installed docks must be either (i) floating docks that can adapt to sea level rise over their useful life span; or (ii) fixed docks installed at a minimum height consistent with the requirements of section 47-19.3(f); or (iii) fixed docks the height of which are even with the City's seawall, whichever (ii) or (iii) is the greater.
10. Except as to a tender, there shall be no rafting of vessels from the moored vessel.
11. The permit shall guarantee from the permit holder to the city to indemnify and hold the city harmless for any damage or injury to any person using such facilities.
12. Per 8-144 (6), penetration of the City's seawall to support the dock or attach improvements is prohibited, barring specified considerations.
13. The Applicant has the responsibility to execute and deliver a Declaration of Covenants Running With the Land Respecting A City Issued Dock Permit to the City Attorney's Office no later than ten (10) days prior to the Commission meeting date.
14. The violation of any provisions of Code Section 8-144 or violations of any of the terms or conditions relative to the granting or renewal of a dock permit shall be unlawful and may constitute cause for revocation of the permit.

AC

Attachment

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

COVER PAGE

APPLICANT -

JFB ASSETS MANAGEMENT, LIMITED PARTNERSHIP
JEAN-FRANÇOIS BOISVERT

SITE ADDRESS -

601 CORDOVA ROAD
FORT LAUDERDALE, FL 33316

APPLICATION FOR DOCK PERMIT

Table of Contents

- A. Cover Page 1
- B. Table of Content 2
- C. Application Form 3
- D. Summary Descriptive/ Narrative 4
- E. Warranty Deed 5
- F. Property Survey of Upland Parcel and Legal..... 8
- G. Color photos of Dock Area 10
- H. Applicant Vessel Information 13
- I. Existing Dock Plans19
- J. Landscaping Plan 26
- K. Exhibit (EXHIBIT A) 27
- L. Aerial of property 28

**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: JFB ASSETS MANAGEMENT LIMITED PARTNERSHIP, JEAN-FRANÇOIS BOISVERT

TELEPHONE NO: 514-293-1250 (cellular) EMAIL: jfboisvert@gesteco.ca (business)

2. APPLICANT'S ADDRESS (if different than the site address):
231 St. Charles Sud, Granby, QC, Canada
Local 345 J2G 9M6

3. TYPE OF AGREEMENT AND DESCRIPTION OF REQUEST: Dock Permit

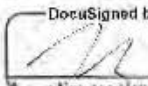
4. SITE ADDRESS: 601 CORDOVA ROAD

ZONING: RS-8

LEGAL DESCRIPTION AND FOLIO NUMBER: 504211-18-3542

RIO VISTA ISLES UNIT 3 7-47B PORTION LOTS 22,23,33 & 34 BLK 30 & RIVER SHORES 15-61 B POR TRACT 3 & 4, DESC AS COMM AT SW COR LOT 21, NE 58.52, NW 114.53, NE 124.21 TO POB, CONT NE 102.90, SE 85, SW 102.27, NW 85 TO POB

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

DocuSigned by:

Applicant's Signature

2024-05-15
Date

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

City of Fort Lauderdale

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

Marine Advisory Board Action
Formal Action taken on _____

Commission Action
Formal Action taken on _____

Recommendation: _____
Action _____

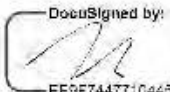
SUMMARY DESCRIPTION/NARRATIVE

601 Cordova Road
Fort Lauderdale, Florida 33316

Marine Advisory Board,

We purchased the property at 601 Cordova Road with an existing new dock, 40' long X 8' wide, built in 2023-2024 meeting all the applicable guidelines. As the new owner of this property (we closed on 05/10/2024) I request a dock permit to dock my boat at the subject dock. Vessel registration #FL0977TF, registration and Warranty of Title are attached.

Respectfully,

DocuSigned by:


2024-05-15

FF9F74477104456
Jean-François Boisvert
JFB Assets Management Limited Partnership

Broward County Commission

Deed Doc Stamps: \$29953.00

Prepared by:

David R. Roy, P.A.
4209 N Federal Highway
Pompano Beach, FL 33064
954-784-2961
File No. 22-DR-175

Return to:

Marilyn Cancio Johnson, P.A.
150 SE 2nd Avenue, Suite 1408
Miami, FL 33131
786-802-2332
File No. 2022.3245

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 10th day of May, 2024 between 1550 Ponce De Leon Drive LLC, a Florida limited liability company whose post office address is 2734 E Oakland Park Blvd., Suite 201, Fort Lauderdale, FL 33306, grantor, and JFB Assets Management, a Canadian partnership whose post office address is 66 Rue Court, #314, J2G 4Y5, grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida to-wit:

See Exhibit "A" attached hereto and made a part hereof as if fully set forth herein.

Parcel Identification Number: 504211-18-3542

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2023**.

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

Signed, sealed and delivered in our presence:

1550 Ponce De Leon Drive LLC, a Florida limited liability company

By: GOM Ventures LLC, a Florida limited liability company, as Authorized Member

By: [Signature]
Glenn Wright, Authorized Member

[Signature]
Witness Name: Alexis Camejo
Witness Address: 1550 PONCE DE LEON DRIVE
POMPANO BEACH, FL 33064

[Signature]
Witness Name: AMANDA CAMEJO
Witness Address: 1550 PONCE DE LEON DRIVE
POMPANO BEACH, FL 33064

State of Florida
County of Broward

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 4 day of May, 2024 by Glenn Wright, Authorized Member of GOM Ventures LLC, a Florida limited liability company, as Authorized Member of 1550 Ponce De Leon Drive LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or has produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public
Printed Name: Alexis Camejo
My Commission Expires: _____

EXHIBIT "A"
Legal Description

A parcel being a portion of Lots 22, 23, 33 and 34, of Block 30, UNIT 3, RIO VISTA ISLES, according to the map or plat thereof as recorded in Plat Book 7, Page 47, Public Records of Broward County, Florida, and a portion of Tracts 3 and 4, RIVER SHORES, according to the map or plat thereof as recorded in Plat Book 15, Page 61, Public Records of Broward County, Florida, being more particularly described as follows:

Commence at the Southwest corner of said Lot 21 thence North 05° 08' 59" East along the West line of Lots 21 and 22 for a distance of 58.52 feet; thence continue along the West line of said Lot 22, North 28° 20' 12" West for a distance of 114.53 feet to the Northwest corner of said Tract 4; thence North 84° 36' 08" East along the North line of Tracts 3 and 4 for a distance of 124.21 feet to the Point of Beginning; thence North 84° 36' 08" East along the North line of Tract 3 for a distance of 102.90 feet; thence South 04° 58' 16" East along the East line of Lots 33 and 34 for a distance of 85.00 feet; thence South 84° 36' 08" West a distance of 102.27 feet; thence North 05° 23' 22" West a distance of 85.00 feet to the Point of Beginning.

a/k/a: 601 Cordova Road, Fort Lauderdale, FL 33316

PIN: 504211-18-3542



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Foreign Limited Partnership

JFB ASSETS MANAGEMENT, LIMITED PARTNERSHIP

Filing Information

Document Number B23000000287
FEI/EIN Number NONE
Date Filed 09/15/2023
State OC
Status ACTIVE

Principal Address

66 RUE COURT, #314
GRANBY, QC J2G 4Y5 CANADA, FL

Mailing Address

66 RUE COURT, #314
GRANBY, QC J2G 4Y5 CANADA, FL

Registered Agent Name & Address

NRAI SERVICES, INC.
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

General Partner Detail

Name & Address

9495-8766 QUEBEC INC.
66 RUE COURT, #314
GRANBY, QC J2G 4Y5 CANADA

Annual Reports

No Annual Reports Filed

Document Images

[09/15/2023 -- Foreign LP](#) [View image in PDF format](#)







Andrew Cuba, Marine Facilities Manager
Fort Lauderdale Marine Advisory Board
Fort Lauderdale, FL 33031

RE: Vessel Information for 601 Cordova Road

Monte Carlo Yachts MC 4
Hull Identification Number: BEYDX010G515
Length: 39'5"
Year/MK: 2014/BEY

Respectfully,

DocuSigned by:


2024-05-15

EE8F74477104456...
Jean-François Boisvert

JFB Assets Management Limited Partnership

MTRFS020K



Mail To:
GESTECO INC
2915 OGLETOWN RD # 4100
NEWARK, DE 19713-1927

FLORIDA VESSEL REGISTRATION

CO/AGY 10 / 7 T# 1837092745
B# 2152338

FL/DO # **FL0977TF** DECAL **02286926** Expires **Midnight Mon 6/30/2025**

YR/MK	2014/BEY	BODY	VS	TITLE	146293291	Reg. Tax	Class Code	100
HIN	BEYDX010G415			FUEL	DIESEL	Init. Reg.	Tax Months	
HULL	FBGLSS	PROPUL	INBRD	LENGTH	39'5"	County Fee	Back Tax Mos	
USE	PLSRE	TYPE	CABIN			Mail Fee	Credit Class	
DL/FEID	-					Sales Tax	Credit Months	
Date Issued	7/19/2023	ENG DRIVE				Voluntary Fees		
		ST OPER				Grand Total		0.00

GESTECO INC
2915 OGLETOWN RD # 4100
NEWARK, DE 19713-1927

IMPORTANT INFORMATION

1. Your registration must be updated to your new address within 30 days of moving.
2. Registration renewals are the responsibility of the registrant and shall occur during the 30-day period prior to the expiration date shown on this registration. Renewal notices are provided as a courtesy and are not required for renewal purposes.

← YACHT ACHAT - PENDI...

Livestory.com Document id: 2720-c0c010-29483

WARRANTY OF TITLE

WHEREAS Carlos Mirko Lebl (SELLER) contracted to transfer to Gesteco Inc. (BUYER), the following vessel: 2015 Monte Carlo Yachts MC 4 with Hull Identification Number BEYDX010G415 and its tenders and inventory as set forth in the Purchase and Sale Agreement dated Jan 17, 2022 (collectively, the Vessel).

WHEREAS, the BUYER demands the SELLER to make certain representations and warranties regarding the vessel's title and lien free status:

NOW THEREFORE, in consideration of the promises, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, SELLER represents and warrants to BUYER, the following:

- The Vessel is currently and validly documented with the United States bearing the Official / Documentation Number 1262429 or Titled and Registered within the State of n/a with Registration Number n/a. The Vessel is not registered in any other registry or system in the world.
- The Vessel owned by SELLER is free and clear of all liens, taxes, duties, encumbrances, and claims of any kind, nature and description whatsoever except the following, which is/are to be satisfied at closing:
- The personal property contained in and on the Vessel, and which is part of the sale, is also free and clear of any liens, encumbrances, claims, and demands whatsoever.
- At the time of closing, any individual or entity still owed for any outstanding services, docking fees and associated costs, supplies, labor, or materials rendered to, or for the benefit of, the Vessel, unless directly ordered by BUYER, shall be paid in full by SELLER prior to closing.
- The Vessel is not currently under contract for charter or otherwise obligated to any third parties, including, but not limited to, claims for future use or charter of the Vessel, unless entered into by BUYER.
- There are no personal injury claims now outstanding, or possible of assertion, against the Vessel.
- No judgment or decree has been entered in any court of any state, country, territory, province or the United States against SELLER which remains unsatisfied and there are no violations of any laws, rules, or regulations pertaining to the Vessel.
- SELLER further states that he is familiar with the nature of its oath and with the penalties as provided for falsely swearing to statements made in an instrument of this nature. SELLER further certifies that he has read the facts of the Warranty of Title and understands and swears to its content.
- Seller further acknowledges that Buyer is relying on this Warranty of Title in completing the transaction; accordingly, Seller and his heirs, successors, and assigns, shall indemnify and hold harmless Buyer against and from any loss or expense Buyer might suffer, including, but not limited to, court costs and legal fees, arising by reason of breach of the above representations and warranties.

X Carlos Mirko Lebl X
By: Carlos Mirko Lebl By:

STATE OF Florida
COUNTY OF Palm Beach

The foregoing was acknowledged before me, by means of physical presence or online notarization, this 18th day of February, 2022 by Carlos Mirko Lebl.
They are personally known to me, or produced Driver's License as identification.

Notary Seal:  Notary Signature: Michael Lee
My Commission Expires 03/11/2022

Electronic Notary Public
Notarized online using audio-video communication



Buyer's Agent **6 sur 7**

Denison Yachting
2401 PGA Blvd Ste 104
Palm Beach Gardens FL 33410
561.253.2457 (P)
561.658.0719 (F)

Buyer/Seller Information

Buyer(s): Gesteco Inc.
Address: 2915 Ogleton Road #4100 Newark DE 19713 United States
Seller(s): Carlos Mirko Lebl

State of Florida Department of State

I certify the attached is a true and correct copy of the Articles of Incorporation of GESTECO INC., a Florida corporation, filed electronically on February 01, 2022, as shown by the records of this office.

I further certify that this is an electronically transmitted certificate authorized by section 15.16, Florida Statutes, and authenticated by the code noted below.

The document number of this corporation is P22000009901.

Authentication Code: 220211180453-900380906779#1

Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this the
Eleventh day of February, 2022



Laurel M. Lee
Laurel M. Lee
Secretary of State

**Electronic Articles of Incorporation
For**

P22000009901
FILED
February 01, 2022
Sec. Of State
jafason

GESTECO INC.

The undersigned incorporator, for the purpose of forming a Florida profit corporation, hereby adopts the following Articles of Incorporation:

Article I

The name of the corporation is:

GESTECO INC.

Article II

The principal place of business address:

2915 OGLETOWN RD
4100
NEWARK, DE. 19713

The mailing address of the corporation is:

2915 OGLETOWN RD
4100
NEWARK, DE. 19713

Article III

The purpose for which this corporation is organized is:

ANY AND ALL LAWFUL BUSINESS.

Article IV

The number of shares the corporation is authorized to issue is:

1500

Article V

The name and Florida street address of the registered agent is:

NRAI SERVICES, INC.
1200 SOUTH PINE ISLAND RD
PLANTATION, FL. 33324

I certify that I am familiar with and accept the responsibilities of registered agent.

Registered Agent Signature: LINDA STAUFFER, ASS. SECRETARY

P22000009901
FILED
February 01, 2022
Sec. Of State
jafason

Article VI

The name and address of the incorporator is:

CHRISTELLE RICARD
2915 OGLETOWN RD
4100
NEWARK, DE 19713

Electronic Signature of Incorporator: CHRISTELLE RICARD

I am the incorporator submitting these Articles of Incorporation and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of this corporation and every year thereafter to maintain "active" status.

Article VII

The initial officer(s) and/or director(s) of the corporation is/are:

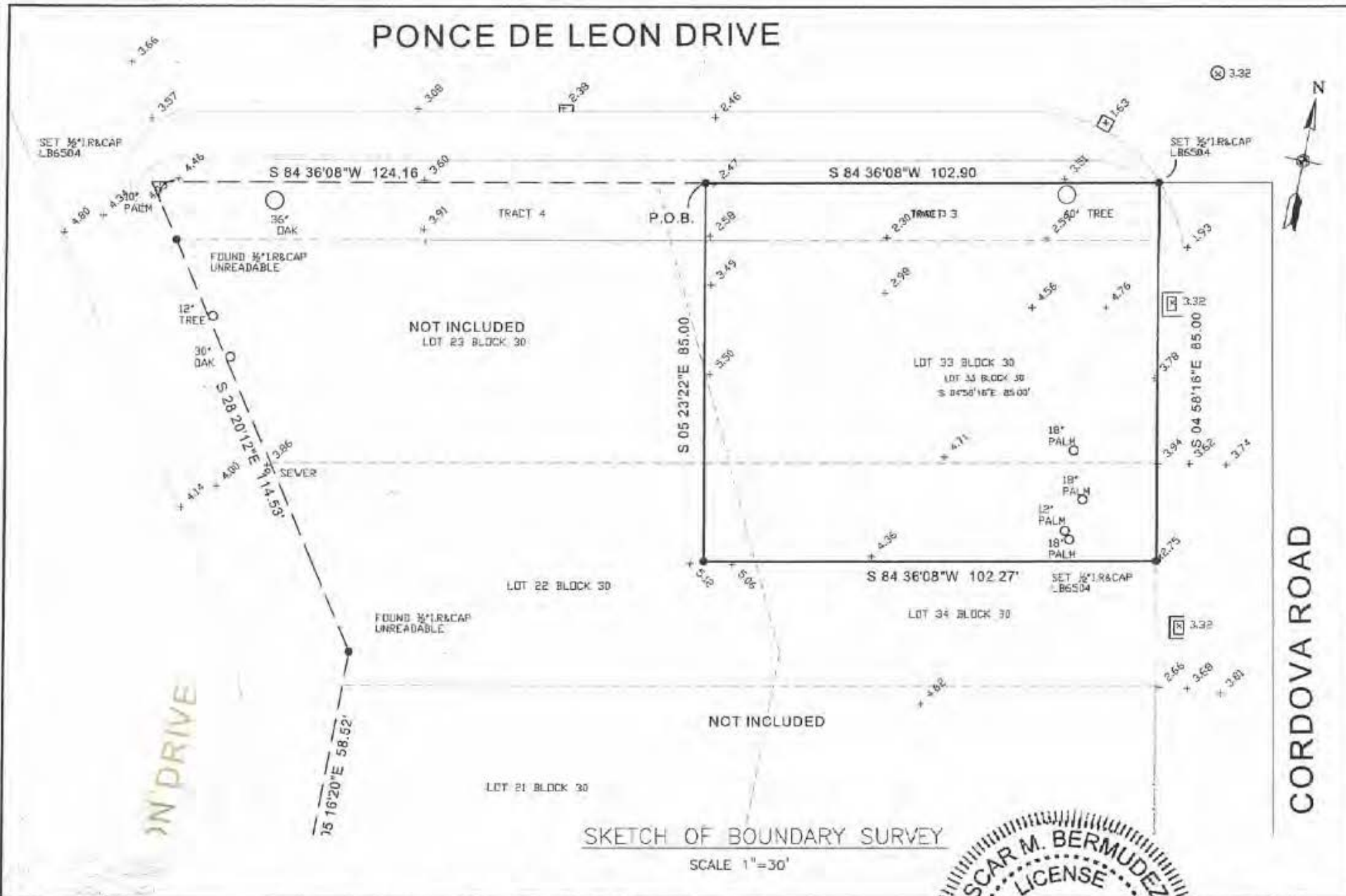
[

Title: P
JEAN-FRANCOIS BOISVERT
2915 OGLETOWN RD, #4100
NEWARK, DE. 19713

*

←

Title: S
CHRISTELLE RICARD
2915 OGLETOWN RD, #4100
NEWARK, DE. 19713



LINDA RIFFLE
DRAFTING & DESIGN
 772-834-1906
 LindaDraft1@att.net

1550 PONCE DE LEON DRIVE LLC
 601 CORDOVA ROAD
 FORT LAUDERDALE FL. 33316

NEW CONCRETE DOCK

B&B Consulting Engineers
 2237 Woods Edge Circle
 Orlando Florida 32817
 (772)-708-7785 (772)-708-7787

OSCAR M. BERMUDEZ, P.E.
 License No. 55141
 State of Florida
 Professional Engineer

Date: 04/04/2022
 Revision: A
 05/18/2022
 S-2



LOCATION MAP

Site Address CORDOVA ROAD, FORT LAUDERDALE FL 33316
 Property Owner 1550 PONCE DE LEON DRIVE LLC
 Mailing Address 1975 E SUNRISE BLVD #607 FORT LAUDERDALE FL 33301

ID # 5042 11 18 3542

Abbreviated Legal Description RIO VISTA ISLES UNIT 3 7-47B PORTION LOTS 22,23,33 & 34 BLK 30 & RIVER SHORES 15-61 B POR TRACT 3 & 4, DESC AS COMM AT SW COR LOT 21, NE 58.52, NW 114.53, NE 124.21 TO POB, CONT NE 102.90, SE 85, SW 102.27, NW 85 TO POB

GENERAL NOTES

ALL DIMENSIONS ON PLANS ARE SUBJECT TO VERIFICATION IN THE FIELD. IT IS THE INTENT OF THESE PLANS TO BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. ANY DISCREPANCIES BETWEEN THESE PLANS AND APPLICABLE CODES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH WORK.

IT IS THE INTENT OF THESE PLANS AND THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH LOCAL, STATE AND FEDERAL ENVIRONMENTAL AND BUILDING PERMIT ISSUED FOR THIS PROJECT, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO FAMILIARIZE AND GOVERN HIMSELF BY ALL PROVISIONS OF THESE PERMITS.

THE WORK SPECIFIED HEREIN HAS BEEN DESIGNED & ALL WORK SHALL BE IN ACCORDANCE WITH STRUCTURAL PROVISIONS OF THE 7TH EDITION 2020 FLORIDA BUILDING CODE.

CONCRETE

1. ALL CONCRETE (EXCEPT PRECAST PILES) SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 5,000 PSL AT THE END 0=28 DAYS. FOUR (4) CONCRETE CYLINDERS SHALL BE TAKEN FOR EACH 50 CUBIC YARD OR FRACTION THEREOF AND SHALL BE TESTED AT 3.7 & 28 DAYS. SLUMP SHALL NOT EXCEED 4" (±1") MAX W/C RATIO+0.40.
2. ALL REINFORCEMENT SHALL BE 60,000 PSI MINIMUM YIELD NEW BILLET STEEL IN ACCORDANCE WITH ASTM A615 GRADE 60. ALL BAR LAPS SHALL BE A MINIMUM OF 36 BAR DIAMETERS, PLACING OF REINFORCEMENT SHALL CONFORM TO THE LATEST ACI CODE AND MANUAL OF STANDARD PRACTICE.
3. ALL CONCRETE SHALL BE PLACED WITHIN 90 MINUTES FROM BATCH TIME, AND VIBRATED AS REQUIRED BY THE ACI MANUAL OF CONCRETE PRACTICE. TEMPERATURE OF CONCRETE AT TIME OF PLACEMENT SHALL BE BETWEEN 75° AND 100°F.
4. ALL CONCRETE DECK SURFACES SHALL HAVE A LIGHT BROOM FINISH.
5. ALL EXPOSED CONCRETE EDGES SHALL BE CHAMFERED 3/4" OR AS SHOWN ON THE PLANS.

HARDWARE

1. ALL MISCELLANEOUS STEEL COMPONENTS, BOLTS AND HARDWARE SHALL BE TYPE 316 STAINLESS STEEL UNLESS OTHERWISE SPECIFIED ON PLANS.

PRECAST CONCRETE PILING

1. PRECAST CONCRETE DOCK PILES SHALL BE 12"x12" PILES W/5000 PSI MIN. CONCRETE 4-7/16" DIAMETER 270 KSI ASTM A416 LOW-LAX STRANDS W/24" MIN. CONCRETE COVE TO TIES DRIVEN TO A MINIMUM BEARING CAPACITY OF 25 TONS WITH 12" MINIMUM PENETRATION INTO FIRM MATERIAL BELOW SILT LAYER
2. PILES SHALL BE CUT OFF AT ELEVATIONS SHOWN ON THE PLANS @ SECTION

MISCELLANEOUS

1. FASTENERS EMBEDDED INTO CONCRETE STRUCTURES SHALL BE ANCHORED WITH TWO-PART EPOXY ADHESIVE (RAWL-CHEM-FAST CARRIDGE SYSTEM OR EQUAL). ANCHOR HOLES SHALL BE DRILLED TO 1/8" GREATER THAN THE SPECIFIED FASTENER SIZE. HOLES SHALL BE DRILLED TO A MINIMUM DEPTH SHOWN ON THE PLANS & SHALL BE THOUGHLY CLEANED OUT AND DRY PRIOR TO INJECTION OF EPOXY.

LOADS

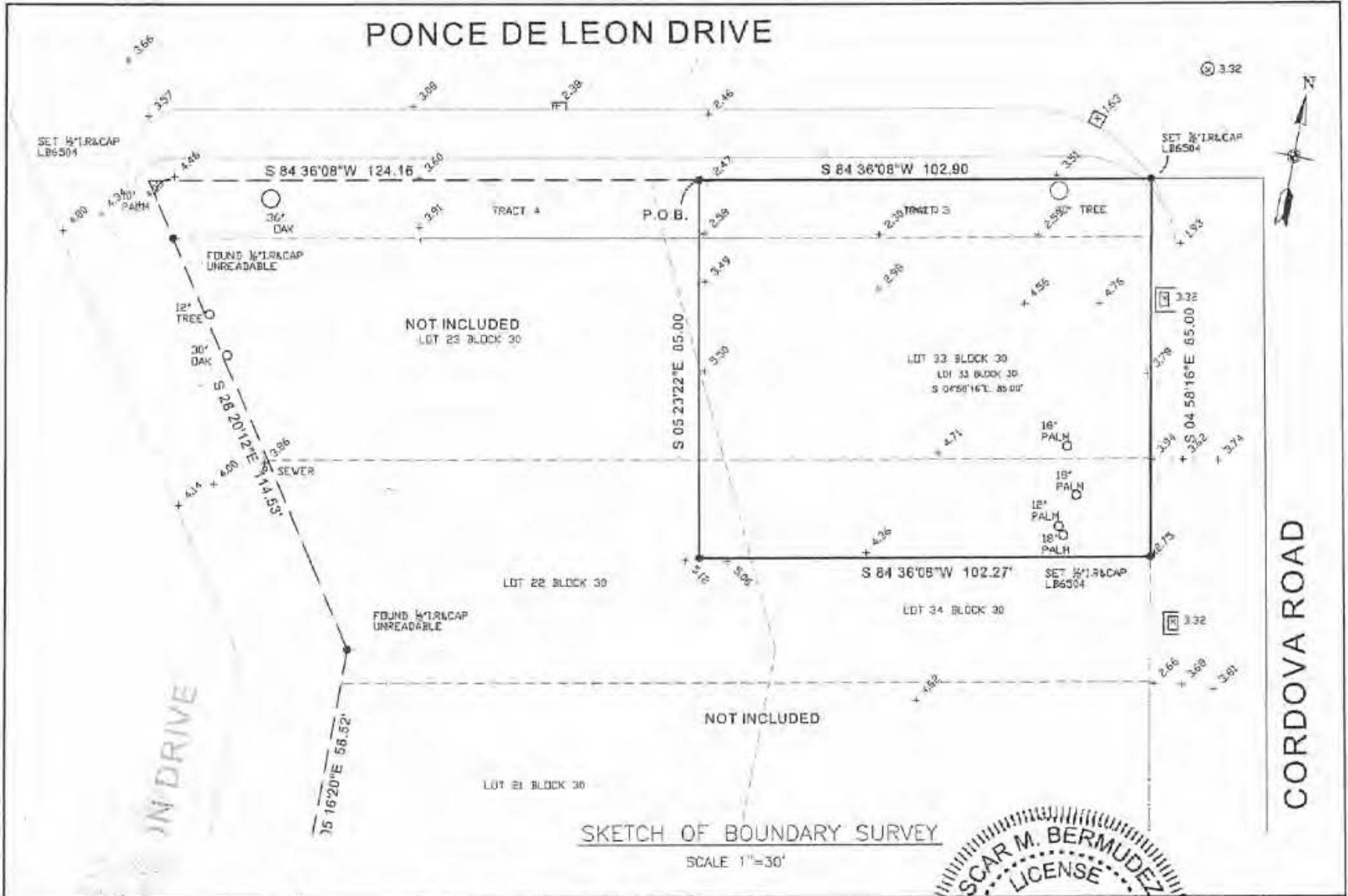
LL= 40 PSF DL = 10 PSF

TURBIDITY BARRIER

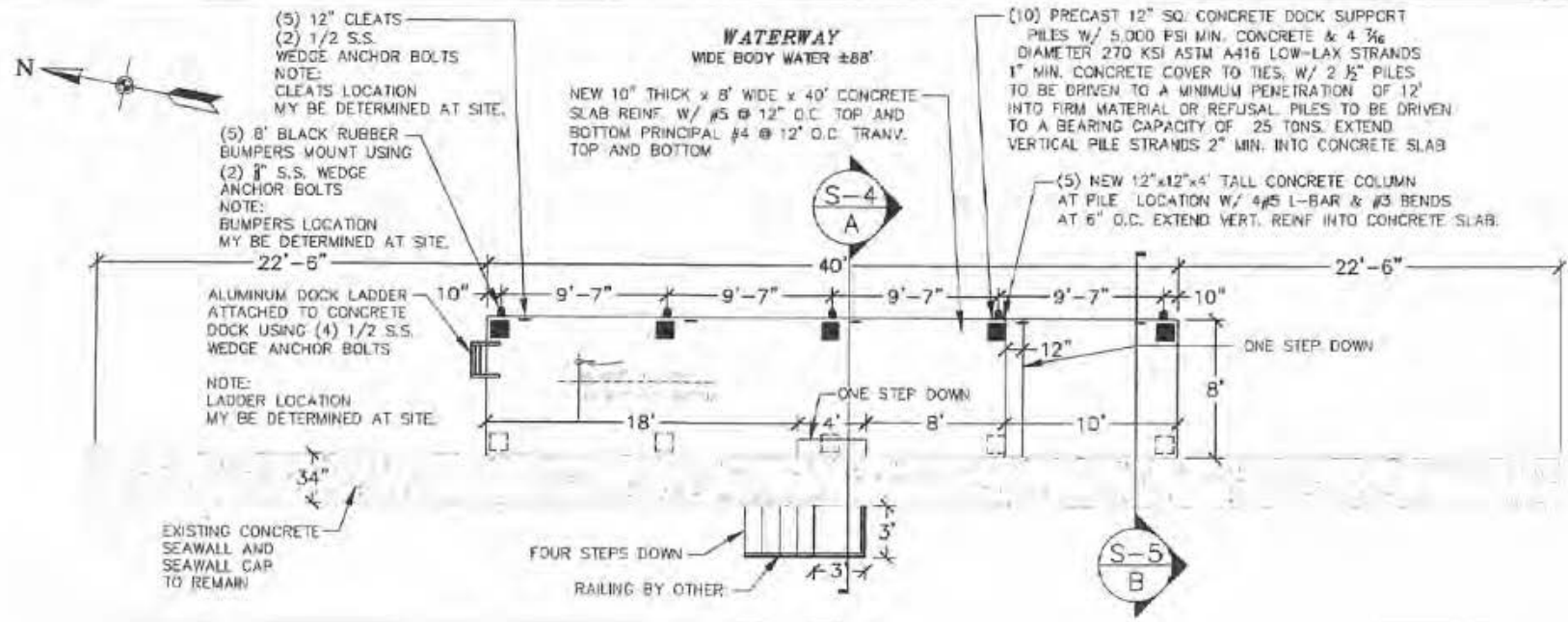
APPROVED TURBIDITY BARRIERS SHALL REMAIN IN PLACE UNTIL THE PILES ARE IN WATER CONSTRUCTION.

<p>LINDA RIFFLE DRAFTING & DESIGN 772-834-1906 LindaDraft1@att.net</p>	<p>JOB NAME: 1550 PONCE DE LEON DRIVE LLC 601 CORDOVA ROAD FORT LAUDERDALE FL. 33316</p>	<p>B&B Consulting Engineers 2237 Woods Edge Circle Orlando Florida 32817 (772)-708-7785 (772)-708-7787</p>	<p>OSCAR M. BERMUDEZ, P.E., P.E. Reg. No. 00118 No. 55141 Date: 04/04/2022 Revision A 05/18/2022 Drawn by: S-1</p>
	<p>TITLE: NEW CONCRETE DOCK</p>		





<p style="text-align: center;">LINDA RIFFLE DRAFTING & DESIGN 772-834-1906 LindaDraftU@att.net</p>	JOB NAME: 1550 PONCE DE LEON DRIVE LLC 601 CORDOVA ROAD FORT LAUDERDALE FL. 33316	B&B Consulting Engineers 2237 Woods Edge Circle Orlando Florida 32817 (772)-708-7785 (772)-708-7287	Date: 04/04/2022 A 05/18/2022
	TITLE: NEW CONCRETE DOCK	OSCAR M. BERMUDEZ, P.E. License No. 55141 STATE OF FLORIDA PROFESSIONAL ENGINEER 4/18/22	S-2



CORDOVA ROAD
C/L

DESIGN WINDLOAD INFORMATION
 CODE: 7 EDITION 2020 FBCR
 ASCE 7-16
 Wind Speed: 175 MPH, 3 Second
 Gust
 Exposure "D"
 Importance Factor: 1.0
 Internal Pressure Coeff.: 0.00
 Height: 6ft. Mean

S 04°58'16"E. 85.00'

TRACK 3

LOT 33 BLOCK 30

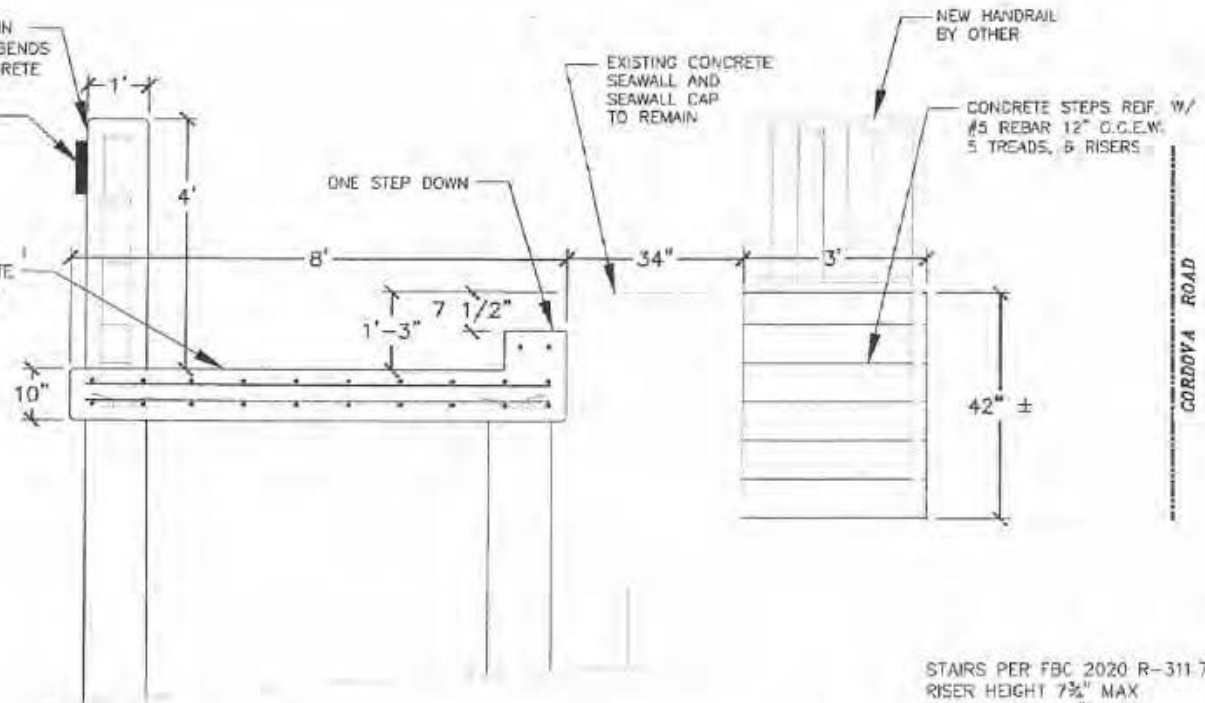
PROPOSED CONCRETE DOCK PLAN VIEW
SCALE 1"=10'

LINDA RIFFLE DRAFTING & DESIGN 772-834-1906 LindaDraft1@att.net	1550 PONCE DE LEON DRIVE LLC 601 CORDOVA ROAD FORT LAUDERDALE FL. 33316	B&B Consulting Engineers 2237 Woods Edge Circle Orlando Florida 32837 (772)-708-7785 (772)-708-7787	OSCAR M. BERMUDEZ, P.E. Reg. Florida No. 55141	Date: 04/04/2022 Project: A 05/18/2022 Drawing No: S-3
	NEW CONCRETE DOCK		OSCAR M. BERMUDEZ, P.E. License No. 55141 STATE OF FLORIDA PROFESSIONAL ENGINEER	Date: 5/19/22 Project: S-3

(5) NEW 12"x12"x4' TALL CONCRETE COLUMN AT PILE LOCATION W/ 4#5 L-BAR & #3 BENDS AT 6" O.C. EXTEND VERT. REINF INTO CONCRETE SLAB.

NIGHTTIME REFLECTORS ON ALL OUTSIDE DOCK SUPPORT PILES.

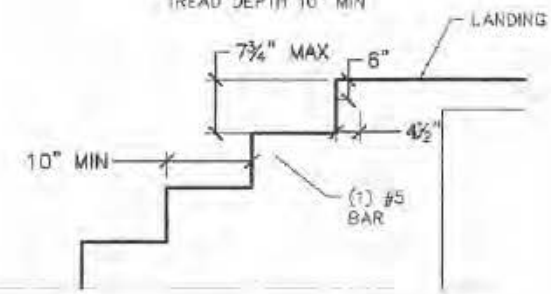
NEW 10" THICK x 8' WIDE x 40' CONCRETE SLAB REINF. W/ #5 @ 12" O.C. TOP AND BOTTOM PRINCIPAL #4 @ 12" O.C. TRANS. TOP AND BOTTOM



SECTION VIEW A
N.T.S.

(10) PRECAST 12" SQ. CONCRETE DOCK SUPPORT PILES W/ 5,000 PSI MIN. CONCRETE & 4 7/8" DIAMETER 270 KSI ASTM A416 LOW-LAX STRANDS 1" MIN. CONCRETE COVER TO TIES, W/ 2 1/2" PILES TO BE DRIVEN TO A MINIMUM PENETRATION OF 12" INTO FIRM MATERIAL OR REFUSAL. PILES TO BE DRIVEN TO A BEARING CAPACITY OF 25 TONS, EXTEND VERTICAL PILE STRANDS 2" MIN. INTO CONCRETE SLAB

STAIRS PER FBC 2020 R-311.7
RISER HEIGHT 7 3/4" MAX
TREAD DEPTH 10" MIN



CONCRETE STEP DETAIL
N.T.S.

THE WORK SPECIFIED HEREIN HAS BEEN DESIGNED & ALL WORK SHALL BE IN ACCORDANCE WITH STRUCTURAL PROVISIONS OF THE FLORIDA BUILDING CODE, BEST MANAGEMENT PRACTICES: FLOATING TURBIDITY CURTAIN EXTENDING WITHIN 1' OF BOTTOM TO BE INSTALLED DURING PILING.

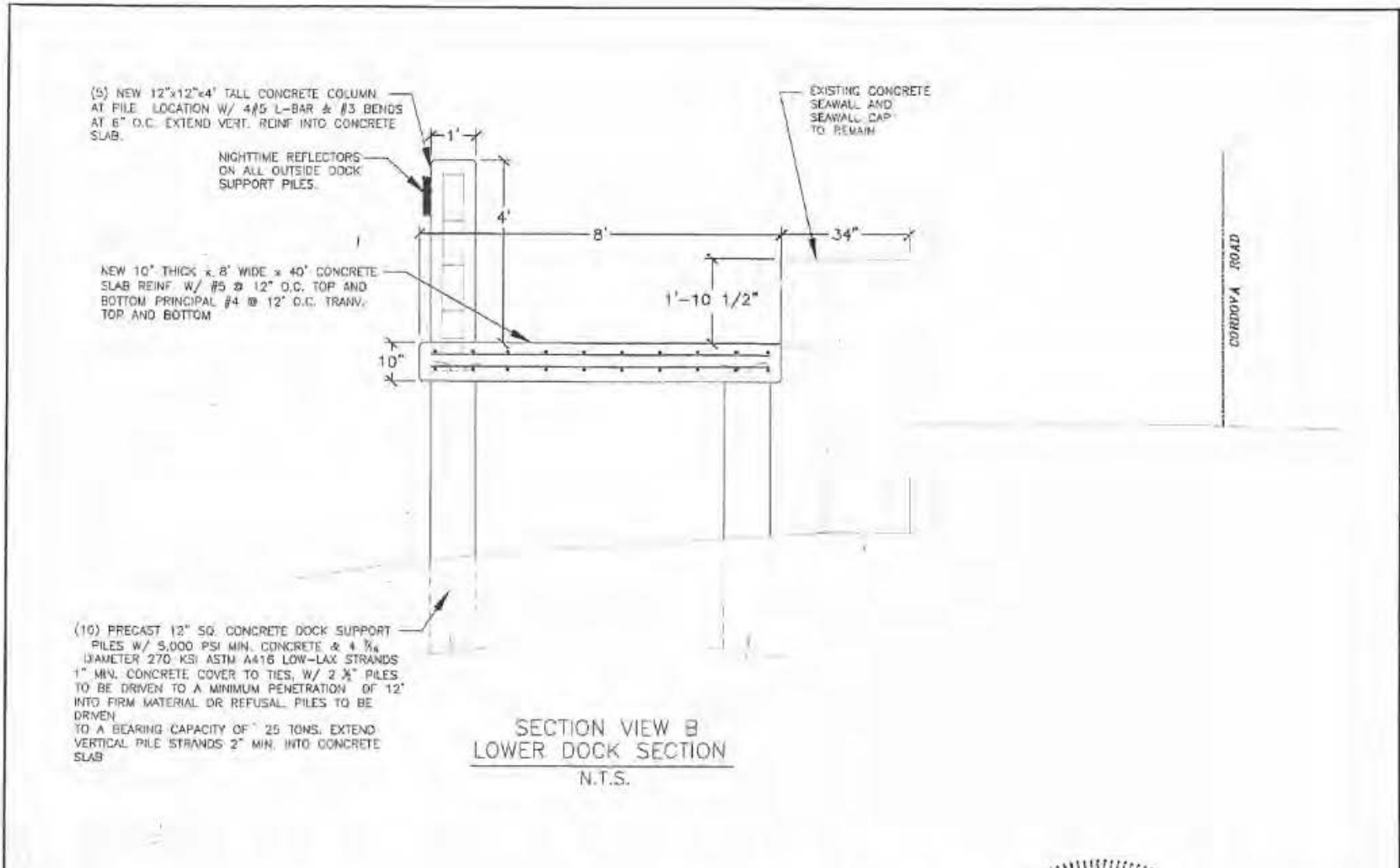
LINDA RIFFLE
DRAFTING & DESIGN
 772-834-1906
 LindaDraft1@att.net

1550 PONCE DE LEON DRIVE LLC
 601 CORDOVA ROAD
 FORT LAUDERDALE FL. 33316
NEW CONCRETE DOCK

B&B Consulting Engineers
 2237 Woods Edge Circle
 Orlando Florida 32817
 (772)-708-7785 (772)-708-7787

OSCAR M. BERMUDEZ, P.E., P.
 Reg. No. 65143
 Date: 04/04/2022
 Revision: A
 05/18/2022
 S-4

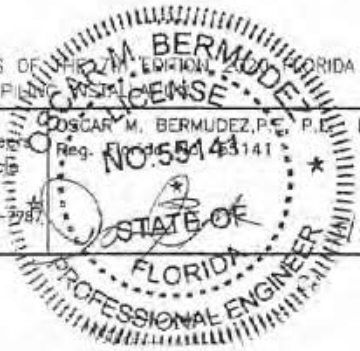


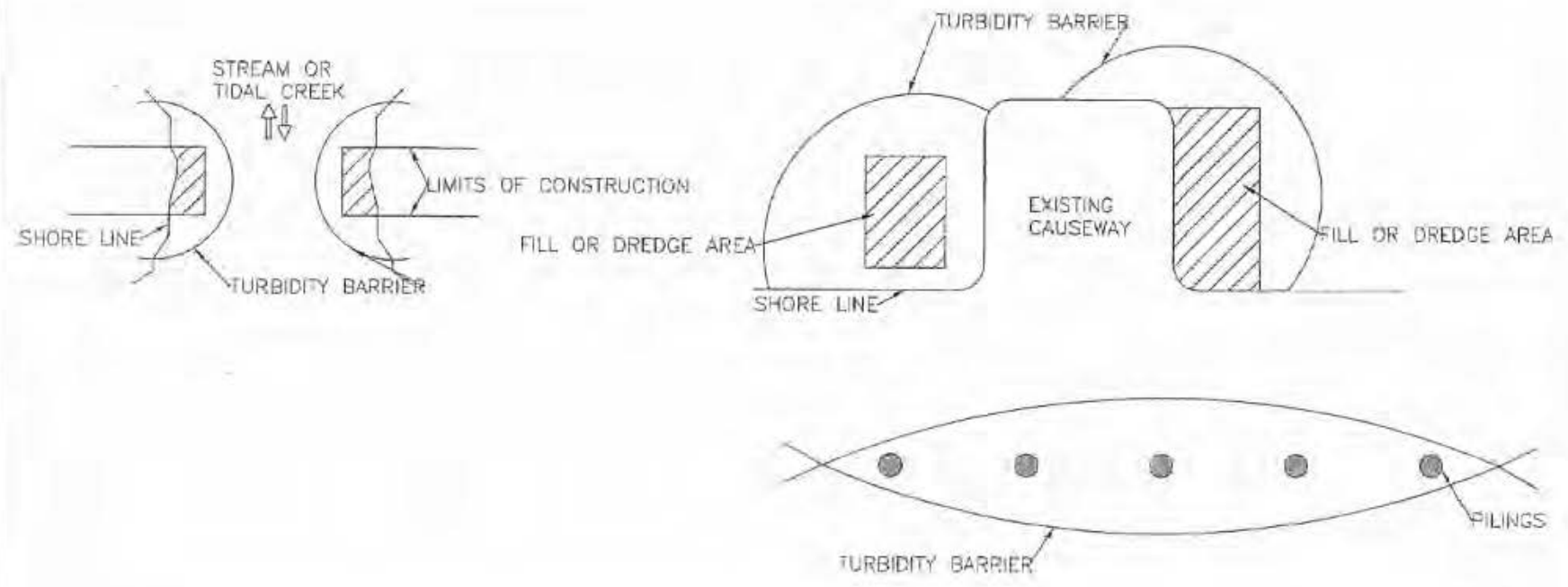


(10) PRECAST 12" SQ. CONCRETE DOCK SUPPORT PILES W/ 5,000 PSI MIN. CONCRETE & 4 #4 DIAMETER 270 KSI ASTM A416 LOW-LAX STRANDS 1" MIN. CONCRETE COVER TO TIES, W/ 2 #4 PILES TO BE DRIVEN TO A MINIMUM PENETRATION OF 12' INTO FIRM MATERIAL OR REFUSAL. PILES TO BE DRIVEN TO A BEARING CAPACITY OF 25 TONS. EXTEND VERTICAL PILE STRANDS 2" MIN. INTO CONCRETE SLAB

THE WORK SPECIFIED HEREIN HAS BEEN DESIGNED & ALL WORK SHALL BE IN ACCORDANCE WITH STRUCTURAL PROVISIONS OF THE 2017 EDITION OF THE FLORIDA BUILDING CODE. BEST MANAGEMENT PRACTICES: FLOATING TURBIDITY CURTAIN EXTENDING WITHIN 1' OF BOTTOM TO BE INSTALLED DURING PILING

LINDA RIFFLE DRAFTING & DESIGN 772-834-1906 LindaDraft1@att.net	1550 PONCE DE LEON DRIVE LLC 601 CORDOVA ROAD FORT LAUDERDALE FL. 33316	B&B Consulting Engineers 2237 Woods Edge Circle Orlando Florida 32817 (772)-708-7785 (772)-708-7787	OSCAR M. BERMUDEZ, P.E., P.L. Reg. No. 55143141 Date: 04/04/2022 License A 05/18/2022 S-5
	NEW CONCRETE DOCK		18/22





NOTES:

1. TURBIDITY BARRIERS ARE TO BE USED IN ALL PERMANENT BODIES OF WATER REGARDLESS OF WATER DEPTH
2. NUMBER AND SPACING DEPENDANT ON CURRENT VELOCITIES.
3. DEPLOYMENT OF BARRIER AROUND PILE LOCATION MAY VARY TO ACCOMMODATE CONSTRUCTION OPERATIONS.
4. NAVIGATION MAY REQUIRE SEGMENTING BARRIER DURING CONSTRUCTION OPERATIONS.
5. FOR ADDITIONAL INFORMATION SEE SECTION 104 OF THE STANDARD SPECIFICATIONS.
6. TURBIDITY BARRIERS FOR FLOWING STREAMS AND TIDAL CREEKS MAY BE EITHER FLOATING OR STAKED TYPES.
7. BARRIER TYPE WILL BE AT THE CONTRACTOR'S DECISION U.N.O.
8. POSTS IN STAKED TURBIDITY BARRIERS TO BE INSTALLED IN VERTICAL POSITION UNLESS OTHERWISE DIRECTED BY ENGINEER.
9. N.P.D.E.S. INSPECTION TO BE CALLED FOR BY ENGINEER TO VERIFY TURBIDITY BARRIER.

<p>LINDA RIFFLE DRAFTING & DESIGN 772-834-1906 LindaDraft1@att.net</p>	<p>1550 PONCE DE LEON DRIVE LLC 601 CORDOVA ROAD FORT LAUDERDALE FL. 33316</p>	<p>B&B Consulting Engineers 2237 Woods Edge Circle Orlando Florida 32812 (772)-708-7785 (772)-708-7387</p>	<p>OSCAR M. BERMUDEZ LICENSE NO. 5514 STATE OF FLORIDA PROFESSIONAL ENGINEER</p>	<p>Date: 04/04/2022 SHEET: A 05/18/2022 S-6</p>
	<p>NEW CONCRETE DOCK</p>	<p>5/13/22</p>	<p>OSCAR M. BERMUDEZ, P.E. Reg. Florida No. 5514</p>	<p>04/04/2022</p>

LEGEND



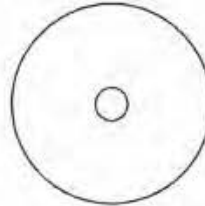
ST. AUGUSTINE SOD,
TIGHT SEAMS, FULL COVERAGE



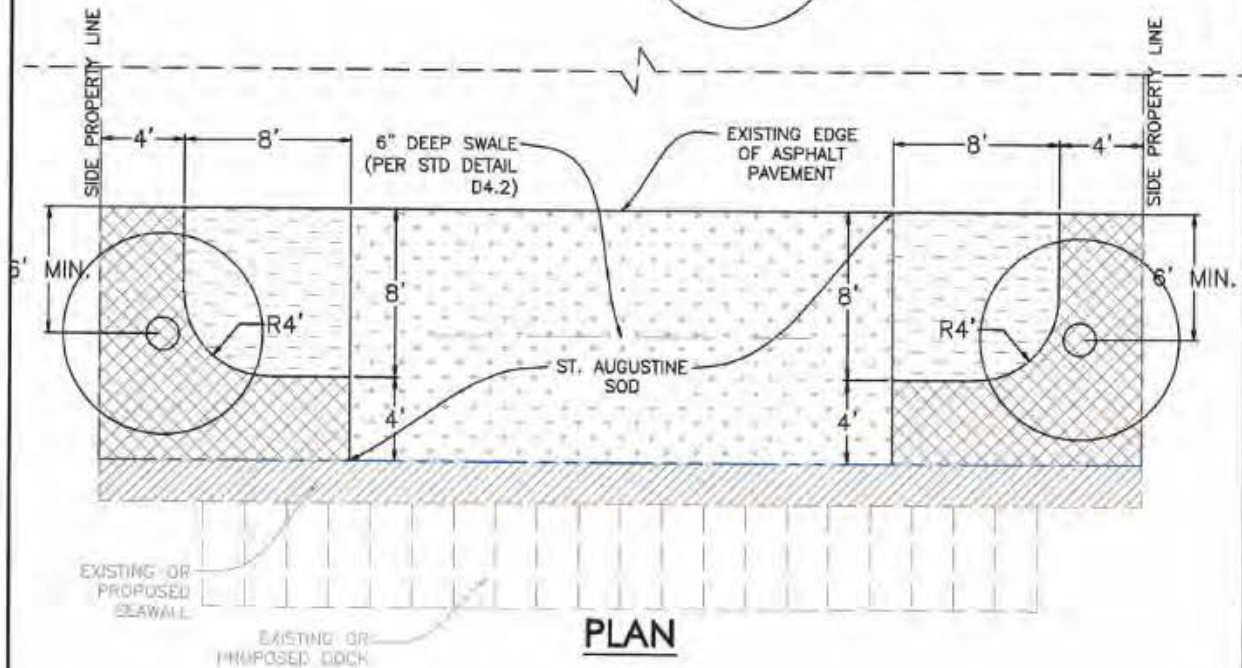
MUHLY GRASS:
18" - 24" TALL
18" - 24" ON CENTER



INDIAN HAWTHORN:
12" - 18" TALL
12" - 18" ON CENTER



12' SILVER BUTTONWOOD TREE
MULTI



GENERAL NOTES:

1. ALL IRRIGATION & PLANT MATERIAL SHALL BE INSTALLED & MAINTAINED BY APPLICANT.
2. ALL PLANT MATERIAL SHALL BE FLORIDA #1 GRADE OR BETTER.
3. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH INDUSTRY BEST MANAGEMENT PRACTICES.
4. ALL AREAS TO RECEIVE AUTOMATIC IRRIGATION FROM A PERMANENT WATER SOURCE PROVIDING 100% COVERAGE AND A RAIN SENSOR SHUT OFF.
5. ALL PLANT MATERIAL SUBSTITUTIONS SHALL BE FLORIDA-FRIENDLY LANDSCAPING (FFL) EQUIVALENT.


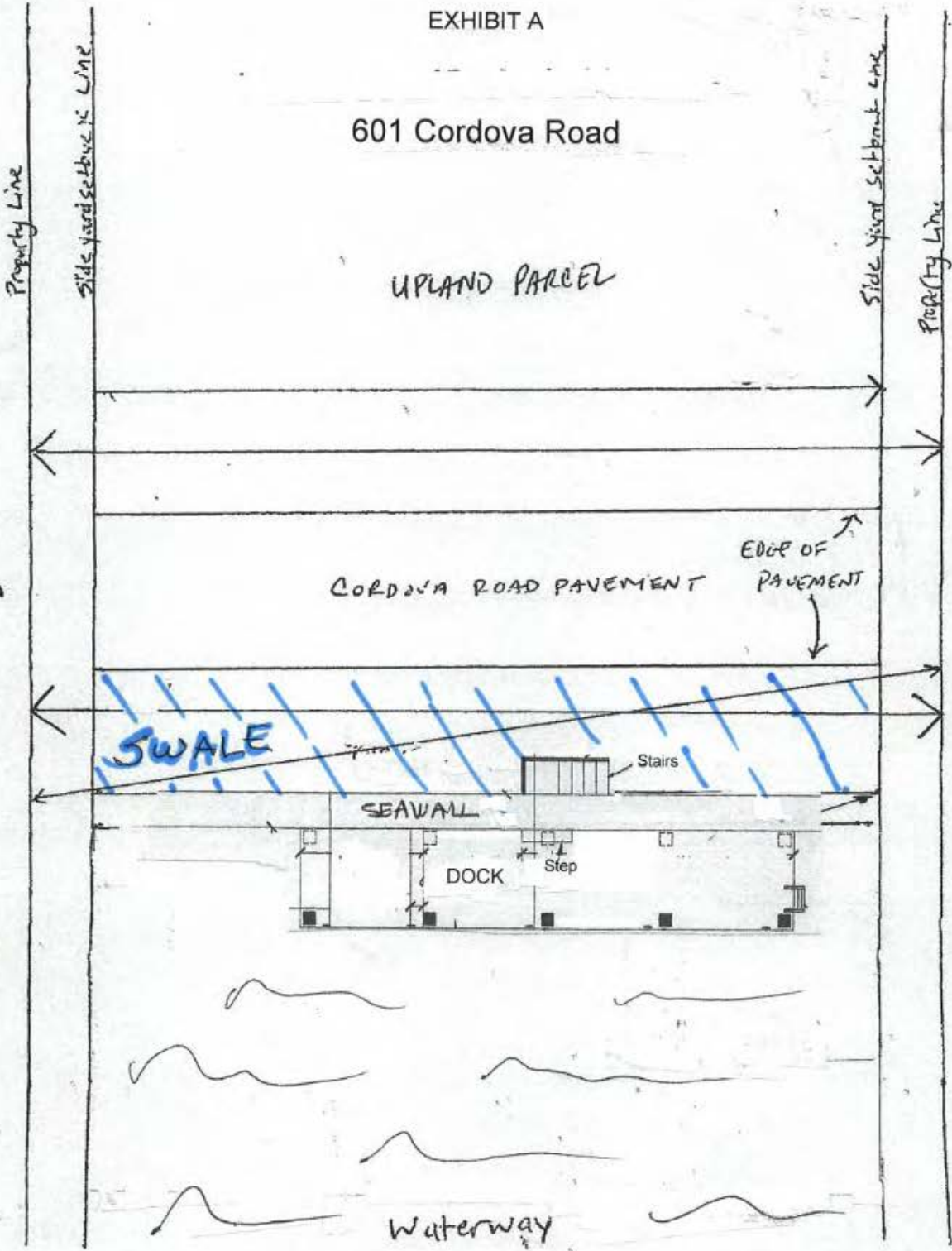
<p>ISSUED: 2/2015</p>		<p>CITY OF FORT LAUDERDALE DEPT. OF SUSTAINABLE DEVELOPMENT</p>		
<p>REVISED:</p>		<p>URBAN DESIGN & PLANNING ENGINEERING DIVISION</p>	<p>LANDSCAPING PLAN (ROW)</p>	<p>SCALE: 1"=10'</p>

EXHIBIT A

601 Cordova Road

UPLAND PARCEL





CITY OF FORT LAUDERDALE

601 Cordova Road



GIS
Fort Lauderdale

ITEM X

MEMORANDUM MF NO. 24-14

DATE: August 27, 2024
TO: Marine Advisory Board Members
FROM: Andrew Cuba, Marine Facilities and Parks Manager
RE: September 5, 2024 MAB Meeting - Dock Waiver of Distance Limitations – Hemingway Landings Condominium Association, Inc., Bradley Waugh, President / 1414 Southeast 12th Street, 1424 Southeast 12th Street & 1500 Southeast 12th Street.

Attached for your review is an application from Hemingway Landings Condominium Association, Inc., Bradley Waugh, President /1414 Southeast 12th Street, 1424 Southeast 12th Street & 1500 Southeast 12th Street.

APPLICATION AND BACKGROUND INFORMATION

The applicant is requesting approval for multiple existing piles extending a maximum distance of +/-28.6' into the adjacent Cerro Gordo River. The distances these pilings will extend from the property line into the waterway are shown in the survey and summarized in the Table below:

TABLE

STRUCTURES	STRUCTURES DISTANCES FROM PROPERTY LINE	PERMITTED DISTANCE WITHOUT WAIVER	AMOUNT OF DISTANCE REQUIRING WAIVER
Piling B	+/-25.7'	25'	+/-0.7'
Piling C	+/-25.6'	25'	+/-0.6'
Piling E	+/-25.7'	25'	+/-0.7'
Piling F	+/-25.7'	25'	+/-0.7'
Piling G	+/-25.2'	25'	+/-0.2'
Piling H	+/-25.3'	25'	+/-0.3'
Piling I	+/-26.2'	25'	+/-1.2'
Piling J	+/-26.6'	25'	+/-1.6'
Piling K	+/-26.3'	25'	+/-1.3'
Piling L	+/-26.3'	25'	+/-1.3'
Piling M	+/-26.2'	25'	+/-1.2'
Piling N	+/-26.2'	25'	+/-1.2'
Piling O	+/-26'	25'	+/-1'

Piling R	+/-25.5'	25'	+/-0.5'
Piling S	+/-25.7'	25'	+/-0.7'
Piling T	+/-25.6'	25'	+/-0.6'
Piling U	+/-27.6'	25'	+/-2.6'
Piling V	+/-27.7'	25'	+/-2.7'
Piling W	+/-27.3'	25'	+/-2.3'
Piling X	+/-27.1'	25'	+/-2.1'
Piling Y	+/-27.1'	25'	+/-2.1'
Piling Z	+/-26.1	25'	+/-1.1

The City's Unified Land and Development Regulations (UDLR) Secs. 47-19.3.C limits the maximum distance of mooring piles to 25' or 30% of the width of the waterway, whichever is less, as measured from the property line. 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 existing structures are necessary to safely moor the owners' vessels, especially during high wind events and severe weather. In addition, the pilings shield the owners' vessels from high wave energy generated from excessive boat wakes along the Cerro Gordo River.

PROPERTY LOCATION AND ZONING

The property is located in the Rio Vista Isles neighborhood where the Zoning is RML-25, Residential Multi Family Low Rise / Medium Density District. It is situated on the northern shore of the Cerro Gordo River where the thinnest width of the waterway to the adjacent shoreline is identified as +/-118 feet within the Narrative.

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.

AC
Attachment
cc:

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

Hemingway Landings Condominium
1414, 1424, 1500. Southeast 12th Street, Fort Lauderdale, Florida 33316

APPLICATION FOR DISTANCE WAIVER

Hemingway Landings Condominium
1414, 1424, 1500. Southeast 12th Street, Fort Lauderdale, Florida 33316

Table of Contents

Application.....	1
Narrative	6
Proof of Ownership	10
Assignment of Rights.....	78
Survey of Current Conditions	100
Zoning Aerial	102
Site Photographs	106

Hemingway Landings Condominium
1414, 1424, 1500. Southeast 12th Street, Fort Lauderdale, Florida 33316

APPLICATION

**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: Hemingway Landings Condominium Association, Inc.
Bradley Waugh, President

TELEPHONE NO: 401-965-7171 - EMAIL: bradley.james.waugh@gmail.com
(home/cellular) (business)

2. APPLICANT'S ADDRESS (if different than the site address):
Mailing Address: 361 East Hillsboro Blvd., Deerfield Beach, FL 33341
Site Addresses: 1414 Southeast 12th Street, Fort Lauderdale, Florida 33316
1424 Southeast 12th Street, Fort Lauderdale, Florida 33316
1500 Southeast 12th Street, Fort Lauderdale, Florida 33316

3. TYPE OF AGREEMENT AND DESCRIPTION OF REQUEST:
This is an after-the-fact distance waiver application with respect to existing dolphin pilings, most of which are Hemingway Landings Condominium marina's originally installed dolphin pilings from its development in 2009.

4. SITE ADDRESS: See Unit Owner Information. ZONING: See Unit Owner Information.
LEGAL DESCRIPTION AND FOLIO NUMBER: See Unit Owner Information.

5. EXHIBITS (In addition to proof of ownership, list all exhibits provided in support of the applications).
Proof of Ownership, Assignment of Rights, Survey of Current Conditions, Zoning Aerials, and Site Photographs

DocuSigned by:
Bradley Waugh 8/26/2024
900568F1DC6A46B...
Applicant's Signature Date

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

City of Fort Lauderdale

=====
For Official City Use Only

Marine Advisory Board Action
Formal Action taken on _____

Commission Action
Formal Action taken on _____

Recommendation _____
Action _____

UNIT OWNER INFORMATION

(Site Address, Zoning, Legal Description, and Folio Number for Units in 1414 Southeast 12th Street, Fort Lauderdale, Florida 33316, 1424 Southeast 12th Street, Fort Lauderdale, Florida 33316, and 1500 Southeast 12th Street, Fort Lauderdale, Florida 33316)

LEGAL NAME OF OWNER: James M. Painton

SITE ADDRESS: 1414 SE 12th Street, Unit 1A, Fort Lauderdale, FL, 33316

ZONING: N/A

LEGAL DESCRIPTION: Condominium Parcel No. 1-1A; Building 1414. HEMINGWAY LANDINGS, A CONDOMINIUM, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof recorded in Official Record Book 40590, Page 19, as amended from time to time, of the Public Records of Broward County, Florida.

FOLIO NUMBER: 504214BF0010

LEGAL NAME OF OWNER: Matthew Congdon

SITE ADDRESS: 1414 Southeast 12th Street, #1B, Fort Lauderdale, FL 33316

ZONING: N/A

LEGAL DESCRIPTION: Unit 1-113, Building 1414, of Hemingway Landings, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 46599, Page(s) 19, and all subsequent amendments thereto, together with its undivided share in the common elements, in the Public Records of Broward County, Florida.

FOLIO NUMBER: 504214-BF-0020

LEGAL NAME OF OWNER: Malcolm Farrel

SITE ADDRESS: 1414 Southeast 12th Street Unit 1C Fort Lauderdale, FL 33316

ZONING: N/A

LEGAL DESCRIPTION: Condominium Parcel No. 1-1C, Building 1414, HEMINGWAY LANDINGS, A CONDOMINIUM, according to the Declaration thereof recorded in Official Records Book 46599, Page 19, as amended from time to time, of the Public Records of Broward County, Florida, together with an undivided interest in the common elements appurtenant thereto.

FOLIO NUMBER: 504214-BF-0030

LEGAL NAME OF OWNER: Michael West

SITE ADDRESS: 1414 SE 12th Street #1-2A, Fort Lauderdale, FL, 33316

ZONING: N/A

LEGAL DESCRIPTION: Condominium Unit 1-2A, Building 1414, HEMINGWAY LANDINGS, A CONDOMINIUM, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof recorded in Official Record Book 46599, Page 19, as amended from time to time, of the Public Records of Broward County, Florida.

FOLIO NUMBER: 504214-BF-0040

LEGAL NAME OF OWNER: Elaine Mansour

SITE ADDRESS: 1414 SE 12 Street, #2B, Fort Lauderdale, FL 33316

ZONING: N/A

LEGAL DESCRIPTION: Condominium Unit No. 1-2B, Building 1414, of HEMINGWAY LANDINGS, a Condominium, according to the Declaration of Condominium thereof recorded in Official Records Book 46599, Page 19, of the Public Records of Broward County, Florida, and all Amendments thereto, together with an undivided interest in the common elements appurtenant thereto.

FOLIO NUMBER: 504214BF0050

LEGAL NAME OF OWNER: Nicholas Joseph Dilorio and Sharon Lynn Dilorio

SITE ADDRESS: 1414 SE 12 STREET # 2C FORT LAUDERDALE, 33316

ZONING: N/A

LEGAL DESCRIPTION: Unit No. 1-2C, Building 1414 of HEMINGWAY LANDINGS, a Condominium, according to the Declaration of Condominium recorded in O.R. Book 46599, Page 19, and all exhibits and amendments thereof, Public Records of Broward County, Florida, together with an undivided interest in the common elements appurtenant thereto.

FOLIO NUMBER: 5042 14 BF 0060

LEGAL NAME OF OWNER: Karen S. Satterlee

SITE ADDRESS: 1414 SE 12 ST #3A FORT LAUDERDALE, FL 33316

ZONING: N/A

LEGAL DESCRIPTION: Condominium Unit 1-3A, Building 1414, HEMINGWAY LANDINGS, A CONDOMINIUM, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof, recorded in Official Records Book 46599, Page 19, as amended from time to time, of the Public Records of Broward County, Florida.

FOLIO NUMBER: 504214-BF-0070

LEGAL NAME OF OWNER: Clark Alvarado

SITE ADDRESS: 1414 SE 12th Street #1-3B, Fort Lauderdale, FL, 33316

ZONING: N/A

LEGAL DESCRIPTION: Condominium Unit 1-3B, Building 1414, HEMINGWAY LANDINGS, A CONDOMINIUM, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof recorded in Official Record Book 46599, Page 19, as amended from time to time, of the Public Records of Broward County, Florida.

FOLIO NUMBER: 504214-BF-0080

LEGAL NAME OF OWNER: Shane Gober

SITE ADDRESS: 1414 SE 12th Street, Unit 1-3C, Fort Lauderdale, FL, 33316

ZONING: N/A

LEGAL DESCRIPTION: Condominium Parcel No. 1.3C, Bolding 1414, HEMINGWAY LANDINGS, A CONDOMINIUM, together with an undivided interest the common Elements, according to the Declaration of Condominium thereof recorded In Official Record Book 46599, Page 19, as amended from time to time, of the Public Records of Broward County, Florida.

FOLIO NUMBER: 504214BF0090

LEGAL NAME OF OWNER: James Leonard Magruder and Linda A. Danoff
SITE ADDRESS: 1424 SE 12th Street, #2-1A, Fort Lauderdale, Florida 33316
ZONING: N/A

LEGAL DESCRIPTION: Condominium Unit 2-1A, Building 1424, HEMINGWAY LANDINGS, A CONDOMINIUM, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof recorded in Official Records Book 46599, Page 19, as amended from time to time, of the Public Records of Broward County, Florida
FOLIO NUMBER: 5042-14-BF-0100

LEGAL NAME OF OWNER: Annette Ermer
SITE ADDRESS: 1424 SE 12 Street, Apt. 1B, Fort Lauderdale, FL 33316
ZONING: N/A

LEGAL DESCRIPTION: Condominium Parcel 2-1B, Building 1424, HEMINGWAY LANDINGS, A CONDOMINIUM, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof, recorded in Official Records Book 46599, Page 19, as amended from time to time, of the Public Records of Broward County, Florida.
FOLIO NUMBER: 5042 14 BF 0110

LEGAL NAME OF OWNER: Frank Buquicchio and Jennifer Buquicchio
SITE ADDRESS: 1424 Southeast 12th Street, Unit 2A, Fort Lauderdale, FL 33316
ZONING: N/A

LEGAL DESCRIPTION: 1424 Southeast 12th Street, Unit 2A, Fort Lauderdale, FL 33316
FOLIO NUMBER: 5042-14-BF-0120

LEGAL NAME OF OWNER: Christopher Wayne Collins
SITE ADDRESS: 1424 SE 12 STREET #2B FORT LAUDERDALE, FL 33316
ZONING: N/A

LEGAL DESCRIPTION: Unit No. 2-2B Building 1424 of Hemingway Landings, a Condominium, according to The Declaration of Condominium recorded in O.R. Book 46599, Page 19, and all exhibits and amendments thereof, Public Records of Broward County, Florida.
FOLIO NUMBER: 504214-BF-0130

LEGAL NAME OF OWNER: Paul J. Landino
SITE ADDRESS: 1424 Southeast 12th Street Unit 3A Fort Lauderdale, FL 33316
ZONING: N/A

LEGAL DESCRIPTION: Condominium Parcel No. 2-3A, Building 1424, HEMINGWAY LANDINGS, A CONDOMINIUM, according to the Declaration of Condominium thereof, recorded in Official Records Book 46599, Page 19, as amended from time to time, of the Public Records of Broward County, Florida, together with an undivided interest in the common elements appurtenant thereto.
FOLIO NUMBER: 5042 14 BF 0140

LEGAL NAME OF OWNER: Donna Galluzzo
SITE ADDRESS: 1424 S.E. 12th Street, Unit 3B, Fort Lauderdale, FL 33316.
ZONING: N/A

LEGAL DESCRIPTION: Unit 2-3B, Building 1424, of Hemingway Landings, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 46599, Page(s) 19, and all subsequent amendments thereto, together with its undivided share in the common elements, in the Public Records of Broward County, Florida, ("Property").
FOLIO NUMBER: 50-42-14-BF-0150

LEGAL NAME OF OWNER: Adrian Walchli and Natalia Walchli
SITE ADDRESS: 1500 SE 12 Street # 1A, Fort Lauderdale, FL 33316
ZONING: N/A

LEGAL DESCRIPTION: Condominium Parcel No. 3-1A, Building 1500, HEMINGWAY LANDINGS, a Condominium, according to the Declaration of Condominium thereof recorded in Official Records Book 46599, Page 19, of the Public Records of Broward County, Florida, and all Amendments thereto, together with an undivided interest in the common elements appurtenant thereto.
FOLIO NUMBER: 5042-14 BF 0160

LEGAL NAME OF OWNER: Bryan Scott Lilley
SITE ADDRESS: 1500 SE 12 Street, Unit 1B, Fort Lauderdale, Florida 33316
ZONING: N/A

LEGAL DESCRIPTION: Condominium Parcel No. 3-1B, Building 1500, of Hemingway Landings, a Condominium, according to The Declaration of Condominium, recorded in O.R. Book 46599, Page 19, and all exhibits and amendments thereof, Public Records of Broward County, Florida.
FOLIO NUMBER: 504214-BF-0170

LEGAL NAME OF OWNER: Douglas C. Marty
SITE ADDRESS: 1500 SE 12th Street #3.2A, Fort Lauderdale, FL, 33316
ZONING: N/A

LEGAL DESCRIPTION: Condominium Unit 9-2A, Building 1500. HEMINGWAY LANDINGS, A CONDOMINIUM, together with an undivided internal in the common elements, according to the Declaration of Condominium thereof recorded in Official Record Book 46599. Page 19, as amended from time to time, of the Public Records of Broward County, Florida
FOLIO NUMBER: 50421443F-0160

LEGAL NAME OF OWNER: Peter R. Auerbach
SITE ADDRESS: 1500 SE 12th St, #2B, Fort Lauderdale, FL 33316
ZONING: N/A

LEGAL DESCRIPTION: Unit No. 3-2B, Building 1500, of Hemingway Landings, a Condominium, according to the Declaration of Condominium recorded in O.R. Book 46599, Page 19, and all exhibits and amendments thereof, Public Records of Broward County, Florida.
FOLIO NUMBER: 504214BF0190

LEGAL NAME OF OWNER: Bradley J. Waugh

SITE ADDRESS: 1500 SE 12th Street, Unit 3A, Fort Lauderdale, Florida 33316

ZONING: N/A

LEGAL DESCRIPTION: Unit 3-3A, Building 1500, of Hemingway Landings Condominium, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 46599, Page(s) 19, and all subsequent amendments thereto, together with its undivided share in the common elements, in the Public Records of Broward County, Florida.

FOLIO NUMBER: 5042-14-BF-0200

LEGAL NAME OF OWNER: Tracey Bartholomew

SITE ADDRESS: 1500 S.E. 12th Street, #3B, Fort Lauderdale, FL 33316

ZONING: N/A

LEGAL DESCRIPTION: Condominium Parcel 3-3B, Building 1500, of HEMINGWAY LANDINGS, a Condominium, according to the Declaration of Condominium thereof recorded in Official Records Book 46599, page 19, of the Public Records of Broward County, Florida, and all amendments thereto, together with its undivided share in the common elements.

FOLIO NUMBER: 504214-BF-0210

Hemingway Landings Condominium
1414, 1424, 1500. Southeast 12th Street, Fort Lauderdale, Florida 33316

NARRATIVE

NARRATIVE

This is an application for an after-the-fact distance waiver with respect to existing dolphin pilings specifically identified in the table and survey below (hereafter known as “existing structures”), most of which are Hemingway Landings Condominium marina’s originally installed dolphin pilings from its development in 2009. The existing structures are located in the marina of Hemingway Landings Condominium located on the Cerro Gordo River along 1414 Southeast 12th Street, Fort Lauderdale, Florida 33316; 1424 Southeast 12th Street, Fort Lauderdale, Florida 33316; and 1500 Southeast 12th Street, Fort Lauderdale, Florida 33316 (Section A, Lauderdale Harbors, Plat Book 1, Page BCR) (hereinafter known as “marina”).

The site of the existing structures are located waterward of approximately 300-linear-feet of concrete seawall and a 255-square-feet of wooden dock. The marina also consists of eleven (11) previously installed 5-foot by 5-foot finger piers; twenty-six (26) dolphin pilings (located furthest from the property line into the Cerro Gordo River), three (3) boat lifts; and two (2) floating docks. There are 21 boat slips which are limited common elements of the Hemingway Landings Condominium Association assigned to the 21 unit owners.

Applicant, Hemingway Landings Condominium, is a condominium located at 1414, 1424, and 1500 Southeast 12th Street, Fort Lauderdale, Florida 33316 (hereinafter known as “Condominium”). The Condominium consist of twenty-one units (21), each with an assigned boat slip. Each of the twenty-one unit owners were given notice of a violation of Sec. 47-19.3(c)&(d) of the Unified Land Development Code (“ULDC). The unit owners have assigned their rights in the marina and boat slips to allow for the filing of one waiver application with the City of Fort Lauderdale for all unit owners.

The city of Fort Lauderdale has noticed the Unit Owners of violations of Sec. 47-19.3(c) and Sec. 47-19.3(d) of the ULDC. With respect to Section 47-19.3(d) of the ULDC, most of the dolphin pile clusters located furthest into the Cerro Gordo River encroach more than 25 feet from the property line into the waterway. As these distances are over the allowable 25-foot distance into the waterway from the property line, these existing structures will require a distance waiver.

This waiver request is justified due to the extraordinary circumstances surrounding the existing structures, for the following reasons:

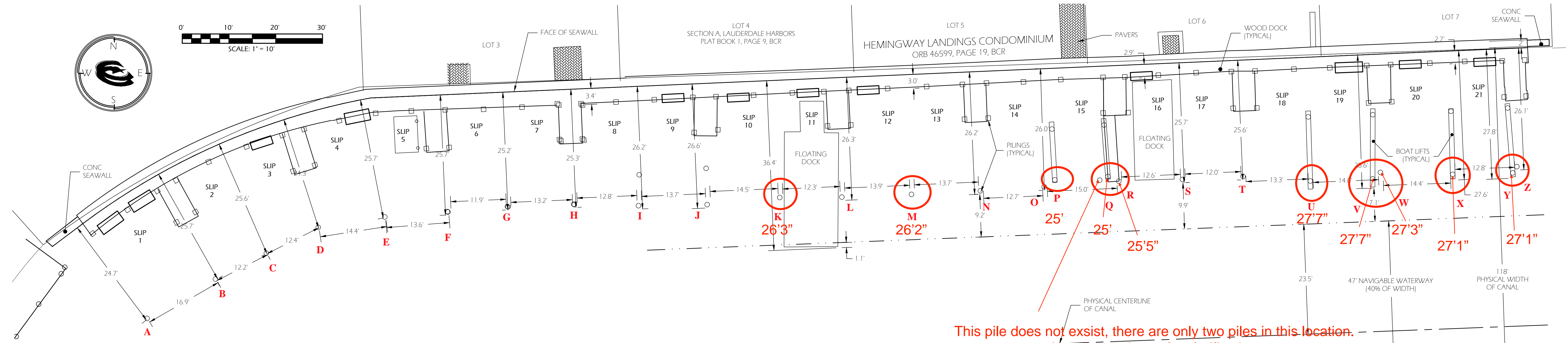
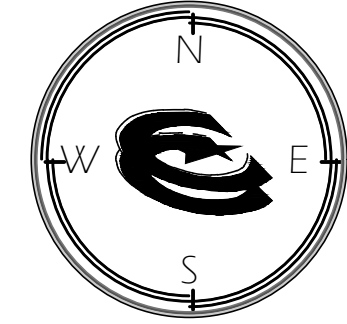
1. The existing structures are necessary for safe mooring and docking of resident vessels, especially during high wind events and severe weather, and necessary to shield the vessels from high wave energy generated from excessive boat wakes along the Cerro Gordo River.
2. The Hemingway Landings Condominium Marina’s original permit for dolphin piles reflected 25 feet from the property line and most of the existing structures are original dolphin piles from 2009 when the marina was originally developed.
3. The existing structures are situated extremely close to the permissible 25-foot boundary, with nine (9) of the dolphin piles within 1 foot and all the rest within three feet. Most of the nine (9) dolphin piles within 1 foot of the 25 foot boundary are seven inches or less beyond such boundary. Requiring removal and replacement of these structures would present an extraordinary challenge due to the proximity of the existing embedments. Creating new embedments in such close proximity to

the current ones would likely intersect with, or compromise, the stability of the remaining structures. This overlap could result in structural failure or leave portions of the property in non-compliance. The existing embedments are integral to the stability and safety of the structures and should be preserved to avoid unnecessary and repeated disruption.

4. All existing structures do not exceed 30% of the width of the waterway, remaining well within regulatory limits.

5. Due to the extraordinary width of the waterway at this location at its thinnest point being ± 118 feet from wetface to wetface, the existing structures do not impede navigation within the Cerro Gordo River.

EXISTING STRUCTURE	STRUCTURE DISTANCE FROM PROPERTY LINE	PERMITTED DISTANCE WITHOUT WAIVER	DISTANCE REQUIRING WAIVER
Piling A	± 24.7	25'	In Compliance
Piling B	$\pm 25.7'$	25'	$\pm 0.7'$
Piling C	$\pm 25.6'$	25'	$\pm 0.6'$
Piling D	± 24.3	25'	In Compliance
Piling E	$\pm 25.7'$	25'	$\pm 0.7'$
Piling F	$\pm 25.7'$	25'	$\pm 0.7'$
Piling G	$\pm 25.2'$	25'	$\pm 0.2'$
Piling H	$\pm 25.3'$	25'	$\pm 0.3'$
Piling I	$\pm 26.2'$	25'	$\pm 1.2'$
Piling J	$\pm 26.6'$	25'	$\pm 1.6'$
Piling K	$\pm 26.3'$	25'	$\pm 1.3'$
Piling L	$\pm 26.3'$	25'	$\pm 1.3'$
Piling M	$\pm 26.2'$	25'	$\pm 1.2'$
Piling N	$\pm 26.2'$	25'	$\pm 1.2'$
Piling O	$\pm 26'$	25'	$\pm 1'$
Piling P	± 25.0	25'	In Compliance
Piling Q	± 25.0	25'	In Compliance
Piling R	$\pm 25.5'$	25'	$\pm 0.5'$
Piling S	$\pm 25.7'$	25'	$\pm 0.7'$
Piling T	$\pm 25.6'$	25'	$\pm 0.6'$
Piling U	$\pm 27.7'$	25'	$\pm 2.7'$
Piling V	$\pm 27.7'$	25'	$\pm 2.7'$
Piling W	$\pm 27.3'$	25'	$\pm 2.3'$
Piling X	$\pm 27.1'$	25'	$\pm 2.1'$
Piling Y	$\pm 27.1'$	25'	$\pm 2.1'$
Piling Z	± 26.1	25'	$\pm 1.1'$



- LEGEND**
- BCR = Broward County Records
 - BM = Benchmark
 - BLDG = Building
 - CL = Centerline
 - CLF = Chain Link Fence
 - CM = Concrete Monument
 - CONC = Concrete
 - ESMT = Easement
 - FH = Fire Hydrant
 - FND = Found
 - IP = Iron Pipe
 - IR = Iron Rod
 - IRC = Iron Rod & Plastic Cap
 - LP = Light Pole
 - N&D = Nail and Disc
 - ORB = Official Record Book
 - PLTR = Planter
 - P = Plat
 - PG = Page
 - PP = Power Pole
 - SBT = Southern Bell Riser
 - SWK = Sidewalk
 - R = Radius
 - R/W = Right-of-Way
 - UE = Utility Easement
 - WF = Wood Fence
 - WP = Wood Pole
 - WV = Water Valve

SURVEY NOTES:

THE PURPOSE OF THIS SURVEY IS TO SHOW THE LOCATION OF CONSTRUCTED PILES AND DOCKS WITHIN THE CANAL ADJACENT TO THE HEMINGWAY LANDING CONDOMINIUM IN AREAS SPECIFIED BY THE CLIENT AND SHOW THEIR RELATION TO THE EXISTING CANAL.

THIS IS NOT A BOUNDARY SURVEY. PLAT AND RIGHT-OF-WAY INFORMATION SHOWN HEREON IS FOR INFORMATIONAL PURPOSES ONLY. NO BOUNDARY CORNERS WERE SET IN THE PERFORMANCE OF THIS SURVEY.

OWNERSHIP OF FENCES AND WALLS SHOWN ON THIS DRAWING WERE NOT DETERMINED.

EASEMENTS SHOWN HEREON ARE PER PLAT UNLESS NOTED OTHERWISE.

THE WOODEN DOCK ON THE NORTH SIDE OF THE CANAL HAS BEEN BUILT OVER TOP OF THE CONCRETE SEAWALL. ITS LOCATION SHOWN HEREON IS OUR BEST APPROXIMATION FROM INDIRECT LOCATIONS OF THE PHYSICAL EDGE OF WALL AND MAY VARY FROM ACTUAL LOCATION WHEN DEPICTED UNDER THE WOODEN DOCK.

SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SIZE OR SHAPE OF THE FEATURE.

THIS SURVEY IS LIMITED TO THE LOCATION OF ABOVE GROUND IMPROVEMENTS ONLY. UNDERGROUND FOUNDATIONS AND ENCROACHMENTS WERE NOT LOCATED OR SHOWN HEREON. ANY UTILITY LINES SHOWN HEREON WERE LOCATED AS PAINT MARKS ON THE GROUND, AS MARKED BY OTHERS.

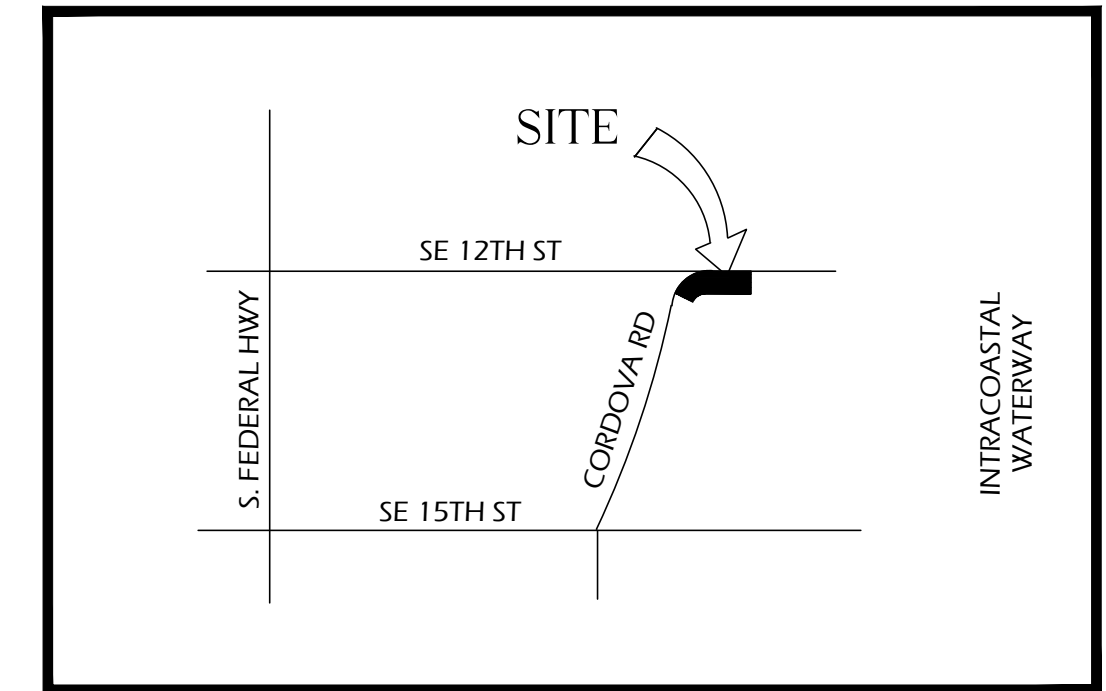
INSTRUMENTS OF RECORD SHOWN HEREON REFER TO THOSE FOUND IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA UNLESS NOTED OTHERWISE.

FENCELINES MAY MEANDER ALONG THEIR LENGTH INSTEAD OF BEING STRAIGHT AS SHOWN. FENCELINES MAY ALSO FALL WITHIN VEGETATION FURTHER OBSCURING THEIR EXACT POSITION ALONG THEIR ENTIRE LENGTH. THE FENCELINES SHOWN DENOTE ENDPOINTS AND OBVIOUS CHANGES OF DIRECTION.


COPYRIGHT 2024 Compass Point Surveyors, LLC. "Reproduction or copying of this document may be a violation of copyright law unless permission of the author and/or copyright holder is obtained."

CERTIFICATION:

I HEREBY CERTIFY: This TOPOGRAPHIC SURVEY of the above described property is true and correct to the best of my knowledge and belief as recently surveyed under my direction, and conforms to the standards of practice as set forth by the Florida Board of Professional Land Surveyors in Chapter 5J17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.



<p>TITLE:</p> <h2 style="text-align: center;">TOPOGRAPHIC SURVEY</h2> <h3 style="text-align: center;">HEMINGWAY LANDINGS CONDO</h3> <p>SECTION 14, TOWNSHIP 50 SOUTH, RANGE 42 EAST, CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA</p>	
---	--

<p>THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.</p>  <p>SCOTT A. REID, P.S.M. FLORIDA SURVEYORS REGISTRATION NO. 6258</p>	
--	--

NO.	SHEET INDEX
1	SURVEYORS REPORT, MAP OF SURVEY

NO.	REVISION	FIELD DATE	BY
1	EXPAND TOPO OF MARINA TO WEST BOUNDARY OF CONDO	5/01/24	SAR

PROJECT MGR: BRW	CPS PN: 24012-A1		01
CHECKED BY: SAR	DRAWN BY: SAR		01
FIELD DATE: 03/25/24	SCALE: AS NOTED	FILE: 24012t.dwg	
3350 NW 22 TERRACE, STE 1200, POMPANO BEACH, FL 33069 - PH: 954.332.8181 - LB No.: 7535			

Drawing: RA_2024_24012 - Hemingway Landings Condo (Broward) (dwg) 24012t.dwg 01

Hemingway Landings Condominium
1414, 1424, 1500. Southeast 12th Street, Fort Lauderdale, Florida 33316

PROOF OF OWNERSHIP

This Instrument Prepared By and Return to:
EQUITY LAND TITLE, LLC
One Clearlake Center
250 S. Australian Ave #700
West Palm Beach, Florida 33401

HEM-1-1A

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 18 day of January 2012, between Hemingway Landings, LLC, a Delaware limited liability company, 665 Simonds Road, Williamstown, MA, 01267, in the State of Florida, PARTY OF THE FIRST PART, and James M. Painton, Jr., as Trustee of the James M. Painton, Jr., Revocable Trust, U/A/D/ 08/02/92 whose post office address is: 3414 Shady Oak Street, Hollywood, FL 33312, PARTY OF THE SECOND PART.

WITNESSETH

That the said party of the first part, for and in consideration of the sum of Ten (\$10.00) Dollars, to it in hand paid by the said party of the second part, the receipt of which is hereby acknowledged, has granted, bargained and sold to the said party of the second part, his heirs and assigns forever, the following described land, situate and being in the County of Broward, State of FL., to wit:

Condominium Parcel No. 1-1A; Building 1414, HEMINGWAY LANDINGS, A CONDOMINIUM, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof recorded in Official Record Book 48599, Page 19, as amended from time to time, of the Public Records of Broward County, Florida.

Property Address: 1414 SE 12th Street, Unit 1-1A, Bldg 1414, Fort Lauderdale, FL, 33316

TOGETHER WITH all of the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

THIS CONVEYANCE IS SUBJECT TO: Zoning and/or restrictions imposed by governmental authority; Restrictions, easements and other matters according to the plat and/or common to the subdivision; Declaration of Condominium for Hemingway Landings, a Condominium Association, as referenced above, together with all amendments thereto; and taxes and assessments for the year 2012 and all subsequent years.

AND THE SAID PARTY OF THE FIRST PART does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons claiming by, through or under party of the first part. Party of the second part, by acceptance and recordation of this Deed, thereby accepts, approves, covenants and agrees to be bound by and to assume performance of all applicable provisions set forth in the above described Declaration of Condominium, and all exhibits, amendments and supplements thereto.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal the day and year first above written.

Prepared by and return to:
David O. Norsoph Esq.
Attorneys Key Title LLC
2691 E Oakland Park Blvd. Suite 404
Fort Lauderdale, FL 33306
File Number: 22-1818

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 30th day of November, 2022 between **Marcio Dos Santos Bueno Kauffmann and Christina Rodrigues de Souza, husband and wife** whose post office address is **843 Summit Street, Columbus, OH 43215**, grantor, and **Matthew Congdon, a married man** whose post office address is **18 Alumni Lane, Blythewood, SC 29016**, grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Broward County, Florida** to-wit:

Unit 1-1B, Building 1414, of Hemingway Landings, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 46599, Page(s) 19, and all subsequent amendments thereto, together with its undivided share in the common elements, in the Public Records of Broward County, Florida.

a/k/a: 1414 Southeast 12th Street, #1B, Fort Lauderdale, FL 33316

Parcel Identification Number: 504214-BF-0020

Subject to covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year **2023** and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

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

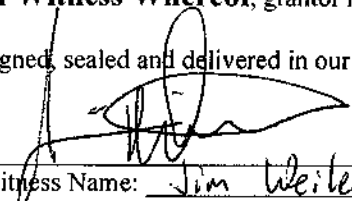
To Have and to Hold, the same in fee simple forever.


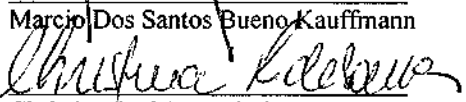
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful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


[Remainder of page intentionally left blank]

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

Signed, sealed and delivered in our presence:


Witness Name: Jim Weiler


Marcio Dos Santos Bueno Kauffmann

Christina Rodrigues de Souza


Witness Name: Branda Dancel

STATE OF OHIO
COUNTY OF FRANKLIN

The foregoing instrument was acknowledged before me by means of (x) physical presence or () online notarization this 30 day of November, 2022, by Marcio Dos Santos Bueno Kauffmann and Christina Rodrigues de Souza.



Signature of Notary Public

Print, Type/Stamp Name of Notary
Personally Known: _____ OR Produced Identification:
Type of Identification
Produced: FLORIDA DRIVER LICENSES



CHRISTOPHER SPANN
Notary Public
State of Ohio
My Comm. Expires
March 7, 2027



SUNBELT
TITLE AGENCY

Prepared by: Amy E Kruck
Sunbelt Title Agency
Return to: 1715 N. Westshore Blvd., Suite 190
Tampa, FL 33607
File Number: 7938150262

[Space Above This Line For Recording Data]

Special Warranty Deed

Made this 18th day of December, 2015, by COMERICA BANK, a Corporation existing under the laws of the State of Texas whose post office address is: 1 Mortgage Way, Mount Laurel, NJ 08054, hereinafter called Grantor, and to: MALCOLM FARREL, JR, AS TRUSTEE OF THE MALCOLM FARREL, JR. TRUST UNDER TRUST AGREEMENT DATED MARCH 8, 1989, AS AMENDED, whose post office address is: 1414 SouthEast 12th Street #1C, FORT LAUDERDALE, FL 33316, hereinafter called the Grantee.

Grantor, in consideration of Ten Dollars (\$10.00) and other valuable consideration paid by Grantee, grants and conveys to Grantee that property located in the County of Broward, State of Florida, described more particularly as follows:

Condominium Parcel No. 1-1C, Building 1414, HEMINGWAY LANDINGS, A CONDOMINIUM, according to the Declaration thereof recorded in Official Records Book 46599, Page 19, as amended from time to time, of the Public Records of Broward County, Florida, together with an undivided interest in the common elements appurtenant thereto.

Parcel Identification Number: 504214-BF-0030

AKA: 1414 SouthEast 12th Street Unit 1C Fort Lauderdale, FL 33316

The Trustee under the above stated Trust is hereby granted the power to protect, conserve and to sell, convey, or to lease, or to encumber, or otherwise to manage and dispose of the real property described in this deed.
Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

Grantor covenants as follows:

1. That the premises are free from all encumbrances made by Grantor; and
2. That Grantor will warrant and defend the property hereby conveyed against the lawful claims and demands of all persons claiming by, through, or under him, but against none other.

AKA: 1414 SouthEast 12th Street Unit IC Fort Lauderdale, FL 33316

In Witness Whereof, the said Grantor has caused these presents to be signed in its name by its proper officers, and its corporate seal to be affixed, attested by its secretary, the day and year above written.

Signed, sealed and delivered in our presence:

Shawn Feeley
Witness: (Signature)

Printed Name: Shawn Feeley

Witness: (Signature) [Signature]
Printed Name: Gaurav Pandey

COMERICA BANK, by PHH Mortgage Corporation, its duly appointed agent

Signature: [Signature]

Print Name: Joseph DeStasio

Title: Vice President

Mailing Address: 1 Mortgage Way, Mount Laurel, NJ 08054

State of New Jersey
County of Burlington

I Hereby Acknowledge that on this date 8 day of Dec, 2015, before me personally appeared Joseph DeStasio (Print Name), Vice President of PHH Mortgage Corporation, Inc., a New Jersey Corporation, as duly appointed agent for COMERICA BANK, to me personally known and who signed the foregoing instrument as such officers for the uses and purposes therein mentioned and that they affixed thereto the official seal of said Corporation, and that the said instrument is the act and deed of said Corporation.

Witness my signature and official seal on 8 day of Dec, 2015 in the County of Burlington and the State of New Jersey.

[Signature]
NOTARY PUBLIC (signature)

Print Name: _____

My Commission Expires: _____

Stamp/Seal: _____

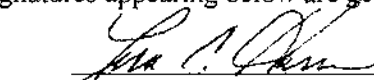
Linda Huller 2300415
Notary Public of New Jersey
My Commission expires May 19, 2018

Exhibit "A"

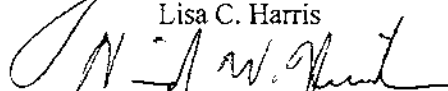
**CORPORATE AUTHORIZATION
COMERICA BANK
CORPORATE AUTHORIZATION AND INCUMBENCY CERTIFICATE**

Julius L. Loeser certifies as follows:

1. He is an Assistant Secretary of Comerica Bank, a Texas banking association, successor in interest by merger to Comerica Bank, a Michigan banking corporation (the "Bank"), and in this capacity maintains the corporate books and records.
2. As set forth in the resolutions attached hereto as Exhibit A, which resolutions are now in full force and effect and have not been modified, superseded or rescinded, all resolutions of Comerica Bank, a Michigan banking corporation (the "Michigan Bank"), that were valid and effective immediately prior to the merger of the Michigan Bank into the Bank and that have not been superseded or rescinded are also the resolutions of the Bank, with the same force and effect as if they had been adopted by the Board of Directors, a Board committee or the Shareholder, as the case may be, of the Bank.
3. Attached hereto as Exhibit B is a true copy of resolutions designating the signing authority of the Bank's officers and others, which resolutions were duly adopted by the Board of Directors of the Michigan Bank on May 13, 2004 and which are now in full force and effect with respect to the Bank. They have not been modified, superseded or rescinded.
4. Lisa C. Harris, a Senior Vice President of the Bank, is a duly elected, acting and qualified officer of the Bank, authorized to sign instruments on behalf of the Bank as stated in the resolutions attached hereto as Exhibit B.
5. David W. Huiskens, a Senior Vice President of the Bank, is a duly elected, acting and qualified officer of the Bank, authorized to sign instruments on behalf of the Bank as stated in the resolutions attached hereto as Exhibit B.
6. The specimen signatures appearing below are genuine.




 Lisa C. Harris



 David W. Huiskens

SEAL



 Julius L. Loeser
 Assistant Secretary

Dated: March 20, 2008
Detroit, Michigan

Exhibit A

**COMERICA BANK
ORGANIZATIONAL MEETING OF THE BOARD OF DIRECTORS
NOVEMBER 7, 2007**

RESOLUTION: CONTINUING AUTHORIZATIONS OF COMERICA BANK, A MICHIGAN BANKING CORPORATION

WHEREAS, Comerica Bank, a Michigan banking corporation (the "Michigan Bank") merged with and into Comerica Bank, a Texas banking association, which was the survivor (the "Texas Bank") effective October 31, 2007 (the "Merger"); and

WHEREAS, pursuant to the associated Agreement and Plan of Merger, all corporate acts, plans, policies, approvals and authorizations of the Michigan Bank, its stockholders, board of directors, committees elected or appointed by the board of directors, officers and agents, which were valid and effective immediately prior to the Merger are taken for all purposes as the acts, plans, policies, approvals, obligations and authorizations of the Texas Bank and shall be effective and binding thereon as the same were with respect to the Michigan Bank (collectively, the "Continuing Authorizations"); and

WHEREAS, the Texas Bank wishes to clarify that the Continuing Authorizations include, without limitation, all applicable resolutions of the Michigan Bank.

RESOLVED, that all resolutions of the Michigan Bank that were valid and effective immediately prior to the Merger and that have not been superseded (by an equivalent resolution of the Board of Directors or Shareholder of the Texas Bank or otherwise) or rescinded are hereby confirmed and ratified as the resolutions of the Texas Bank, with the same force and effect as if they had been adopted by the Board of Directors, a Board committee or the Shareholder, as the case may be, of the Texas Bank; and

RESOLVED FURTHER, that the Secretary or any Assistant Secretary of the Texas Bank is hereby authorized to amend these resolutions and/or any exhibits hereto to correct them for any scrivener's or other errors, to provide clarification thereof or to ensure technical compliance with applicable law, order or regulation, and such resolutions and/or exhibits are hereby deemed adopted *in haec verba* with the same force and effect as if set forth herein at length and that copies thereof be filed with the records of the Texas Bank.

Exhibit B

**COMERICA BANK
ORGANIZATIONAL MEETING OF THE BOARD OF DIRECTORS
MAY 13, 2004**

**RESOLUTION: DESIGNATING SIGNING AUTHORITIES OF
OFFICERS AND AGENTS**

WHEREAS, Article VII, Paragraph A of the Bylaws of Comerica Bank (the "Bank") provides that the Board of Directors may designate by name or office the person or persons who shall have authority to execute in the name of the Bank any instrument or class of instruments; and

WHEREAS, for the information of persons dealing with the Bank, the Board of Directors desires to designate the authority of the Bank's officers and agents to sign instruments in the name of the Bank.

1. RESOLVED, that except as otherwise required by this Resolution, any instrument of any character may be signed in the name of the Bank by any person holding the office of Chairman, Vice Chairman, Chief Executive Officer, President, Executive Vice President, Senior Vice President, First Vice President, Vice President, Cashier or Assistant Cashier, or Secretary or Assistant Secretary.
2. RESOLVED FURTHER, that the following classes of instruments may be signed in the name of the Bank by any officer of the Bank:
 - (a) Checks, drafts and orders for the payment of money drawn by the Bank on itself or against funds deposited to the credit of the Bank in any depository.
 - (b) Drafts and advises of drafts drawn by the Bank on foreign banks.
 - (c) Acceptances of drafts drawn on the Bank.
 - (d) Letters of credit.
 - (e) Certification of checks, drafts and orders for the payment of money.
 - (f) Endorsements on checks, drafts, notes, bills of exchange, acceptances, bills of lading, warehouse receipts, insurance policies and certificates and similar documents transmitted for sale, discount or collection.

- (g) Time deposits.
 - (h) Receipts for money, securities and other property.
 - (i) Guarantees of signatures on transfers of securities and powers of attorney to transfer securities.
 - (j) Certification of United States Savings Bonds, United States Tax Notes and United States Armed Forces Leave Bonds.
 - (k) Deeds, land contracts, leases, bills of sale, conditional sale contracts, financing statements, assignments and discharges of mortgages, disclaimers and releases, whether these instruments relate to property held by the Bank for its own account or in a fiduciary, agency or any other capacity.
 - (l) Pleadings, petitions, accounts, proofs of claim, verifications, stipulations, satisfactions, powers of attorney, fiduciary bonds and any other papers necessary or proper to be made or filed in any proceeding before a judicial or administrative tribunal or the Treasury Department.
 - (m) Contracts for property and services to be acquired by the Bank and services to be rendered to the Bank.
3. RESOLVED FURTHER, that instruments of the following classes may be signed in the name of the Bank by any Trust Department Officer or any Private Banking Division Officer responsible for fiduciary activities:
- (a) Trust agreements, trust indentures, acceptances of trusts, escrow agreements and other agreements under which the Bank acts or is to act in a fiduciary or agency capacity, including revisions and revocations of these agreements.
 - (b) Assignments and powers of attorney to transfer securities held by the Bank in a fiduciary or agency capacity, orders to buy and sell these securities and orders to withdraw these securities from custodial or safekeeping accounts.
 - (c) Certificates of authentication for securities issued pursuant to indentures and agreements under which the Bank is trustee; certificates for securities deposited, interim certificates and all other certificates issued or signed by the Bank as depository, transfer agent, registrar or agent; and cremation certificates

covering securities destroyed by the Bank.

- (d) Instruments in connection with the qualification or resignation of the Bank as a fiduciary or renunciation of fiduciary nomination.
4. RESOLVED FURTHER, that instruments of the following classes may be signed in the name of the Bank by any person holding the position of Branch Manager, Assistant Manager II, Assistant Manager I, Branch Management Trainee, Customer Service Administrator, Retail Service Representative or Comerimart Banking Specialist II:
- (a) Checks drawn by the Bank on itself.
 - (b) Certification of drafts and wire transfers.
 - (c) Interbank funds transfers.
 - (d) Certification of United States Savings Bonds, United States Tax Notes and United States Armed Forces Leave Bonds.
 - (e) Guarantees of signatures on transfers of securities and powers of attorney to transfer securities.
 - (f) Time deposits.
5. RESOLVED FURTHER, that instruments of the following classes may be signed in the name of the Bank by any person holding the office of Senior Customer Service Representative:
- (a) Checks drawn by the Bank on itself.
 - (b) Certification of drafts and wire transfers.
 - (c) Interbank funds transfers.
 - (d) Certification and encashment of United States Savings Bonds.
 - (e) Guarantees of signatures on transfers of securities and powers of attorney to transfer securities.

The Cashier or Assistant Cashier or Secretary or Assistant Secretary, however, from time to time may extend the authority of any Senior Customer Service Representative to include the signing of any instrument which may be signed in the name of the Bank by a Retail Service Representative.

6. RESOLVED FURTHER, that instruments of the following classes may be signed in the name of the Bank by any person holding the position of Customer Service Representative II, Customer Service Representative I or Comerimart Banking Specialist I; and that the transaction authority limits for these instruments will be established from time to time by branch administration:
- (a) Checks drawn by the Bank on itself.
 - (b) Certification of drafts and wire transfers.
 - (c) Interbank funds transfers.
 - (d) Certification and encashment of United States Savings Bonds.

The Cashier or Assistant Cashier or Secretary or Assistant Secretary, however, from time to time may extend the authority of any Customer Service Representative II, or Customer Service Representative I or Comerimart Banking Specialist I to include the signing of any instrument which may be signed in the name of the Bank by a Senior Customer Service Representative III or Retail Service Representative.

7. RESOLVED FURTHER, that all persons listed in the document entitled "Selected Authorized Signatures for International Banking Activities" (as this list may be amended and so designated from time to time by the bank's Cashier or Assistant Cashier or Secretary or Assistant Secretary) may sign:
- (a) Checks drawn by the Bank on itself.
 - (b) Certification of checks, drafts and other orders for the payment of money.
 - (c) Domestic and foreign drafts.
 - (d) Interbank funds transfers.
 - (e) Guarantees of signatures on transfers of securities and powers of attorney to transfer securities.
 - (f) Endorsements on checks, drafts and bills of lading.

From time to time, the Bank's Cashier or Assistant Cashier or Secretary or Assistant Secretary may designate any person listed in the document entitled "Selected Authorized Signatures for International Banking Activities" with additional authority to sign, for

example, but not limited to, letters of credit or bankers acceptances.

8. RESOLVED FURTHER, that the Officer in Charge of any department or division of the Bank may designate, in writing, the authority of specific lenders, account representatives and branch managers to sign in the name of the Bank any commitment letters, loan facility letters and related instruments designated in writing by such Officer in Charge, which authority shall not exceed the lesser of the authorities established for such designees by this Board of Directors or the Credit Policy Committee.
9. RESOLVED FURTHER, that notwithstanding the authorizations set forth in the foregoing resolutions, the Bank's management is authorized to further limit the authority of officers and others to sign in the name of the Bank any instruments designated by management.
10. RESOLVED FURTHER, that the Cashier or Assistant Cashier or Secretary or Assistant Secretary, or any other officer designated by the Cashier or Assistant Cashier or Secretary or Assistant Secretary, from time to time may designate and rescind the designation of specific employees to sign in the name of the Bank any instruments designated by the Cashier or Assistant Cashier or Secretary or Assistant Secretary.
11. RESOLVED FURTHER, that two signatures are not required by the Bank.
12. RESOLVED FURTHER, that two signatures are not required by the Bank in any case except that the signatures of two officers, one of whom shall be an officer specified in resolution numbered 1 above, are required on orders to buy, sell, exchange, transfer, deliver or otherwise dispose of securities held by the Bank for its own account or to withdraw these securities from any custodial or safekeeping account; provided however, the Cashier or Assistant Cashier or Secretary or Assistant Secretary, or any other officer designated by the Cashier or Assistant Cashier or Secretary or Assistant Secretary, from time to time may designate and rescind designations of specific officers and employees to sign these transactions in the name of the Bank.
13. RESOLVED FURTHER, that certification of resolutions adopted by the Board of Directors and certifications of incumbency of officers or designation shall be signed by the Secretary or any Assistant Secretary of the Bank. The Secretary or any Assistant Secretary also may execute certifications of records, confirmations, acknowledgments and affidavits.

14. RESOLVED FURTHER, that mechanical or facsimile signatures may be used on stock certificates, dividend checks, interest checks, salary and other payroll checks, pension checks and checks representing distributions to trust beneficiaries when any check is drawn by the Bank on itself or one of its depositories.
15. RESOLVED FURTHER, that the Cashier or Assistant Cashier or Secretary or Assistant Secretary, or any other officer designated by the Cashier or Assistant Cashier or Secretary or Assistant Secretary, is authorized and instructed by appropriate means in his or her discretion to certify to correspondent banks and other persons dealing with the Bank the authority and signatures of all persons who are authorized to sign instruments in the name of the Bank according to the foregoing resolutions, and similarly to certify all revocations of any authority and to maintain in his or her office a complete record of these certifications. For purposes of this resolution, Cashier and Assistant Cashier shall have the same meaning as Treasurer and Assistant Treasurer.
16. RESOLVED FURTHER, that all prior resolutions inconsistent with the foregoing resolutions are rescinded.

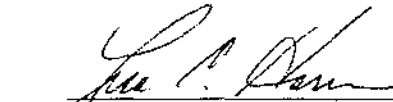
**CORPORATE AUTHORIZATION AND
DESIGNATION OF AGENT**

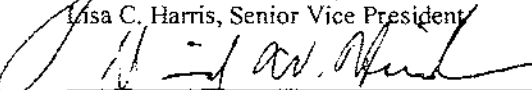
Lisa C. Harris, a Senior Vice President of Comerica Bank, a Texas banking association, successor in interest by merger to Comerica Bank, a Michigan banking corporation (the "Bank"), and David W. Huiskens, a Senior Vice President of Comerica Bank, a Texas banking association, successor in interest by merger to Comerica Bank, a Michigan banking corporation (the "Bank"), certify as follows:

1. Pursuant to the Bank's sale of certain mortgage loans and servicing rights to PHH Mortgage Corporation and in connection with that certain Loan and Servicing Rights Purchase and Sale Agreement dated as of February 7, 2008 (the "Purchase and Sale Agreement") between PHH Mortgage Corporation, a corporation existing under the laws of the state of New Jersey ("PHH") and the Bank, PHH is hereby designated as agent of the Bank with limited authority to (i) procure, prepare, complete, execute and record any mortgage, deed of trust or similar security instrument ("Mortgage") and any assignment of Mortgage or reconveyance or release instrument and any endorsement of any note or similar instrument which is required a) for the proper servicing of the related Mortgage loan or otherwise necessary to cure any defect in the chain of title, b) to ensure that record title to the Mortgage loan vests in the proper party, and c) for any other transfer of record title which is required with respect to the Mortgage loan or the underlying security interest related to each Mortgage loan; (ii) cure any defects associated with any other document or instrument with respect to a Mortgage loan related to the servicing thereof pursuant to any agreement between the Bank and PHH; (iii) pursue, prosecute and defend foreclosures (or other comparable conversions to ownership), ejectments, evictions, bankruptcies and suits, to the extent permitted in any agreement between the Bank and PHH; (iv) execute all deeds, tax declarations, certificates and any other documents or instruments necessary, appropriate or required to list, sell, transfer and assign Mortgage properties acquired by the Bank either by foreclosure or by deed in lieu of foreclosure, with any such deed to be without recourse; (v) take such further actions as are deemed necessary or required to service, administer and endorse the terms of the Mortgage loans in accordance with any agreement between the Bank and PHH, including, without limitation, executing any subordination or partial release agreements; (vi) endorse checks, drafts and other evidences of payment made payable to the Bank, representing payments on accounts in the name of the Bank with all such amounts deposited in a custodial account or escrow account; (vii) initiate outgoing electronic transfers from a custodial DDA account established in the name of the Bank pursuant to any agreement between the Bank and PHH; (viii) communicating with Mortgage loan borrowers in the name of and/or on behalf of the Bank; (ix) preparing and issuing disclosures, notices and letters to Mortgage loan borrowers on behalf of and/or in the name of the Bank; and (x) executing such other instruments and other documents and performing such other acts in the name of and/or on behalf of the Bank, as necessary for PHH to perform its obligations under the Purchase and Sale Agreement. PHH shall have no power or authority to act on behalf of the Bank except for that explicitly given in this Corporate Authorization.

2. This designation and authority may be revoked at any time by the Bank through a signed writing delivered to PHH.

S E A L



Lisa C. Harris, Senior Vice President


David W. Huiskens, Senior Vice President

Dated: March 20, 2008
Detroit: Michigan

T:\CORPSEC\CERTS\Post-MergerPHH - FINAL.DOC

This Instrument Prepared By and Return to:
EQUITY LAND TITLE, LLC
One Clearlake Center
250 S. Australian Ave #700
West Palm Beach, Florida 33401

RECEIVED: 504214-BF-6040

HEM-1-2A

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 1st day of November, 2012, between Hemingway Landings, LLC, a Delaware limited liability company, 665 Simonds Road, Williamstown, MA, 01267, in the State of Florida, PARTY OF THE FIRST PART, and Michael West and Brooke West, husband and wife whose post office address is: 1414SE 12th Street #1-2A, Fort Lauderdale, FL, 33316, PARTY OF THE SECOND PART.

WITNESSETH

That the said party of the first part, for and in consideration of the sum of Ten (\$10.00) Dollars, to it in hand paid by the said party of the second part, the receipt of which is hereby acknowledged, has granted, bargained and sold to the said party of the second part, his heirs and assigns forever, the following described land, situate and being in the County of Broward, State of FL, to wit:

Condominium Unit 1-2A, Building 1414, HEMINGWAY LANDINGS, A CONDOMINIUM, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof recorded in Official Record Book 46589, Page 19, as amended from time to time, of the Public Records of Broward County, Florida.

Property Address: 1414 SE 12th Street #1-2A, Fort Lauderdale, FL, 33316

TOGETHER WITH all of the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

THIS CONVEYANCE IS SUBJECT TO: Zoning and/or restrictions imposed by governmental authority; Restrictions, easements and other matters according to the plat and/or common to the subdivision; Declaration of Condominium for Hemingway Landings, a Condominium Association, as referenced above, together with all amendments thereto; and taxes and assessments for the year 2013 and all subsequent years.

AND THE SAID PARTY OF THE FIRST PART does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons claiming by, through or under party of the first part. Party of the second part, by acceptance and recordation of this Deed, thereby accepts, approves, covenants and agrees to be bound by and to assume performance of all applicable provisions set forth in the above described Declaration of Condominium, and all exhibits, amendments and supplements thereto.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal the day and year first above written.

2

Signed, Sealed and Delivered
in the presence of:

Angela Lee Caron
Print Name: Angela Lee Caron

N Westall
Print Name: Nicole Westall

Hemingway Landings, LLC, a Delaware limited liability company

BY: PFC Projects, LLC, a Delaware limited liability company, Sole Member

BY: NATIONAL LAND PARTNERS, LLC, a Delaware Limited Liability Company, Manager

By: American Land Partners, Inc., A Delaware Corporation, its Manager

By: Thomas Bajda
Authorized Signatory

State of Massachusetts
County of Berkshire) SS:

The foregoing instrument was acknowledged before me this 19th day of November, 2012, Thomas Bajda, as Authorized Signatory of American Land Partners, Inc., a Delaware Corporation, Manager of National Land Partners, LLC, a Delaware Limited Liability Company, Manager of PFC Projects, LLC, a Delaware limited liability company, Sole Member of Hemingway Landings, LLC, a Delaware limited liability company, on behalf of the company, who is personally known to me.

Angela Lee Caron
NOTARY PUBLIC
STATE OF Massachusetts



Prepared by and return to:
Gregory Damiani
Vice President
Closing Express, Inc.
902 NE 1 Street Box 9
Pompano Beach, FL 33060
954-747-5280
File Number: 2020302

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 29th day of **January, 2020** between **Edwin G. Webb, Jr. and Linda J. Webb, husband and wife** whose post office address is **PO Box 510692, Punta Gorda, FL 33951**, grantor, and **Michel Mansour and Elaine Mansour, husband and wife** whose post office address is **1414 SE 12 Street, #2B, Fort Lauderdale, FL 33316**, grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Broward County, Florida** to-wit:

Condominium Unit No. 1-2B, Building 1414, of HEMINGWAY LANDINGS, a Condominium, according to the Declaration of Condominium thereof recorded in Official Records Book 46599, Page 19, of the Public Records of Broward County, Florida, and all Amendments thereto, together with an undivided interest in the common elements appurtenant thereto.

Parcel Identification Number: 504214BF0050

Subject to taxes for 2020 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2019**.

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

Signed, sealed and delivered in our presence:

Robert C Lopardo
Witness Name: ROBERT C LOPARDO

Edwin G. Webb, Jr. (Seal)
Edwin G. Webb, Jr.

Michael Weissman
Witness Name: Michael Weissman

Linda J. Webb (Seal)
Linda J. Webb

State of Florida
County of Broward

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 29th day of January, 2020 by Edwin G. Webb, Jr. and Linda J. Webb, who are personally known or have produced a driver's license as identification.

[Notary Seal]

Michael Weissman
Notary Public

Printed Name: _____

My Commission Expires: _____



HEMINGWAY LANDINGS CONDOMINIUM ASSOCIATION, INC.

**1414 SE 12 Street
Fort Lauderdale, FL 33316**

January 21, 2020

CONDOMINIUM APPROVAL FOR RESIDENCY

This confirms that the applicant below has met all requirements set forth by the Board of Directors of Hemingway Landings Condominium Association for purchase of the property listed below:

Residency applicant: Michel and Elaine Mansour, Dated January 8, 2020

Property address: 1414 SE 12th Street, Unit 2B
Fort Lauderdale, FL 33316

Parking spaces: 12/13
Boat slip: 6

Should you have any questions or require additional information, please contact me at your convenience.

Sincerely,



Clark Alvarado
Hemingway Landings Condominium Association, President

Prepared by:

Taryn Wise
Attorney at Law
Levinson, Gritter & Wise, LLP
200 S. Andrews Ave. Suite 903
Fort Lauderdale, FL 33301
954-548-3351
File Number: 23-1027

Return to:

Mark Allsworth, Esq.
Doumar, Allsworth, Laystrom, Voigt,
Wachs, Adair & Dishowitz, LLP
1177 SE 3rd Ave
Ft. Lauderdale, FL 33316

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 17th day of April, 2023 between Michael J. Morse and Robyn Morse, husband and wife whose post office address is 3428 Riverside Drive, Saugatuck, MI 49453, grantor, and Nicholas Joseph DiIorio and Sharon Lynn DiIorio, husband and wife whose post office address is 1248 Bags Blvd, Sonoma, CA 95476, grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida to-wit:

Unit No. 1-2C, Building 1414 of HEMINGWAY LANDINGS, a Condominium, according to the Declaration of Condominium recorded in O.R. Book 46599, Page 19, and all exhibits and amendments thereof, Public Records of Broward County, Florida, together with an undivided interest in the common elements appurtenant thereto.

Parcel Identification Number: 5042 14 BF 0060

Subject to taxes for 2023 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2022.

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

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: MARY JO CHOW

[Signature] _____ (Seal)
Michael J. Morse

[Signature]
Witness Name: Taryn Wise

[Signature]
Witness Name: MARY JO CHOW

[Signature] _____ (Seal)
Robyn Morse

[Signature]
Witness Name: Taryn Wise

State of Florida
County of Broward

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 14 day of April, 2023 by Michael J. Morse and Robyn Morse, who are personally known or have produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public

Printed Name: _____

My Commission Expires: _____

OXYGEN ASSOCIATION
SERVICES, INC.
361 East Hillsboro Blvd.
Deerfield Beach FL 33441

Telephone: (561) 999-9701 Fax: (561) 999-9703

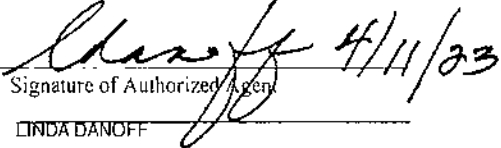
CERTIFICATE OF APPROVAL FOR PURCHASE APPLICANTS

This is to certify that: NICHOLAS JOSEPH DHORIO & SHARON LYNN DHORIO

Has been approved by LINDA DANOFF
as the purchaser of the following address:

1414 SE 12th STREET # 2C, FORT LAUDERDALE, FL 33316

Such approval has been given pursuant to the Declaration of Covenants &
Restrictions, on the 30th of MARCH, 2023.

 4/11/23
Signature of Authorized Agent
LINDA DANOFF

Printed name of Authorized Agent

SECRETARY

Title

PREPARED BY:
JOSEPH M. BALOCCO, JR., ESQ.
JOSEPH M. BALOCCO, JR., P.A.
1323 SE THIRD AVENUE
FT. LAUDERDALE, FL 33316

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED executed this 26 day of September, 2018, by Alan E. Siegel, a married man, individually and as Trustee of the Alan E. Siegel Revocable Living Trust Dated the 19th day of March, 2003, joined by his spouse Karen S. Satterlee, whose post office address is: 1414 SE 12TH Street, #1-3A, Fort Lauderdale, FL 33316, First Party, to Alan E. Siegel and Karen S. Satterlee, husband and wife, whose post office address is: 1414 SE 12TH Street, #1-3A, Fort Lauderdale, FL 33316, Second Party:

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

Condominium Unit 1-3A, Building 1414, HEMINGWAY LANDINGS, A CONDOMINIUM, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof, recorded in Official Records Book 46599, Page 19, as amended from time to time, of the Public Records of Broward County, Florida.

TAX FOLIO NUMBER: 504214-BF-0070

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

This Quit-Claim Deed was prepared without the benefit of title examination, based solely on information supplied by the Parties and as a result no title related liability is assumed.

IN WITNESS WHEREOF, the said First Party has signed and sealed these presents the date and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
1st Witness
Printed Name: Joseph M. Balocetto

Vicki Summers
2nd Witness
Printed Name: Vicki Summers

[Signature]
1st Witness
Printed Name: Joseph M. Balocetto

Vicki Summers
2nd Witness
Printed Name: Vicki Summers

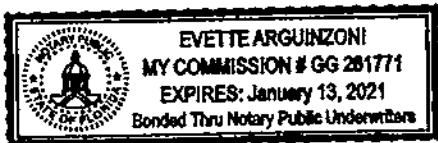
Alan E. Siegel
Alan E. Siegel, individually and as Trustee of the Alan E. Siegel Revocable Living Trust Dated the 19th day of March, 2003

[Signature]
Karen S. Satterlee

STATE OF FLORIDA
COUNTY OF BROWARD

SS.:

The foregoing instrument was acknowledged before me this 26 day of September, 2018, by Alan E. Siegel, individually and as Trustee of the Alan E. Siegel Revocable Living Trust Dated the 19th day of March, 2003, who is personally known, or who has produced valid drivers license for identification.



[Signature] (SEAL)
Notary Public
My Commission Expires:

STATE OF FLORIDA
COUNTY OF BROWARD

SS.:

The foregoing instrument was acknowledged before me this 26 day of September, 2018, by Karen S. Satterlee, who ___ is personally known, or who has produced valid driver's license for identification.



Evette Arguinzoni (SEAL)
Notary Public
My Commission Expires:

This Instrument Prepared By and Return to:
EQUITY LAND TITLE, LLC
One Clearlake Center
250 S. Australian Ave #700
West Palm Beach, Florida 33401
Parcel ID 504214 BF.0080

HEM-1-3B

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 9th day of October 2012, between **Hemingway Landings, LLC**, a Delaware limited liability company, 665 Simonds Road, Williamstown, MA, 01267, in the State of Florida, PARTY OF THE FIRST PART, and **Clark Alvarado**, a single man whose post office address is: **1414 SE 12th Street #1-3B, Fort Lauderdale, FL, 33316**, PARTY OF THE SECOND PART.

WITNESSETH

That the said party of the first part, for and in consideration of the sum of Ten (\$10.00) Dollars, to it in hand paid by the said party of the second part, the receipt of which is hereby acknowledged, has granted, bargained and sold to the said party of the second part, his heirs and assigns forever, the following described land, situate and being in the County of Broward, State of FL, to wit:

Condominium Unit 1-3B, Building 1414, HEMINGWAY LANDINGS, A CONDOMINIUM, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof recorded in Official Record Book 46599, Page 19, as amended from time to time, of the Public Records of Broward County, Florida.

Property Address: 1414 SE 12th Street #1-3B, Fort Lauderdale, FL, 33316

TOGETHER WITH all of the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

THIS CONVEYANCE IS SUBJECT TO: Zoning and/or restrictions imposed by governmental authority; Restrictions, easements and other matters according to the plat and/or common to the subdivision; Declaration of Condominium for Hemingway Landings, a Condominium Association, as referenced above, together with all amendments thereto; and taxes and assessments for the year 2012 and all subsequent years.

AND THE SAID PARTY OF THE FIRST PART does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons claiming by, through or under party of the first part. Party of the second part, by acceptance and recordation of this Deed, thereby accepts, approves, covenants and agrees to be bound by and to assume performance of all applicable provisions set forth in the above described Declaration of Condominium, and all exhibits, amendments and supplements thereto.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal the day and year first above written.

2

Signed, Sealed and Delivered
in the Presence of:

Stephanie Vara

Print Name: STEPHANIE VARA

Denise Sinkens

Print Name: Denise Sinkens

Hemingway Landings, LLC, a Delaware limited liability
company

BY: PFC Projects, LLC, a Delaware limited liability
company, Sole Member

BY: NATIONAL LAND PARTNERS, LLC, a Delaware
Limited Liability Company, Manager

By: American Land Partners, Inc., A Delaware
Corporation, its Manager

By: Steven J. buy
STEVEN J. buy, Authorized Signatory

State of FLORIDA)
) SS:

County of COLIER)

The foregoing instrument was acknowledged before me this 9 day of OCTOBER, 2012, STEVEN J. buy,
as Authorized Signatory of American Land Partners, Inc., a Delaware Corporation, Manager of National Land Partners, LLC, a
Delaware Limited Liability Company, Manager of PFC Projects, LLC, a Delaware limited liability company, Sole Member of
Hemingway Landings, LLC, a Delaware limited liability company, on behalf of the company, who is personally known to me.

Stephanie Vara
NOTARY PUBLIC
STATE OF FLORIDA



This Instrument Prepared By and Return to:
EQUITY LAND TITLE, L.L.C.
One Clearlake Center
250 S. Australian Ave #700
West Palm Beach, Florida 33401

HEM-1-3C

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 18 day of January 2012, between Hemingway Landings, LLC, a Delaware limited liability company, 665 Simonds Road, Williamstown, MA, 01267, in the State of Florida, PARTY OF THE FIRST PART, and Shane Gober, an unmarried man whose post office address is: 311 SE 5th Avenue, Apt. #616, Fort Lauderdale, FL 33331 PARTY OF THE SECOND PART.

WITNESSETH

That the said party of the first part, for and in consideration of the sum of Ten (\$10.00) Dollars, to it in hand paid by the said party of the second part, the receipt of which is hereby acknowledged, has granted, bargained and sold to the said party of the second part, his heirs and assigns forever, the following described land, situate and being in the County of Broward, State of FL, to wit:

Condominium Parcel No. 1-3C, Building 1414, HEMINGWAY LANDINGS, A CONDOMINIUM, together with an undivided interest in the common elements, according to the Declaration of Condominium there of recorded in Official Record Book 46699, Page 19, as amended from time to time, of the Public Records of Broward County, Florida.

Property Address: 1414 SE 12th Street, Unit 1-3C, Fort Lauderdale, FL, 33316

TOGETHER WITH all of the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

THIS CONVEYANCE IS SUBJECT TO: Zoning and/or restrictions imposed by governmental authority; Restrictions, easements and other matters according to the plat and/or common to the subdivision; Declaration of Condominium for Hemingway Landings, a Condominium Association, as referenced above, together with all amendments thereto; and taxes and assessments for the year 2012 and all subsequent years.

AND THE SAID PARTY OF THE FIRST PART does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons claiming by, through or under party of the first part. Party of the second part, by acceptance and recordation of this Deed, thereby accepts, approves, covenants and agrees to be bound by and to assume performance of all applicable provisions set forth in the above described Declaration of Condominium, and all exhibits, amendments and supplements thereto.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal the day and year first above written.

2

Signed, Sealed and Delivered
in the Presence of:

Stephanie Vara

Print Name: STEPHANIE VARA

Denise Jinkens

Print Name: Denise Jinkens

Hemingway Landings, LLC, a Delaware limited liability company

BY: PFC Projects, LLC, a Delaware limited liability company, Solo Member

BY: NATIONAL LAND PARTNERS, LLC, a Delaware Limited Liability Company, Manager

By: American Land Partners, Inc., A Delaware Corporation, its Manager

By: [Signature]
Authorized Signatory

State of FLORIDA)
County of COLLIER) SS:

The foregoing instrument was acknowledged before me this 18 day of January, 2012, STEVEN GUY, as Authorized Signatory of American Land Partners, Inc., a Delaware Corporation, Manager of National Land Partners LLC, a Delaware Limited Liability Company, Manager of PFC Projects, LLC, a Delaware limited liability company, Sole Member of Hemingway Landings, LLC, a Delaware limited liability company, on behalf of the company, who is personally known to me.

Stephanie Vara
NOTARY PUBLIC
STATE OF FLORIDA



This instrument prepared by and return to:
Robert E. Murdoch, Esq.
Johnson, Anselmo, Murdoch, Burke, Piper & Hochman, P.A.
2455 East Sunrise Boulevard, Suite 1000
Fort Lauderdale, Florida 33304

Property Identification Number: 5042-14-BF-0100

WARRANTY DEED
(Statutory Form - §689.02, Florida Statutes)

THIS INDENTURE, made this 28th day of March, 2014, between **Ryan A. R. Sweeting, a married man ("Grantor")** and **James Leonard Magruder, a single man and Linda A. Danoff, a single woman, as Joint Tenants with Rights of Survivorship**, whose post office address is 1424 SE 12th Street, #2-1A, Fort Lauderdale, Florida 33316, ("Grantee"),

WITNESSETH that said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida, to-wit:

Condominium Unit 2-1A, Building 1424, HEMINGWAY LANDINGS, A CONDOMINIUM, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof recorded in Official Records Book 46599, Page 19, as amended from time to time, of the Public Records of Broward County, Florida

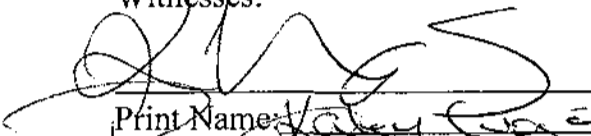

Said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever; subject to zoning and/or other restrictions and prohibitions imposed by governmental authority; the declaration of condominium; covenants, restrictions, and public utility easements of record; and taxes for the year 2014 and all subsequent years.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the Constitution of the State of Florida, nor is it contiguous to or a part of homestead property. Grantor's principal residence is: 19011 Ashurst Lane, Tarzana, CA 91356.

*"Grantor" and "grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Witnesses:


 Print Name: Kelly Sue

 Print Name: Brian Woco

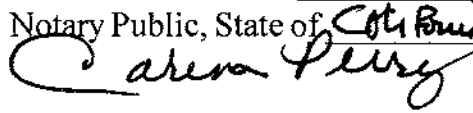

 Ryan A. R. Sweeting

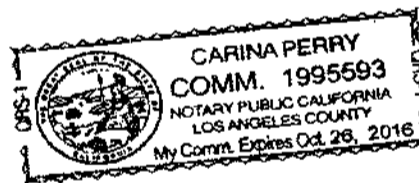
Address: 19011 Ashurst Lane
Tarzana, CA 91356.

STATE OF California,
COUNTY OF Los Angeles

The foregoing instrument was acknowledged before me this 29 day of March, 2014,
by Ryan A. R. Sweeting, who is personally known to me or has produced
J.J. Flunka as identification.
8352721872540

My Commission Expires:
My Commission Number Is:

Oct 26 / 2016
 Print Name: Carina Perry
 Notary Public, State of California (Seal)




This instrument prepared by and RETURN TO:
CHARLES A. GOFF, ESQUIRE
CASORIA & GOFF P.A.
1040 Bayview Drive, Suite 422
Fort Lauderdale, FL 33304



TAX FOLIO NUMBER: 5042 14 BF 0110

10.00
70

10.70

WARRANTY DEED

THIS INDENTURE is made this 17th day of December, 2015, between ANNETTE G. ERMER, a single woman, hereinafter referred to as the Grantor, whose address is 1424 SE 12 Street, Apt. 1B, Fort Lauderdale, FL 33316, and ANNETTE ERMER, Trustee of the ANNETTE ERMER REVOCABLE LIVING TRUST, dated December 14, 1999, under Florida Statutes §689.071 with the full power and authority to protect, conserve, to sell or to lease or to encumber or otherwise manage and dispose of the real property described herein, hereinafter referred to as the Grantee, whose address is 1424 SE 12 Street, Apt. 1B, Fort Lauderdale, FL 33316.

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to her in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee, the Grantee's heirs and assigns forever, the following-described real property, situate, lying and being in Broward County, Florida:

Condominium Parcel 2-1B, Building 1424, HEMINGWAY LANDINGS, A CONDOMINIUM, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof, recorded in Official Records Book 46599, Page 19, as amended from time to time, of the Public Records of Broward County, Florida.

The preparer of this instrument was neither furnished with, nor requested to review, an abstract on the described property and therefore expresses no opinion as to condition of title.

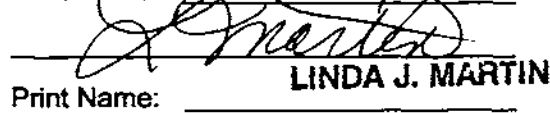
and Grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal, the day and year first above written.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:



Print Name: Charles A. Goff


Print Name: LINDA J. MARTIN


ANNETTE G. ERMER

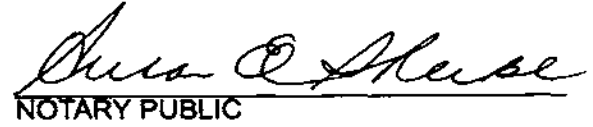
Address: 1424 SE 12 Street, #1B
Ft. Lauderdale, FL 33316

STATE OF FLORIDA }
COUNTY OF BROWARD } ss.

ON THIS DAY, personally appeared before me, ANNETTE G. ERMER, to me well known and known to me to be the person described in, or who have produced _____ as identification and who executed the foregoing instrument and who acknowledged to and before me that the same was executed freely and voluntarily for the purpose therein expressed.

WITNESS my hand and official seal on this 17th day of December, 2015.

My Commission expires:


NOTARY PUBLIC



Prepared By:
Alexandre O. Piquet, P.A.
Piquet Law Firm, P.A.
1000 Brickell Ave., Suite 201
Miami, FL 33131

Return to:
Coretitle, LLC
500 Broward Blvd Suite 1820
Fort Lauderdale, FL 33394

Property Appraisers Parcel Identification (Folio) Numbers: **5042-14-BF-0120**

SPACE ABOVE THIS LINE FOR RECORDING DATA_____

WARRANTY DEED

THIS WARRANTY DEED, made the 9th day of ^{March}~~February~~ 2018 by **BONNIEGLADES HLC1424, LLC**, a Florida limited liability company, whose address is 1000 Brickell Ave., Suite 201, Miami, FL 33131, herein called the Grantor, to **Frank Buquicchio** and **Jennifer Buquicchio**, as husband and wife, whose post address is 1424 SE 12th St Unit 2A, Fort Lauderdale, FL 33316, hereinafter called the Grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations).

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in Broward, State of Florida, to wit.:

Property Legal Description: Condominium Unit No. 2-2A, Building 1424, of HEMINGWAY LANDINGS, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 46599, Page(s) 19, and any amendments thereto, if any, of the Public Records of Broward County, Florida, together with an undivided interest in the common elements, if any, ("Property").

Property Address: 1424 Southeast 12th Street, Unit 2A, Fort Lauderdale, FL 33316.

Parcel # 5042-14-BF-0120.

Subject to easements restrictions and reservations of record and taxes for the year 2018 and thereafter.

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

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

AND, the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2017.

(Signature on the next page)

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

WITNESSES:

Francine Vitaliano

Witness #1 Signature

FRANCINE VITALIANO

Witness #1 Print Name

Jamin Alvarez

Witness #2 Signature

Jamin Alvarez

Witness #2 Print Name

GRANTOR: BONNIEGLADES HLC1424, LLC,
a Florida Limited Liability Company,
by its Manager

Sergio Luiz Butuem

Name: Sergio Luiz Butuem

Title: Manager

**STATE OF FLORIDA
COUNTY OF MIAMI-DADE**

The foregoing instrument was acknowledged before me this 22 day of February 2018, **SERGIO LUIZ BUTUEM**, as Manager of **BONNIEGLADES HLC1424, LLC**, a Florida limited liability company, [] who is personally known to me or [] has produced FL DR License as identification.

SEAL

Francine Vitaliano

Notary Signature

FRANCINE VITALIANO

Printed Notary name

My Commission Expires:

July 23, 2021



HEMINGWAY LANDINGS CONDOMINIUM ASSOCIATION, INC.

1414 SE 12 Street
Fort Lauderdale, FL 33316

February 5, 2018

CONDOMINIUM APPROVAL FOR RESIDENCY

This confirms that the applicant below has met all requirements set forth by the Board of Directors of Hemingway Landings Condominium Association for purchase of the property listed below:

Residency applicants: Frank and Jennifer Buquicchio

Property address: 1424 SE 12th Street, Unit 2A
Fort Lauderdale, FL 33316

Parking spaces: 27/28
Boat slip: 12

Should you have any questions or require additional information, please contact me at your convenience.

Sincerely,



Edwin G. Webb Jr.
Hemingway Landings Condominium Association, President

PREPARED BY
AND RETURN TO:
Gregory B. Taylor, Esq.
Gregory B. Taylor, P.A.
2192 Wilton Drive
Wilton Manors, Florida 33305
Parcel ID No. 504214-BF-0130
File No. 2021-915GT

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, executed this 9th day of JULY, 2021 by **CHRISTOPHER WAYNE COLLINS, a single man, and MARY FRANCES STELNICKI, a single woman,** whose post office address is **1424 SE 12TH ST, FORT LAUDERDALE, FL 33316,** Grantor, to **CHRISTOPHER WAYNE COLLINS, a single man,** whose post office address is **1424 SE 12th ST, Fort Lauderdale, FL 33316,** Grantee.

WITNESSETH: That the said Grantor, for and in consideration of the sum of \$10.00 (ten and 00/100 dollars) and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of **Broward** to wit:

Unit No. 2-2B Building 1424 of Hemingway Landings, a Condominium, according to The Declaration of Condominium recorded in O.R. Book 46599, Page 19, and all exhibits and amendments thereof, Public Records of Broward County, Florida.

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

"Grantor" and "Grantee" are used for singular or plural, as context requires.

Page 2
Quit Claim Deed

IN WITNESS WHEREOF, Grantor hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in presence of:
WITNESSES AS TO BOTH:

Witnesses:


Print Name: Shawn Isenhour



Print Name: Erica Lachman



CHRISTOPHER WAYNE COLLINS



MARY FRANCES STELNICKI

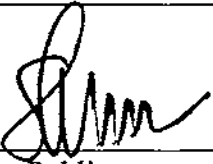
State of Florida
County of Broward

The foregoing instrument was sworn to and subscribed before me by means of physical presence or online notarization, this 9th day of JULY, 2021 by **CHRISTOPHER WAYNE COLLINS AND MARY FRANCES STELNICKI** who is personally known or has produced a valid driver's license or _____ as identification.

[Seal]



Shawn Thomas Isenhour
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG145238
Expires 10/9/2021



Notary Public
Print Name: Shawn Isenhour
My Commission Expires: 10.9.21



SUNBELT
TITLE AGENCY

Prepared by: Denyce Frey
Sunbelt Title Agency
Return to: 1715 N. Westshore Blvd., Suite 190
Tampa, FL 33607
File Number: 7938150282

[Space Above This Line For Recording Data]

Special Warranty Deed

Made this 3rd day of August, 2016, 2016, by COMERICA BANK, a Corporation existing under the laws of the State of Texas whose post office address is: 1 Mortgage Way, Mount Laurel, NJ 08054, hereinafter called Grantor, and to: PAUL J. LANDINO, TRUSTEE OF PJL REVOCABLE TRUST DATED FEBRUARY 1, 2008, whose post office address is: 1424 SOUTHEAST 12TH STREET #3A FORT LAUDERDALE, FL 33316, hereinafter called the Grantee.

Grantor, in consideration of Ten Dollars (\$10.00) and other valuable consideration paid by Grantee, grants and conveys to Grantee that property located in the County of Broward, State of Florida, described more particularly as follows:

Condominium Parcel No. 2-3A, Building 1424, HEMINGWAY LANDINGS, A CONDOMINIUM, according to the Declaration of Condominium thereof, recorded in Official Records Book 46599, Page 19, as amended from time to time, of the Public Records of Broward County, Florida, together with an undivided interest in the common elements appurtenant thereto.

Parcel Identification Number: 5042 14 BF 0140

AKA: 1424 SouthEast 12th Street Unit 3A Fort Lauderdale, FL 33316

Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

Grantor covenants as follows:

1. That the premises are free from all encumbrances made by Grantor; and
2. That Grantor will warrant and defend the property hereby conveyed against the lawful claims and demands of all persons claiming by, through, or under him, but against none other.

AKA: 1424 SouthEast 12th Street Unit 3A Fort Lauderdale, FL 33316

In Witness Whereof, the said Grantor has caused these presents to be signed in its name by its proper officers, and its corporate seal to be affixed, attested by its secretary, the day and year above written.

Signed, sealed and delivered in our presence:

Shawn Feely
Witness: (Signature)

Printed Name: Shawn Feely

Pamela L. De Lisa
Witness: (Signature)

Printed Name: PAMELA L. DE LISA

COMERICA BANK by PHH Mortgage Corporation, its duly authorized agent

Joseph DeStasio
By: (Signature)
Printed Name: Joseph DeStasio
Title: Vice President

Mailing Address: 1 Mortgage Way, Mount Laurel, NJ 08054

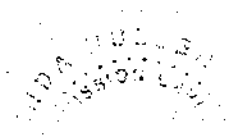
State of New Jersey
County of Burlington

I Hereby Acknowledge that Joseph DeStasio on the 22 day of July, 2016, before me personally appeared Joseph DeStasio (Print Name), Vice President of PHH Mortgage Corporation, inc., a New Jersey Corporation, its duly authorized agent for COMERICA BANK, to me personally known and who signed the foregoing instrument as such officers for the uses and purposes therein mentioned and that they affixed thereto the official seal of said Corporation, and that the said instrument is the act and deed of said Corporation

Witness my signature and official seal on the 22 day of July, 2016 in the County of Burlington and the State of New Jersey.

Linda Huller
NOTARY PUBLIC (signature)

Print Name:
My Commission Expires:
Stamp/Seal:



Linda Huller 2300415
Notary Public of New Jersey
My Commission Expires May 19, 2018

Linda Huller 2300415
Notary Public of New Jersey
My Commission Expires May 19, 2018

Exhibit "A"

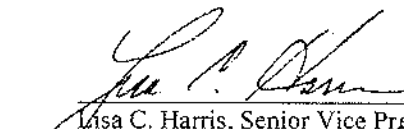
**CORPORATE AUTHORIZATION AND
DESIGNATION OF AGENT**

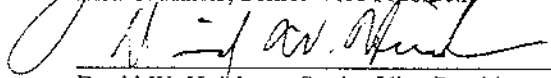
Lisa C. Harris, a Senior Vice President of Comerica Bank, a Texas banking association, successor in interest by merger to Comerica Bank, a Michigan banking corporation (the "Bank"), and David W. Huiskens, a Senior Vice President of Comerica Bank, a Texas banking association, successor in interest by merger to Comerica Bank, a Michigan banking corporation (the "Bank"), certify as follows:

1. Pursuant to the Bank's sale of certain mortgage loans and servicing rights to PHH Mortgage Corporation and in connection with that certain Loan and Servicing Rights Purchase and Sale Agreement dated as of February 7, 2008 (the "Purchase and Sale Agreement") between PHH Mortgage Corporation, a corporation existing under the laws of the state of New Jersey ("PHH") and the Bank, PHH is hereby designated as agent of the Bank with limited authority to (i) procure, prepare, complete, execute and record any mortgage, deed of trust or similar security instrument ("Mortgage") and any assignment of Mortgage or reconveyance or release instrument and any endorsement of any note or similar instrument which is required a) for the proper servicing of the related Mortgage loan or otherwise necessary to cure any defect in the chain of title, b) to ensure that record title to the Mortgage loan vests in the proper party, and c) for any other transfer of record title which is required with respect to the Mortgage loan or the underlying security interest related to each Mortgage loan; (ii) cure any defects associated with any other document or instrument with respect to a Mortgage loan related to the servicing thereof pursuant to any agreement between the Bank and PHH; (iii) pursue, prosecute and defend foreclosures (or other comparable conversions to ownership), ejectments, evictions, bankruptcies and suits, to the extent permitted in any agreement between the Bank and PHH; (iv) execute all deeds, tax declarations, certificates and any other documents or instruments necessary, appropriate or required to list, sell, transfer and assign Mortgage properties acquired by the Bank either by foreclosure or by deed in lieu of foreclosure, with any such deed to be without recourse; (v) take such further actions as are deemed necessary or required to service, administer and endorse the terms of the Mortgage loans in accordance with any agreement between the Bank and PHH, including, without limitation, executing any subordination or partial release agreements; (vi) endorse checks, drafts and other evidences of payment made payable to the Bank, representing payments on accounts in the name of the Bank with all such amounts deposited in a custodial account or escrow account; (vii) initiate outgoing electronic transfers from a custodial DDA account established in the name of the Bank pursuant to any agreement between the Bank and PHH; (viii) communicating with Mortgage loan borrowers in the name of and/or on behalf of the Bank; (ix) preparing and issuing disclosures, notices and letters to Mortgage loan borrowers on behalf of and/or in the name of the Bank; and (x) executing such other instruments and other documents and performing such other acts in the name of and/or on behalf of the Bank, as necessary for PHH to perform its obligations under the Purchase and Sale Agreement. PHH shall have no power or authority to act on behalf of the Bank except for that explicitly given in this Corporate Authorization.

2. This designation and authority may be revoked at any time by the Bank through a signed writing delivered to PHH.

SEAL



Lisa C. Harris, Senior Vice President


David W. Huiskens, Senior Vice President

Dated: March 20, 2008
Detroit: Michigan

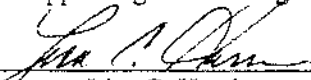
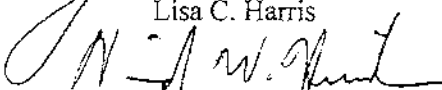
T:\CORPSEC\CERTS\Post-Merger\PHH - FINAL.DOC

Exhibit "B"

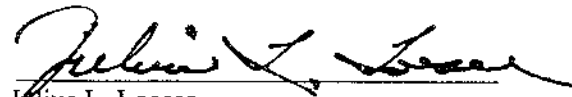
CORPORATE AUTHORIZATION
COMERICA BANK
CORPORATE AUTHORIZATION AND INCUMBENCY CERTIFICATE

Julius L. Loeser certifies as follows:

1. He is an Assistant Secretary of Comerica Bank, a Texas banking association, successor in interest by merger to Comerica Bank, a Michigan banking corporation (the "Bank"), and in this capacity maintains the corporate books and records.
2. As set forth in the resolutions attached hereto as Exhibit A, which resolutions are now in full force and effect and have not been modified, superseded or rescinded, all resolutions of Comerica Bank, a Michigan banking corporation (the "Michigan Bank"), that were valid and effective immediately prior to the merger of the Michigan Bank into the Bank and that have not been superseded or rescinded are also the resolutions of the Bank, with the same force and effect as if they had been adopted by the Board of Directors, a Board committee or the Shareholder, as the case may be, of the Bank.
3. Attached hereto as Exhibit B is a true copy of resolutions designating the signing authority of the Bank's officers and others, which resolutions were duly adopted by the Board of Directors of the Michigan Bank on May 13, 2004 and which are now in full force and effect with respect to the Bank. They have not been modified, superseded or rescinded.
4. Lisa C. Harris, a Senior Vice President of the Bank, is a duly elected, acting and qualified officer of the Bank, authorized to sign instruments on behalf of the Bank as stated in the resolutions attached hereto as Exhibit B.
5. David W. Huiskens, a Senior Vice President of the Bank, is a duly elected, acting and qualified officer of the Bank, authorized to sign instruments on behalf of the Bank as stated in the resolutions attached hereto as Exhibit B.
6. The specimen signatures appearing below are genuine.


 Lisa C. Harris

 David W. Huiskens

SEAL


 Julius L. Loeser
 Assistant Secretary

Dated: March 20, 2008
Detroit, Michigan

Exhibit A

**COMERICA BANK
ORGANIZATIONAL MEETING OF THE BOARD OF DIRECTORS
NOVEMBER 7, 2007**

RESOLUTION: CONTINUING AUTHORIZATIONS OF COMERICA BANK, A MICHIGAN BANKING CORPORATION

WHEREAS, Comerica Bank, a Michigan banking corporation (the "Michigan Bank") merged with and into Comerica Bank, a Texas banking association, which was the survivor (the "Texas Bank") effective October 31, 2007 (the "Merger"); and

WHEREAS, pursuant to the associated Agreement and Plan of Merger, all corporate acts, plans, policies, approvals and authorizations of the Michigan Bank, its stockholders, board of directors, committees elected or appointed by the board of directors, officers and agents, which were valid and effective immediately prior to the Merger are taken for all purposes as the acts, plans, policies, approvals, obligations and authorizations of the Texas Bank and shall be effective and binding thereon as the same were with respect to the Michigan Bank (collectively, the "Continuing Authorizations"); and

WHEREAS, the Texas Bank wishes to clarify that the Continuing Authorizations include, without limitation, all applicable resolutions of the Michigan Bank.

RESOLVED, that all resolutions of the Michigan Bank that were valid and effective immediately prior to the Merger and that have not been superseded (by an equivalent resolution of the Board of Directors or Shareholder of the Texas Bank or otherwise) or rescinded are hereby confirmed and ratified as the resolutions of the Texas Bank, with the same force and effect as if they had been adopted by the Board of Directors, a Board committee or the Shareholder, as the case may be, of the Texas Bank; and

RESOLVED FURTHER, that the Secretary or any Assistant Secretary of the Texas Bank is hereby authorized to amend these resolutions and/or any exhibits hereto to correct them for any scrivener's or other errors, to provide clarification thereof or to ensure technical compliance with applicable law, order or regulation, and such resolutions and/or exhibits are hereby deemed adopted *in haec verba* with the same force and effect as if set forth herein at length and that copies thereof be filed with the records of the Texas Bank.

Exhibit B

**COMERICA BANK
ORGANIZATIONAL MEETING OF THE BOARD OF DIRECTORS
MAY 13, 2004**

**RESOLUTION: DESIGNATING SIGNING AUTHORITIES OF
OFFICERS AND AGENTS**

WHEREAS, Article VII, Paragraph A of the Bylaws of Comerica Bank (the "Bank") provides that the Board of Directors may designate by name or office the person or persons who shall have authority to execute in the name of the Bank any instrument or class of instruments; and

WHEREAS, for the information of persons dealing with the Bank, the Board of Directors desires to designate the authority of the Bank's officers and agents to sign instruments in the name of the Bank.

1. RESOLVED, that except as otherwise required by this Resolution, any instrument of any character may be signed in the name of the Bank by any person holding the office of Chairman, Vice Chairman, Chief Executive Officer, President, Executive Vice President, Senior Vice President, First Vice President, Vice President, Cashier or Assistant Cashier, or Secretary or Assistant Secretary.
2. RESOLVED FURTHER, that the following classes of instruments may be signed in the name of the Bank by any officer of the Bank:
 - (a) Checks, drafts and orders for the payment of money drawn by the Bank on itself or against funds deposited to the credit of the Bank in any depository.
 - (b) Drafts and advises of drafts drawn by the Bank on foreign banks.
 - (c) Acceptances of drafts drawn on the Bank.
 - (d) Letters of credit.
 - (e) Certification of checks, drafts and orders for the payment of money.
 - (f) Endorsements on checks, drafts, notes, bills of exchange, acceptances, bills of lading, warehouse receipts, insurance policies and certificates and similar documents transmitted for sale, discount or collection.

- (g) Time deposits.
 - (h) Receipts for money, securities and other property.
 - (i) Guarantees of signatures on transfers of securities and powers of attorney to transfer securities.
 - (j) Certification of United States Savings Bonds, United States Tax Notes and United States Armed Forces Leave Bonds.
 - (k) Deeds, land contracts, leases, bills of sale, conditional sale contracts, financing statements, assignments and discharges of mortgages, disclaimers and releases, whether these instruments relate to property held by the Bank for its own account or in a fiduciary, agency or any other capacity.
 - (l) Pleadings, petitions, accounts, proofs of claim, verifications, stipulations, satisfactions, powers of attorney, fiduciary bonds and any other papers necessary or proper to be made or filed in any proceeding before a judicial or administrative tribunal or the Treasury Department.
 - (m) Contracts for property and services to be acquired by the Bank and services to be rendered to the Bank.
3. RESOLVED FURTHER, that instruments of the following classes may be signed in the name of the Bank by any Trust Department Officer or any Private Banking Division Officer responsible for fiduciary activities:
- (a) Trust agreements, trust indentures, acceptances of trusts, escrow agreements and other agreements under which the Bank acts or is to act in a fiduciary or agency capacity, including revisions and revocations of these agreements.
 - (b) Assignments and powers of attorney to transfer securities held by the Bank in a fiduciary or agency capacity, orders to buy and sell these securities and orders to withdraw these securities from custodial or safekeeping accounts.
 - (c) Certificates of authentication for securities issued pursuant to indentures and agreements under which the Bank is trustee; certificates for securities deposited, interim certificates and all other certificates issued or signed by the Bank as depository, transfer agent, registrar or agent; and cremation certificates

covering securities destroyed by the Bank.

- (d) Instruments in connection with the qualification or resignation of the Bank as a fiduciary or renunciation of fiduciary nomination.
4. RESOLVED FURTHER, that instruments of the following classes may be signed in the name of the Bank by any person holding the position of Branch Manager, Assistant Manager II, Assistant Manager I, Branch Management Trainee, Customer Service Administrator, Retail Service Representative or Comerimart Banking Specialist II:
- (a) Checks drawn by the Bank on itself.
 - (b) Certification of drafts and wire transfers.
 - (c) Interbank funds transfers.
 - (d) Certification of United States Savings Bonds, United States Tax Notes and United States Armed Forces Leave Bonds.
 - (e) Guarantees of signatures on transfers of securities and powers of attorney to transfer securities.
 - (f) Time deposits.
5. RESOLVED FURTHER, that instruments of the following classes may be signed in the name of the Bank by any person holding the office of Senior Customer Service Representative:
- (a) Checks drawn by the Bank on itself.
 - (b) Certification of drafts and wire transfers.
 - (c) Interbank funds transfers.
 - (d) Certification and encashment of United States Savings Bonds.
 - (e) Guarantees of signatures on transfers of securities and powers of attorney to transfer securities.

The Cashier or Assistant Cashier or Secretary or Assistant Secretary, however, from time to time may extend the authority of any Senior Customer Service Representative to include the signing of any instrument which may be signed in the name of the Bank by a Retail Service Representative.

6. RESOLVED FURTHER, that instruments of the following classes may be signed in the name of the Bank by any person holding the position of Customer Service Representative II, Customer Service Representative I or Comerimart Banking Specialist I; and that the transaction authority limits for these instruments will be established from time to time by branch administration:
- (a) Checks drawn by the Bank on itself.
 - (b) Certification of drafts and wire transfers.
 - (c) Interbank funds transfers.
 - (d) Certification and encashment of United States Savings Bonds.

The Cashier or Assistant Cashier or Secretary or Assistant Secretary, however, from time to time may extend the authority of any Customer Service Representative II, or Customer Service Representative I or Comerimart Banking Specialist I to include the signing of any instrument which may be signed in the name of the Bank by a Senior Customer Service Representative III or Retail Service Representative.

7. RESOLVED FURTHER, that all persons listed in the document entitled "Selected Authorized Signatures for International Banking Activities" (as this list may be amended and so designated from time to time by the bank's Cashier or Assistant Cashier or Secretary or Assistant Secretary) may sign:
- (a) Checks drawn by the Bank on itself.
 - (b) Certification of checks, drafts and other orders for the payment of money.
 - (c) Domestic and foreign drafts.
 - (d) Interbank funds transfers.
 - (e) Guarantees of signatures on transfers of securities and powers of attorney to transfer securities.
 - (f) Endorsements on checks, drafts and bills of lading.

From time to time, the Bank's Cashier or Assistant Cashier or Secretary or Assistant Secretary may designate any person listed in the document entitled "Selected Authorized Signatures for International Banking Activities" with additional authority to sign, for

example, but not limited to, letters of credit or bankers acceptances.

8. RESOLVED FURTHER, that the Officer in Charge of any department or division of the Bank may designate, in writing, the authority of specific lenders, account representatives and branch managers to sign in the name of the Bank any commitment letters, loan facility letters and related instruments designated in writing by such Officer in Charge, which authority shall not exceed the lesser of the authorities established for such designees by this Board of Directors or the Credit Policy Committee.
9. RESOLVED FURTHER, that notwithstanding the authorizations set forth in the foregoing resolutions, the Bank's management is authorized to further limit the authority of officers and others to sign in the name of the Bank any instruments designated by management.
10. RESOLVED FURTHER, that the Cashier or Assistant Cashier or Secretary or Assistant Secretary, or any other officer designated by the Cashier or Assistant Cashier or Secretary or Assistant Secretary, from time to time may designate and rescind the designation of specific employees to sign in the name of the Bank any instruments designated by the Cashier or Assistant Cashier or Secretary or Assistant Secretary.
11. RESOLVED FURTHER, that two signatures are not required by the Bank.
12. RESOLVED FURTHER, that two signatures are not required by the Bank in any case except that the signatures of two officers, one of whom shall be an officer specified in resolution numbered 1 above, are required on orders to buy, sell, exchange, transfer, deliver or otherwise dispose of securities held by the Bank for its own account or to withdraw these securities from any custodial or safekeeping account; provided however, the Cashier or Assistant Cashier or Secretary or Assistant Secretary, or any other officer designated by the Cashier or Assistant Cashier or Secretary or Assistant Secretary, from time to time may designate and rescind designations of specific officers and employees to sign these transactions in the name of the Bank.
13. RESOLVED FURTHER, that certification of resolutions adopted by the Board of Directors and certifications of incumbency of officers or designation shall be signed by the Secretary or any Assistant Secretary of the Bank. The Secretary or any Assistant Secretary also may execute certifications of records, confirmations, acknowledgments and affidavits.

14. RESOLVED FURTHER, that mechanical or facsimile signatures may be used on stock certificates, dividend checks, interest checks, salary and other payroll checks, pension checks and checks representing distributions to trust beneficiaries when any check is drawn by the Bank on itself or one of its depositories.
15. RESOLVED FURTHER, that the Cashier or Assistant Cashier or Secretary or Assistant Secretary, or any other officer designated by the Cashier or Assistant Cashier or Secretary or Assistant Secretary, is authorized and instructed by appropriate means in his or her discretion to certify to correspondent banks and other persons dealing with the Bank the authority and signatures of all persons who are authorized to sign instruments in the name of the Bank according to the foregoing resolutions, and similarly to certify all revocations of any authority and to maintain in his or her office a complete record of these certifications. For purposes of this resolution, Cashier and Assistant Cashier shall have the same meaning as Treasurer and Assistant Treasurer.
16. RESOLVED FURTHER, that all prior resolutions inconsistent with the foregoing resolutions are rescinded.

Exhibit "C"

**HEMINGWAY LANDINGS CONDOMINIUM
ASSOCIATION, INC.**

1414 SE 12 Street
Fort Lauderdale, FL 33316

July 26, 2016

CONDOMINIUM APPROVAL FOR RESIDENCY

This confirms that the applicant below has met all requirements set forth by the Board of Directors of Hemingway Landings Condominium Association for purchase of the property listed below:

Residency applicant: Paul Landino

Property address: 1424 SE 12th Street, Unit 3A
Fort Lauderdale, FL 33316

Parking spaces: 31/32
Boat slip: 15

Should you have any questions or require additional information, please contact me at your convenience.

Sincerely,



Edwin G. Webb Jr.
Hemingway Landings Condominium Association, President

Prepared By:
Alexandre O. Piquet, P.A.
Piquet Law Firm, P.A.
1000 Brickell Ave., Suite 201
Miami, FL 33131

Return to:
Cohen Pessoa Law Group, PLLC
14361 Commerce Way, Suite 307
Miami Lakes, FL 33016

Property Appraisers Parcel Identification (Folio) Number(s): 50-42-14-BF-0150.

_____ SPACE ABOVE THIS LINE FOR RECORDING DATA _____

WARRANTY DEED

THIS WARRANTY DEED, made this 28 day of May, 2019 by **J. KELBEC LLC**, a Florida limited liability company, whose address is 16876 Crown Bridge Dr., Delray Beach, FL 33446, herein called the Grantor, to **DONNA GALLUZZO**, as a married woman, whose post address is 1424 S.E. 12th Street, Unit 3B, Fort Lauderdale, FL 33316, hereinafter called the Grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations).

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in Broward County, State of Florida, to wit.:

Property Legal Description: Unit 2-3B, Building 1424, of Hemingway Landings, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 46599, Page(s) 19, and all subsequent amendments thereto, together with its undivided share in the common elements, in the Public Records of Broward County, Florida, ("Property").

Property Address: 1424 S.E. 12th Street, Unit 3B, Fort Lauderdale, FL 33316.

Parcel # 50-42-14-BF-0150.

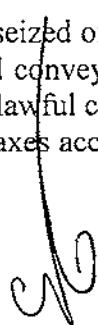
Subject to (i) all easements, conditions, covenants, restrictions, reservations, limitations and agreements of record, provided this instrument shall not re-impose same, (ii) real estate taxes for the year **2019** and all subsequent years, and (iii) existing applicable governmental building and zoning ordinances and other governmental regulations.

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

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

AND, the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2018.

(Signature on the next page)



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

WITNESSES:

Francine Vitaliano

Witness #1 Signature

FRANCINE VITALIANO

Witness #1 Print Name

[Signature]

Witness #2 Signature

[Signature]

Witness #2 Print Name

GRANTOR: **J. KELBEC LLC**,
a Florida limited liability company,
by its Sole Managing Member

[Signature]

Name: Alexandre Von Janke Murad

Title: Sole Managing Member

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 28 day of May, 2019, by **ALEXANDRE VON JANKE MURAD**, as **SOLE MANAGING MEMBER** of **J. KELBEC LLC**, a Florida limited liability company, who is personally known to me or produced FL DA License, as identification.

SEALED



Francine Vitaliano

Notary Signature

FRANCINE VITALIANO

Printed Notary Name

My Commission Expires:



Prepared by: Susan Littleton
Sunbelt Title Agency
Return to: 1715 N. Westshore Blvd., Suite 190
Tampa, FL 33607
File Number: 1710220-02984

[Space Above This Line For Recording Data]

This Warranty Deed

Made this 27th day of April, 2020 by George A. Bochetto and Christy Adams, Husband And Wife, hereinafter called the Grantor, to Adrian Walchli and Natalia Walchli, Husband And Wife, whose post office address is: 1500 SE 12 Street # 1A, Fort Lauderdale, FL 33316, hereinafter called the Grantee:

(Whenever used herein the term "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Broward County, Florida, viz:

Condominium Parcel No. 3-1A, Building 1500, HEMINGWAY LANDINGS, a Condominium, according to the Declaration of Condominium thereof recorded in Official Records Book 46599, Page 19, of the Public Records of Broward County, Florida, and all Amendments thereto, together with an undivided interest in the common elements appurtenant thereto.

Parcel Identification Number: 5042-14 BF 0160

Said property is not the homestead of the Grantor(s) under the Laws and Constitution of the State of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon. Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Elise McAuley
Witness: (Signature)

Print Name: Elise McAuley

Michael Mullen
Witness: (Signature)

Print Name: Michael Mullen

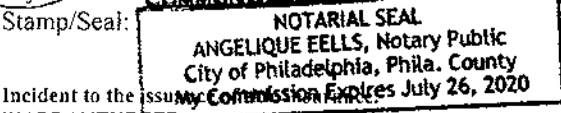
George A. Bochetto
George A. Bochetto
1429 Walnut Street
14 FL
Philadelphia, PA 19102

Christy Adams
Christy Adams
1429 Walnut Street
14 FL
Philadelphia, PA 19102

State of Pennsylvania
County of Philadelphia

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 27 day of April, 2020, by George A. Bochetto and Christy Adams, who: is personally known to me or produced Driver License as identification.

Angelique Eells
NOTARY PUBLIC (signature)
Print Name: Angelique Eells
My Commission Expires July 26, 2020



HEMINGWAY LANDINGS CONDOMINIUM ASSOCIATION, INC.

1414, 1424 and 1500 SE 12 Street
Fort Lauderdale, FL 33316

Date: 3-10-2020

CONDOMINIUM APPROVAL FOR RESIDENCY

This confirms that the applicant below has met all requirements set forth by the Board of Directors of Hemingway Landings Condominium Association for purchase of the property listed below:

Residency applicant: Natalia Elena Walchli & Adrian Ulrich Walchli

Property address: 1500 SE 12th Street, Unit 1A
Fort Lauderdale, FL 33316

Parking spaces: 38-39
Boat slip: 21

Should you have any questions or require additional information, please contact me at your convenience

Sincerely,

Malissa Hoopes

Malissa Hoopes, LCAM

Prepared by:

Robert J. Nemrow, Esq.
901 E. Las Olas Blvd.
Suite 101
Fort Lauderdale, Florida 33301

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this 21 day of Feb, 2020 between **Robert D. Piccoli, a married man, individually and as trustee of the Robert D. Piccoli Revocable Trust dated May 11, 2012,** Grantor, and **Bryan Scott Lilley, a single man** Grantee, whose post office address is **1500 SE 12 Street, Unit 1B, Fort Lauderdale, Florida 33316.**

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

Witnesseth, that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, conveyed, transferred, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in the **Broward County, Florida**, to-wit:

Condominium Parcel No. 3-1B, Building 1500, of Hemingway Landings, a Condominium, according to The Declaration of Condominium, recorded in O.R. Book 46599, Page 19, and all exhibits and amendments thereof, Public Records of Broward County, Florida.

Tax Identification Number: 504214-BF-C170.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is 109 Piedmont Blvd., West Berlin, New Jersey 09091

Subject to covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

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

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2019.

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

[Signature]
Witness Signature

Robert D. Piccoli
Robert D. Piccoli, individually and as trustee of the Robert D. Piccoli Revocable Trust dated May 11, 2012

ROBERT J NEMROW
Printed Name

[Signature]
Witness Signature

DANIELA MORANINI
Printed Name

109 Piedmont Blvd.
Address
W Berlin N.J. 08091

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 21 day of FEBRUARY, 2020 by Robert D. Piccoli, individually and as trustee of the Robert D. Piccoli Revocable Trust dated May 11, 2012, who is/are personally known to me or produced DL as identification.

[Signature]
Notary Public, State of Florida



ROBERT JAY NEMROW
Commission # GG 263584
Expires November 13, 2022
Bonded Trust Budget Notary Services

HEMINGWAY LANDINGS CONDOMINIUM ASSOCIATION, INC.

*1414 SE 12 Street
Fort Lauderdale, FL 33316*

Date: 2/14/2020

CONDOMINIUM APPROVAL FOR RESIDENCY

This confirms that the applicant below has met all requirements set forth by the Board of Directors of Hemingway Landings Condominium Association for purchase of the property listed below:

Residency applicant: Bryan Scott Lilley

Property address: 1500 SE 12th Street, Unit 1B
Fort Lauderdale, FL 33316

Parking spaces: 40/41
Boat slip: 20

Should you have any questions or require additional information, please contact me at your convenience.

Sincerely,

Malissa Hoopes

Malissa Hoopes, LCAM
For the Board of Directors
Hemingway Landings Condominium Association

This Instrument Prepared By and Return to:
EQUITY LAND TITLE, LLC
One Clearlake Center
250 S. Australian Ave #700
West Palm Beach, Florida 33401

Hem-3-2A

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 10th day of July 2012, between Hemingway Landings, LLC, a Delaware limited liability company, 665 Simonds Road, Williamstown, MA, 01267, in the State of Florida, PARTY OF THE FIRST PART, and Douglas C. Marty, an unmarried man whose post office address is: 795 W. 20th Street, Hialeah, FL 33010 PARTY OF THE SECOND PART.

WITNESSETH

That the said party of the first part, for and in consideration of the sum of Ten (\$10.00) Dollars, to it in hand paid by the said party of the second part, the receipt of which is hereby acknowledged, has granted, bargained and sold to the said party of the second part, his heirs and assigns forever, the following described land, situate and being in the County of Broward, State of FL, to wit:

Condominium Unit 3-2A, Building 1500, HEMINGWAY LANDINGS, A CONDOMINIUM, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof recorded in Official Record Book #6899, Page 19, as amended from time to time, of the Public Records of Broward County, Florida.
#504214-BF-0180

Property Address: 1500 SE 12th Street #3-2A, Fort Lauderdale, FL, 33316

TOGETHER WITH all of the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

THIS CONVEYANCE IS SUBJECT TO: Zoning and/or restrictions imposed by governmental authority; Restrictions, easements and other matters according to the plat and/or common to the subdivision; Declaration of Condominium for Hemingway Landings, a Condominium Association, as referenced above, together with all amendments thereto; and taxes and assessments for the year 2012 and all subsequent years.

AND THE SAID PARTY OF THE FIRST PART does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons claiming by, through or under party of the first part. Party of the second part, by acceptance and recordation of this Deed, thereby accepts, approves, covenants and agrees to be bound by and to assume performance of all applicable provisions set forth in the above described Declaration of Condominium, and all exhibits, amendments and supplements thereto.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal the day and year first above written.

(2)

Signed, Sealed and Delivered
in the Presence of:
Angela Lee Caron
Print Name: Angela Lee Caron
Nicole Westall
Print Name: Nicole Westall

Hemingway Landings, LLC, a Delaware limited liability company

BY: PFC Projects, LLC, a Delaware limited liability company, Sole Member

BY: NATIONAL LAND PARTNERS, LLC, a Delaware Limited Liability Company, Manager

By: American Land Partners, Inc., A Delaware Corporation, Its Manager

By: Thomas Bajda
Authorized Signatory

State of Massachusetts)
County of Berkshire) SS:

The foregoing instrument was acknowledged before me this 10 day of July, 2017, Thomas Bajda, as Authorized Signatory of American Land Partners, Inc., a Delaware Corporation, Manager of National Land Partners, LLC, a Delaware Limited Liability Company, Manager of PFC Projects, LLC, a Delaware limited liability company, Sole Member of Hemingway Landings, LLC, a Delaware limited liability company, on behalf of the company, who is personally known to me.



Angela Lee Caron
NOTARY PUBLIC
STATE OF Massachusetts

Prepared by and return to:
James D. Camp, III
Camp & Camp, P.A.
111 SE 12th Street
Fort Lauderdale, FL 33316
(954) 524-8111

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 14th day of May, 2024 between **Peter R. Auerbach, a single man and Sharon B. Anthony, a single woman**, whose post office address is 1500 SE 12th St, #2B, Fort Lauderdale, FL 33316, grantor, and **Peter R. Auerbach, a single man and Sharon B. Anthony, a single woman, as joint tenants with right of survivorship** whose post office address is 1500 SE 12th St, #2B, Fort Lauderdale, FL 33316, grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Broward County, Florida** to-wit:

LEGAL: Unit No. 3-2B, Building 1500, of Hemingway Landings, a Condominium, according to the Declaration of Condominium recorded in O.R. Book 46599, Page 19, and all exhibits and amendments thereof, Public Records of Broward County, Florida.

Parcel Identification Number: 504214BF0190

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 2024.

Warranty Deed
Page Two
Parcel Identification Number: 504214BF0190

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

Signed, sealed and delivered in our presence:

Christine Hunt
Witness #1

Printed Name: Christine Hunt
111 SE 12th St Ft Lauderdale, FL 33316
Address

Peter R. Auerbach
Peter R. Auerbach

[Signature]
Witness #2

Printed Name: James D. Camp III
111 SE 12th St Ft Lauderdale, FL 33316
Address

Sharon B. Anthony
Sharon B. Anthony

Christine Hunt
Witness

Printed Name: Christine Hunt
111 SE 12th St Ft Lauderdale, FL 33316
Address

[Signature]
Witness #2

Printed Name: James D. Camp III
111 SE 12th St Ft Lauderdale, FL 33316
Address

State of Florida
County of Broward

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 14th day of May, 2024 by Peter R. Auerbach and Sharon B. Anthony who are personally known or have produced _____ as identification.

[Seal]



Christine Hunt
Notary Public
Print Name: Christine Hunt
My Commission Expires: 1-19-25

This instrument prepared by
and return to:
Matthew S. Kramer, Esq.
BRINKLEY MORGAN
100 Southeast 3rd Avenue, 23rd Floor
Fort Lauderdale, FL 33394

WARRANTY DEED

This Warranty Deed, made this 19th day of **May, 2017**, between: **RICHARD J. CASTAGNA**, a **single man**, whose post office address is 303 East 57 Street, Apt. 9D, New York City, NY 10023, Grantor* and **BRADLEY J. WAUGH**, a **single man**, whose post office address is 1500 SE 12th Street, Unit 3A, Fort Lauderdale, Florida 33316, Grantee*.

WITNESSETH, that the GRANTOR, for and in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable considerations paid to GRANTOR, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the GRANTEE, and GRANTEE'S heirs, successors and assigns, as the case may be, forever, the following described land, situate, lying and being in Broward County, Florida:

Unit 3-3A, Building 1500, of Hemingway Landings Condominium, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 46599, Page(s) 19, and all subsequent amendments thereto, together with its undivided share in the common elements, in the Public Records of Broward County, Florida.

Parcel Number: 5042-14-BF-0200

SUBJECT TO: Taxes for the current calendar year and subsequent years, zoning and/or restrictions and prohibitions imposed by governmental authority, restrictions and other matters appearing on the declaration of condominium and/or plat and/or common to the subdivision; utility easements of record.

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

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

AND the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of the land in fee simple; that the Grantor has good right and lawful authority to sell and convey the land; that the Grantor hereby fully warrants the title to the land and will defend the same against the lawful claims of all persons whomsoever; and that the land is free of all encumbrances, except taxes accruing subsequent to December 31, 2016.

*"Grantor" and "Grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Ellen DIAMOND
ELLEN Diamond

Printed Name of Witness No. 1

John Salvaggio
John Salvaggio

Printed Name of Witness No. 2

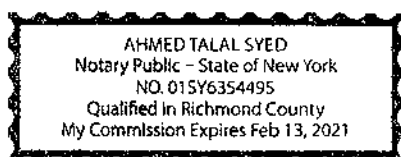
Richard J. Castagna
RICHARD J. CASTAGNA

STATE OF NEW YORK
COUNTY OF Richmond

The foregoing instrument was sworn to and acknowledged before me this 19 day of May, 2017 by RICHARD J. CASTAGNA who is personally known to me or who produced CT Driver's License as identification.

Ahmed Talal Syed

NOTARY PUBLIC



HEMINGWAY LANDINGS CONDOMINIUM ASSOCIATION, INC.

1414 SE 12 Street
Fort Lauderdale, FL 33316

April 11, 2017

CONDOMINIUM APPROVAL FOR RESIDENCY

This confirms that the applicant below has met all requirements set forth by the Board of Directors of Hemingway Landings Condominium Association for purchase of the property listed below:

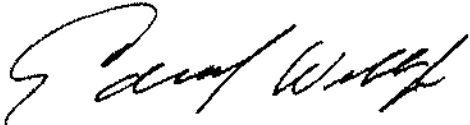
Residency applicant: Bradley Waugh

Property address: 1500 SE 12th Street, Unit 3A
Fort Lauderdale, FL 33316

Parking spaces: 33/34
Boat slip: 10

Should you have any questions or require additional information, please contact me at your convenience.

Sincerely,



Edwin G. Webb Jr.
Hemingway Landings Condominium Association, President

Prepared by and return to:

John M. Cappeller, Jr.
Florida Title & Closing Company
4800 N. Federal Hwy, Suite D-306
Boca Raton, FL 33431
(561) 392-3636
File Number: FT24-022

Parcel Identification No. 504214-BF-0210

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 15 day of April, 2024 between Glenn J. Waldman and Sheryl B. Waldman, husband and wife whose post office address is 20085 Cabot Cliffs Court, Boca Raton, FL 33434 of the County of Palm Beach, State of Florida, grantor*, and Tracey Bartholomew, a single woman whose post office address is 1500 S.E. 12th Street, #3B, Fort Lauderdale, FL 33316 of the County of Broward, State of Florida, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Broward County, Florida**, to-wit:

Condominium Parcel 3-3B, Building 1500, of HEMINGWAY LANDINGS, a Condominium, according to the Declaration of Condominium thereof recorded in Official Records Book 46599, page 19, of the Public Records of Broward County, Florida, and all amendments thereto, together with its undivided share in the common elements.

Subject to restrictions, reservations and easements of record, not to be reimposed hereby; and taxes for the year 2024 and thereafter.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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

Signed, sealed and delivered in our presence:

[Handwritten signature of Deborah L. Bauer]

[Handwritten signature of Glenn J. Waldman]

Witness
Printed Name: **Deborah L. Bauer**
P.O. Address: 4800 N. Federal Highway, Suite D-306
Boca Raton, Florida 33431

Glenn J. Waldman

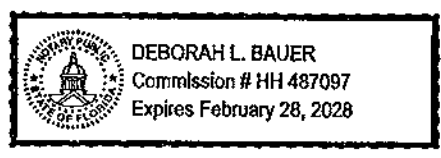
[Handwritten signature of Sheryl B. Waldman]
Sheryl B. Waldman

[Handwritten signature of Stephanie Brodylo]
Witness
Printed Name: **Stephanie Brodylo**
P.O. Address: 4800 N. Federal Highway, Suite D-306
Boca Raton, Florida 33431

State of Florida,
County of Palm Beach

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 11 day of April, 2024 by Glenn J. Waldman and Sheryl B. Waldman who are personally known or have produced FL D.L. as identification.

[Seal]



[Handwritten signature of Deborah L. Bauer]

Notary Public
Print Name: **Deborah L. Bauer**
My Commission Expires: _____

OXYGEN ASSOCIATION SERVICES, INC.
361 East Hillsboro Blvd.
Deerfield Beach FL 33441
Telephone: (561) 999-9701 Fax: (561) 999-9703

CERTIFICATE OF APPROVAL FOR PURCHASE APPLICANTS

This is to certify that: Tracey Bartholomew

Has been approved by Linda Danoff

as the purchaser of the following address:

1500 SE 12th Street Fort Lauderdale, FL 33316 APT 3B

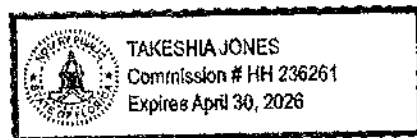
Such approval has been given pursuant to the Declaration of Covenants & Restrictions, on the 21st day of February 2024.

Signature of Authorized Agent

[Handwritten Signature]

Printed name of Authorized Agent

Gina Wright



T. Jones

Title

Administrative Assistant
on Behalf of the Board
of Directors

Hemingway Landings Condominium
1414, 1424, 1500. Southeast 12th Street, Fort Lauderdale, Florida 33316

ASSIGNMENT OF RIGHTS

Assignment of Rights from Unit Owner to Association

The undersigned is an Owner of Unit # 1A in the Hemingway Landings Condominium, 1414 SE 12th St. Fort Lauderdale Florida 33316 (“Hemingway”). Each of the unit owners of Hemingway have been noticed by the City of Fort Lauderdale with an Inspection Report indicating violations concerning the Hemingway Marina’s Dolphin Piles and a floating dock extending beyond twenty-five (25) feet into the waterway.

HEMINGWAY LANDINGS CONDOMINIUM ASSOCIATION, INC. (“Association”) is ready, willing and able to address the code violations concerning the Dolphin Piles, by making application to the City of Fort Lauderdale’s Marine Advisory Board and requesting a Waiver to address the violation. The undersigned Unit Owner has agreed, by way of an assessment, to be responsible for the expense of addressing the subject code violations concerning the location of the Dolphin Piles.

Having the rights granted to it by the condominium documents of the Association and chapter 718 of the Florida Statutes (“Condominium Act”) with respect to Hemingway’s common elements and limited common elements, the undersigned hereby assigns its rights, title and interest in the Hemingway marina and boat slips to the Association, for the purposes of an application for a Waiver from the City of Fort Lauderdale Marine Advisory Board, concerning the placement of Dolphin Piles in the waterway. This will allow for the Association to make one application for a Waiver rather every Unit Owner making an application for Waiver.

Furthermore, I understand that this assignment includes the authority for the Association to take any necessary actions, including but not limited to, submitting applications and requests, attending hearings, and hiring contractors if necessary to rectify any code violation related to the Dolphin Piles.

I acknowledge that I have been informed of the Association's intention to seek a waiver for the code violation relating to the Dolphin Piles and that I consent to this assignment of rights. I also understand that the Association will act on behalf of all unit owners in this matter as to the current Code Violations dealing with the location of the Dolphin Piles.

	Signed by:
Unit Owner's Signature:	<u>James Painton</u>
Unit Owner's Name:	<u>James P. Panton</u>
Date:	<u>8/24/2024</u>

Assignment of Rights from Unit Owner to Association

The undersigned is an Owner of Unit # 1B in the Hemingway Landings Condominium, 1414 SE 12th St. Fort Lauderdale Florida 33316 (“Hemingway”). Each of the unit owners of Hemingway have been noticed by the City of Fort Lauderdale with an Inspection Report indicating violations concerning the Hemingway Marina’s Dolphin Piles and a floating dock extending beyond twenty-five (25) feet into the waterway.

HEMINGWAY LANDINGS CONDOMINIUM ASSOCIATION, INC. (“Association”) is ready, willing and able to address the code violations concerning the Dolphin Piles, by making application to the City of Fort Lauderdale’s Marine Advisory Board and requesting a Waiver to address the violation. The undersigned Unit Owner has agreed, by way of an assessment, to be responsible for the expense of addressing the subject code violations concerning the location of the Dolphin Piles.

Having the rights granted to it by the condominium documents of the Association and chapter 718 of the Florida Statutes (“Condominium Act”) with respect to Hemingway’s common elements and limited common elements, the undersigned hereby assigns its rights, title and interest in the Hemingway marina and boat slips to the Association, for the purposes of an application for a Waiver from the City of Fort Lauderdale Marine Advisory Board, concerning the placement of Dolphin Piles in the waterway. This will allow for the Association to make one application for a Waiver rather every Unit Owner making an application for Waiver.

Furthermore, I understand that this assignment includes the authority for the Association to take any necessary actions, including but not limited to, submitting applications and requests, attending hearings, and hiring contractors if necessary to rectify any code violation related to the Dolphin Piles.

I acknowledge that I have been informed of the Association's intention to seek a waiver for the code violation relating to the Dolphin Piles and that I consent to this assignment of rights. I also understand that the Association will act on behalf of all unit owners in this matter as to the current Code Violations dealing with the location of the Dolphin Piles.

Signed by: Matthew Congdon
Unit Owner's Signature: _____
Unit Owner's Name: Matthew Congdon
Date: 8/19/2024

Unit Owner's Signature: _____
Unit Owner's Name: _____
Date: _____

Assignment of Rights from Unit Owner to Association

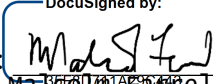
The undersigned is an Owner of Unit # 1C in the Hemingway Landings Condominium, 1414 SE 12th St. Fort Lauderdale Florida 33316 (“Hemingway”). Each of the unit owners of Hemingway have been noticed by the City of Fort Lauderdale with an Inspection Report indicating violations concerning the Hemingway Marina’s Dolphin Piles and a floating dock extending beyond twenty-five (25) feet into the waterway.

HEMINGWAY LANDINGS CONDOMINIUM ASSOCIATION, INC. (“Association”) is ready, willing and able to address the code violations concerning the Dolphin Piles, by making application to the City of Fort Lauderdale’s Marine Advisory Board and requesting a Waiver to address the violation. The undersigned Unit Owner has agreed, by way of an assessment, to be responsible for the expense of addressing the subject code violations concerning the location of the Dolphin Piles.

Having the rights granted to it by the condominium documents of the Association and chapter 718 of the Florida Statutes (“Condominium Act”) with respect to Hemingway’s common elements and limited common elements, the undersigned hereby assigns its rights, title and interest in the Hemingway marina and boat slips to the Association, for the purposes of an application for a Waiver from the City of Fort Lauderdale Marine Advisory Board, concerning the placement of Dolphin Piles in the waterway. This will allow for the Association to make one application for a Waiver rather every Unit Owner making an application for Waiver.

Furthermore, I understand that this assignment includes the authority for the Association to take any necessary actions, including but not limited to, submitting applications and requests, attending hearings, and hiring contractors if necessary to rectify any code violation related to the Dolphin Piles.

I acknowledge that I have been informed of the Association's intention to seek a waiver for the code violation relating to the Dolphin Piles and that I consent to this assignment of rights. I also understand that the Association will act on behalf of all unit owners in this matter as to the current Code Violations dealing with the location of the Dolphin Piles.

DocuSigned by:
Unit Owner's Signature: 
Unit Owner's Name: Marcella Parre
Date: 8/17/2024

Assignment of Rights from Unit Owner to Association

The undersigned is an Owner of Unit # 2A in the Hemingway Landings Condominium, 1414 SE 12th St. Fort Lauderdale Florida 33316 (“Hemingway”). Each of the unit owners of Hemingway have been noticed by the City of Fort Lauderdale with an Inspection Report indicating violations concerning the Hemingway Marina’s Dolphin Piles and a floating dock extending beyond twenty-five (25) feet into the waterway.

HEMINGWAY LANDINGS CONDOMINIUM ASSOCIATION, INC. (“Association”) is ready, willing and able to address the code violations concerning the Dolphin Piles, by making application to the City of Fort Lauderdale’s Marine Advisory Board and requesting a Waiver to address the violation. The undersigned Unit Owner has agreed, by way of an assessment, to be responsible for the expense of addressing the subject code violations concerning the location of the Dolphin Piles.

Having the rights granted to it by the condominium documents of the Association and chapter 718 of the Florida Statutes (“Condominium Act”) with respect to Hemingway’s common elements and limited common elements, the undersigned hereby assigns its rights, title and interest in the Hemingway marina and boat slips to the Association, for the purposes of an application for a Waiver from the City of Fort Lauderdale Marine Advisory Board, concerning the placement of Dolphin Piles in the waterway. This will allow for the Association to make one application for a Waiver rather every Unit Owner making an application for Waiver.

Furthermore, I understand that this assignment includes the authority for the Association to take any necessary actions, including but not limited to, submitting applications and requests, attending hearings, and hiring contractors if necessary to rectify any code violation related to the Dolphin Piles.

I acknowledge that I have been informed of the Association's intention to seek a waiver for the code violation relating to the Dolphin Piles and that I consent to this assignment of rights. I also understand that the Association will act on behalf of all unit owners in this matter as to the current Code Violations dealing with the location of the Dolphin Piles.

Unit Owner's Signature:  _____
Unit Owner's Name: Mike West _____
Date: 8/19/2024 _____

Unit Owner's Signature: _____
Unit Owner's Name: _____
Date: _____

Assignment of Rights from Unit Owner to Association

The undersigned is an Owner of Unit # 2B in the Hemingway Landings Condominium, 1414 SE 12th St. Fort Lauderdale Florida 33316 (“Hemingway”). Each of the unit owners of Hemingway have been noticed by the City of Fort Lauderdale with an Inspection Report indicating violations concerning the Hemingway Marina’s Dolphin Piles and a floating dock extending beyond twenty-five (25) feet into the waterway.

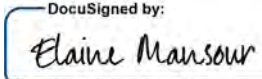
HEMINGWAY LANDINGS CONDOMINIUM ASSOCIATION, INC. (“Association”) is ready, willing and able to address the code violations concerning the Dolphin Piles, by making application to the City of Fort Lauderdale’s Marine Advisory Board and requesting a Waiver to address the violation. The undersigned Unit Owner has agreed, by way of an assessment, to be responsible for the expense of addressing the subject code violations concerning the location of the Dolphin Piles.

Having the rights granted to it by the condominium documents of the Association and chapter 718 of the Florida Statutes (“Condominium Act”) with respect to Hemingway’s common elements and limited common elements, the undersigned hereby assigns its rights, title and interest in the Hemingway marina and boat slips to the Association, for the purposes of an application for a Waiver from the City of Fort Lauderdale Marine Advisory Board, concerning the placement of Dolphin Piles in the waterway. This will allow for the Association to make one application for a Waiver rather every Unit Owner making an application for Waiver.

Furthermore, I understand that this assignment includes the authority for the Association to take any necessary actions, including but not limited to, submitting applications and requests, attending hearings, and hiring contractors if necessary to rectify any code violation related to the Dolphin Piles.

I acknowledge that I have been informed of the Association's intention to seek a waiver for the code violation relating to the Dolphin Piles and that I consent to this assignment of rights. I also understand that the Association will act on behalf of all unit owners in this matter as to the current Code Violations dealing with the location of the Dolphin Piles.

Unit Owner's Signature: _____
Unit Owner's Name: _____
Date: _____

Unit Owner's Signature:  _____
Unit Owner's Name: Elaine Mansour
Date: 8/19/2024

Assignment of Rights from Unit Owner to Association

The undersigned is an Owner of Unit # 2C in the Hemingway Landings Condominium, 1414 SE 12th St. Fort Lauderdale Florida 33316 (“Hemingway”). Each of the unit owners of Hemingway have been noticed by the City of Fort Lauderdale with an Inspection Report indicating violations concerning the Hemingway Marina’s Dolphin Piles and a floating dock extending beyond twenty-five (25) feet into the waterway.

HEMINGWAY LANDINGS CONDOMINIUM ASSOCIATION, INC. (“Association”) is ready, willing and able to address the code violations concerning the Dolphin Piles, by making application to the City of Fort Lauderdale’s Marine Advisory Board and requesting a Waiver to address the violation. The undersigned Unit Owner has agreed, by way of an assessment, to be responsible for the expense of addressing the subject code violations concerning the location of the Dolphin Piles.

Having the rights granted to it by the condominium documents of the Association and chapter 718 of the Florida Statutes (“Condominium Act”) with respect to Hemingway’s common elements and limited common elements, the undersigned hereby assigns its rights, title and interest in the Hemingway marina and boat slips to the Association, for the purposes of an application for a Waiver from the City of Fort Lauderdale Marine Advisory Board, concerning the placement of Dolphin Piles in the waterway. This will allow for the Association to make one application for a Waiver rather every Unit Owner making an application for Waiver.

Furthermore, I understand that this assignment includes the authority for the Association to take any necessary actions, including but not limited to, submitting applications and requests, attending hearings, and hiring contractors if necessary to rectify any code violation related to the Dolphin Piles.

I acknowledge that I have been informed of the Association's intention to seek a waiver for the code violation relating to the Dolphin Piles and that I consent to this assignment of rights. I also understand that the Association will act on behalf of all unit owners in this matter as to the current Code Violations dealing with the location of the Dolphin Piles.

Signed by: Nicholas DiIorio
Unit Owner's Signature: _____
Unit Owner's Name: Nicholas DiIorio
Date: 8/17/2024

Signed by: Sharon DiIorio
Unit Owner's Signature: _____
Unit Owner's Name: Sharon DiIorio
Date: 8/17/2024

Assignment of Rights from Unit Owner to Association

The undersigned is an Owner of Unit # 3A in the Hemingway Landings Condominium, 1414 SE 12th St. Fort Lauderdale Florida 33316 (“Hemingway”). Each of the unit owners of Hemingway have been noticed by the City of Fort Lauderdale with an Inspection Report indicating violations concerning the Hemingway Marina’s Dolphin Piles and a floating dock extending beyond twenty-five (25) feet into the waterway.

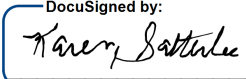
HEMINGWAY LANDINGS CONDOMINIUM ASSOCIATION, INC. (“Association”) is ready, willing and able to address the code violations concerning the Dolphin Piles, by making application to the City of Fort Lauderdale’s Marine Advisory Board and requesting a Waiver to address the violation. The undersigned Unit Owner has agreed, by way of an assessment, to be responsible for the expense of addressing the subject code violations concerning the location of the Dolphin Piles.

Having the rights granted to it by the condominium documents of the Association and chapter 718 of the Florida Statutes (“Condominium Act”) with respect to Hemingway’s common elements and limited common elements, the undersigned hereby assigns its rights, title and interest in the Hemingway marina and boat slips to the Association, for the purposes of an application for a Waiver from the City of Fort Lauderdale Marine Advisory Board, concerning the placement of Dolphin Piles in the waterway. This will allow for the Association to make one application for a Waiver rather every Unit Owner making an application for Waiver.

Furthermore, I understand that this assignment includes the authority for the Association to take any necessary actions, including but not limited to, submitting applications and requests, attending hearings, and hiring contractors if necessary to rectify any code violation related to the Dolphin Piles.

I acknowledge that I have been informed of the Association's intention to seek a waiver for the code violation relating to the Dolphin Piles and that I consent to this assignment of rights. I also understand that the Association will act on behalf of all unit owners in this matter as to the current Code Violations dealing with the location of the Dolphin Piles.

Unit Owner's Signature: _____
Unit Owner's Name: _____
Date: _____

Unit Owner's Signature:  _____
Unit Owner's Name: Karen _____
Date: 8/19/2024 _____

Assignment of Rights from Unit Owner to Association

The undersigned is an Owner of Unit # 3B in the Hemingway Landings Condominium, 1414 SE 12th St. Fort Lauderdale Florida 33316 (“Hemingway”). Each of the unit owners of Hemingway have been noticed by the City of Fort Lauderdale with an Inspection Report indicating violations concerning the Hemingway Marina’s Dolphin Piles and a floating dock extending beyond twenty-five (25) feet into the waterway.

HEMINGWAY LANDINGS CONDOMINIUM ASSOCIATION, INC. (“Association”) is ready, willing and able to address the code violations concerning the Dolphin Piles, by making application to the City of Fort Lauderdale’s Marine Advisory Board and requesting a Waiver to address the violation. The undersigned Unit Owner has agreed, by way of an assessment, to be responsible for the expense of addressing the subject code violations concerning the location of the Dolphin Piles.

Having the rights granted to it by the condominium documents of the Association and chapter 718 of the Florida Statutes (“Condominium Act”) with respect to Hemingway’s common elements and limited common elements, the undersigned hereby assigns its rights, title and interest in the Hemingway marina and boat slips to the Association, for the purposes of an application for a Waiver from the City of Fort Lauderdale Marine Advisory Board, concerning the placement of Dolphin Piles in the waterway. This will allow for the Association to make one application for a Waiver rather every Unit Owner making an application for Waiver.

Furthermore, I understand that this assignment includes the authority for the Association to take any necessary actions, including but not limited to, submitting applications and requests, attending hearings, and hiring contractors if necessary to rectify any code violation related to the Dolphin Piles.

I acknowledge that I have been informed of the Association's intention to seek a waiver for the code violation relating to the Dolphin Piles and that I consent to this assignment of rights. I also understand that the Association will act on behalf of all unit owners in this matter as to the current Code Violations dealing with the location of the Dolphin Piles.

Signed by: Clark Alvarado

Unit Owner's Signature: Clark Alvarado

Unit Owner's Name: Clark Alvarado

Date: 8/19/2024

Assignment of Rights from Unit Owner to Association


The undersigned is an Owner of Unit # 3C in the Hemingway Landings Condominium, 1414 SE 12th St. Fort Lauderdale Florida 33316 (“Hemingway”). Each of the unit owners of Hemingway have been noticed by the City of Fort Lauderdale with an Inspection Report indicating violations concerning the Hemingway Marina’s Dolphin Piles and a floating dock extending beyond twenty-five (25) feet into the waterway.

HEMINGWAY LANDINGS CONDOMINIUM ASSOCIATION, INC. (“Association”) is ready, willing and able to address the code violations concerning the Dolphin Piles, by making application to the City of Fort Lauderdale’s Marine Advisory Board and requesting a Waiver to address the violation. The undersigned Unit Owner has agreed, by way of an assessment, to be responsible for the expense of addressing the subject code violations concerning the location of the Dolphin Piles.

Having the rights granted to it by the condominium documents of the Association and chapter 718 of the Florida Statutes (“Condominium Act”) with respect to Hemingway’s common elements and limited common elements, the undersigned hereby assigns its rights, title and interest in the Hemingway marina and boat slips to the Association, for the purposes of an application for a Waiver from the City of Fort Lauderdale Marine Advisory Board, concerning the placement of Dolphin Piles in the waterway. This will allow for the Association to make one application for a Waiver rather every Unit Owner making an application for Waiver.

Furthermore, I understand that this assignment includes the authority for the Association to take any necessary actions, including but not limited to, submitting applications and requests, attending hearings, and hiring contractors if necessary to rectify any code violation related to the Dolphin Piles.

I acknowledge that I have been informed of the Association's intention to seek a waiver for the code violation relating to the Dolphin Piles and that I consent to this assignment of rights. I also understand that the Association will act on behalf of all unit owners in this matter as to the current Code Violations dealing with the location of the Dolphin Piles.

Unit Owner's Signature: 
Unit Owner's Name: Shane Coble
Date: 8/20/2024

Unit Owner's Signature: _____
Unit Owner's Name: _____
Date: _____

Assignment of Rights from Unit Owner to Association

The undersigned is an Owner of Unit # 1A in the Hemingway Landings Condominium, 1424 SE 12th St. Fort Lauderdale Florida 33316 (“Hemingway”). Each of the unit owners of Hemingway have been noticed by the City of Fort Lauderdale with an Inspection Report indicating violations concerning the Hemingway Marina’s Dolphin Piles and a floating dock extending beyond twenty-five (25) feet into the waterway.

HEMINGWAY LANDINGS CONDOMINIUM ASSOCIATION, INC. (“Association”) is ready, willing and able to address the code violations concerning the Dolphin Piles, by making application to the City of Fort Lauderdale’s Marine Advisory Board and requesting a Waiver to address the violation. The undersigned Unit Owner has agreed, by way of an assessment, to be responsible for the expense of addressing the subject code violations concerning the location of the Dolphin Piles.

Having the rights granted to it by the condominium documents of the Association and chapter 718 of the Florida Statutes (“Condominium Act”) with respect to Hemingway’s common elements and limited common elements, the undersigned hereby assigns its rights, title and interest in the Hemingway marina and boat slips to the Association, for the purposes of an application for a Waiver from the City of Fort Lauderdale Marine Advisory Board, concerning the placement of Dolphin Piles in the waterway. This will allow for the Association to make one application for a Waiver rather every Unit Owner making an application for Waiver.

Furthermore, I understand that this assignment includes the authority for the Association to take any necessary actions, including but not limited to, submitting applications and requests, attending hearings, and hiring contractors if necessary to rectify any code violation related to the Dolphin Piles.

I acknowledge that I have been informed of the Association's intention to seek a waiver for the code violation relating to the Dolphin Piles and that I consent to this assignment of rights. I also understand that the Association will act on behalf of all unit owners in this matter as to the current Code Violations dealing with the location of the Dolphin Piles.

Unit Owner's Signature: _____
Unit Owner's Name: Linda Danoff
Date: 08/19/24

Unit Owner's Signature: _____
Unit Owner's Name: _____
Date: _____

Assignment of Rights from Unit Owner to Association

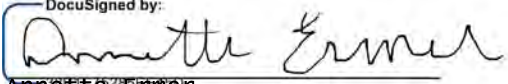
The undersigned is an Owner of Unit # 1B in the Hemingway Landings Condominium, 1424 SE 12th St. Fort Lauderdale Florida 33316 (“Hemingway”). Each of the unit owners of Hemingway have been noticed by the City of Fort Lauderdale with an Inspection Report indicating violations concerning the Hemingway Marina’s Dolphin Piles and a floating dock extending beyond twenty-five (25) feet into the waterway.

HEMINGWAY LANDINGS CONDOMINIUM ASSOCIATION, INC. (“Association”) is ready, willing and able to address the code violations concerning the Dolphin Piles, by making application to the City of Fort Lauderdale’s Marine Advisory Board and requesting a Waiver to address the violation. The undersigned Unit Owner has agreed, by way of an assessment, to be responsible for the expense of addressing the subject code violations concerning the location of the Dolphin Piles.

Having the rights granted to it by the condominium documents of the Association and chapter 718 of the Florida Statutes (“Condominium Act”) with respect to Hemingway’s common elements and limited common elements, the undersigned hereby assigns its rights, title and interest in the Hemingway marina and boat slips to the Association, for the purposes of an application for a Waiver from the City of Fort Lauderdale Marine Advisory Board, concerning the placement of Dolphin Piles in the waterway. This will allow for the Association to make one application for a Waiver rather every Unit Owner making an application for Waiver.

Furthermore, I understand that this assignment includes the authority for the Association to take any necessary actions, including but not limited to, submitting applications and requests, attending hearings, and hiring contractors if necessary to rectify any code violation related to the Dolphin Piles.

I acknowledge that I have been informed of the Association's intention to seek a waiver for the code violation relating to the Dolphin Piles and that I consent to this assignment of rights. I also understand that the Association will act on behalf of all unit owners in this matter as to the current Code Violations dealing with the location of the Dolphin Piles.

Unit Owner's Signature: 
Unit Owner's Name: Annette Ermer
Date: 8/17/2024

Assignment of Rights from Unit Owner to Association

The undersigned is an Owner of Unit # 2A in the Hemingway Landings Condominium, 1424 SE 12th St. Fort Lauderdale Florida 33316 (“Hemingway”). Each of the unit owners of Hemingway have been noticed by the City of Fort Lauderdale with an Inspection Report indicating violations concerning the Hemingway Marina’s Dolphin Piles and a floating dock extending beyond twenty-five (25) feet into the waterway.

HEMINGWAY LANDINGS CONDOMINIUM ASSOCIATION, INC. (“Association”) is ready, willing and able to address the code violations concerning the Dolphin Piles, by making application to the City of Fort Lauderdale’s Marine Advisory Board and requesting a Waiver to address the violation. The undersigned Unit Owner has agreed, by way of an assessment, to be responsible for the expense of addressing the subject code violations concerning the location of the Dolphin Piles.

Having the rights granted to it by the condominium documents of the Association and chapter 718 of the Florida Statutes (“Condominium Act”) with respect to Hemingway’s common elements and limited common elements, the undersigned hereby assigns its rights, title and interest in the Hemingway marina and boat slips to the Association, for the purposes of an application for a Waiver from the City of Fort Lauderdale Marine Advisory Board, concerning the placement of Dolphin Piles in the waterway. This will allow for the Association to make one application for a Waiver rather every Unit Owner making an application for Waiver.

Furthermore, I understand that this assignment includes the authority for the Association to take any necessary actions, including but not limited to, submitting applications and requests, attending hearings, and hiring contractors if necessary to rectify any code violation related to the Dolphin Piles.

I acknowledge that I have been informed of the Association's intention to seek a waiver for the code violation relating to the Dolphin Piles and that I consent to this assignment of rights. I also understand that the Association will act on behalf of all unit owners in this matter as to the current Code Violations dealing with the location of the Dolphin Piles.

DocuSigned by:
Frank Buquicchio
Unit Owner's Signature: _____
Unit Owner's Name: Frank Buquicchio
Date: 8/19/2024

Signed by:
Jennifer Buquicchio
Unit Owner's Signature: _____
Unit Owner's Name: Jennifer Buquicchio
Date: 8/19/2024

Assignment of Rights from Unit Owner to Association

The undersigned is an Owner of Unit # 2B in the Hemingway Landings Condominium, 1424 SE 12th St. Fort Lauderdale Florida 33316 (“Hemingway”). Each of the unit owners of Hemingway have been cited by the City of Fort Lauderdale with an Inspection Report under complaint # CE24050314, concerning the Hemingway Marina’s Dolphin Piles and a floating dock extending beyond twenty-five (25) feet into the waterway.

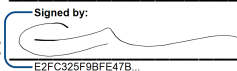
HEMINGWAY LANDINGS CONDOMINIUM ASSOCIATION, INC. (“Association”) is ready, willing and able to address the code violations concerning the Dolphin Piles, by making application to the City of Fort Lauderdale’s Marine Advisory Board and requesting a Waiver to address the violation. The undersigned Unit Owner has agreed, by way of an assessment, to be responsible for the expense of addressing the subject code violations concerning the location of the Dolphin Piles.

Having the rights granted to it by the condominium documents of the Association and chapter 718 of the Florida Statutes (“Condominium Act”) with respect to Hemingway’s common elements and limited common elements, the undersigned hereby assigns its rights, title and interest in the Hemingway marina and boat slips to the Association, for the purposes of an application for a Waiver from the City of Fort Lauderdale Marine Advisory Board, concerning the placement of Dolphin Piles in the waterway. This will allow for the Association to make one application for a Waiver rather every Unit Owner making an application for Waiver.

Furthermore, I understand that this assignment includes the authority for the Association to take any necessary actions, including but not limited to, submitting applications and requests, attending hearings, and hiring contractors if necessary to rectify any code violation related to the Dolphin Piles.

I acknowledge that I have been informed of the Association's intention to seek a waiver for the code violation relating to the Dolphin Piles and that I consent to this assignment of rights. I also understand that the Association will act on behalf of all unit owners in this matter as to the current Code Violations dealing with the location of the Dolphin Piles.

Unit Owner's Name: Chris Collins

Unit Owner's Signature:  E2FC325F9BFE47B...

Date: 8/16/2024

Assignment of Rights from Unit Owner to Association

The undersigned is an Owner of Unit # 3A in the Hemingway Landings Condominium, 1424 SE 12th St. Fort Lauderdale Florida 33316 (“Hemingway”). Each of the unit owners of Hemingway have been noticed by the City of Fort Lauderdale with an Inspection Report indicating violations concerning the Hemingway Marina’s Dolphin Piles and a floating dock extending beyond twenty-five (25) feet into the waterway.

HEMINGWAY LANDINGS CONDOMINIUM ASSOCIATION, INC. (“Association”) is ready, willing and able to address the code violations concerning the Dolphin Piles, by making application to the City of Fort Lauderdale’s Marine Advisory Board and requesting a Waiver to address the violation. The undersigned Unit Owner has agreed, by way of an assessment, to be responsible for the expense of addressing the subject code violations concerning the location of the Dolphin Piles.

Having the rights granted to it by the condominium documents of the Association and chapter 718 of the Florida Statutes (“Condominium Act”) with respect to Hemingway’s common elements and limited common elements, the undersigned hereby assigns its rights, title and interest in the Hemingway marina and boat slips to the Association, for the purposes of an application for a Waiver from the City of Fort Lauderdale Marine Advisory Board, concerning the placement of Dolphin Piles in the waterway. This will allow for the Association to make one application for a Waiver rather every Unit Owner making an application for Waiver.

Furthermore, I understand that this assignment includes the authority for the Association to take any necessary actions, including but not limited to, submitting applications and requests, attending hearings, and hiring contractors if necessary to rectify any code violation related to the Dolphin Piles.

I acknowledge that I have been informed of the Association's intention to seek a waiver for the code violation relating to the Dolphin Piles and that I consent to this assignment of rights. I also understand that the Association will act on behalf of all unit owners in this matter as to the current Code Violations dealing with the location of the Dolphin Piles.

Signed by: Paul Landino

Unit Owner's Signature: Paul Landino

Unit Owner's Name: Paul Landino

Date: 8/18/2024

Assignment of Rights from Unit Owner to Association

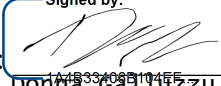
The undersigned is an Owner of Unit # 3B in the Hemingway Landings Condominium, 1424 SE 12th St. Fort Lauderdale Florida 33316 (“Hemingway”). Each of the unit owners of Hemingway have been noticed by the City of Fort Lauderdale with an Inspection Report indicating violations concerning the Hemingway Marina’s Dolphin Piles and a floating dock extending beyond twenty-five (25) feet into the waterway.

HEMINGWAY LANDINGS CONDOMINIUM ASSOCIATION, INC. (“Association”) is ready, willing and able to address the code violations concerning the Dolphin Piles, by making application to the City of Fort Lauderdale’s Marine Advisory Board and requesting a Waiver to address the violation. The undersigned Unit Owner has agreed, by way of an assessment, to be responsible for the expense of addressing the subject code violations concerning the location of the Dolphin Piles.

Having the rights granted to it by the condominium documents of the Association and chapter 718 of the Florida Statutes (“Condominium Act”) with respect to Hemingway’s common elements and limited common elements, the undersigned hereby assigns its rights, title and interest in the Hemingway marina and boat slips to the Association, for the purposes of an application for a Waiver from the City of Fort Lauderdale Marine Advisory Board, concerning the placement of Dolphin Piles in the waterway. This will allow for the Association to make one application for a Waiver rather every Unit Owner making an application for Waiver.

Furthermore, I understand that this assignment includes the authority for the Association to take any necessary actions, including but not limited to, submitting applications and requests, attending hearings, and hiring contractors if necessary to rectify any code violation related to the Dolphin Piles.

I acknowledge that I have been informed of the Association's intention to seek a waiver for the code violation relating to the Dolphin Piles and that I consent to this assignment of rights. I also understand that the Association will act on behalf of all unit owners in this matter as to the current Code Violations dealing with the location of the Dolphin Piles.

Signed by: 
Unit Owner's Signature: _____
Unit Owner's Name: Donna Galluzzo
Date: 8/19/2024

Signed by: 
Unit Owner's Signature: _____
Unit Owner's Name: Frank Galluzzo
Date: 8/17/2024

Assignment of Rights from Unit Owner to Association

The undersigned is an Owner of Unit # 1A in the Hemingway Landings Condominium, 1500 SE 12th St. Fort Lauderdale Florida 33316 (“Hemingway”). Each of the unit owners of Hemingway have been noticed by the City of Fort Lauderdale with an Inspection Report indicating violations concerning the Hemingway Marina’s Dolphin Piles and a floating dock extending beyond twenty-five (25) feet into the waterway.

HEMINGWAY LANDINGS CONDOMINIUM ASSOCIATION, INC. (“Association”) is ready, willing and able to address the code violations concerning the Dolphin Piles, by making application to the City of Fort Lauderdale’s Marine Advisory Board and requesting a Waiver to address the violation. The undersigned Unit Owner has agreed, by way of an assessment, to be responsible for the expense of addressing the subject code violations concerning the location of the Dolphin Piles.

Having the rights granted to it by the condominium documents of the Association and chapter 718 of the Florida Statutes (“Condominium Act”) with respect to Hemingway’s common elements and limited common elements, the undersigned hereby assigns its rights, title and interest in the Hemingway marina and boat slips to the Association, for the purposes of an application for a Waiver from the City of Fort Lauderdale Marine Advisory Board, concerning the placement of Dolphin Piles in the waterway. This will allow for the Association to make one application for a Waiver rather every Unit Owner making an application for Waiver.

Furthermore, I understand that this assignment includes the authority for the Association to take any necessary actions, including but not limited to, submitting applications and requests, attending hearings, and hiring contractors if necessary to rectify any code violation related to the Dolphin Piles.

I acknowledge that I have been informed of the Association's intention to seek a waiver for the code violation relating to the Dolphin Piles and that I consent to this assignment of rights. I also understand that the Association will act on behalf of all unit owners in this matter as to the current Code Violations dealing with the location of the Dolphin Piles.

DocuSigned by:
Unit Owner's Signature: Adrian Walchli
Unit Owner's Name: Adrian Walchli
Date: 8/20/2024

Signed by:
Unit Owner's Signature: Natalia Walchli
Unit Owner's Name: Natalia Walchli
Date: 8/17/2024

Assignment of Rights from Unit Owner to Association

The undersigned is an Owner of Unit # 1B in the Hemingway Landings Condominium, 1500 SE 12th St. Fort Lauderdale Florida 33316 (“Hemingway”). Each of the unit owners of Hemingway have been noticed by the City of Fort Lauderdale with an Inspection Report indicating violations concerning the Hemingway Marina’s Dolphin Piles and a floating dock extending beyond twenty-five (25) feet into the waterway.

HEMINGWAY LANDINGS CONDOMINIUM ASSOCIATION, INC. (“Association”) is ready, willing and able to address the code violations concerning the Dolphin Piles, by making application to the City of Fort Lauderdale’s Marine Advisory Board and requesting a Waiver to address the violation. The undersigned Unit Owner has agreed, by way of an assessment, to be responsible for the expense of addressing the subject code violations concerning the location of the Dolphin Piles.

Having the rights granted to it by the condominium documents of the Association and chapter 718 of the Florida Statutes (“Condominium Act”) with respect to Hemingway’s common elements and limited common elements, the undersigned hereby assigns its rights, title and interest in the Hemingway marina and boat slips to the Association, for the purposes of an application for a Waiver from the City of Fort Lauderdale Marine Advisory Board, concerning the placement of Dolphin Piles in the waterway. This will allow for the Association to make one application for a Waiver rather every Unit Owner making an application for Waiver.

Furthermore, I understand that this assignment includes the authority for the Association to take any necessary actions, including but not limited to, submitting applications and requests, attending hearings, and hiring contractors if necessary to rectify any code violation related to the Dolphin Piles.

I acknowledge that I have been informed of the Association's intention to seek a waiver for the code violation relating to the Dolphin Piles and that I consent to this assignment of rights. I also understand that the Association will act on behalf of all unit owners in this matter as to the current Code Violations dealing with the location of the Dolphin Piles.

Signed by:
Unit Owner's Signature: Bryan Scott Lilley
Unit Owner's Name: Bryan Scott Lilley
Date: 8/23/2024

Unit Owner's Signature: _____
Unit Owner's Name: _____
Date: _____

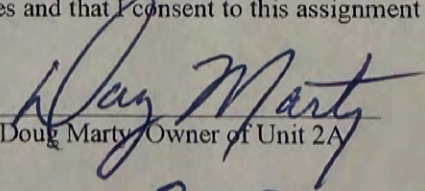
ASSIGNMENT OF RIGHTS FROM UNIT OWNER TO ASSOCIATION

DOUG MARTY, the undersigned, is an Owner of Unit # 2A in the Hemingway Landings Condominium, 1500 SE 12th St. Fort Lauderdale Florida 33316 ("Hemingway"). Each of the unit owners of Hemingway have been noticed by the City of Fort Lauderdale with an Inspection Report indicating violations concerning the Hemingway Marina's Dolphin Piles and a floating dock extending beyond twenty-five (25) feet into the waterway.

HEMINGWAY LANDINGS CONDOMINIUM ASSOCIATION, INC. ("Association") is ready, willing and able to address the code violations concerning the Dolphin Piles, by making application to the City of Fort Lauderdale's Marine Advisory Board and requesting a Waiver to address the violation. The undersigned Owner has agreed, by way of an assessment, to be responsible for the expense of addressing the subject code violations concerning the location of the Dolphin Piles.

Having the rights granted to it by the condominium documents of the Association and chapter 718 of the Florida Statutes ("Condominium Act") with respect to Hemingway Landings Condominium's common elements and limited common elements, the undersigned Owner hereby assigns his rights, title and interest in the Hemingway marina and boat slips to the Association, for the sole purpose of an application for a Waiver from the City of Fort Lauderdale Marine Advisory Board, concerning the placement of Dolphin Piles in the waterway. This will allow for the Association to make one application for a Waiver, rather than every unit owner making an application for Waiver.

I acknowledge that I have been informed of the Association's intention to seek a waiver for the code violation relating to the Dolphin Piles and that I consent to this assignment of rights.



Doug Marty, Owner of Unit 2A

Dated: _____

8-22-24

Assignment of Rights from Unit Owner to Association


The undersigned is an Owner of Unit # 2B in the Hemingway Landings Condominium, 1500 SE 12th St. Fort Lauderdale Florida 33316 (“Hemingway”). Each of the unit owners of Hemingway have been noticed by the City of Fort Lauderdale with an Inspection Report indicating violations concerning the Hemingway Marina’s Dolphin Piles and a floating dock extending beyond twenty-five (25) feet into the waterway.

HEMINGWAY LANDINGS CONDOMINIUM ASSOCIATION, INC. (“Association”) is ready, willing and able to address the code violations concerning the Dolphin Piles, by making application to the City of Fort Lauderdale’s Marine Advisory Board and requesting a Waiver to address the violation. The undersigned Unit Owner has agreed, by way of an assessment, to be responsible for the expense of addressing the subject code violations concerning the location of the Dolphin Piles.

Having the rights granted to it by the condominium documents of the Association and chapter 718 of the Florida Statutes (“Condominium Act”) with respect to Hemingway’s common elements and limited common elements, the undersigned hereby assigns its rights, title and interest in the Hemingway marina and boat slips to the Association, for the purposes of an application for a Waiver from the City of Fort Lauderdale Marine Advisory Board, concerning the placement of Dolphin Piles in the waterway. This will allow for the Association to make one application for a Waiver rather every Unit Owner making an application for Waiver.

Furthermore, I understand that this assignment includes the authority for the Association to take any necessary actions, including but not limited to, submitting applications and requests, attending hearings, and hiring contractors if necessary to rectify any code violation related to the Dolphin Piles.

I acknowledge that I have been informed of the Association's intention to seek a waiver for the code violation relating to the Dolphin Piles and that I consent to this assignment of rights. I also understand that the Association will act on behalf of all unit owners in this matter as to the current Code Violations dealing with the location of the Dolphin Piles.

Unit Owner's Signature: 
Unit Owner's Name: Peter ANFERA CT
Date: 8/20/24

Unit Owner's Signature: _____
Unit Owner's Name: _____
Date: _____

Assignment of Rights from Unit Owner to Association

The undersigned is an Owner of Unit # 3A in the Hemingway Landings Condominium, 1500 SE 12th St. Fort Lauderdale Florida 33316 (“Hemingway”). Each of the unit owners of Hemingway have been noticed by the City of Fort Lauderdale with an Inspection Report indicating violations concerning the Hemingway Marina’s Dolphin Piles and a floating dock extending beyond twenty-five (25) feet into the waterway.

HEMINGWAY LANDINGS CONDOMINIUM ASSOCIATION, INC. (“Association”) is ready, willing and able to address the code violations concerning the Dolphin Piles, by making application to the City of Fort Lauderdale’s Marine Advisory Board and requesting a Waiver to address the violation. The undersigned Unit Owner has agreed, by way of an assessment, to be responsible for the expense of addressing the subject code violations concerning the location of the Dolphin Piles.

Having the rights granted to it by the condominium documents of the Association and chapter 718 of the Florida Statutes (“Condominium Act”) with respect to Hemingway’s common elements and limited common elements, the undersigned hereby assigns its rights, title and interest in the Hemingway marina and boat slips to the Association, for the purposes of an application for a Waiver from the City of Fort Lauderdale Marine Advisory Board, concerning the placement of Dolphin Piles in the waterway. This will allow for the Association to make one application for a Waiver rather every Unit Owner making an application for Waiver.

Furthermore, I understand that this assignment includes the authority for the Association to take any necessary actions, including but not limited to, submitting applications and requests, attending hearings, and hiring contractors if necessary to rectify any code violation related to the Dolphin Piles.

I acknowledge that I have been informed of the Association's intention to seek a waiver for the code violation relating to the Dolphin Piles and that I consent to this assignment of rights. I also understand that the Association will act on behalf of all unit owners in this matter as to the current Code Violations dealing with the location of the Dolphin Piles.

Unit Owner's Signature: Bradley Waugh
Unit Owner's Name: Bradley Waugh
Date: 8/21/2024

Assignment of Rights from Unit Owner to Association

The undersigned is an Owner of Unit # 3B in the Hemingway Landings Condominium, 1500 SE 12th St. Fort Lauderdale Florida 33316 (“Hemingway”). Each of the unit owners of Hemingway have been noticed by the City of Fort Lauderdale with an Inspection Report indicating violations concerning the Hemingway Marina’s Dolphin Piles and a floating dock extending beyond twenty-five (25) feet into the waterway.

HEMINGWAY LANDINGS CONDOMINIUM ASSOCIATION, INC. (“Association”) is ready, willing and able to address the code violations concerning the Dolphin Piles, by making application to the City of Fort Lauderdale’s Marine Advisory Board and requesting a Waiver to address the violation. The undersigned Unit Owner has agreed, by way of an assessment, to be responsible for the expense of addressing the subject code violations concerning the location of the Dolphin Piles.

Having the rights granted to it by the condominium documents of the Association and chapter 718 of the Florida Statutes (“Condominium Act”) with respect to Hemingway’s common elements and limited common elements, the undersigned hereby assigns its rights, title and interest in the Hemingway marina and boat slips to the Association, for the purposes of an application for a Waiver from the City of Fort Lauderdale Marine Advisory Board, concerning the placement of Dolphin Piles in the waterway. This will allow for the Association to make one application for a Waiver rather every Unit Owner making an application for Waiver.

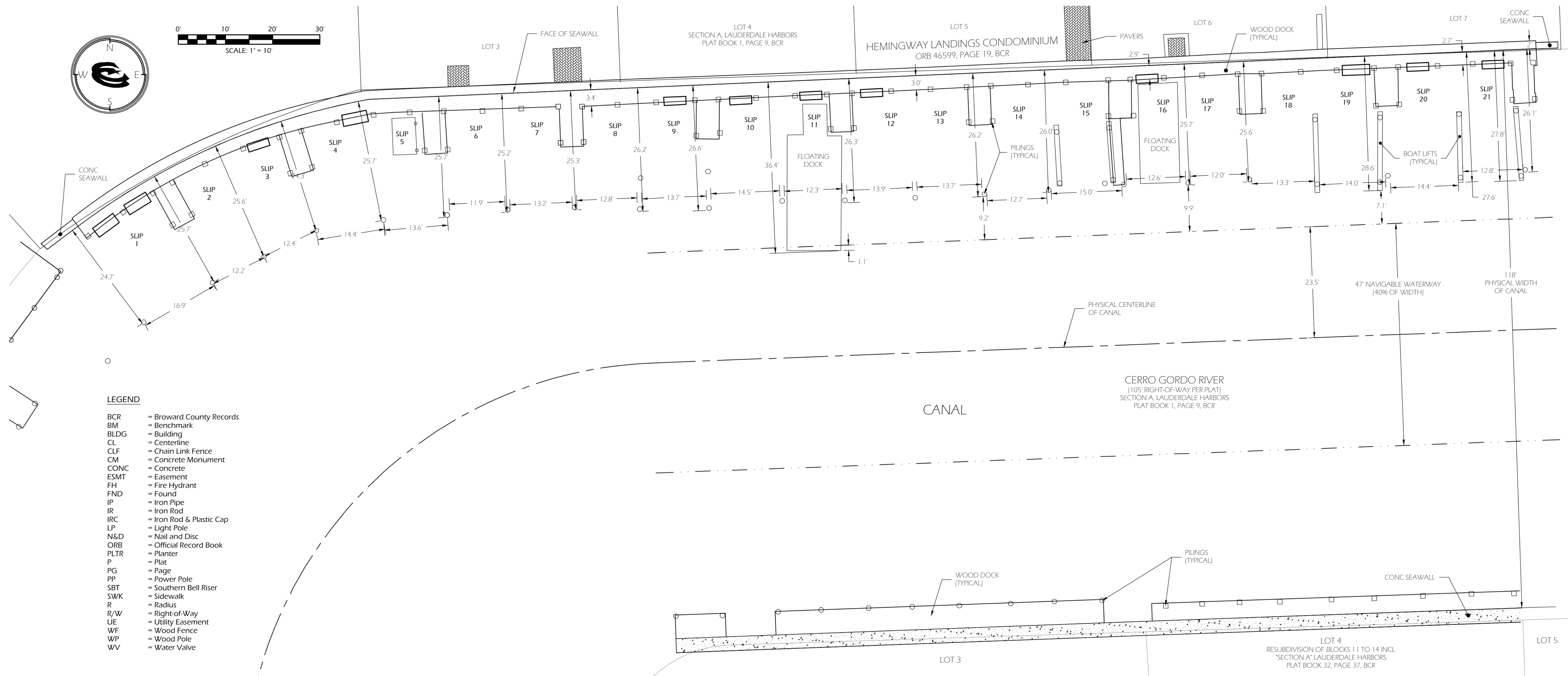
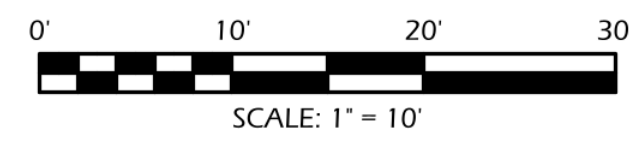
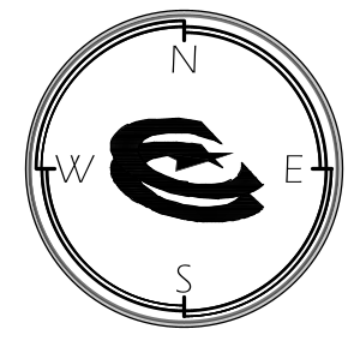
Furthermore, I understand that this assignment includes the authority for the Association to take any necessary actions, including but not limited to, submitting applications and requests, attending hearings, and hiring contractors if necessary to rectify any code violation related to the Dolphin Piles.

I acknowledge that I have been informed of the Association's intention to seek a waiver for the code violation relating to the Dolphin Piles and that I consent to this assignment of rights. I also understand that the Association will act on behalf of all unit owners in this matter as to the current Code Violations dealing with the location of the Dolphin Piles.

DocuSigned by:
 Unit Owner's Signature: Tracey Bartholomew
 Unit Owner's Name: Tracey Bartholomew
 Date: 8/19/2024

Hemingway Landings Condominium
1414, 1424, 1500. Southeast 12th Street, Fort Lauderdale, Florida 33316

SURVEY OF CURRENT CONDITIONS



LEGEND

- BCR = Broward County Records
- BM = Benchmark
- BLDG = Building
- CL = Centerline
- CLF = Chain Link Fence
- CM = Concrete Monument
- CONC = Concrete
- ESMT = Easement
- FH = Fire Hydrant
- FND = Found
- IP = Iron Pipe
- IR = Iron Rod
- IRC = Iron Rod & Plastic Cap
- LP = Light Pole
- N&D = Nail and Disc
- ORB = Official Record Book
- PLTR = Planter
- P = Page
- PG = Page
- PP = Power Pole
- SBT = Southern Bell Riser
- SWK = Sidewalk
- R = Radius
- R/W = Right-of-Way
- UE = Utility Easement
- WF = Wood Fence
- WP = Wood Pole
- WV = Water Valve

SURVEY NOTES:

THE PURPOSE OF THIS SURVEY IS TO SHOW THE LOCATION OF CONSTRUCTED PILES AND DOCKS WITHIN THE CANAL ADJACENT TO THE HEMINGWAY LANDING CONDOMINIUM IN AREAS SPECIFIED BY THE CLIENT AND SHOW THEIR RELATION TO THE EXISTING CANAL.

THIS IS NOT A BOUNDARY SURVEY. PLAT AND RIGHT-OF-WAY INFORMATION SHOWN HEREON IS FOR INFORMATIONAL PURPOSES ONLY. NO BOUNDARY CORNERS WERE SET IN THE PERFORMANCE OF THIS SURVEY.

OWNERSHIP OF FENCES AND WALLS SHOWN ON THIS DRAWING WERE NOT DETERMINED.

EASEMENTS SHOWN HEREON ARE PER PLAT UNLESS NOTED OTHERWISE.

THE WOODEN DOCK ON THE NORTH SIDE OF THE CANAL HAS BEEN BUILT OVER TOP OF THE CONCRETE SEAWALL. ITS LOCATION SHOWN HEREON IS OUR BEST APPROXIMATION FROM INDIRECT LOCATIONS OF THE PHYSICAL EDGE OF WALL AND MAY VARY FROM ACTUAL LOCATION WHEN DEPICTED UNDER THE WOODEN DOCK.

SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SIZE OR SHAPE OF THE FEATURE.

THIS SURVEY IS LIMITED TO THE LOCATION OF ABOVE GROUND IMPROVEMENTS ONLY. UNDERGROUND FOUNDATIONS AND ENCROACHMENTS WERE NOT LOCATED OR SHOWN HEREON. ANY UTILITY LINES SHOWN HEREON WERE LOCATED AS PAINT MARKS ON THE GROUND, AS MARKED BY OTHERS.

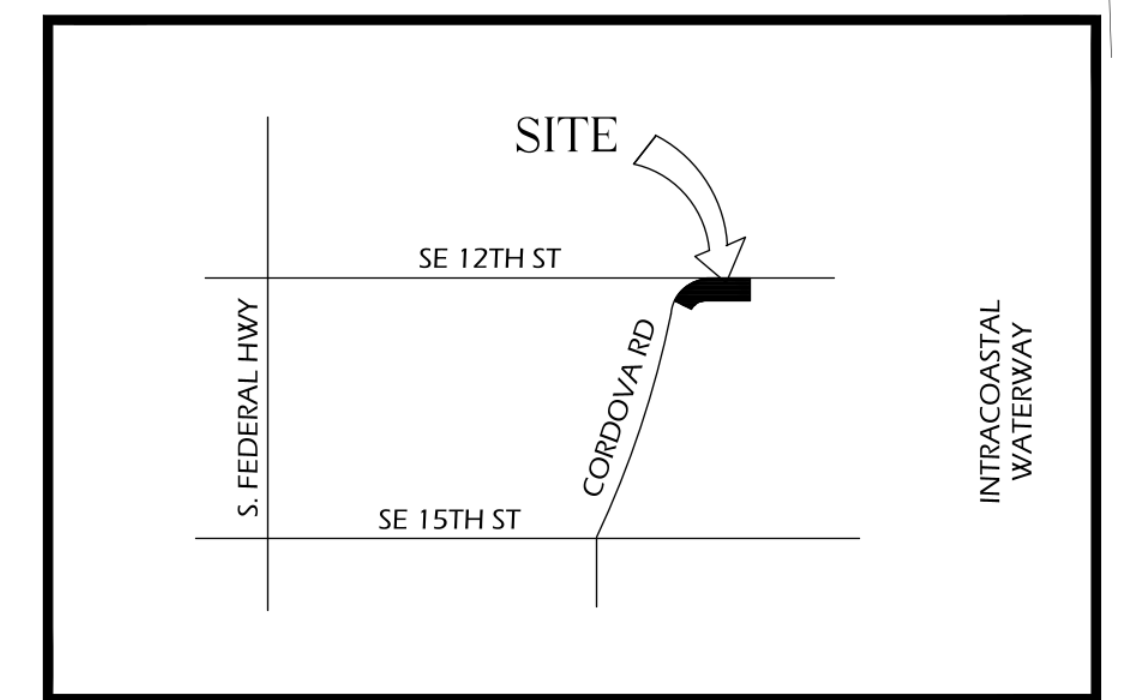
INSTRUMENTS OF RECORD SHOWN HEREON REFER TO THOSE FOUND IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA UNLESS NOTED OTHERWISE.

FENCELINES MAY MEANDER ALONG THEIR LENGTH INSTEAD OF BEING STRAIGHT AS SHOWN. FENCELINES MAY ALSO FALL WITHIN VEGETATION FURTHER OBSCURING THEIR EXACT POSITION ALONG THEIR ENTIRE LENGTH. THE FENCELINES SHOWN DENOTE ENDPOINTS AND OBVIOUS CHANGES OF DIRECTION.

COPYRIGHT 2024 Compass Point Surveyors, LLC. "Reproduction or copying of this document may be a violation of copyright law unless permission of the author and/or copyright holder is obtained."

CERTIFICATION:

I HEREBY CERTIFY: This TOPOGRAPHIC SURVEY of the above described property is true and correct to the best of my knowledge and belief as recently surveyed under my direction, and conforms to the standards of practice as set forth by the Florida Board of Professional Land Surveyors in Chapter 5J17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.




LOCATION MAP
(Not to Scale)

Drawing: R:\2024\24012\24012.dwg - Hemingway Landings Condo (Broward)\dwg\24012.dwg_01

TITLE: **TOPOGRAPHIC SURVEY**
HEMINGWAY LANDINGS CONDO
SECTION 14, TOWNSHIP 50 SOUTH, RANGE 42 EAST, CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



SCOTT A. REID, P.S.M.
FLORIDA SURVEYORS REGISTRATION NO. 6258

NO.	SHEET INDEX
1	SURVEYORS REPORT, MAP OF SURVEY

NO.	REVISION	FIELD DATE	BY
1.	EXPAND TOPO OF MARINA TO WEST BOUNDARY OF CONDO	5/01/24	SAR

PROJECT MGR: BRW
CHECKED BY: SAR
FIELD DATE: 03/25/24



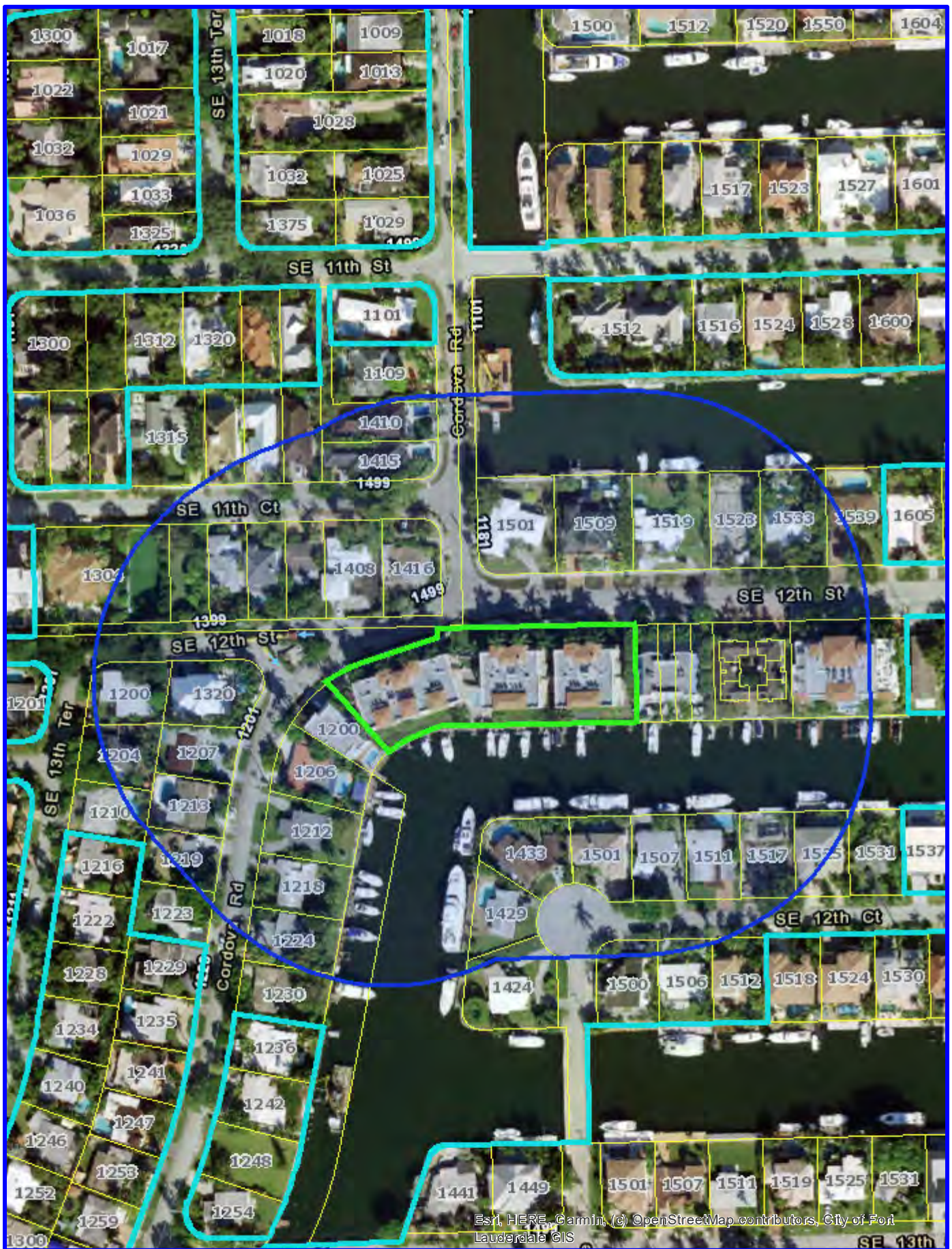
3350 NW 22 TERRACE, STE 1200, POMPANO BEACH, FL 33069 - PH: 954.332.8181 - LB No: 7535

CPS PN: 24012-A1
DRAWN BY: SAR
SCALE: AS NOTED
FILE: 24012.dwg

SHEET **01**
OF **01**

Hemingway Landings Condominium
1414, 1424, 1500. Southeast 12th Street, Fort Lauderdale, Florida 33316

ZONING AERIAL

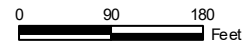


Esri, HERE, Garmin, © OpenStreetMap contributors, City of Fort Lauderdale GIS

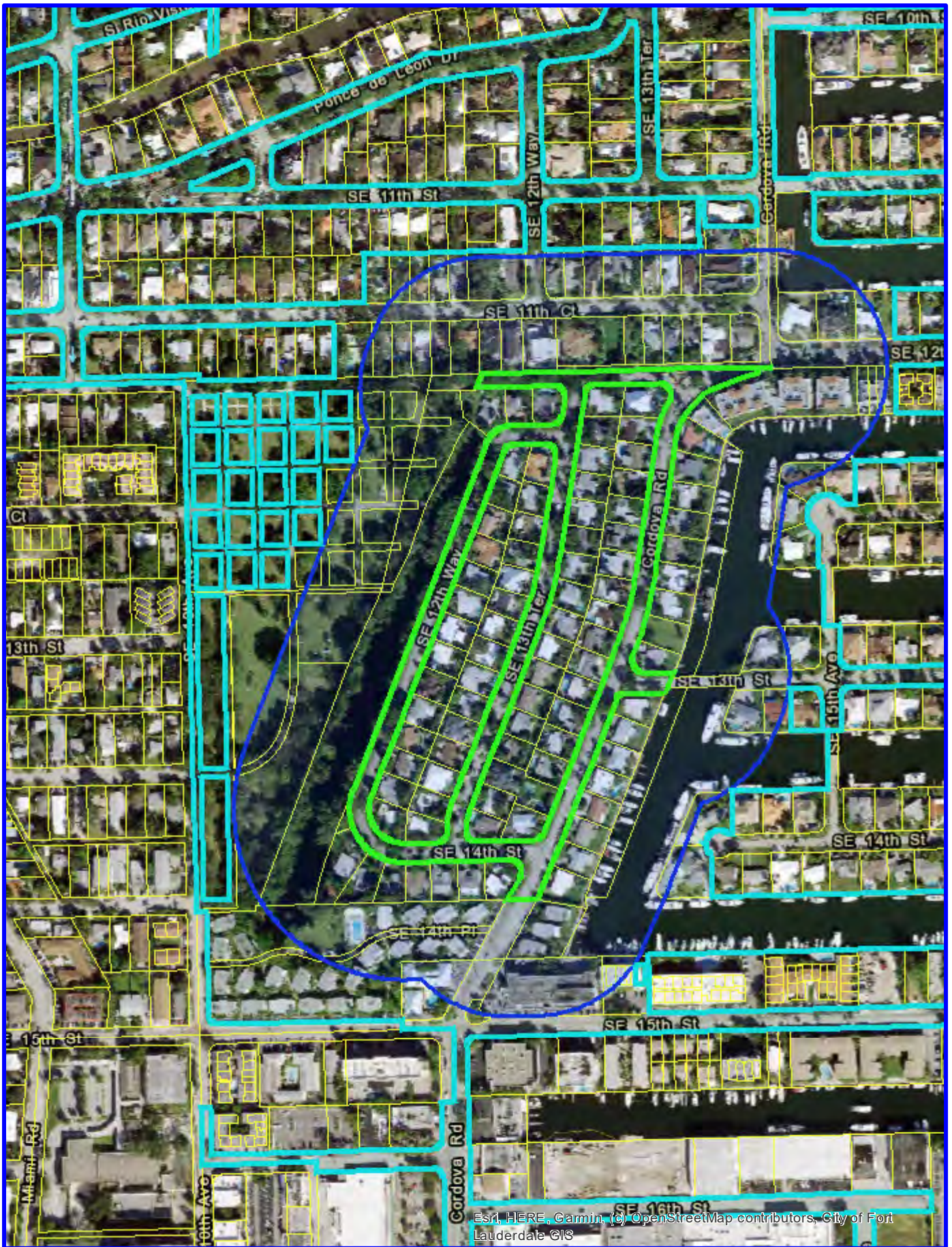


CITY OF FORT LAUDERDALE

1414 SE 12 Street

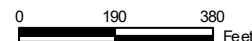


GIS
Fort Lauderdale

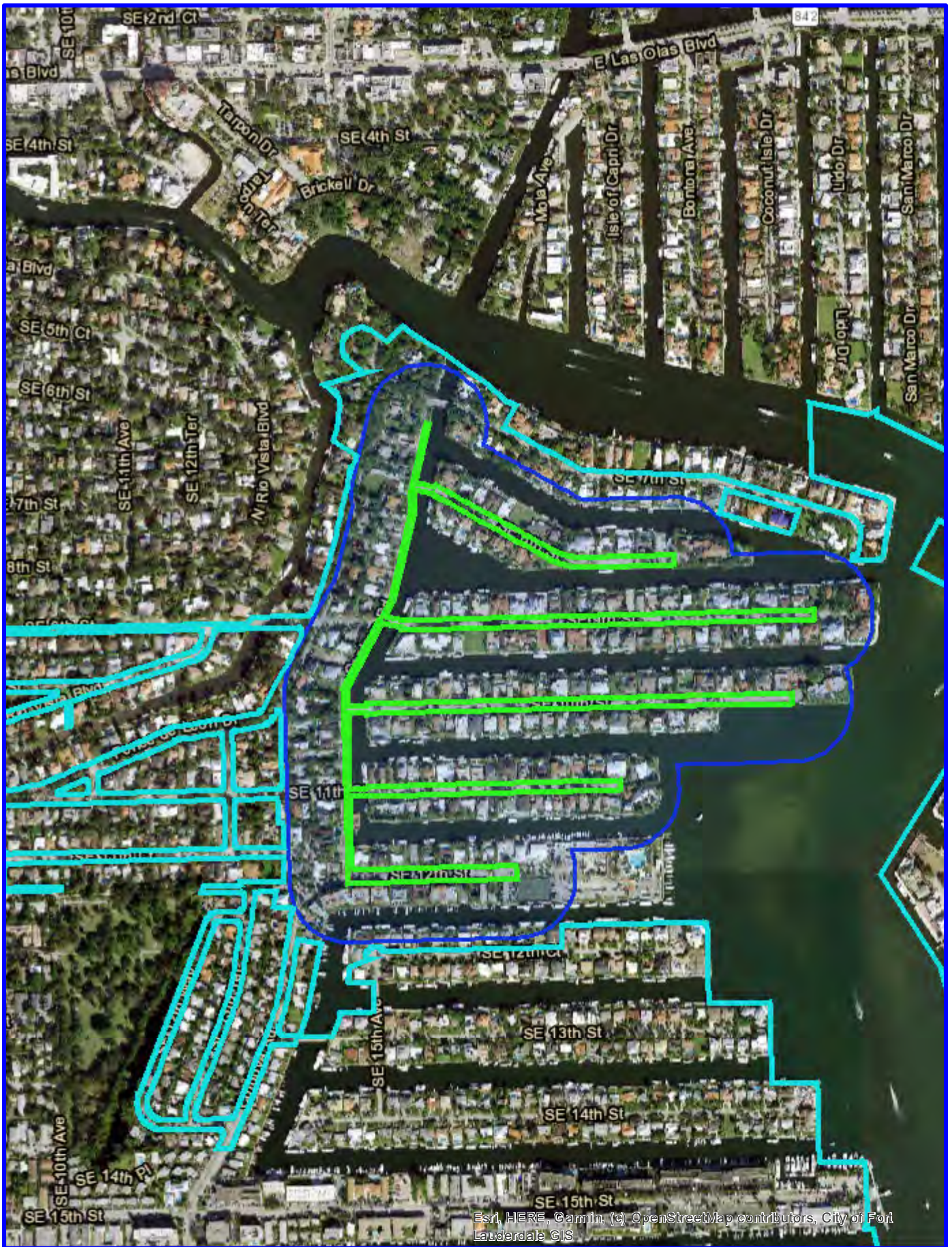


CITY OF FORT LAUDERDALE

1424 SE 12 Street



GIS
Fort Lauderdale

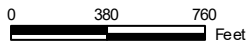


Esri, HERE, Garmin, (c) OpenStreetMap contributors, City of Fort Lauderdale GIS



CITY OF FORT LAUDERDALE

1500 SE 12 Street



GIS
Fort Lauderdale

Hemingway Landings Condominium
1414, 1424, 1500. Southeast 12th Street, Fort Lauderdale, Florida 33316

SITE PHOTOGRAPHS











