



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
THURSDAY, JANUARY 2, 2025 – 6:00 P.M.

Cumulative Attendance
May 2024-April 2025

Steve Witten, Chair	P	7	1		
James Harrison, Vice Chair	P	6	2		
Norm Bekoff	P	3	1		
Tyler Brunelle	P	7	1		
Jason Dunbar	P	7	1		
Barry Flanigan	P	7	1		
Robert Franks	P	6	2		
John Lynch (arr. 6:11)		P	7		1
Noelle Norvell	P	6	2		
Ed Rebholz	A	4	4		
Bob Swindell	P	1	0		
Bill Walker	P	5	3		
Robert Washington	P	7	1		

As of this date, there are 13 appointed members to the Board, which means 7 would constitute a quorum.

Staff

Andrew Cuba, Marine Facilities Manager
Luis Villanueva, Marine Facilities Senior Administrator
Florida Representative Chip LaMarca
Fort Lauderdale City Commissioner Ben Sorensen
Susan Grant, Acting City Manager
Sergeant Travis O'Neal, Marine Unit
Dr. Nancy Gassman, Deputy Director of Public Works / Chief Resilience Officer
L. Harmon, Recording Secretary, Prototype, Inc.

Communications to City Commission

None.

- I. Call to Order / Roll Call

Chair Witten called the meeting to order at 6:02 p.m.

II. Statement of Quorum

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

The following Items were taken out of order on the Agenda.

IV. Introduction of New Member – Bob Swindell

New Board member Bob Swindell introduced himself at this time.

III. Approval of Minutes – December 5, 2024

Motion made by Vice Chair Harrison, seconded by Mr. Walker, to approve. In a voice vote, the **motion** passed unanimously.

VI. Visit from Newly Elected District 4 City Commissioner Ben Sorensen

Chair Witten introduced Fort Lauderdale District 4 City Commissioner Ben Sorensen, who will serve as the City's Vice Mayor, as well as Florida Representative Chip LaMarca.

Representative LaMarca recalled that he had visited the Board at their September 5, 2024 to discuss the issue of anchoring/mooring. He advised that a process to address this issue is currently being considered.

Mr. Lynch arrived at 6:11 p.m.

Commissioner Sorensen provided a brief update on City issues, including the ongoing search for a permanent City Manager as well as a new City Attorney. The City is also working to determine next steps toward a new City Hall.

Commissioner Sorensen continued that he plans to put together an informal working group on how Fort Lauderdale can continue to improve the quality of its waterways. Efforts include planting and restoration of mangroves throughout the City, as well as initiatives such as living seawalls. The City is partnering with Miami Waterkeepers to test a number of sites throughout Fort Lauderdale and to trace the sources of high levels of bacteria and other components.

Commissioner Sorensen also addressed how commuter rail will cross the New River. He stated that he is more supportive of a tunnel than a bridge for a number of reasons, including potential impacts on the Downtown area as well as the effects of supporting structures. The Commission recently updated a Resolution indicating that a tunnel is the local preferred alternative for crossing the New River. He acknowledged that funding will remain a challenge for either a tunnel or a bridge, with the federal government expected

to provide half of this funding. He emphasized that he wished to move aggressively toward a solution, which may include the pursuit of grant funding. The initial engineering phase may take one to two years.

Susan Bailey, representing Residents 4 Resilience, provided a brief update on this organization's work to improve water quality in Fort Lauderdale. She noted that one ongoing issue is gray water. Dr. Nancy Gassman, Deputy Director of Public Works, explained that gray water can be the result of discharges from boats. The City requires live-aboard vessels to meet certain requirements to address discharge; however, boats that are not classified as live-aboard vessels can present a challenge.

Chair Witten noted that the Board has discussed black water at several meetings, as well as the difficulty in identifying the sources of this waste. It was suggested that the City's incoming Chief Waterway Officer may wish to consider requiring all marinas to provide pump-out facilities for black water as part of the City's clean waterway initiatives. It was noted that there are rules and regulations in place to address this issue, but enforcement can be difficult.

VII. Joint MAB & MIAF (Marine Industries Association of South Florida) 2025 Kick-off

a. Goals for the coming year

Chair Witten requested input from the Board as well as members of the public on potential goals and issues to be addressed in 2025.

The Board discussed illegal charter vessels and "party boats," including the role of Code Compliance and City regulations in monitoring these vessels. It was clarified that addressing these boats while they are on the water can be difficult. If an illegal charter is apprehended, the result is immediate termination. The United States Coast Guard has partnered with Florida's Fish and Wildlife Commission (FWC) to identify illegal charters. There are heavy penalties and fines associated with this use.

One suggestion of a best way forward for the City was the imposition of fines for illegal "pick-ups" and "drop-offs," as well as the identification of pick-up and drop-off sites that the City may be able to monetize. Marine Unit Sergeant Travis O'Neal further clarified that when an illegal charter uses a dock at a City park, they can be charged with trespassing and banned from the specific park.

The Board also addressed boat maintenance activities that are prohibited on the water, such as scraping or sanding. Street runoff was also identified as a factor affecting water quality. Dr. Gassman advised that any stormwater system must be permitted with an 80% rebuttable assumption, which means water quality treatment may be provided through swales or catch basins, reducing the potential for pollution. She also noted that the City's

stormwater system is separate from its wastewater system, which means wastewater cannot be discharged through the stormwater system.

Mr. Flanigan recalled that the Board previously advocated for the positioning of a fire boat west of the railroad tracks. He recommended resuming this advocacy, pointing out that there are several marinas in that area. Chair Witten also pointed out that if the railroad bridge is in the down position, this could affect the ability of a fire boat to reach the west side. He noted that a local business operator may be able to provide a slip at which a fire boat could be docked.

Mr. Franks requested an update on the Waterways Analysis and Management (WAM) survey from the Coast Guard. It was clarified that there are two years remaining before the next survey will be done. There was also discussion of ensuring the continuation of jobs in the marine industry, which are typically higher-paying jobs held by residents of the City.

Mr. Walker emphasized the importance of awareness of waterway issues by both commercial and recreational boaters, as well as the importance of education and accountability at both levels. He expressed concern with the impacts of severe rainstorms and runoff into waterways. The discussion also addressed possible locations of public docking areas, particularly for smaller recreational vessels.

Chair Witten spoke in favor of accelerated removal of derelict vessels, stating that these can be a contributing factor to illegal discharge of fuel or other pollutants. It was noted that the derelict vessel process can take significant time, as this process is regulated by State Statute.

Chair Witten continued that boating safety is another concern, citing recent incidents in which impairment or lack of experience led to crashes and accidents. It was noted that there is the possibility of addressing this legislatively, such as requiring that individuals registering vessels must show proof that they have gone through some form of education and/or certification.

Vice Chair Harrison addressed dredging, recalling that the Board has brought up this issue in the past. It was clarified that while a dredging plan was proposed several years ago, there are no City funds allocated for dredging at present. It was also noted that there may be areas in which the bottom may be too polluted to dredge, and that street runoff can contribute to both the shallowing and pollution of canals.

Abigail Davis, Manager of the U.S. Army Corps of Engineers' Regulatory Division, advised that if an applicant wants to dredge the waterway, they must submit an application to the Army Corps for review. If that waterway has been dredged in the past and the applicant has a permit from the Army Corps, they are allowed to perform maintenance dredging to the previously permitted elevation; however, they will need to provide for

disposal of dredged material. She concluded that some permit processes are easier than others, depending upon whether or not resources would be impacted by dredging.

Chair Witten referred to the bathymetric study undertaken by the Marine Industries Association of South Florida (MIASF), stating that the assumption is that some areas may have shoaled significantly. Ms. Davis advised that the Army Corps would consider this and review specific details if, for example, a designed depth has been established for a waterway and an applicant wishes to maintain that depth. She added that if there may be impacts to mangroves, seagrass, or other resources, however, these areas would need to be avoided.

Phil Purcell, representing MIASF, recalled that MIASF was responsible for dredging a portion of the Intracoastal Waterway from 17th Street to Las Olas Boulevard. The Florida Inland Navigational District (FIND) paid for the bulk of this project. He estimated that FIND may also pay for some costs if the City undertook maintenance dredging of the New River. FIND is financed by ad valorem taxes.

Vice Chair Harrison recalled that when the City had proposed a dredging plan, there had been consideration of having individual property owners along canals fund the dredging of those canals. He reiterated that the canals may now be polluted, due in part to runoff from streets, and emphasized that the City would benefit by having deeper canals and cleaner water. He felt the City should devise a way to pay for this service fairly, stating that it would not be only property owners on those canals who would benefit from their dredging. He asserted that this is an infrastructure issue.

Chair Witten requested clarification of whether or not there may be environmental contaminants that could be disturbed by dredging. Dr. Gassman advised that there are environmental reasons not to disturb certain areas. In the case of locations where there are navigational reasons for dredging, the question is more accurately how the dredged material can be safely removed. This can lead to escalating costs related to the movement and disposal of sediments.

Possible means of funding dredging were discussed, including issuance of a bond for canal dredging, tax increases, or partnership with FIND. The latter was identified as the easiest option. Dr. Gassman noted that FIND grants apply to navigational waterways rather than residential canals.

It was suggested that the position of Chief Waterway Officer may be very important with regard to any dredging projects, particularly their phasing. The City may first need to develop a strategic approach, such as a Clean Waterways Master Plan. Chair Witten characterized today's discussion as a possible outline for the accomplishment of various issues by the City, MIASF, and other organizations and advisory entities.

Susan Bailey, representing Residents 4 Resilience, stated that another concern is pollution related to construction, noting that some municipalities have very strict

ordinances that hold developers responsible for this type of contamination through heavy fines.

Chair Witten advised that one of his concerns is speed zones on waterways, noting that the maximum speed limit on waterways is 25 miles per hour with a maximum 12 in. wake. Mr. Purcell reiterated that there are several rules and regulations for this concern, but enforcement is lacking.

John Kelly, representing Bradford Marine, suggested that unimpeded access to the New River be added to the list of issues, particularly for pilots of freight vessels on the waterway. He showed a video identifying areas in which navigation may be very tight or impeded. He also expressed concern with waivers granted along the New River for construction of docks, pilings, or other structures.

Mr. Kelly emphasized that his intent was not to infringe upon the property rights of waterfront property owners, but to address “feature creep,” which he cautioned can negatively affect marine businesses that use the waterway to access clients.

Chair Witten recalled that the Board had previously requested that a moratorium on waivers on the New River be imposed for at least one year; however, the City Commission had not elected to move forward with a moratorium. Vice Chair Harrison pointed out that video evidence, such as the video shown by Mr. Kelly, was now available to show the Commission why a dock waiver on the New River might potentially be denied by the Board. He clarified that waiver requests are made in addition to what an owner can construct by right.

Chair Witten thanked the representatives of MIAF, City government, and members of the public for their attendance and contribution to tonight’s discussion. Mr. Purcell concluded that boating is a major aspect of the Fort Lauderdale and South Florida communities and emphasized the importance of reaching solutions for the issues that have been raised.

b. 5 and 10 years down the road

c. “Headwinds”

d. Joining the meeting:

- i. Dr. Nancy Gassman, Deputy Director of Public Works / Chief Resilience Officer**
- ii. Lieutenant Guerschom Etienne, Chief, Waterways and Waterfront Facilities, USCG**
- iii. Alisa Zarbo, Chief, Regulatory Division, U.S. Army Corps of Engineers**
- iv. Abigail Davis, Manager, Regulatory Division, U.S. Army Corps of Engineers**

VIII. Dock Waiver – 1180 N. Federal Highway, Unit 1410, Slip #16 / Daniel Wobby

Stephen Garbutt, representing the Applicant, explained that the request is for a variance of 7.5 ft. beyond the 25 ft. setback for a second boat lift. One boat lift has already been installed at the subject property, which is a condominium. He noted that the water at the slip location is very shallow.

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

Motion made by Vice Chair Harrison, seconded by Mr. Bekoff, to approve. In a roll call vote, the **motion** passed unanimously (12-0) (Mr. Franks not present for vote).

V. Waterway Crime & Boating Safety Report – Sgt. Travis O’Neal

Sgt. Travis O’Neal of the Marine Unit reported the following activity from December 2024:

- 62 calls for service
- 3 citations
- 9 marine accidents

Sgt. O’Neal addressed an explosion and fire that occurred at the Lauderdale Marina, recalling that the Broward Sheriff’s Office (BSO) responded to the incident along with the Fort Lauderdale Fire Department. He was also present at the scene. One fatality occurred as a result of the incident. Investigation of the death will be handled by FWC.

a. Update from Code Enhancement Division – Manny Garcia / Code Compliance Officer

No representative of Code Compliance was present at the meeting.

IX. Old / New Business

a. “Re-imagining the New River” – Discussion by Board Member Bob Franks

- Identify “pinch points” – review segmented sections of the recent bathymetric study – compile quantitative data to assist City Commissioners and local authorities in making well-informed decisions.**

Mr. Franks showed a slide presentation on “Reimagining the New River,” explaining that the federal navigational channel of the New River has a designed width of 100 ft. or wider as required for safe navigation. There are six bridges on the New River which can accommodate vessels up to 50 ft. wide. Docks may be constructed to extend up to 25 ft.

from a property owner's property line, and vessels docked there may extend up to 30% of the width of the waterway.

Mr. Franks continued that the City funded a survey to determine the width of the navigational channel throughout the waterway. He reviewed components including waterway depths, channel width according to the survey, and special navigation areas such as the "Little Florida" community and the Davie Boulevard bridge.

b. News, articles, trends and concerns of our waterfront community as well as anything impactful on the local and national boating scene

X. Adjournment – Wishing You and Families a Healthy New Year – See You February 6th

There being no further business to come before the Board at this time, the meeting was adjourned at 8:14 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. 25-01

DATE: January 8, 2025

TO: Marine Advisory Board Members

FROM: Andrew Cuba, Marine Facilities and Parks Manager

RE: MAB Meeting - Dock Waiver of Distance Limitations – Nicholas J. & Sharon Dilorio / 1414 SE 12th Street #2C Slip 11

Attached for your review is a revised application from Nicholas J. & Sharon L. Dilorio / 1414 SE 12th Street #2C Slip 11.

APPLICATION AND BACKGROUND INFORMATION

At the November 12, 2024 MAB meeting, the applicant requested and received a recommendation of approval for an existing 31.5' +/- x 12' +/- floating vessel platform which extended a maximum of 36.4' +/- into the adjacent Cerro Gordo River. At the December 17, 2024 City Commission meeting, condominium association representation alleged that this platform extended beyond the 30% line. The alleged discrepancy was based upon the applicant's usage of a Google measurement tool as well as inconsistencies within the provided topographic survey. The applicant has resubmitted a plan which shortens the floating vessel platform by 20 inches, to ensure compliance with the 30% rule, based upon a site specific waterway width of +/-120'. The City Surveyor has confirmed this waterway width is accurate, as provided within attached 'Width of Cerro Gordo River Memorandum'. The distance this structure extends from the property line into waterway is shown in the survey and summarized in the Table below:

TABLE

EXISTING STRUCTURE	STRUCTURE DISTANCE FROM PROPERTY LINE	PERMITTED DISTANCE WITHOUT WAIVER	AMOUNT OF DISTANCE REQUIRING WAIVER
Floating vessel Platform	+/-34.73'+/-	25'	+/-9.73'+/-

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 cites the floating vessel platform's positive environmental impact derived from the vessels' removal from the water. In addition, the platform's serves to reduce potential damage to the watercraft while docked.

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 width of the waterway to the adjacent shoreline has been established by the City Surveyor to be +/- 120 feet.

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

Nicholas J. & Sharon L. DiIorio

1414 Southeast 12th Street, #2C, Fort Lauderdale, Florida 33316

REVISED APPLICATION FOR WAIVER OF DISTANCE
LIMITATION FOR EXISTING
FLOATING VESSEL PLATFORM (FVP), AS MODIFIED

Nicholas J. & Sharon L. Dilorio

1414 Southeast 12th Street, #2C, Fort Lauderdale, Florida 33316

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Nicholas J. & Sharon L. Dilorio

1414 Southeast 12th Street, #2C, 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: Nicholas Joseph DiIorio and Sharon Lynn DiIorio

TELEPHONE NO: (707) 815-1000 N/A EMAIL: landplanco@aol.com
(home/cellular) (business)

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

1248 Bags Blvd, Sonoma, CA 95476

3. TYPE OF AGREEMENT AND DESCRIPTION OF REQUEST:

Request waiver of distance limitation for existing floating vessel platform (FVP)

4. SITE ADDRESS: 1414 Southeast 12 Street, #2C, Fort Lauderdale, FL 33316

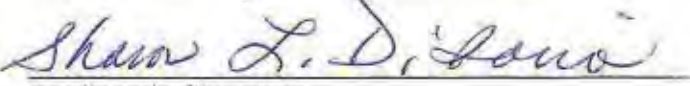
ZONING: RML-25 - Residential Multifamily Low Rise/Medium High Density

LEGAL DESCRIPTION HEMINGWAY LANDINGS CONDO BLDG 1 UNIT 2C (AKA 6) PER CDO
BK/PG: 46599/19

FOLIO NUMBER: 504214BF0060

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

Proof of ownership documents and exhibits listed in Table of Contents



Applicant's Signature

Date January 06, 2025

=====

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 _____

Nicholas J. & Sharon L. Dilorio

1414 Southeast 12th Street, #2C, Fort Lauderdale, Florida 33316

NARRATIVE

NARRATIVE

Nicholas J. & Sharon L. DiIorio ("Applicant") file this Marine Advisory Board ("MAB") revised application for an after-the-fact distance waiver (of 9.73 feet), with respect to an existing and recently modified floating vessel platform ("FVP") owned by the Applicant.

The existing FVP received Broward County, Environmental Permitting Division, Environmental Resource General License, GL-FTL2201-040 and was installed in January 2022. The Applicant acquired the real property in April of 2023 with the subject FVP located within Applicant's assigned slip #11, in the Hemingway Landings Condominium marina located on the Cerro Gordo River along 1414 Southeast 12th Street, Fort Lauderdale, Florida 33316.

The City of Fort Lauderdale issued violation of Sec. 47-19.3(c) of the ULDC. With respect to Section 47-19.3(c), the City claims: "There is a floating dock that extends beyond twenty-five (25) feet into the waterway when measured from the recorded property line."

The Applicant has disputed the City of Fort Lauderdale Code Compliance, Citation CE24050303, issued May 09, 2024. Applicant contends the FVP qualified for an Exemption per FL Statute 403.813(1)(s), however the City has questioned the applicability of the Exemption. Rather than pursuing enforcement proceedings or litigating, the city offered to support the Applicant's MAB application for an after-the-fact distance waiver.

A distance waiver request was presented to and approved by the MAB on November 12, 2024. Prior to City Commission hearing on December 17, 2024, it was alleged that the FVP may encroach beyond 30% of the width of the waterway as measured from property line to property line as City ULDR code provides. City Commission deferred action on December 17, 2024 and required Applicant return to MAB for review, prior to hearing by City Commission.

Applicant has modified the FVP to shorten overall length by 20 inches (1.67 feet) to extend 34.73 feet from property line, reducing the amount of distance requiring waiver to 9.73 feet. The FVP as modified, will not encroach beyond 30% of the width of the waterway as measured from property line to property line.

Waterway width has been established as 120 feet as measured from property line to property line.

This distance waiver is justified due to the extraordinary circumstances for the following reasons:

1. The Applicant's FVP is not extending into the waterway as to create a "navigational hazard". FVP as modified, extends 34.73 feet from property line and is within 30% of the width of the waterway.
2. FVP has a positive environmental impact derived from removing vessel from the water. FVPs are environmentally friendly products that secure boats out of the water while docked. In addition to protecting watercraft and reducing the potential for damage to watercraft while docked, floating vessel platforms keep bottom paints out of Florida's waters and reduce the possibility of pollution incidents from watercraft while they are docked on floating vessel platforms.
3. The FVP was originally permitted and installed per the FL Statutes 403.813(1)(s) Exemption being applicable, with the FVP installed in reliance upon, in good faith and with no malice or intent to violate City ordinances or zoning requirements.

4. Due to the extraordinary width of the waterway at this location, determined by City of Fort Lauderdale Surveyor Michael Donaldson, Surveyor and Mapper (License# LS6490), referencing recorded deeds / plats attached as pages 15 & 16, being 120 feet from property line to property line, noted in his December 19, 2024 email to Asst. City Attorney Robert Duncel.

On Dec 19, 2024, at 2:34 PM, Michael Donaldson
<MDonaldson@fortlauderdale.gov> wrote:

Per the plats 9/1 and 32/37 the width is 120'. The survey seems to show the 118' from face of seawalls, not wet face.

The FVP as modified does not impede navigation within the Cerro Gordo River.

Applicant requests the support of the Marine Advisory Board and the approval of the distance waiver revised application.

Nicholas J. & Sharon L. DiIorio

1414 Southeast 12th Street, #2C, Fort Lauderdale, Florida 33316

PROOF OF OWNERSHIP



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	1414 SE 12 STREET #2C, FORT LAUDERDALE FL 33316	ID #	5042 14 BF 0060
Property Owner	DIORIO, NICHOLAS JOSEPH DIORIO, SHARON LYNN	Millage	0312
Mailing Address	1248 BAGS BLVD SONOMA CA 95476	Use	04
Abbr Legal Description	HEMINGWAY LANDINGS CONDO BLDG 1 UNIT 2C (AKA 6) PER CDO BK/PG: 46599/19		

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*	\$135,000	\$1,215,000	\$1,350,000	\$1,350,000	
2023	\$117,000	\$1,053,000	\$1,170,000	\$1,170,000	\$22,491.50
2022	\$83,680	\$753,150	\$836,830	\$708,490	\$12,797.80

2024* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$1,350,000	\$1,350,000	\$1,350,000	\$1,350,000
Portability	0	0	0	0
Assessed/SOH	\$1,350,000	\$1,350,000	\$1,350,000	\$1,350,000
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$1,350,000	\$1,350,000	\$1,350,000	\$1,350,000

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
4/17/2023	WD-Q	\$1,500,000	118802327			
1/11/2022	WD-Q	\$1,300,000	117863526			
2/7/2013	SWD-Q	\$775,000	111372194			
11/16/2011	QC*-T	\$100	48322 / 575			
11/17/2011	SW*-D	\$10,000,000	48322 / 570			
				Adj. Bldg. S.F.		2107
				Units/Beds/Baths		1/2/2.5
				Eff./Act. Year Built: 2010/2009		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F2		
R								
1						2036		

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.

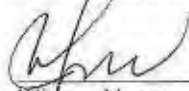
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

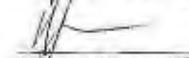
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful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

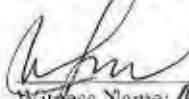
Signed, sealed and delivered in our presence:



Witness Name: MARY JO CHOW



Witness Name: Taryn Wise



Witness Name: MARY JO CHOW



Witness Name: Taryn Wise



Michael J. Morse

(Seal)



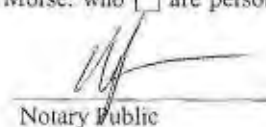
Robyn Morse

(Seal)

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]



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 DIORIO & SHARON LYNN DIORIO

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

Nicholas J. & Sharon L. DiIorio

1414 Southeast 12th Street, #2C, Fort Lauderdale, Florida 33316

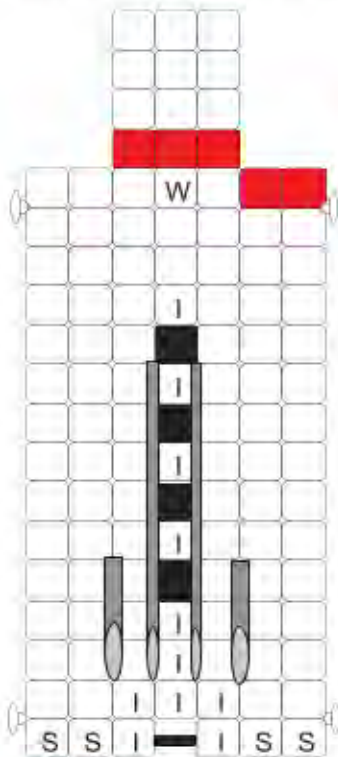
FVP MODIFICATIONS & SITE CONDITIONS



Custom Reconfiguration for
Nicholas Diiorio

CURRENT FVP

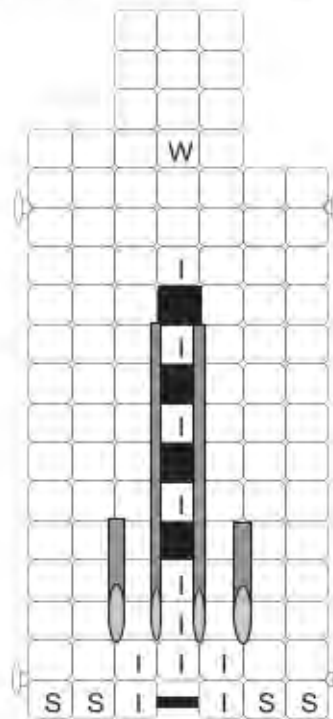
36.4 feet from property line

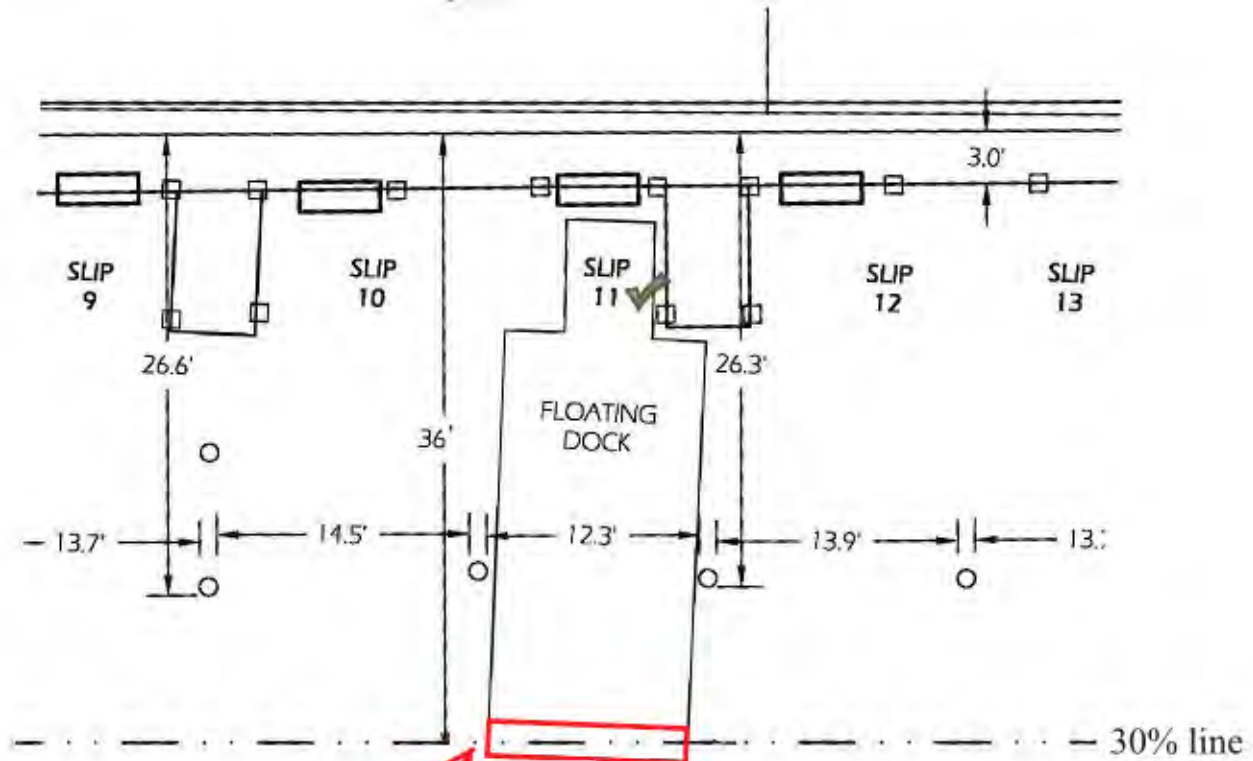


Cubes to be removed

MODIFIED FVP

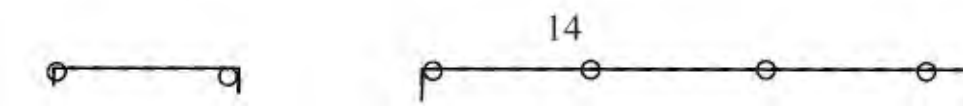
34.73 feet from property line



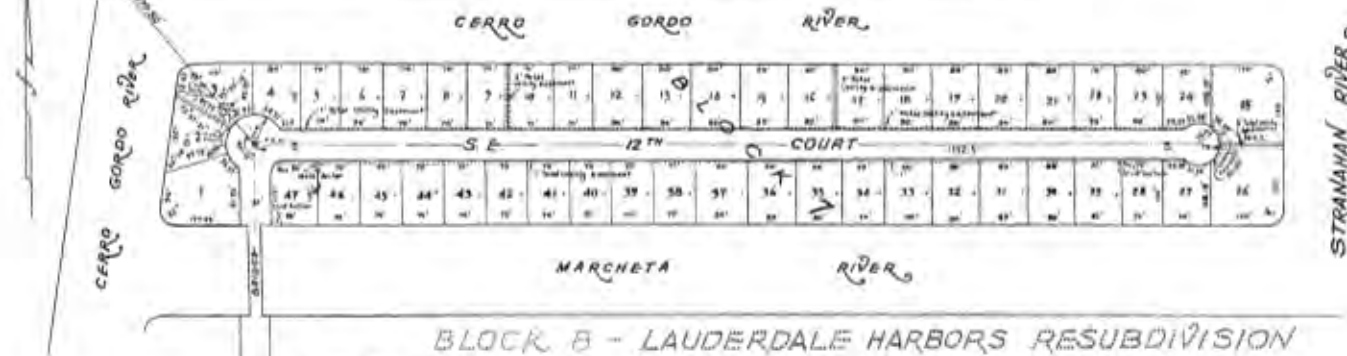


FVP modification,
shortens FVP length
by 20" = (1.67 ft)

Canal center line



BLOCK 10 - LAUDERDALE HARBORS



BLOCK 8 - LAUDERDALE HARBORS RESUBDIVISION

A RESUBDIVISION OF BLOCKS 11 TO 14 INCL.
"SECTION A" LAUDERDALE HARBORSSEC. 14, TWP. 50 S., RGE. 42 E.
FORT LAUDERDALE - BROWARD COUNTY - FLORIDA.J.W. McLAUGHLIN, CIVIL ENGINEER
FORT LAUDERDALE - FLORIDA

MAY 1953

DESCRIPTION

BLOCKS 11 TO 14, INCLUSIVE,
OF "SECTION A", LAUDERDALE
HARBORS, ACCORDING TO THE
PLAT THEREOF, RECORDED IN
PLAT BOOK 9, PAGE 1, OF THE
PUBLIC RECORDS OF BROWARD
COUNTY, FLORIDA.KNOW ALL MEN BY THESE PRESENTS: That we, the undersigned as officers
of Lauderdale Harbors Inc., a Florida Corporation, owners of the lands shown
and included on this Plat have caused said lands to be subdivided and
platted as shown hereon. All previous Plats of said lands are
hereby voided, annulled, cancelled and superseded by this Plat.WE, the undersigned hereby dedicate, to the perpetual use of the
public for the proper uses thereof, all thoroughfares shown on this Plat.IN WITNESS WHEREOF: We have hereunto set our hands and official seals
WITNESSES:

Guido J. Wilcox
Emily H. H. H.

James M. Miller
George W. Gill, Jr.

STATE OF FLORIDA,
COUNTY OF BROWARD) ssI HEREBY CERTIFY: That on this day personally appeared before me, an
officer duly authorized to administer oaths and take acknowledgements, ISAAC
MILLER, and GEORGE W. GILL, Jr., Vice President and Secretary of Lauderdale Harbors, Inc.,
and they acknowledged before me that they executed the foregoing dedication
as such officers of said Corporation, in the name of said Corporation.WITNESS: My hand and official seal at Fort Lauderdale, Broward County,
Florida, this 23rd day of June, 1953.

Emily H. H. H.
NOTARY PUBLIC - STATE OF FLORIDA
MY COMMISSION EXPIRES 12-12-1957

This is to certify that the CITY PLANNING BOARD of Fort Lauderdale, Florida,
approved and accepted this Plat by Resolution, adopted this day of 1953.

SECRETARY

Approved for Record:

J.W. McLaughlin
CIVIL ENGINEER

Approved for Record:

Emily H. H. H.
CITY ENGINEER

STATE OF FLORIDA,
COUNTY OF BROWARD) ssThis is to certify that this Plat has been approved and accepted for record
by the City Commission, of the City of Fort Lauderdale, Florida, in, and by
Ordinance, No. 26327, adopted by said City Commission, on the 22nd day of July, 1953.IN WITNESS WHEREOF, the said City Commission, has caused these presents
to be attested by its Auditor and Clerk, and the corporate seal of said city to be
here affixed this 22nd day of July, 1953.

Ed Marshall
CITY AUDITOR AND CLERK

STATE OF FLORIDA,
COUNTY OF BROWARD) ssI HEREBY CERTIFY: that this Plat complies with the provisions of "AN ACT TO
REGULATE THE MAKING OF SURVEYS AND FILING FOR RECORD OF MAPS AND
PLATS IN THE STATE OF FLORIDA", approved by the Governor, June 11th, 1929.

Ted Cabot
CLERK OF THE CIRCUIT COURT
By *Barney Adams*
DEPUTY CLERK

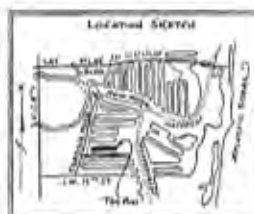
This instrument, filed for Record this 21 day of AUG, 1953, and
recorded in Book 32 of Plats at Page 37, RECORD VERIFIED.

Ted Cabot
CLERK OF THE CIRCUIT COURT
By *Barney Adams*
DEPUTY CLERK

STATE OF FLORIDA,
COUNTY OF BROWARD) ssI HEREBY CERTIFY: that this Plat is a true and correct representation of a
Survey made by me and that Permanent Reference Monuments have been set as
indicated.

Dated at Fort Lauderdale, Florida, this 22nd day of July, 1953.

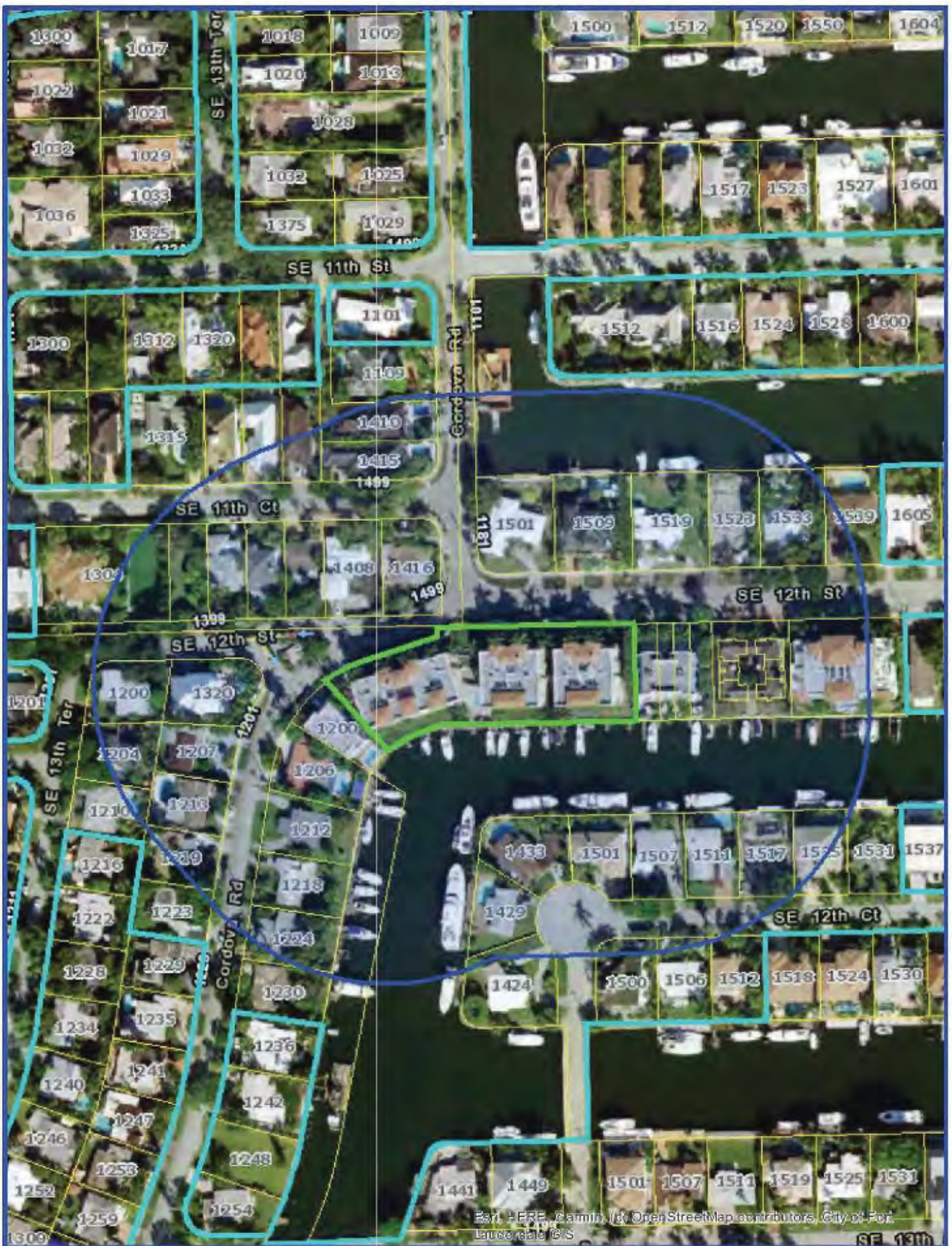
J.W. McLaughlin
REGISTERED ENGINEER IN FLA.
REGISTERED LAND SURVEYOR
STATE OF FLORIDA



Nicholas J. & Sharon L. Dilorio

1414 Southeast 12 Street, #2C, Fort Lauderdale, Florida 33316

ZONING AERIAL



CITY OF FORT LAUDERDALE

Map Created by GIS Mailer

1414 SE 12 Street, #2C



0 90 180 Feet

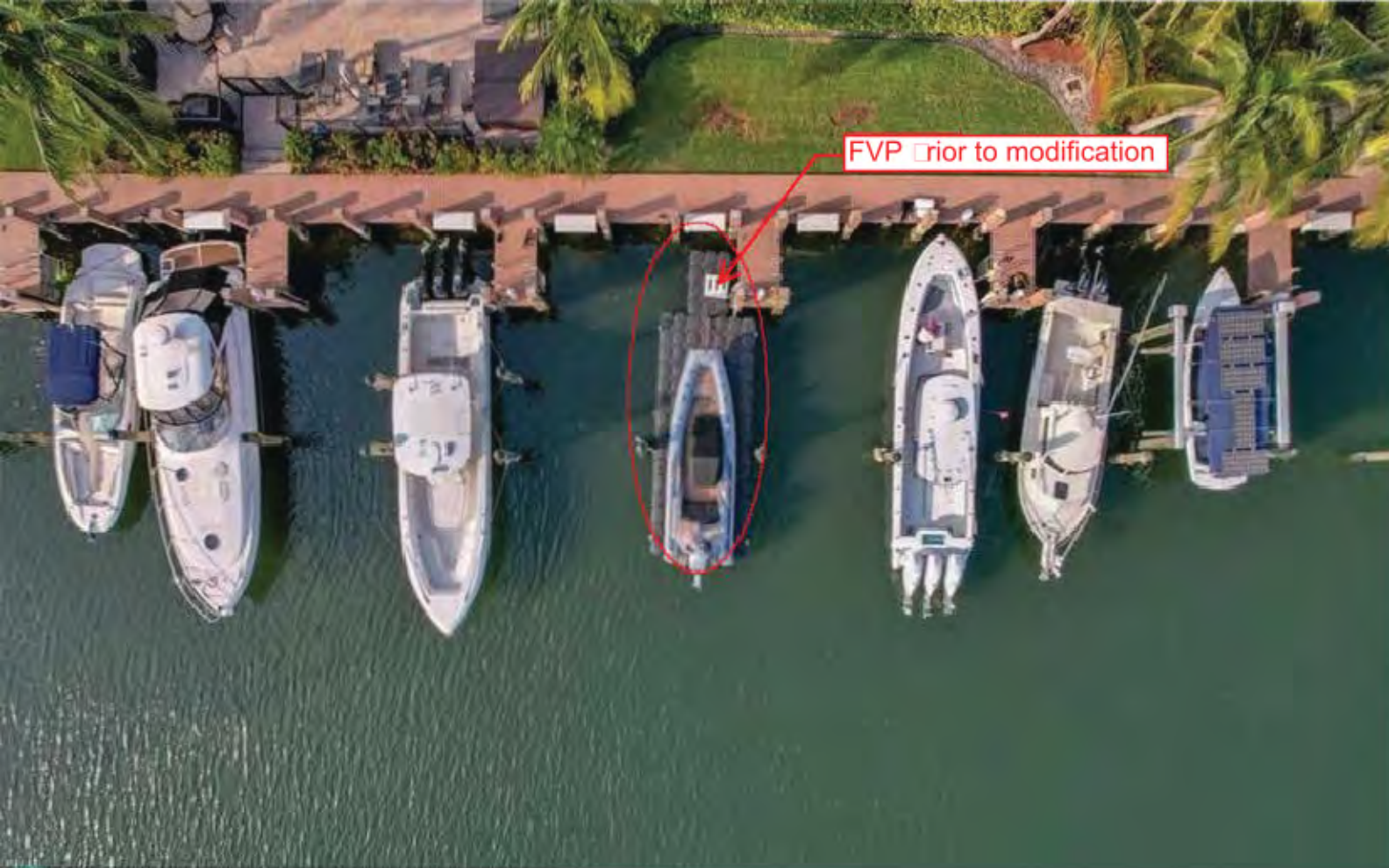
GIS
Fort Lauderdale

Printed on: 8/21/2024

Nicholas J. & Sharon L. Dilorio

1414 Southeast 12th Street, #2C, Fort Lauderdale, Florida 33316

SITE PHOTOGRAPHS





FVP prior to modification

MEMORANDUM

TO: Robert B. Dunckel, Asst. City Attorney
FROM: Michael Donaldson, City Surveyor
DATE: January 23, 2025
SUBJECT: Width of Cerro Gordo River abutting Hemingway Landings Condominium as measured from property line as opposed to waterway width

You have requested that I determine the width of the Cerro Gordo River measured from the property line as opposed to the physical waterway width.

To that end you have advised me that ULDR 47-19.3 (c) provides that

Mooring structures, not including mooring or dolphin piles, shall not extend into the waterway more than twenty-five (25) per cent of the width of the waterway or twenty-five (25) feet, whichever is less as **measured from the property line**.

Further, pursuant to ULDR 47-19.3 (e) a waiver from the provisions of ULDR 47-19.3 (c) may be granted by the City Commission upon a demonstration of *extraordinary circumstances*. However, 47-19.3 (e) contains a further limitation:

In no event shall the extension exceed thirty (30) percent of the width of the waterway and no variance may be approved by the Board of Adjustment or other agency permitting an extension beyond thirty percent (30%) limitation.

You further advised that an issue arose at the 12.17.24 Commission meeting concerning a property at Hemingway Landings Condominium, where a waiver was sought as to a floating vessel platform (“fvp”) that extended more than 30% of the width of the waterway. An uncertified Topographic Survey was referenced in that matter which showed the width of the waterway to be “118' physical width of waterway.”

It is my conclusion, based on the following analysis that the width of the Cerro Gordon River appearing on the face of the Plat “Section A Lauderdale Harbors” PB 9/1 is 120 feet measured from the property line as required by ULDR 47-19.3, as opposed to the waterway width, based on the following analysis:

Hemingway Landing Condominium lies within Block 10, “Section A Lauderdale Harbors” according to the Plat thereof, as recorded in Plat Book 9, page 1, of the Public Records of Broward County, Florida. The Cerro Gordo River lies between blocks 10 and 11 of said Plat and has a platted width of 105 feet. Blocks 11-14, being adjacent to the south line of said canal, were re-platted to Block 7, “A Resubdivision of Blocks 11 to 14 incl. Section A Lauderdale Harbors” according to the plat thereof, as recorded in Plat Book 32, Page 37, of the Public Records of Broward County, Florida.

The lot lengths for the original Block 11 (PB 9, PG. 1) was 125 feet. The replat of Blocks 11-14 (PB 32, PG. 37) has the lot lengths as 110 feet, a 15-foot reduction. The lots reduced by the 15 feet adjacent to the Cerro Gordo River increased the width of said canal by 15 feet making the new

total width of the Cerro Gordo River to 120 feet, measured from the property line as opposed to the waterway width.

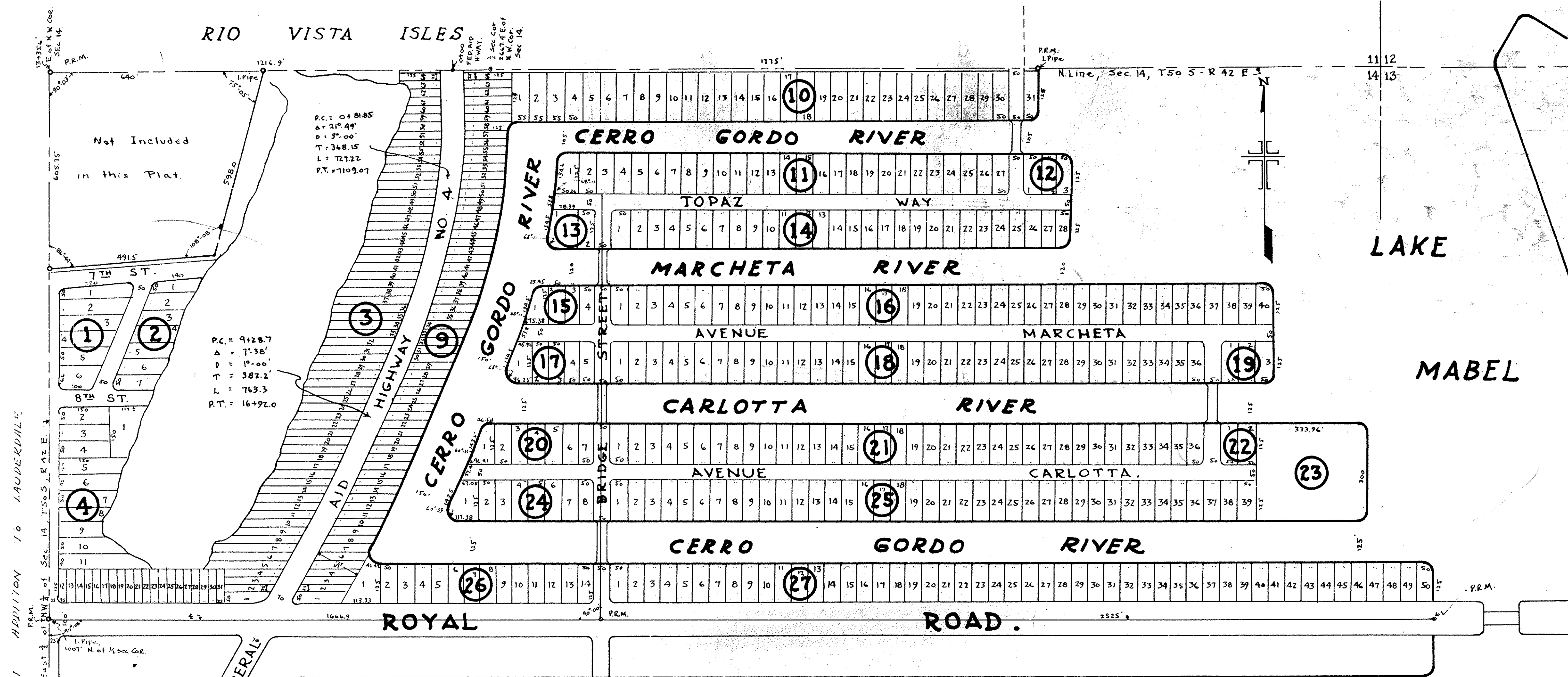
Attachments:

- Plat of Section A, Lauderdale Harbors, PB 9/1
- Plat of "A Resubdivision of Blocks 11 to 14 incl. 'Section A' Lauderdale Harbors, PB 32/37

9-1

66496

For Revocation of Plat
see Weil Pl. 224 pages 215 + 217.



SECTION A
LAUDERDALE HARBORS

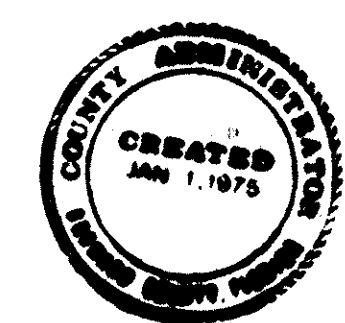
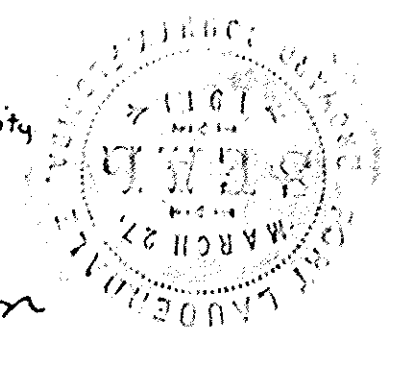
FORT LAUDERDALE - BROWARD COUNTY, FLA.

for
LAUDERDALE HARBORS, INC.

DEVELOPERS

J.G. RAKOWSKY - RES. ENGR.
SCALE: 1" = 200 FEET.

I, JASPER LAWSON, City Clerk, do hereby certify that the attached plat was approved and accepted for record at a regular meeting of the City Commissioners of City of FORT LAUDERDALE, FLORIDA, held on the 29 day of September, A.D. 1925. Witness my hand and seal this 29 day of September, A.D. 1925.
Jasper Lawson
CITY CLERK.



STATE OF FLORIDA
COUNTY OF BROWARD
I HEREBY CERTIFY that this is a true and correct copy of a map or plat as the same appears of record in Plat Book 9 at Page 1 of the public record of Broward County Florida. WITNESS my hand and official seal in the City of Fort Lauderdale, FL this 1st day of Oct. A.D. 1927.
By *A. Mester* County Administrator

STATE OF FLORIDA
COUNTY OF BROWARD
I hereby certify that I have surveyed and plotted the North 1679 feet of the N.E. 1/4 of Sec. 14, T.50 S., R.42 E., and the North 179 feet of the East 1/2 of the N.W. 1/4 of Sec. 14, T.50 S., R.42 E., and that portion of the N.W. 1/4 of Sec. 13, T.50 S., R.42 E., lying North of a point 1007 feet North of the South line of said N.W. 1/4 of Sec. 13, T.50 S., R.42 E., and West of Lake Mabel, in the manner shown hereon, that permanent reference monuments have been established at the location shown and that the dimensions shown on said plat are correct to the best of my knowledge and belief.
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 19 day of Oct. A.D. 1925.

J. R. Lawson
RES. CIVIL ENGINEER.

ATTEST:

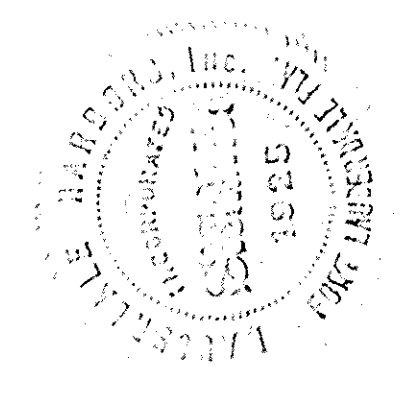
STATE OF FLORIDA
COUNTY OF BROWARD
This instrument filed for record on the 24 day of Oct. 1925 and recorded in Book 9 Page 1
RECORD VERIFIED
By *Frank A. Bryan*
Clerk of the Court
Oct. 1925

STATE OF FLORIDA
COUNTY OF BROWARD
I, the undersigned authority, do hereby certify that on this 25th day of August, A.D. 1925, personally appeared before me *W. M. Adams*, President, and *C. C. HANCOCK*, Secretary, officers of LAUDERDALE HARBORS, INC., a Florida corporation, and they each of them acknowledged to me the foregoing dedication by and with the authority of the Board of Directors of said corporation and they also acknowledged that the attached seal is the seal of said corporation and was affixed by and with the authority of said Board of Directors.
In witness whereof, I have hereunto set my hand and seal the day and year first written above.

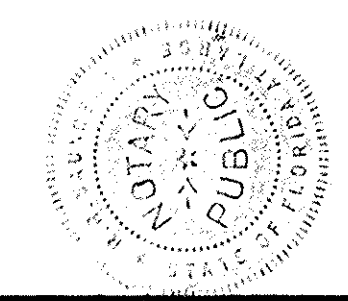
NOTARY PUBLIC, STATE OF FLA. at large
MY COMMISSION EXPIRES AUGUST 17, 1929.

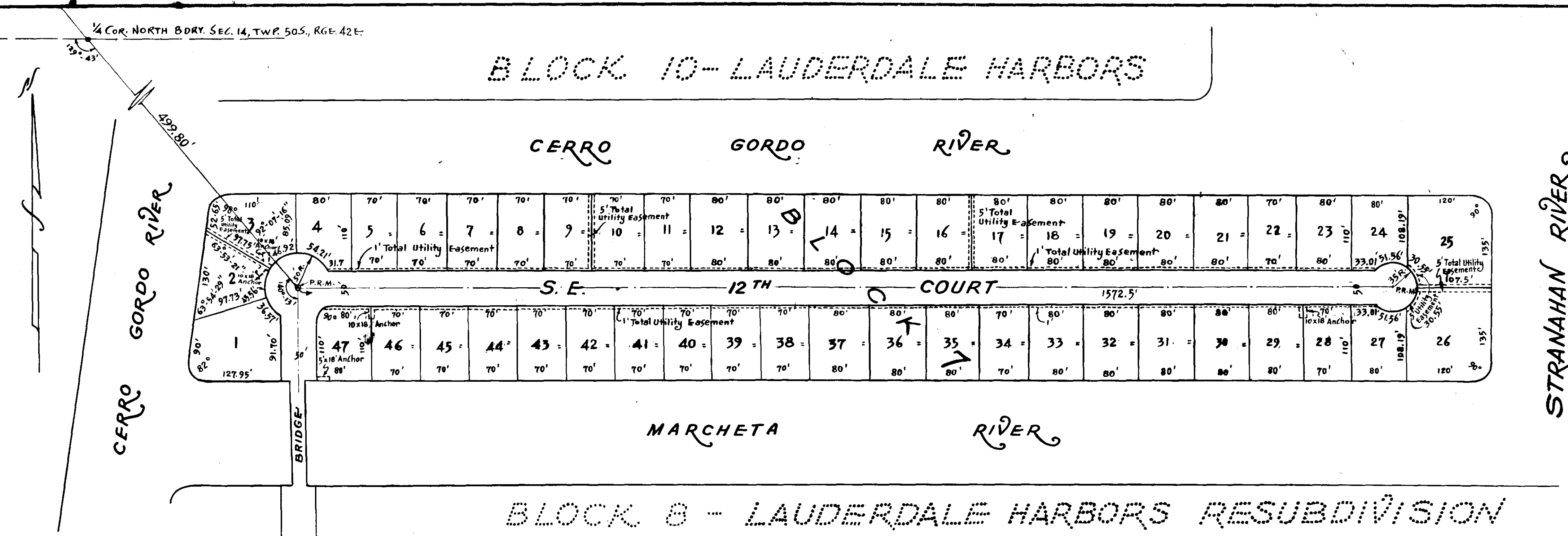
KNOW ALL MEN BY THESE PRESENTS - That "Lauderdale Harbors, Inc.", a Florida Corporation, has caused the above described land shown on the annexed plat as being in Sections 14 and 13, T.50 S., R.42 E., to be surveyed, subdivided and plotted under the name of SECTION A, LAUDERDALE HARBORS, and said corporation does hereby dedicate to the public in fee simple forever all streets, parks and highways, as shown thereon.
In testimony whereof "LAUDERDALE HARBORS, INC." has caused these presents to be executed, in its corporate name, and its corporate seal attached hereto by and with the authority of the Board of Directors of said corporation, this 25th day of August, A.D. 1925.
C. C. Hancock
SECRETARY
W. M. Adams
PRESIDENT.

WITNESSES
C. C. Hancock
W. M. Adams



State of Florida, Broward County.
I hereby certify that the dedication of land shown on the annexed plat complies with an act to regulate the making and filing of maps of lands and water in the State of Florida approved by the Legislature on the 11th day of June A.D. 1925.
Witness my hand and official seal this 24 day of October 1925.
Frank A. Bryan, Clerk of the Court
By *M. L. Garrison* H. L.





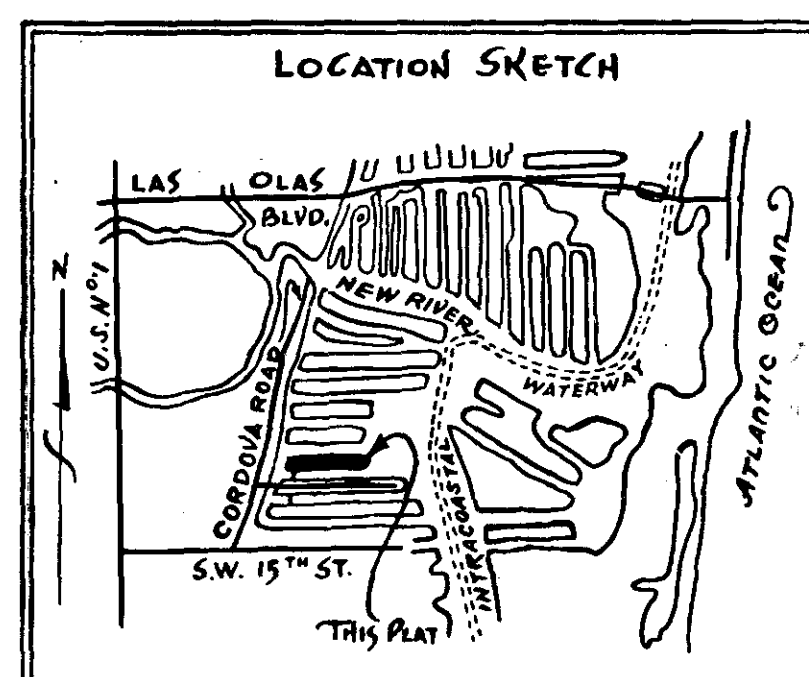
A RESUBDIVISION OF BLOCKS 11 TO 14 INCL. "SECTION A" LAUDERDALE HARBORS

SEC. 14, TWP. 50 S., RGE. 42 E.
FORT LAUDERDALE - BROWARD COUNTY - FLORIDA

J.W. McLAUGHLIN CIVIL ENGINEER
FORT LAUDERDALE - FLORIDA
SCALE IN FEET 1"=100'
MAY 1953

DESCRIPTION

BLOCKS 11 TO 14, INCLUSIVE,
OF "SECTION A", LAUDERDALE
HARBORS, ACCORDING TO THE
PLAT THEREOF, RECORDED IN
PLAT BOOK 9, PAGE 1, OF THE
PUBLIC RECORDS OF BROWARD
COUNTY, FLORIDA.



STATE OF FLORIDA } SS
COUNTY OF BROWARD }

This is to certify that this Plat has been approved and accepted for record
by the City Commission of the City of Fort Lauderdale, Florida, in and by
Ordinance No. 26-947 adopted by said City Commission on the 25th day of JULY, 1953.

IN WITNESS WHEREOF: the said City Commission has caused these presents
to be attested by its Auditor and Clerk and the corporate seal of said city to be
here affixed this 2nd day of JULY, 1953.

St. Marshall
CITY AUDITOR AND CLERK

STATE OF FLORIDA } SS
COUNTY OF BROWARD }

I HEREBY CERTIFY: that this Plat complies with the provisions of "AN ACT TO
REGULATE THE MAKING OF SURVEYS AND FILING FOR RECORD OF MAPS AND
PLATS IN THE STATE OF FLORIDA", approved by the Governor, June 11th, 1925.

Ted Cabot
CLERK OF THE CIRCUIT COURT
By: *Berachy Adams*
DEPUTY CLERK

This instrument filed for Record this 31 day of AUG., 1953, and
recorded in Book 32, of Plats at Page 37, RECORD VERIFIED.

Ted Cabot
CLERK OF THE CIRCUIT COURT
By: *Berachy Adams*
DEPUTY CLERK

STATE OF FLORIDA } SS
COUNTY OF BROWARD }

I HEREBY CERTIFY: that this Plat is a true and correct representation of a
Survey made by me and that Permanent Reference Monuments have been set as
indicated.

Dated at Fort Lauderdale, Florida, this 2nd day of JULY, 1953.

J.W. McLaughlin
REGISTERED ENGINEER No. 1713
REGISTERED LAND SURVEYOR No. 467
STATE OF FLORIDA

KNOW ALL MEN BY THESE PRESENTS: That we, the undersigned as officers
of Lauderdale Harbors Inc., a Florida Corporation, owners of the lands shown
and included on this Plat have caused said lands to be subdivided and
platted as shown hereon. All previous Plats of said lands are
hereby voided, annulled, cancelled and superseded by this Plat.

WE, the undersigned hereby dedicate to the perpetual use of the
public for the proper uses thereof, all thoroughfares shown on this Plat.

IN WITNESS WHEREOF: We have hereunto set our hands and affixed our seals.

WITNESSES:
Audrey J. Willard
Donna Woodward

Isabel Miller (SEAL)
LAUDERDALE HARBORS INC., VICE PRESIDENT
George W. Gill, Jr. (SEAL)
LAUDERDALE HARBORS INC., SECRETARY

STATE OF FLORIDA } SS
COUNTY OF BROWARD }

I HEREBY CERTIFY: That on this day personally appeared before me, an
officer duly authorized to administer oaths and take acknowledgements, ISABEL
MILLER, and GEORGE W. GILL, Jr., Vice President and Secretary of Lauderdale Harbors, Inc.,
and they acknowledged before me that they executed the foregoing dedication
as such officers of said Corporation, in the name of said Corporation.

WITNESS: My hand and official seal at Fort Lauderdale, Broward County,
Florida, this 29th day of JUNE, 1953.

Donna Woodward
NOTARY PUBLIC - STATE OF FLORIDA
MY COMMISSION EXPIRES: Nov. 12, 1955

This is to certify that the CITY PLANNING BOARD of Fort Lauderdale, Florida,
approved and accepted this Plat by Resolution adopted this ___ day of ___ 1953.

Approved for Record:
W.B. Davis
COUNTY ENGINEER

Approved for Record:
E.L. Pothum
CITY ENGINEER

ITEM VIII

MEMORANDUM MF NO. 25-03

DATE: January 15, 2025

TO: Marine Advisory Board Members

FROM: Andrew Cuba, Marine Facilities and Parks Manager

RE: MAB Meeting - Dock Waiver of Distance Limitations – Adrian Walchi / 1414 SE 12th Street #1A Slip 21

Attached for your review is an application from Adrian Walchi / 1414 SE 12th Street #1A Slip 21.

APPLICATION AND BACKGROUND INFORMATION

The applicant is requesting approval for an existing 18.8'+/- long x 13.67'+/- wide boat lift extending a maximum of +/- 27.8' into the adjacent Cerro Gordo River. The distance this structure extends from the property line into waterway is shown in the survey and summarized in the Table below:

TABLE

EXISTING STRUCTURE	STRUCTURE MAXIMUM DISTANCE FROM PROPERTY LINE	PERMITTED DISTANCE WITHOUT WAIVER	AMOUNT OF DISTANCE REQUIRING WAIVER
Boat Lift	27.8'+/-	25'	2.8'+/-

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 cites the boat lift's positive environmental impact derived from the vessels' removal from the water. In addition, the boat lift serves to reduce potential damage to the watercraft while docked.

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 width of the waterway to the adjacent shoreline is +/- 118 feet, according to the Summary Description.

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

Adrian & Natalia Walchli
1500 Southeast 12th Street, #1A, Fort Lauderdale, Florida 33316
Slip # 21

**APPLICATION FOR WAIVER OF DISTANCE LIMITATION FOR
EXISTING BOAT LIFT**

Adrian & Natalia Walchli
1500 Southeast 12th Street, #1A, Fort Lauderdale, Florida 33316
Slip # 21

Table of Contents

- Application.....5
- Narrative.....6
- Proof of Ownership.....9
- Distance Waiver resolution 24-234.....12
- Zoning Aerial.....19
- Current Survey.....21
- Site Photographs.....23

Adrian & Natalia Walchli
1500 Southeast 12th Street, #1A, Fort Lauderdale, Florida 33316
Slip # 21

**APPLICATION FOR WAIVER OF DISTANCE LIMITATION FOR
EXISTING BOAT LIFT**

Adrian & Natalia Walchli
1500 Southeast 12th Street, #1A, 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: Walchli, Adrian and Natalia

TELEPHONE NO: 305-725-8403 305-252-0118. EMAIL: awalchli@marinsa.com
(home/cellular). (business)

2. **APPLICANT'S ADDRESS** (if different than the site address): 1500 SE 12 Street unit #1a, Fort Lauderdale FL 33316, Assigned boat slip #21

3. **TYPE OF AGREEMENT AND DESCRIPTION OF REQUEST:** Request waiver of distance limitation for For existing Boat Lift

3. **SITE ADDRESS:** 1500 SE 12 Street unit #1a, Fort Lauderdale FL 33316, assigned boat slip #21 **ZONING:** RML-25- Residential Multifamily Low Rise/ Medium Density

LEGAL DESCRIPTION AND FOLIO NUMBER: HEMINGWAY LANDINGS CONDO BLDG 3 UNIT 1A (AKA 16) PER CDO BK/PG: 46599/19

4. **EXHIBITS** (In addition to proof of ownership, list all exhibits provided in support of the applications).
Proof of ownership documents and exhibits listed in Table of Contents

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 _____

Narrative

Adrian & Natalia Walchli ("Applicant") file this Marine Advisory Board ("MAB") application for an after-the-fact distance waiver with respect to an existing Boat Lift owned by the Applicant

The Applicant acquired the real property 04/27/2020 with a boat slip assigned to the property of #21. The applicant filled out a request to install a Boat lift on the assigned slip # 21 from the HOA of Hemmingway Landings, the application was reviewed and approved.

The existing Boat Lift received Broward County, Environmental Permitting Division, Environmental Review Approval Certificate # 000429830 on 7/31/2020. The existing boat lift also received building permit from the City of FORT LAUDERDALE, permit BLD-BDSP-20080023 on 9/02/2020. The Boat Lift was installed and the permit was closed on 10/05/2020. The lift dimensions are a rectangle of 13.67' wide by 18.8' long, it fits well within the assigned space of slip 21 and does not intrude into the neighboring slip #20.

On 12/13/2024 the violation below was issued to the Applicant for having the boat lift extend more than the allowed 25' into the waterway.

47-19.3.(C)

Violation Type:

12/13/2024

Violation Code:

Boat slips, docks, boat davits, hoists and similar mooring structures.

ToWit:

THERE IS A BOAT LIFT MOORING STRUCTURE INSTALLED AT BOAT SLIP TWENTY-ONE (21) ON THIS PROPERTY THAT EXTENDS BEYOND THE PERMITTED TWENTY-FIVE (25) PERCENT OF THE WIDTH OF THE CANAL OR WATERWAY OR TWENTY-FIVE (25) FEET OF THE WIDTH OF THE CANAL OR WATERWAY (WHICHEVER IS LESS AS MEASURED FROM THE PROPERTY LINE). THE BOAT LIFT MOORING STRUCTURE WAS MEASURED TO EXTEND TO APPROXIMATELY 27.6 FEET INTO THE CANAL OR WATERWAY.

Corrective Action:

MAKE ALL REPAIRS AND/OR ALTERATIONS NECESSARY TO THE BOAT LIFT MOORING STRUCTURE TO COMPLY WITH THE PERMITTED ENCROACHMENT INTO THE WATERWAY OF TWENTY-FIVE (25) PERCENT OF THE WIDTH OF THE CANAL OR WATERWAY OR TWENTY-FIVE (25) FEET OF THE WIDTH OF THE CANAL OR WATERWAY (WHICHEVER IS LESS AS MEASURED FROM THE PROPERTY LINE) AS PER THE REQUIREMENTS OF SECTION 47-19.3.(C). OBTAIN ALL PERMITS NECESSARY.

Ordinance:

No boat slips, docks, boat davits, hoists, and similar mooring structures not including mooring or dolphin piles or a seawall, may be constructed by any owner of any lot unless a principal building exists on such lot and such lot abuts a waterway. Mooring structures, not including mooring or dolphin piles, shall not extend into the waterway more than twenty-five (25) percent of the width of the waterway or twenty-five (25) feet whichever is less as measured from the property line.

Comply By Date:

01/13/2025

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

1. The Boat lift has a positive environmental impact derived from removing the vessel from the water. In addition to protecting the watercraft and reducing the potential for damage to watercraft while docked, boat lifts keep bottom paints out of Florida's water and reduced the possibility of pollution incidents from watercraft while they are docked on the boat lift.
2. The existing boat lift is mounted on 2 each pilings that are marked "Y" and "X" on the attached survey. The city has granted a waiver of distance for the 2 pilings: Resolution 24-234 that is attached.
3. The existing boat lift is situated extremely close to the permissible 25- foot boundary 7" from piling "Y" and 5" from piling "X". Requiring removal and replacement of these structures would present an extraordinary challenge due to the proximity of the existing embedment. Creating new embedment in such close proximity to the current ones would likely compromise, the stability of the new embedment and affect the stability of the boat lift.
4. The existing Boat lift structure does 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 structure does not impede navigation within the Cerro Gordo River.

Applicant requests the support of the Marine Advisory Board and approval of the distance waiver for the boat lift of 27'8" for Structure on piling "Y" and 27'6" for structure on piling "X"

Proof of ownership



Site Address	1500 SE 12 STREET #1A, FORT LAUDERDALE FL 33316	ID #	5042 14 BF 0160
Property Owner	WALCHLI, ADRIAN & NATALIA	Millage	0312
Mailing Address	1500 SE 12 ST #1A FORT LAUDERDALE FL 33316	Use	04
Abbr Legal Description	HEMINGWAY LANDINGS CONDO BLDG 3 UNIT 1A (AKA 16) PER CDO BK/PG: 46599/19		

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\(8\)](#).

* 2025 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2025*	\$146,520	\$1,318,660	\$1,465,180	\$801,950	
2024	\$146,520	\$1,318,660	\$1,465,180	\$801,950	\$14,602.81
2023	\$126,980	\$1,142,840	\$1,269,820	\$778,600	\$14,361.02

2025* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$1,465,180	\$1,465,180	\$1,465,180	\$1,465,180
Portability	0	0	0	0
Assessed/SOH 22	\$801,950	\$801,950	\$801,950	\$801,950
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	\$751,950	\$776,950	\$751,950	\$751,950

Sales History

Date	Type	Price	Book/Page or CIN
4/27/2020	WD-Q	\$795,000	116500858
2/29/2012	SWD-Q	\$675,000	48606 / 890
11/16/2011	QC*-T	\$100	48322 / 575
11/17/2011	SW*-D	\$10,000,000	48322 / 570

Land Calculations

Price	Factor	Type
Adj. Bldg. S.F.		2288
Units/Beds/Baths		1/3/3.5
Eff./Act. Year Built: 2010/2009		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F2		
R								
1						2211		



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

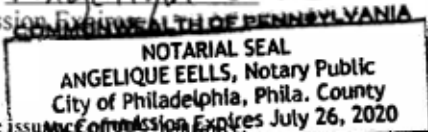
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 27th day of April, 2020, by George A. Bochetto and Christy Adams, who: ☒ is personally known to me or ☐ produced Adrian Walchli as identification.

Angeliqe Eells
NOTARY PUBLIC (signature)

Print Name: Angeliqe Eells

My Commission Expires July 26, 2020

Stamp/Seal:



Incident to the issuance of this
WARRANTY DEED

REV. 4-14-15

fp

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

Distance Waiver Resolution 24-234

RESOLUTION NO. 24-234

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, PURSUANT TO SECTION 47-19.3(e) OF THE CITY OF FORT LAUDERDALE, FLORIDA UNIFIED LAND DEVELOPMENT REGULATIONS ("ULDR") GRANTING AN AFTER THE FACT WAIVER OF THE LIMITATIONS OF ULDR SECTION 47-19.3 (d) TO PERMIT HEMMINGWAY LANDINGS CONDOMINIUM ASSOCIATION, INC., A NOT FOR PROFIT FLORIDA CORPORATION, AS ASSIGNEE OF AND FOR THE USE AND BENEFIT OF THE RESPECTIVE CONDOMINIUM UNIT BOAT SLIP OWNERS', WHICH SUCH BOAT SLIPS ARE LIMITED COMMON ELEMENTS UNDER THE DECLARATION OF CONDOMINIUM FOR THE HEMINGWAY LANDINGS CONDOMINIUM, SUCH DECLARATION BEING RECORDED AT OFFICIAL RECORDS BOOK 46599, PAGE 19 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID CONDOMINIUM BEING LOCATED WITHIN THE RIO VISTA ISLES NEIGHBORHOOD, GRANTING A WAIVER FOR THE TWENTY TWO (22) EXISTING PILES EXTENDING A MAXIMUM OF 27.7' +/- FROM THE SOUTHERLY WATERWARD CONDOMINIUM PROPERTY LINE INTO THE ADJACENT WATERS OF CERRO GORDO RIVER, SUCH PROPERTIES BEING LOCATED AT 1414, 1424 and 1500 SE 12TH STREET, FORT LAUDERDALE, FLORIDA, 33316 AND MORE PARTICULARLY DESCRIBED BELOW; SUBJECT TO CERTAIN TERMS AND CONDITIONS; REPEALING ANY AND ALL PARTS OF RESOLUTIONS IN CONFLICT HERewith; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the term "Condominium" as used herein shall refer to the property subjected to the Declaration of Condominium dated October 16, 2009 and recorded in the Public Records of Broward County, Florida at Official Records Book 46599, Page 19 (hereinafter, "Declaration of Condominium"); and

WHEREAS, Hemmingway Landings Condominium Association, Inc. a Florida not for profit corporation, as assignee for and on behalf of the Condominium Unit Boat Slip Owners (hereinafter "Applicant") who own the Condominium Unit Boat Slip #s in question as limited common elements appurtenant to the individually owned Condominium Units under the Declaration of Condominium r, such Boat Slips being located at 1414, 1424 and 1500 S.E. 12th

Street in the City of Fort Lauderdale, Broward County, Florida, a topographic survey of the Slips for Hemmingway Landings Condominium is attached hereto as **Exhibit "A,"** a copy of which is on file with the City of Fort Lauderdale's Office of Marine Facilities; and

WHEREAS, Applicant, as assignee of and on behalf of the Condominium Unit Boat Slip Owners, is requesting approval for the twenty-two (22) existing mooring piles extending a maximum of 27.7' +/- from the property line into the Cerro Gordo River, as measured from the Southerly condominium waterward property line; and

WHEREAS the Condominium Unit Boat Slip Owners and the respective Boat Slips they own are set forth in **Exhibit "B"** attached hereto; and

WHEREAS, the term "Upland Property" as used herein is described in Exhibit "A" to the Declaration of Condominium; and

WHEREAS, the City's Marine Advisory Board on September 5, 2024, reviewed the application for dock waiver filed by the Applicant and voted unanimously in a roll call vote to recommend approval;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA:

SECTION 1. That pursuant to the provisions of Section 47-19.3(e) of the City of Fort Lauderdale, Florida Unified Land Development Regulations (ULDR), the City Commission hereby grants a waiver of the limitations of ULDR Section 47-19.3 (d), to allow the respective Condominium Unit Boat Slip Owners' use of twenty-two (22) existing mooring piles extending a maximum of 27.7' +/- from the Southerly waterward condominium property line into the Cerro Gordo River, such distances being more specifically set forth in the Table of Distances set forth below:

EXISTING STRUCTURES	STRUCTURE DISTANCE FROM PROPERTY LINE	PERMITTED DISTANCE WITHOUT WAIVER	DISTANCE REQUIRING A 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	26.0 +/-	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	27.7 +/-	25'	2.7' +/-
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' +/-

SECTION 2. That the above waiver is subject to the following additional conditions to be performed by the Applicant or Condominium Unit Boat Slip Owners as more particularly set forth herein:

1. Except as to the existing mooring piles authorized by this Resolution to extend beyond the limitations provided in ULDR Section 47-19.3(d), the Condominium Unit Boat Slip Owners, their successors and assigns, are 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. Use of the Boat Slips, which are appurtenant to the upland single-family Condominium Unit residences, and occupation thereof, shall be in conformity with the above referenced Declaration of Condominium and the City's ULDR and other applicable municipal, county, state and federal laws, rules, regulations and ordinances, including, but not limited to City Codes, Unified Land Development Regulations and City's Minimum Housing Code, as same may be amended from time to time.
3. Maintenance and repair of the vessels moored within the Boat Slips at this location shall be permitted only in accordance with City Code § 8-149 and in compliance with City Code of Ordinances, Chapter 17, Noise Control.

4. Use of the Boat Slips shall be limited to the Condominium Unit Owners or their tenants or occupants in possession of the corresponding Condominium Units within the Upland Property.
5. As a condition of granting this "waiver" pursuant to ULDR Sec. 47-19.3 (e) and Section 10.6 of the Declaration of Condominium, (A) no portion of a Condominium Unit (other than the entire Condominium Unit) may be rented; (B) Condominium Units may be leased only for periods of at least six (6) consecutive months; (C) No Condominium Unit may be leased more than two (2) times per year; and (D) Tenants of a Condominium Unit may not sublease that Condominium Unit.
6. Violation of any of the foregoing conditions is unlawful and constitutes a violation of the City's ULDR and may result in revocation of this Resolution by the City Commission.
7. The Applicant is required to install and affix reflector tape to the existing mooring piles authorized to extend beyond the limitations provided in ULDR Section 47-19.3(d). The reflector tape must be formulated for marine use and be in one (1) of the following uniform colors: international orange or iridescent silver. On all such piles, the reflector tape shall be at least five (5) inches wide and within eighteen (18) inches of the top of the pile.

SECTION 3. That all Resolutions or parts of Resolutions in conflict with this Resolution are hereby repealed.

SECTION 4. That this Resolution shall be effective upon (i) Applicant, at Applicant's expense, recording a certified copy of this Resolution and (ii) filing a copy of the recorded Resolution with the Supervisor of Marine Facilities and City Clerk within ninety (90) days of the adoption of this Resolution. Failure to timely meet the conditions of (i) and (ii) shall cause this Resolution to be of no further force and effect.

ADOPTED this 7th day of November, 2024.



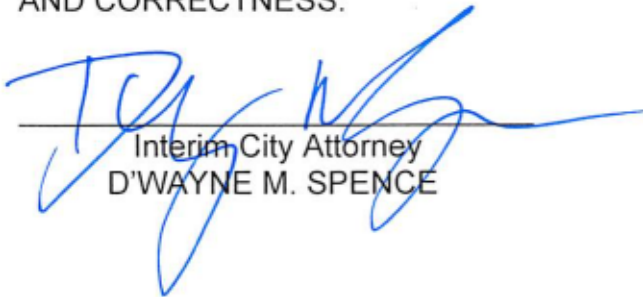
Mayor
DEAN J. TRANTALIS

ATTEST:



City Clerk
DAVID R. SOLOMAN

APPROVED AS TO FORM
AND CORRECTNESS:



Interim City Attorney
D'WAYNE M. SPENCE

Dean J. Trantalis Yea

John C. Herbst Yea

Steven Glassman Yea

Pamela Beasley-Pittman Yea

Warren Sturman Nay

Zoning Aerial



CITY OF FORT LAUDERDALE

Map Created by GIS Mailer

1500 SE 12th street



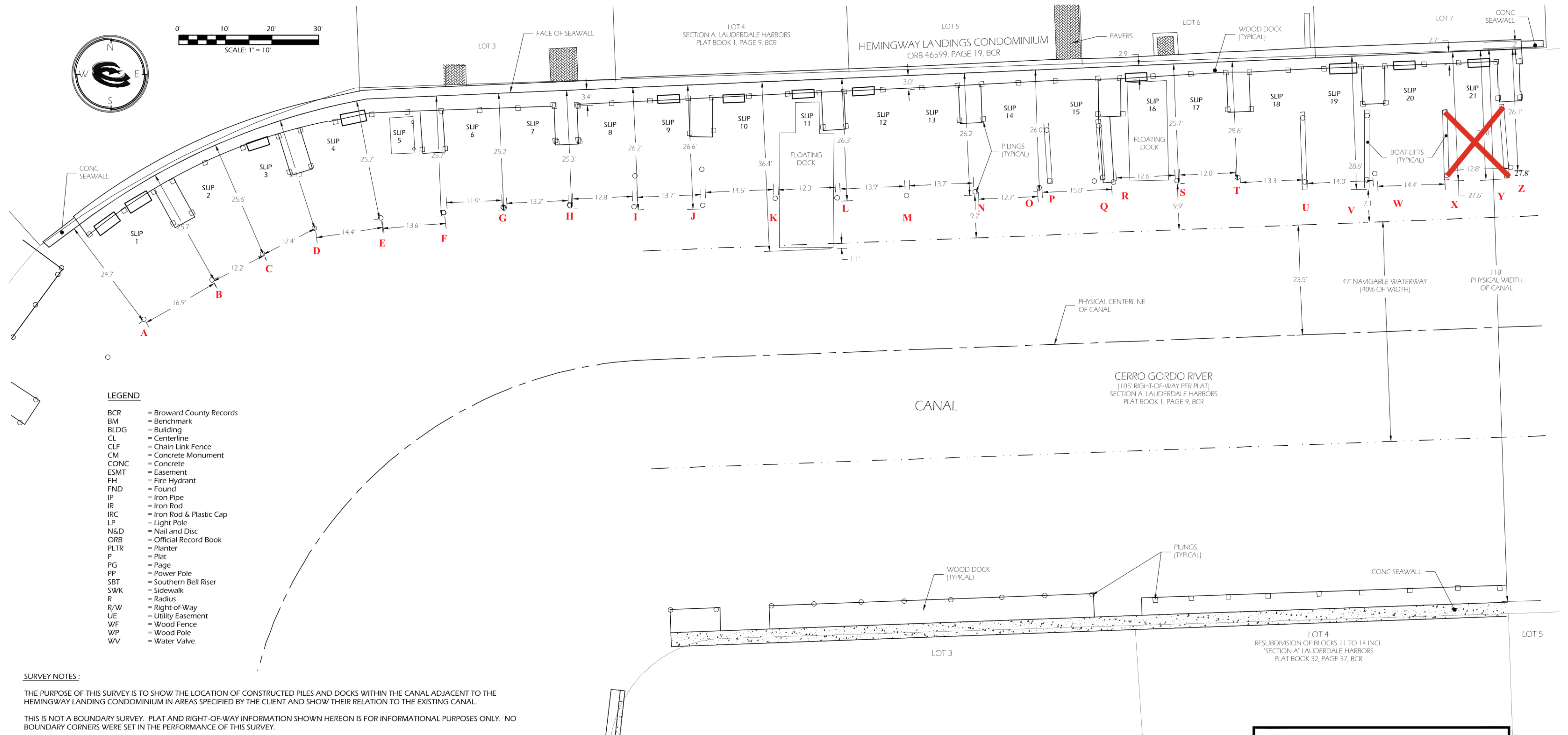
0 40 80 Feet

GIS
Fort Lauderdale

Printed on: 1/25/2024

Current Survey

Adrian & Natalia Walchli
1500 Southeast 12th Street, #1A, Fort Lauderdale, Florida 33316



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.

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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.

NO.	SHEET INDEX
1	SURVEYORS REPORT, MAP OF SURVEY
ADDITIONS OR DELETIONS TO SURVEY REPORTS OR MAPS BY ANYONE OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED	

[illegible]

PROJECT MGR: BRW	 Compass Point surveyors	CPS PN: 24012-A1
CHECKED BY: SAR		DRAWN BY: SAR
		SCALE: AS NOTED
FIELD DATE: 03/25/24		FILE: 240121.dwg
3350 NIM/27 TERRACE CTE 1700 POMPADOUR BEACH FL 33069 PH 954 337 8181 Jt.No. 75-35		

SHEET 01
OF 01

Site Photographs



