



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
THURSDAY, FEBRUARY 6, 2025 – 6:00 P.M.

Cumulative Attendance
May 2024-April 2025

| | | | |
|--|---|---|---|
| Steve Witten, Chair | P | 8 | 1 |
| James Harrison, Vice Chair (dep. 7:07) | P | 7 | 2 |
| Norm Bekoff | A | 3 | 2 |
| Tyler Brunelle | P | 8 | 1 |
| Jason Dunbar (via Zoom) | P | 8 | 1 |
| Barry Flanigan | P | 8 | 1 |
| Robert Franks | P | 7 | 2 |
| John Lynch (dep. 8:00) | P | 8 | 1 |
| Noelle Norvell | A | 6 | 3 |
| Bob Swindell | P | 2 | 0 |
| Bill Walker | P | 6 | 3 |
| LaRhonda Ware (arr. 6:06) | P | 1 | 0 |
| Robert Washington | P | 8 | 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
- Bob Dunckel, Assistant City Attorney
- Sergeant Travis O’Neal, Marine Unit
- Manuel Garcia, Senior Code Compliance Officer
- Edward Eason, Code Compliance Officer
- Deputy Chief Garret Pingol, Fire Rescue Marine Team
- Captain Chad Robertson, Fort Lauderdale Fire Department
- 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 6:00 p.m.

II. Statement of Quorum

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

Chair Witten noted that as Mr. Dunbar was attending the meeting via Zoom, he would not be able to vote on any items brought before the Board.

III. Approval of Minutes – January 2, 2025

Motion made by Mr. Swindell, seconded by Mr. Franks, to approve. In a voice vote, the **motion** passed unanimously.

IV. Introduction of New Member – LaRhonda Ware

New Board member LaRhonda Ware arrived at 6:06 p.m. and introduced herself to the Board.

V. Waterway Crime and Boating Safety Report

- **Sgt. Travis O’Neal – Marine Unit**
- **Deputy Chief Garrett Pingol – Fire Rescue Marine Team**
- **Manny Garcia – Senior Code Compliance Officer**

Sergeant Travis O’Neal of the Fort Lauderdale Police Department's Marine Unit reported the following activity from January 2025:

- 86 calls for service
- 1 boat burglary
- 4 vessel crashes without significant injuries or damage
- 31 citations

Sgt. O’Neal concluded that there are no pending special events until the Tortuga Festival in April 2025, followed by the Air and Sea Show in May.

Senior Code Compliance Officer Manny Garcia reported the following activity since November 2024:

- 63 waterway inspections

Officer Garcia noted that one inspection led to the identification of a vessel on which major cosmetic work was being performed while on the waterway, resulting in the deposit of debris into the waterway. Code Compliance stopped the work and issued the property with a notice to appear, which led to a fine of \$2500.

Chair Witten requested clarification of Code Compliance's hours of operation. Officer Garcia replied that they are on the water Mondays and Thursdays to perform inspections, and will send Officers if issues are reported. Code Compliance works Monday through Thursday from 6:30 a.m. until 5 p.m.

Deputy Fire Chief Garret Pingol provided an overview of the Fire Rescue Marine Team's responsibilities, explaining that he hoped to expand this team beyond its current services. They currently practice adaptive response, which means the Officers who staff the Marine Team's vessels travel back and forth between those vessels and land-based Fire Rescue units to respond to emergencies. The team's long-term vision is to maintain a presence on the water all day with law enforcement and environmental services.

Deputy Chief Pingol continued that the Fire Rescue Marine Team is staffed with three units and a minimum of eight personnel each day, all of whom are trained in basic firefighting, shipward firefighting, paramedic response, and dive/rescue capabilities. They are the only fire boat team in Broward County which provides both fire and dive/rescue services.

The team responds to 30 to 40 calls per month, including marine accidents and medical emergencies on the Intracoastal Waterway and offshore. The Marine Team's watercraft can specialize in medical evacuations due to its size. This means, however, that land-based units at his Fire Station go out of service in order to respond on the water, which requires movement of coverage on land. Similarly, when land-based units are called out, boats would not be available to respond.

Fire Rescue services address incidents as low, moderate, or high risk. Deputy Chief Pingol provided the Board members with a handout listing average arrival times and demographic information, pointing out that the Marine Team relies on assistance from land-based units for many waterway incidents, as there is not a constant active waterway presence. This may include verbal or visual contact with vessels on the water, and may include commandeering a vessel to respond if necessary.

The Marine Team hopes to provide its services on a County-wide basis. In 2021 and 2022, the volume of marine calls rose to a rate that could not be accommodated through County-wide dispatch. At present, agencies must contact the Marine Team if they want assistance. This lowered the call volume significantly and helped keep land-based units available at stations. Deputy Chief Pingol emphasized that the Marine Team wants to return to its previous modality of responding on a County-wide basis in partnership with other agencies.

Chair Witten explained that one of the Board's initiatives in 2025 is to support the addition of a third fire boat for the Fort Lauderdale Fire Department and provide those services on the water on a full-time basis. He emphasized the importance of maintaining these services in a waterfront municipality.

Mr. Flanigan requested a comparison of the marine Fire Rescue presence in Broward County with those in Palm Beach and Miami-Dade Counties as well as Port Everglades. Deputy Chief Pingol advised that Port Everglades maintains its own fire/rescue services and is assisted by the Fire Rescue Marine Team in a supportive capacity. The Marine Team's focus is on Intracoastal Waterway and oceanside safety. He noted, however, that Miami-Dade has two separate initiatives: a boat team that can respond to emergencies in the Port, and a separate team that responds oceanside or within their river systems. Palm Beach County operates under a similar but more reserved structure, with limited to no fire boat service available throughout the entire County.

Mr. Walker asked if funding is an issue. Deputy Chief Pingol characterized all City environmental, public safety, and law enforcement services as insurance, which the agencies seek to maximize for the City using the funds available. The Fire Rescue Marine Team is currently working to staff all of its rescue trucks in Fort Lauderdale; as that staffing reaches full capacity, hopefully within the next six months to a year, they will be able to more aggressively seek funds for a full-time Marine Team staff.

Chair Witten advised that he had reached out to Deputy City Attorney D'Wayne Spence to determine whether or not the Marine Advisory Board (MAB) can hold its March 6, 2025 meeting at Fire Station 49, which could provide an educational opportunity for the Board members as well as the public. He concluded that he hoped to take a more proactive stance in 2025.

VI. Presentation – “A Day in the life at Port Everglades”

What occurs when a ship enters the Port, economic impact, Turnaround timelines, the future

- **Glenn Wiltshire – Deputy Port Director, Port Everglades**
- **Brian Grove – Supervisor of Operations, Port Everglades**

Chair Witten introduced Deputy Port Director Glenn Wiltshire of Port Everglades, stating that the Port Everglades Harbor Safety Committee, of which he is a member, is working to build a strong relationship with Port staff.

Mr. Wiltshire explained that Port Everglades is a Broward County Department which operates as an Enterprise Fund. This means they do not collect any local tax dollars, but generate money for the Port from its own commercial activities.

Mr. Wiltshire showed a video of a typical day in Port Everglades, noting that the Port serves cargo ships and petroleum tankers as well as cruise ships. These vessels have to enter the Port lightly loaded, as there are only 42 ft. of water. In 2024, the Port served 4655 ship transits.

Critical partners of the Port include pilots, who guide vessels in and out, and tugboats, which are provided by two different companies. The Port also has a Harbormaster who

controls traffic in and out of the Port in a similar manner to air traffic control. These individuals are on duty 24 hours per day, seven days per week, to oversee ships entering and exiting as well as the berths they will use. When a ship enters the Port, it is tied up by line handlers, who work for Broward County rather than serving as contract employees. They are also available on a 24/7 basis.

Because one-third of the petroleum supply for the state of Florida enters through Port Everglades, security and safety are key concerns. Roughly four million cruise passengers pass through the Port annually as well. BSO Fire/Rescue is budgeted \$12 million for safety services. This is approximately one-third of the Port's safety and security budget. Broward Sheriff's Office (BSO) boats, as well as Florida Fish and Wildlife Commission (FFWC) and U.S. Coast Guard vessels, may also be present in the Port.

The Port includes 13 different privately owned petroleum transfer and storage facilities, with over 200 storage tanks. This constitutes the largest non-refinery storage capacity on the East Coast of the United States.

The Port moves over one million containers, or 20 ft. equivalent units (TEUs), per year. Five to ten container ships typically arrive each day to deliver and remove boxes. The containers themselves, and the companies that handle them, are privately owned and lease space from the Port for this purpose. The Port owns and maintains their own cranes, and the container terminals provide crane operators for loading and offloading.

The Port receives specialized cargo, including refrigerated containers which deliver perishables. There are also roll-on/roll-off areas, which can present a challenge in terms of fire response and safety, as well as cement terminals and "float-on/float-off" yacht facilities. There are eight terminals which serve cruise ships, and private unionized labor moves cruise luggage on and off those ships.

1300 fuel tank trucks leave the Port each day, although jet fuel is transported to Miami International Airport (MIA) and Fort Lauderdale-Hollywood International Airport (FLL) via pipelines. Fuel to other airports, however, is carried by truck.

80% of the cargo that comes into the Port stays within 80 miles of the Port. Roughly 60% of rail traffic into and out of the facility is domestic. Most ships leave between 3 p.m. and 5 p.m. each day. Mr. Wiltshire concluded with the following figures:

- 4 million multi-day passengers
- Nearly 1.1 million TEUs of cargo per day
- 5.4 billion gallons of petroleum products per day
- \$26 million worth of economic activity, including over 10,000 direct jobs

The Port Everglades Department has 260 employees who help keep the facilities operating. A bypass road is currently under construction near 17th Street and US 1, expected to open in October 2025 along with the expansion of the Broward County Convention Center and hotel. There is also an offshore sand bypass project, which will

preserve some of the sand that is pushed offshore. The Airport/Seaport/Convention Center Connector will be a light rail system for passengers traveling between these destinations.

Mr. Wiltshire provided flyers created by the Port Everglades Harbor Safety Committee with information on how the Port seeks to ensure safety, particularly between very large and small vessels. This safety program is known as Operation Clear Channel.

Chair Witten advised that Port Everglades offers a boating safety class in conjunction with the Marine Industries Association of South Florida (MIASF) and the Plantation Police Department. The next classes will be held on February 15, 2025 in the city of Plantation and March 15, 2025 at MIASF. Interested parties may register online through the Coast Guard Auxiliary's website.

Vice Chair Harrison left the meeting at 7:07 p.m.

VII. Dock Waiver – 1414 SE 12th Street, #2C Slip 11 / Nicolas & Sharon Dilorio

Nicholas Dilorio, Applicant, explained that he is an owner at the Hemingway Landings condominium at 1414 SE 12th Street, where they are assigned Slip #11. The previous owner of that slip had received a license from Broward County to install a floating dock structure, which was installed with the written approval of the condominium board. Mr. Dilorio advised that he was issued a violation for the floating dock by Code Compliance, which was contacted by the condominium manager and board.

Mr. Dilorio continued that in November 2024, public notice was provided to neighboring properties within 300 ft. of the slip, none of whom objected to his application before the MAB. The Board voted unanimously to recommend approval of the structure to the City Commission.

Mr. Dilorio referred to the Staff memorandum for tonight's Application, which stated that the Applicant requested approval for an existing 31.5 ft. x 12 ft. floating dock that extended a maximum of 36.4 ft. into the adjacent waterway. At the December 17, 2024 City Commission meeting, individuals representing the condominium association alleged that the structure extended beyond the 30% limit. The allegation of discrepancy was based on the use of a Google measurement tool as well as inconsistencies within the provided boundary survey.

The memorandum continued that the Applicant re-submitted plans which shortened the platform by 20 in. to ensure compliance with the 30% limit, based on a site-specific waterway width of 120 ft. The City's licensed surveyor confirmed the accuracy of this width and provided a memorandum to this effect. The modified Application requested a waiver of 9.73 ft. The structure's distance from the property line was listed as 34.73 ft.

Mr. Dilorio asserted that 30% of the 120 ft. waterway width would be 36 ft., where his floating dock is at 34.73 ft. He continued that his Application was before the Board once more in order to address two issues:

- Establishing the width of the waterway from property line to property line
- Showing that the floating vessel platform does not infringe beyond 30% of the confirmed waterway width of 120 ft.

Mr. Dilorio also showed a slide of a memorandum written by the City's surveyor, who concluded that the measurement of the waterway from property line to property line was 120 ft. This was determined by analysis of two recorded plats in Broward County documents.

Mr. Dilorio continued that all owners in his condominium complex are required to sign documents which include a schematic showing a distance of 60 ft. to the center of the channel and 60 ft. from the center to the opposite side, again totaling a distance of 120 ft.

Mr. Dilorio advised that the City Commission had also asked if his slip exceeded more than 30% of the 120 ft. waterway width, which would equal 36 ft. He contacted the original manufacturer of his dock, who had suggested that cubes be removed from the structure to shorten the dock by 20 in. He showed a slide showing the reconfigured dock, which extended 34.73 ft. into the waterway once the structure was shortened by 20 in. He also showed slides reflecting the removal of one of these cubes on January 17, after which the shortened dock did not exceed the 30% limit.

Mr. Dilorio reiterated that there is no violation of the 30% limit at his slip and no encroachment from his slip into another owner's slip. While a boat docked in his slip could potentially extend beyond the slip, so could boats docked in other slips. He concluded that he had no intention of docking a boat that would extend beyond his slip.

Mr. Dilorio showed a number of slides with information he anticipated would be presented in objection to his Application, and briefly reviewed why that information would not be accurate or applicable. He requested the opportunity to review any testimony from other parties at tonight's meeting. Chair Witten confirmed that he would have this opportunity.

Cam Rogers, attorney representing the Hemingway Condominium Association board, recalled that in 2023, citations were issued to the unit owners responsible for all 21 boat slips due to pilings which extended beyond the 25 ft. limitation listed in the City's Unified Land Development Regulations (ULDR) Section 47-19.3.b. The Association had brought this issue before the MAB, which recommended a waiver for the pilings, which were installed when the condominium was being developed.

Mr. Rogers identified Slip 11 in a photograph, noting a portion of the floating vessel platform which he stated extended beyond the 25 ft. limitation. He also identified the

property line and added that a topographical survey lists the distance from the seawall to the end of the floating dock. The property line is located inland of the seawall.

Mr. Rogers explained that the Association is concerned with bringing the marina into compliance while treating unit owners fairly and consistently. He stated that one issue is the 30% limitation, which cannot be mitigated by a waiver. He confirmed that the City Commission had requested that Mr. Dilorio provide a survey of the subject area when his Application came back to them at a later date. He added that Mr. Dilorio must cite extraordinary circumstances which contribute to his request for a waiver.

Mr. Rogers advised that the engine and skeg of a boat are likely to extend “probably 20 inches” from the back of the boat, and stated that it is likely any boat docked at the floating vessel platform would extend to the 30% limitation. Assistant City Attorney Bob Dunckel advised that there should be no focus on “a boat that’s not there” but which could be docked at the slip in the future and could potentially constitute a violation. It was further clarified that Mr. Dilorio does not currently own a boat and no boat is docked at his slip.

Mr. Brunelle asked if the Association had filed complaints with two other vessels shown to extend further into the waterway than Mr. Dilorio’s dock. Mr. Rogers replied that the vessels at Slips 1 through 4 are docked at slips which have “more waterway” into which they can extend. He added that while the Association has not taken a position on any particular boat, Code Compliance has issued citations “where they see fit.” He asserted that the Association has not acted in a discriminatory manner toward any individual, but only wished to see the marina brought into compliance.

Mr. Rogers continued that the issue is one of safety, pointing out that there is no reflector on the platform which extends beyond 25 ft. into the waterway. This could result in the platform not being seen by boats traveling on the waterway at night. He added that there is no extraordinary circumstance which would necessitate leaving the dock in place, which he felt could subject other boaters to safety issues. He concluded that the Association hopes to bring the marina into compliance and requested that the MAB not recommend approval of a waiver for the subject slip.

Chair Witten asked if Mr. Dilorio would be willing to place reflectors on his floating dock to ensure it is visible at night. Mr. Dilorio pointed out that the same concern for visibility would apply to every other structure in the marina without a reflector, and confirmed that if reflectors are required throughout the marina, he would be willing to comply.

Mr. Rogers stated that approving the Application would set a precedent, as there is another floating vessel platform at the marina. If Mr. Dilorio is granted a waiver, the owner of that other platform may make the same request. He reiterated that the Association is trying to bring the marina into compliance.

It was asked if Code Compliance would look at other boats in the area if they were called to investigate the circumstances of a single boat, or if the Association would have to

request a Code inspection of the entire marina. Former Code Compliance Officer Marco Aguilera stated that because he is no longer a Code Compliance Officer, he could not speak to the ongoing Application, as he does not know what has happened since the first citation was issued. He recalled that at the time, he had only cited the floating dock at Slip 11 and the pilings as a whole. He did not recall citing any individual boats that may have projected into the waterway at that time.

Mr. Aguilera continued that he would not have recommended that Mr. Dilorio receive a waiver for his floating dock if he had not felt a waiver would be appropriate. In his opinion, the dock did not constitute a navigational hazard. He reiterated that he could not speak to any actions taken after his involvement with the case ended.

Mr. Lynch left the meeting at 8:00 p.m.

Mr. Rogers stated that boats in Slips 5 through 21 may not extend beyond 36 ft. into the waterway, and added that it is not known whether the floating dock in question is measured from the property line, which is inland of the seawall. He confirmed that if other boats extend beyond 36 ft., they are also within the navigable waterway and are in violation of Code. He also cautioned that if floating docks and lifts remain in the marina, they will be occupied by boats that extend beyond the 30% limitation, which would place the marina in violation.

Attorney Dunckel asked if there were any issues with asking the owners of vessels that extend more than 30% into the waterway to remove those boats. He also asked if the Association would reach out to Code Compliance and request that other violations in the marina be addressed. Mr. Rogers replied that the marina rules state there may not be boats beyond 36 ft. He added that he would have to speak to the Association's board of directors regarding any other action.

Mr. Rogers also pointed out that citations were issued on two boats which were asked to leave the marina and which have left. No other vessels have been cited at this point.

Attorney Dunckel asked if the Association planned to take any further proactive actions against vessels that may constitute violations. Mr. Rogers reiterated that both boats have been moved.

Mr. Brunelle asked if the Association had previously approved the floating dock before Mr. Dilorio purchased his unit and the slip. Mr. Rogers replied that the Association could not legally approve that structure. Mr. Brunelle noted that when Mr. Dilorio was cited for the floating dock, he had shortened it to bring it within the required limitation. He did not see a navigational issue.

Mr. Walker referred to the Code Section addressing mooring devices and structures, and requested clarification of the structure which was cited. It was clarified that the structure is a floating vessel platform on which a vessel could be mounted.

Mr. Brunelle noted that the Board has been consistent regarding the right of an owner with a vessel to lift it out of the water, provided that it does not extend beyond the required limit. Attorney Dunckel stated that floating vessel platforms are viewed differently from boat lifts under state regulation, and are given an exemption from municipal regulation. He added, however, that he has reached out to other Florida municipal attorneys and has received conflicting responses. With regard to Mr. Dilorio's Application, he had advised that if Mr. Dilorio pursued a dock waiver, there would be no need for litigation regarding the structure itself.

At this time Chair Witten opened the public hearing.

Ellyn Bogdanoff, representing unit owner Brian Lilly from the Hemingway Landings condominium, requested clarification of how the original waiver request was voted upon. Attorney Dunckel explained that the MAB had voted to approve the waiver, but the City Commission has not voted on it thus far.

Ms. Bogdanoff stated that with regard to the structure itself, many local jurisdictions have chosen to treat floating platforms as if they were permanent docks. Not all municipal Codes have been updated to address the platforms, which are removable. This distinguishes them from boat lifts, which are permanently attached.

Attorney Dunckel advised that the floating vessel platform Statute is listed under environmental regulations rather than in Chapter 327 of State Statutes, which addresses vessels.

Ms. Bogdanoff continued that while the owner she represents is not opposed to floating platforms, he is one of a group of unit owners who are "trying to stop the chaos" of slip owners she described as disrespectful of rules and regulations. She asserted that her client would have no objection to the floating platform if it was in Code.

Ms. Bogdanoff also emphasized that an individual seeking a waiver must demonstrate extenuating circumstances, and noted that there was no discussion of such circumstances in the record of the November 2024 meeting. She did not see any hardship which applied to Mr. Dilorio's Application.

With respect to the width of the waterway, Ms. Bogdanoff advised that she had reached out to MIAASF, which sent her links to realtors' sites listing the width as 110 ft. She felt this showed a discrepancy regarding the width of the waterway, and that the City Commission had wished to clarify how the width was measured.

Ms. Bogdanoff continued that the goal is for all owners to be within compliance. If the Association does not bring the marina issues under control, she felt they would be almost impossible to police without contacting Code Compliance. She concluded that with no

discussion of extenuating circumstances on the record, she did not know how the waiver had originally been approved by the MAB.

Mr. Brunelle noted that there were no extenuating circumstances when the Association's application related to dock pilings was heard. Ms. Bogdanoff stated that the extenuating circumstances in that case were that engineers told the Association that if the dock pilings were relocated, they were unlikely to remain in place.

Chair Witten commented that he had visited the subject site and spoken with the Applicant, and had observed that other boats appeared to exceed the distance of Mr. Dilorio's structure. He asked what would happen if the owner of one of those vessels was found to be in violation. Ms. Bogdanoff stated that the owner would be asked to move the boat somewhere else.

It was noted once again that Mr. Dilorio had purchased his unit and slip with the structure already in place and previously approved by the Association, which could itself be seen as an extenuating circumstance. Ms. Bogdanoff asserted that while this was for the MAB to determine, she would argue that it was not extenuating, as an owner is obliged to know whether or not their boat is compliant with the requirements of their property.

It was pointed out that there had been no documentation showing the structure was out of compliance until a complaint was recorded. Ms. Bogdanoff replied that "nothing was on the record," and the structure, because it is not considered permanent, had not required a permit when it was installed.

Chair Witten observed that approximately half of the unit owners who have boats at the condominium's marina may need to move those boats. Ms. Bogdanoff clarified that while she does not represent the Association, compliance is the Association's goal.

Attorney Dunckel addressed Ms. Bogdanoff's concerns regarding extraordinary circumstances, stating that he felt she may be confusing the standards required for a variance with the extraordinary circumstances associated with a waiver application. He suggested that the MAB may need to review the array of waivers for which they have recommended approval and determine whether or not the Application before them tonight lies outside or within those boundaries, based upon whether or not other waivers have been issued under similar circumstances.

Ms. Bogdanoff did not agree with Attorney Dunckel's comments, stating that she understood the definition of extraordinary circumstances to be made for each individual waiver rather than measured against the circumstances of other waiver requests. She reiterated that the Board had not discussed extraordinary circumstances for the Application when it was heard, and that the Application had listed the width of the canal as an extraordinary circumstance.

Mr. Cuba read from the Application, which cited the floating vessel platform's positive environmental impact and reduction of potential damage to the watercraft while it is docked as justifications of the request. Ms. Bogdanoff stated that these were not extraordinary circumstances.

It was noted that the Board has discussed how individual views of extraordinary circumstances may differ from one another, including the need to raise a boat out of the water to lessen the possibility of storm damage or because the canal is extremely wide at a particular location.

Ms. Bogdanoff reiterated that these were not extraordinary circumstances, again citing the pilings at the marina as an example of extraordinary circumstances. Attorney Dunckel pointed out that the pilings were originally authorized by the Association, which would constitute a self-created hardship.

Attorney Dunckel addressed the Commission's request for a survey to establish the width of the waterway, pointing out that the property lines of the parcels in question are determined by recorded plats. Looking at the two plats in question showed the width to be 120 ft. He added that the Declaration of Condominium for the subject property attaches a Broward County environmental license which contemplates the possibility of building additional slips. These documents show the width of the canal as 120 ft. Ms. Bogdanoff stated that she was not contesting the 120 ft. listed width of the waterway.

Attorney Dunckel continued that the plats indicate the location of the property lines, which can be inland of the seawall. Mr. Dilorio stated again that his structure extends 34.73 ft. from the property line, which is within the required limitation.

Chair Witten advised that he would assume the width of the waterway as determined by the recorded plats is 120 ft. With regard to extraordinary circumstances, he noted that Attorney Dunckel had indicated there should be a better understanding of what constitutes these circumstances.

Mr. Dilorio addressed the issues raised during Mr. Rogers' presentation, noting that the Association had requested a waiver for the pilings but was not in favor of the waiver he had requested for his own slip, which he characterized as selective enforcement. He added that the original violation against his slip referred to a length of 36.4 ft. beyond the property line as determined by Code Compliance; if the location of the property line was in question, the violation should not have been issued. The plats were recorded in Broward County records in 1935 and would not change unless new plats are recorded to supersede them.

Mr. Dilorio continued that condominium owners pay dues that are applied toward insurance policies which cover liability among other issues. He also advised that another floating vessel platform in the marina extends beyond the pilings; however, the

Association had not brought forward any complaints associated with that slip, nor had it been reported to Code Compliance.

Mr. Dilorio continued that when he was first apprised of the violation, he had contacted the previous unit owner who had installed the floating vessel platform, who informed him that Florida Statutes treated these structures differently from other marine structures. He added that the City Attorney's Office, as well as Mr. Aguilera of Code Compliance, had recommended that he seek a waiver.

Mr. Dilorio asserted that Ms. Bogdanoff was incorrect in stating that extraordinary circumstances were not presented in his original Application of November 12, 2024, as that Application included four justifications for extraordinary circumstances.

Chair Witten requested clarification of how Code Compliance was originally informed of the issue. Mr. Aguilera replied that the condominium association had called Code Compliance and requested that the property be cited for violations, which they showed to him when he arrived at the location. The violations were specific to Slip 11 and the pilings.

Chair Witten asked how Code Compliance determined the distance of either of these structures into the waterway. Mr. Aguilera replied that the Association had provided a survey listing measurements that showed the distance to be over the 25 ft. limitation. He clarified that no citation was issued on that day: he had revisited the property in the presence of the City's Chief Zoning Administrator, who walked the site with him and concurred with the survey provided and agreed there was a violation. He issued the violation at that time.

Chair Witten asked if the Chief Zoning Administrator was equally concerned with other boats that appeared to exceed the floating vessel platform's extension into the waterway. Mr. Aguilera recalled there were fewer vessels at the subject location at the time of his visit.

It was asked how Code Compliance proceeds with issuing a violation. Mr. Aguilera replied that Code Compliance uses the best facts available to them, which may be through use of aerial photos, laser measurements, or other measurement tools, with the understanding that there may be slight discrepancies. They inspect the totality of the circumstances, including identification of navigational hazards caused by violations that are measured in feet rather than inches. He concluded that the measurement of 36 ft. was moot, as the structure was clearly past the 25 ft. limitation.

Clarification was requested of whether or not a City Commissioner had asked specifically for a survey before the Application was brought back to them. Attorney Dunckel replied that while the gist of that discussion had indicated the width of the waterway could be established by survey, there were other ways to establish that width, such as reviewing the recorded plats. He concluded that in his opinion, the Applicant had satisfied the

Commission's request, as the information appeared legally sufficient to establish the waterway width as 120 ft.

Mr. Flanigan commented that the Board's focus is on waterway safety, and any extension into the canal appeared to be minuscule in comparison to the width of the waterway.

Mr. Swindell observed that he would be uncomfortable moving the Application back to the City Commission if the Commissioner's request for a survey had not been met. Attorney Dunckel advised that the Commission had requested this Item be placed on their next Agenda, and if the lack of a survey became an issue, he would take responsibility for it at that time. He reiterated that plats establish property lines.

A question was asked regarding why the Commission had not discussed the use of plat lines rather than a survey. Attorney Dunckel recalled that at that time, the discussion had been in terms of a survey; however, it was later realized that another means of establishing the width could be done. The time frame necessary to procure a survey over the holidays had also been a consideration. He added that the Applicant was also bringing back information that established he had shortened the dock and was no longer in violation.

It was noted that the actual measurement in question is the distance of the floating structure from the property line rather than the width of the entire canal. Attorney Dunckel pointed out that the width of the waterway must be taken into account in order to establish the measurement of 30% from the property line. It was also noted that the width of the waterway would not determine the distance that the structure extends beyond the property line, which was what was requested by the Commission.

Attorney Dunckel concluded that it was his opinion that the MAB is responsible for either recommending or denying approval in time for the Item to appear on the City Commission's next Agenda. Whether their recommendation is for approval or denial, the Application would move forward to the Commission, as the recommendation is not considered binding.

Motion made by Mr. Brunelle, seconded by Mr. Flanigan, to approve. In a roll call vote, the **motion** passed 6-2 (Mr. Swindell and Mr. Walker dissenting).

Chair Witten recommended that members of the MAB attend the upcoming City Commission meeting in support of their recommendation.

VIII. Dock Waiver – 1414 SE 12th Street, #1A Slip 21 / Adrian & Natalia Walchli

Seth Kolton, representing the Applicants, explained that the Applicants are also owners of a unit at the Hemingway Landings condominium and members of that Association. They own Slip 21 in the condominium's marina. They applied and were approved for the installation of a boat lift by the Association as well as by the City.

Mr. Kolton recalled that the MAB had previously recommended a waiver for the condominium association related to dolphin pilings that extended beyond the 25 ft. limitation, which is the maximum allowable distance without a waiver. The Association's waiver was approved by the City Commission on November 17, 2024.

Mr. Kolton stated that the waiver application for the pilings was submitted by the Association to bring all dolphin pilings into compliance. They advocated for a waiver for the pilings for a number of reasons, including the fact that structural integrity of the pilings meant that they could not be relocated. He characterized this as an extraordinary circumstance.

The Applicants subsequently received a violation because their boat lift exceeded the 25 ft. limitation into the waterway. Mr. Kolton explained that the mechanical portions of the boat lift sit directly atop the dolphin pilings, which required the Applicants to seek a waiver.

Mr. Kolton strongly emphasized that the mechanical portions of the boat lift do not extend beyond the pilings. The requested waiver would approve a distance that has already been approved for the dolphin pilings and apply it to the mechanical pieces of the boat lift.

The Applicants have satisfied all the requirements for a waiver. Granting the waiver would not result in any greater encroachment on the navigable waterway than what already exists. The Applicants will continue to comply with all other aspects of the law if the waiver is granted, including any applicable building and zoning regulations, such as maintaining a boat on their lift within 36 ft. from the property line. Mr. Kolton acknowledged that part of the violation issued to the Applicants related to the extension of a boat beyond 36 ft. from the property line; however, this violation has since been corrected.

Mr. Kolton continued that he understood it was likely that the Association, through their counsel, and Ms. Bogdanoff's client as well, would object to the Applicants' request. He pointed out that the Association may claim the boat lift creates a different type of encroachment into the navigable waterway; however, he felt this defied logic, as the lift itself did not extend beyond the location of the pilings themselves. He added that the same structural issues related to the pilings' waiver also applied to the boat lift, as it cannot be moved due to the same structural integrity concerns that prevent the pilings from being moved.

Mr. Kolton continued that there may also be some contention regarding the width of the slips. He asserted that this is not an issue for the Board, but for the condominium association itself.

Mr. Kolton also addressed the issue of a safety hazard, stating that if such a hazard existed, either the Association or Ms. Bogdanoff's client would have brought forward statistical data related to accidents on the canal. No such data has been provided, and Code Compliance has brought forward no violations related to safety.

Mr. Kolton concluded that while the issue of a resident's view may be raised, this is also not an issue for the Board to address. He requested that the Board recommend approval of the waiver to the City Commission.

Chair Witten advised that he visited the subject site, spoke with the Applicant, and took photos of the area. He further clarified that the motor for the lift was added to the top of the pilings.

Mr. Brunelle asked if the lift was atop the pilings when the Board approved the waiver for the pilings themselves. Adrian Walchli, Applicant, replied that the lift has been at the same location for three years and the violation was issued roughly one year ago. He described the issue as the Association seeking to have the City make him remove the lift. The waiver issued for the pilings did not apply to the lift structure.

Attorney Dunckel explained that he was approached several months ago by members of City Staff and a former City Commissioner who shared concerns regarding several pilings that extended more than 25 ft. into the waterway at the subject location. This would have required several different waiver applications. He had proposed that the Association assign individual slip owners the right to apply for waivers for the pilings. This suggestion did not include any reference to the Walchlis' boat lift or any other structures.

Chair Witten asked if the boat lift did not exceed the current dimensions of the Applicants' slip. Attorney Dunckel advised that this was not an issue. Mr. Kolton reiterated that the motor equipment does not extend beyond the pilings.

Clarification of the pilings' distance beyond the 25 ft. limitation was requested. Mr. Kolton identified the pilings significant to the Walchlis' Application on a schematic which showed all the pilings to extend from 6 in. to 2 ft. 7 in. into the waterway. Attorney Dunckel added that any numbers associated with those pilings were not based on the location of the property line, but on a topographic survey supplied by the Association, which measures distance from the wet face of the seawall, which is approximately 1 ft. seaward of the property line.

At this time Chair Witten opened the public hearing.

Cam Rogers, representing the Hemingway Landings condominium association, stated that the Association's intent is to bring their entire marina into compliance. They pursued a waiver for the pilings because every unit owner was cited for them. The waiver was granted because moving the pilings would have compromised the stability of the structures.

Mr. Rogers continued that while the pilings have been approved at the Walchli's slip, the actual mooring structure at that slip is roughly 2.8 in. beyond the 25 ft. limitation. He showed slides of the Applicants', and other, lifts that were approved by the Association,

but were not approved for extension beyond Code limitations. He described this as “a lift that was not really approved,” contending that the lift equipment extends beyond the piling.

Mr. Rogers added that if the waiver is granted, there will continue to be boats appropriate to the lift’s size docked at the slip and extending beyond the 30% rule. Attorney Dunckel pointed out that the Application refers only to the boat lift, and any issues with a boat that may be placed on the lift at a later time would be separate from what is before the Board tonight.

Mr. Rogers also expressed concern for precedent, suggesting that there may be additional waiver requests for slips at the condominium’s marina coming before the Board in the future. He felt the Association has an interest in providing fair and consistent enforcement of the Code, and that the requesting/granting of waivers must stop unless there are extraordinary circumstances, as they would prevent the Association from ever reaching its goal of compliance.

Mr. Brunelle asked if a waiver was required when the lift was installed. It was confirmed that no waiver was required, as the lift was considered to be within the 25 ft. limitation. Mr. Rogers stated that the pilings on which the lift rests were not considered “within the scope” of other pilings at the marina, asserting that they extend well beyond the other pilings.

Mr. Rogers continued that the pilings on which the lift is located were modified from the original development of the marina. Mr. Kolton disagreed, pointing out that there is no evidence that those pilings were installed by any party other than the marina’s original developer. There was discussion of the identification of the specific pilings on the schematics provided, as well as additional discussion of whether or not a survey was required for boat lifts when the Applicants’ lift was installed. Mr. Walchli clarified that new pilings were installed four years ago.

It was suggested that when the Association had applied for a waiver for all the pilings, they should have singled those two pilings out as having been installed without the full knowledge of the Association and asked that they not be included in the approval.

Mr. Rogers advised that every unit owner in the condominium was cited for the pilings, which meant the Association was required to ask for a waiver for all of them to clear those citations. Mr. Brunelle observed that this effectively resulted in approval of the owners’ boat lifts as well, as they are attached to the pilings.

Attorney Dunckel stated that in his initial discussion with the former City Commissioner who had brought the issue forward, they had determined to submit a single waiver application “covering everything” with the exception of the boat lifts. He recalled that there had been assertions that some of the boat lifts were wider than they should have been, and the Association had wanted to deal with those issues at a later time than the pilings.

Mr. Rogers reiterated that approving a boat lift that extends beyond the limitation would establish a precedent, and similar requests would continue to be made if the Applicants' waiver request is granted. He also reiterated that there were no extraordinary circumstances associated with the request.

Ellyn Bogdanoff, representing Hemingway Landings condominium unit owner Brian Lilly, stated that her client had opposed the Association's earlier application to approve all the pilings for the reason that it could result in a cascading effect of waiver requests at the marina. She stated that the Association had intended to renovate the entire marina when it was determined that the pilings were out of compliance but could not be moved.

Ms. Bogdanoff continued that other concerns not associated with the waiver, including the potential sale of units as well as unit owners' views, have been raised in discussion of the Application. She noted that the Declaration of Condominium for Hemingway Landings prohibited boat lifts; however, the Association's board had inappropriately changed this regulation in error, and had subsequently changed it back to again prohibit lifts.

Ms. Bogdanoff added that the restriction on boat lifts had been originally included in the Declaration to ensure that all residents would have "quality of life to be able to view the water." The result of boat lifts was that large boats blocked some owners' views although they had purchased their units with the understanding that lifts were not permitted. She concluded that the Applicants' boat lift was built for a vessel that would violate Code with its size, and that the lift was installed improperly.

Attorney Dunckel asked that the record associated with the Dilorios' waiver request also be incorporated into the record for the Walchlis' waiver request with respect to the discussion of property lines and other specifications.

Mr. Walchli stated again that the Association would like him to relocate the two pilings at his slip, although the Association had received a waiver due to the likelihood of structural failure if they had been required to move their pilings such a short distance. He reiterated that the lift had been permitted when it was installed.

Motion made by Mr. Brunelle, seconded by Mr. Franks, to approve.

Mr. Swindell commented that he felt it was commendable for the Association to try to improve its marina and bring its structures within Code.

Mr. Flanigan noted that there are no navigational issues which apply to the discussion, as the navigable channel of the waterway is maintained.

In a roll call vote, the **motion** passed 7-1 (Mr. Swindell dissenting).

IX. Old / New Business

- **Follow up discussions – “White Board,” “Re-imagining the New River”**

Mr. Dilorio stated that if the Board’s original approval of a waiver for the condominium’s pilings was based on inaccurate information, he has the ability to come back before the Board and ask that their approval be rescinded for that reason. He recalled that during the discussion of both cases, there was some confusion regarding the location of property lines. He concluded that if he does not agree with the disposition of his own Application by the City Commission, he may make this request.

X. Adjournment – See You on Thursday, March 6th

There being no further business to come before the Board at this time, the meeting was adjourned at 9:34 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 V

MEMORANDUM MF NO. 24-18

DATE: November 19, 2024

TO: Marine Advisory Board Members

FROM: Andrew Cuba, Marine Facilities and Parks Manager

RE: January 2, 2025 MAB Meeting - Dock Waiver of Distance Limitations – Andrew J. Schein, Esq. as agent for 500 Hendricks LLC / 501/505 Hendricks Isle.

Attached for your review is an application from Andrew J. Schein, Esq. as agent for 501/505 Hendricks Isle.

APPLICATION AND BACKGROUND INFORMATION

The applicant is requesting approval for installation of a 100'+/- long x 5'+/- wide wood marginal dock extending a maximum of +/-5' into the adjacent Karen Canal.

The City's Unified Land and Development Regulations (UDLR) Secs. 47-19.3.(c.) specifies that mooring structures may not be constructed by any owner of any lot unless a principal building exists on such a lot and such lot abuts the waterway. Section 47-19.3. E authorizes the City Commission to waive that limitation based on a finding of extraordinary circumstances. The applicant's Narrative indicates that the proposed dock on this undevelopable tract of land is "tied" to the owner's property and property improvements directly across the street and were included in the site plan approval for this project.

PROPERTY LOCATION AND ZONING

The property is located in the Victoria Isles neighborhood where the Zoning is RMM-25, Residential Mid Rise Multi Family / Medium High Density District. It is situated on the western shore of the Karen Canal where the width of the waterway to the adjacent shoreline is 106' +/-, 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:

Marine Advisory Board

March 6, 2025

Page 2

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

MARINE ADVISORY BOARD APPLICATION

500/501 Hendricks Isle

Owner: 500 Hendricks LLC

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

TABLE OF CONTENTS

| | PAGE |
|----------------------------------|------|
| 1. COVER PAGE/TABLE OF CONTENTS | 1 |
| 2. APPLICATION | 3 |
| 3. NARRATIVE | 5 |
| 4. TAX RECORD/PROOF OF OWNERSHIP | 8 |
| 5. DEED | 10 |
| 6. CURRENT SURVEY | 14 |
| 7. APPROVED LANDSCAPE PLAN | 16 |
| 8. PROPOSED DOCK PLANS | 18 |
| 9. DISTANCE EXHIBIT | 22 |



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

NARRATIVE

OWNER: 500 Hendricks LLC
APPLICANT: Andrew J. Schein, Esq.
ADDRESS: 501 Hendricks Isle

Narrative to Accompany Marine Advisory Board Application
Waiver from ULDR Section 47-19.3(c)

This application is to allow a dock on a lot where no principal structure exists, where Section 47-19.3(c) of the ULDR states that no docks may be constructed by any owner of a lot unless a principal building exists on such lot and such lot abuts a waterway.

The Property is generally located at 501 Hendricks Isle, Property Appraiser Folio ID No. 504202190960 (the "Property"). The Property is located on the west side of Hendricks Isle, across from a new condominium project located at 500 Hendricks Isle ("Project Site"), approved by the City pursuant to DRC Case No. UDP-S21050 (the "Project"). The aerial below shows the properties.



At the Planning and Zoning Board meeting for the Project, the Applicant discussed improvements to the Property, including the construction of two (2) parallel parking spaces, landscaping improvements, and a new dock. These improvements are shown on the approved landscape plan included in this submission.

When the Owner went to permit the dock on the Property, the City informed the Owner that the dock would require a waiver from Section 47-19.3(c) since the principal structure is located

at the Project Site, not the Property. Section 47-19.3(e) of the ULDR allows the City Commission to waive this requirement under extraordinary circumstances.

This is an extraordinary situation. It's very uncommon that an undevelopable tract of land is connected to a noncontiguous, developable tract of land where both tracts are included in the project approval. There may be others, but Applicant could only find one (1) other example (a single-family house on Solar Isle). Additionally, the Property is not a standalone property – the Property is part of the overall Project, and the dock and other improvements on the Property will be maintained by the condominium association of the Project Site.

Applicant understands the purpose for the City restricting docks on properties without an upland principal structure, however since this Property is “tied” to a project directly across the street and the Property improvements were included in the site plan approval for the Project, this situation is unique.

As shown in the plans submitted with this application, the proposed dock is 100' in length (1' – 8" from the extended property lines) and is 5' from the wetface of the new seawall, permitted under permit no. BLD-BDSP-23090017. The overall waterway width is +/- 106' at this location.



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

TAX RECORD/PROOF OF OWNERSHIP



MARTY KIAR
BROWARD
 COUNTY
 PROPERTY APPRAISER

| | | | |
|-------------------------------|--|----------------|-----------------|
| Site Address | HENDRICKS ISLE, FORT LAUDERDALE FL 33301 | ID # | 5042 02 19 0960 |
| Property Owner | 500 HENDRICKS LLC | Millage | 0312 |
| Mailing Address | 2400 SUNRISE KEY BLVD FORT LAUDERDALE FL 33304 | Use | 95 |
| Abbr Legal Description | VICTORIA ISLES 15-67 B THAT PT OF A PAR OF LAND LYING N OF BLK 3,W OF BLK 4 & E OF KAREN CANAL MARKED RESERVED LYING BET THE EXTENSION W OF THE N & S LOT LINE OF LOT 22 BLK 4 | | |

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 | \$1,130 | | \$1,130 | \$1,130 | |
| 2024 | \$1,130 | | \$1,130 | \$1,130 | \$20.95 |
| 2023 | \$1,130 | | \$1,130 | \$1,130 | \$21.27 |

| 2025 Exemptions and Taxable Values by Taxing Authority | | | | |
|--|---------|--------------|-----------|-------------|
| | County | School Board | Municipal | Independent |
| Just Value | \$1,130 | \$1,130 | \$1,130 | \$1,130 |
| Portability | 0 | 0 | 0 | 0 |
| Assessed/SOH | \$1,130 | \$1,130 | \$1,130 | \$1,130 |
| 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 | \$1,130 | \$1,130 | \$1,130 | \$1,130 |

| Sales History | | | |
|---------------|-------|-------------|------------------|
| Date | Type | Price | Book/Page or CIN |
| 8/5/2020 | SW*-E | \$2,400,000 | 116661130 |
| 4/25/2013 | QC*-T | \$100 | 111501867 |
| 2/1/1964 | WD | \$1,500 | 2758 / 696 |
| | | | |
| | | | |

| Land Calculations | | |
|-------------------|--------|------|
| Price | Factor | Type |
| \$0.50 | 2,262 | SF |
| | | |
| | | |
| | | |
| Adj. Bldg. S.F. | | |

* Denotes Multi-Parcel Sale (See Deed)

| Special Assessments | | | | | | | | |
|---------------------|------|-------|-------|------|------|-------|-------|------|
| Fire | Garb | Light | Drain | Impr | Safe | Storm | Clean | Misc |
| 03 | | | | | | | | |
| L | | | | | | | | |
| 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

Prepared by and return to:
Adam L Bessen

Summit Title & Settlement Services, Inc.
20283 State Road 7 Suite 400
Boca Raton, FL 33498
561-482-9493
File Number: 500 Hendricks

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this 14th day of August, 2020 between The 500 Hendricks Condominiums & Marina, LLC, a Florida limited liability company whose post office address is 210 W EL CAMINO WAY, Palm Springs, CA 92264, grantor, and 500 Hendricks LLC, a Florida Limited Liability Company whose post office address is 2400 Sunrise Key Blvd, Fort Lauderdale, FL 33304, 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 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:

Parcel 1:

LOT TWENTY-TWO (22), BLOCK FOUR (4), VICTORIA ISLES, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE 67 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Parcel 2:

THAT PART OF THAT CERTAIN PARCEL MARKED "RESERVED" AND LYING WEST OF THE WESTERLY RIGHT-OF-WAY LINE OF N. E. 18TH AVENUE AND BEING OPPOSITE LOTS 22 AND 23 IN BLOCK 4 OF VICTORIA ISLES, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE 67, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BOUNDED ON THE NORTH BY THE PROJECTION WESTERLY OF THE SOUTH LOT LINE OF SAID LOT 23; ON THE SOUTH BY THE PROJECTION WESTERLY OF THE SOUTH LOT LINE OF SAID LOT 22; ON THE EAST BY THE WEST RIGHT-OF-WAY LINE OF N. E. 18TH AVENUE AS THE SAME IS NOW PLATTED, AND ON THE WEST BY THE EASTERLY RIGHT-OF-WAY LINE OF KAREN CANAL AS PLATTED.

Parcel Identification Number: 5042 02 19 0960
Parcel Identification Number: 5042 02 NN 0010
Parcel Identification Number: 5042 02 NN 0050
Parcel Identification Number: 5042 02 NN 0030
Parcel Identification Number: 5042 02 NN 0040
Parcel Identification Number: 5042 02 NN 0020

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 claiming by, through or under grantors.

The conveyance made herein, however, is expressly made SUBJECT TO ad valorem real property taxes and assessments for the year 2020 and thereafter, and those easements and restrictions of record, if any, referenced in Exhibit "A" attached hereto, the reference to which shall not operate to reimpose the same.

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: Natanael Jacques
[Signature]
Witness Name: SALIM ALI KHAN

The 500 Hendricks Condominiums & Marina LLC

By: *[Signature]*
Hardy Bassington, Manager
DAVID HENRICKS ASSOCIATES

State of California
County of Riverside

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 5th day of August, 2020 by Hardy Bassington, Manager of The 500 HENDRICKS CONDOMINIUMS & MARINA LLC, 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: Natanael Jacques
My Commission Expires: _____



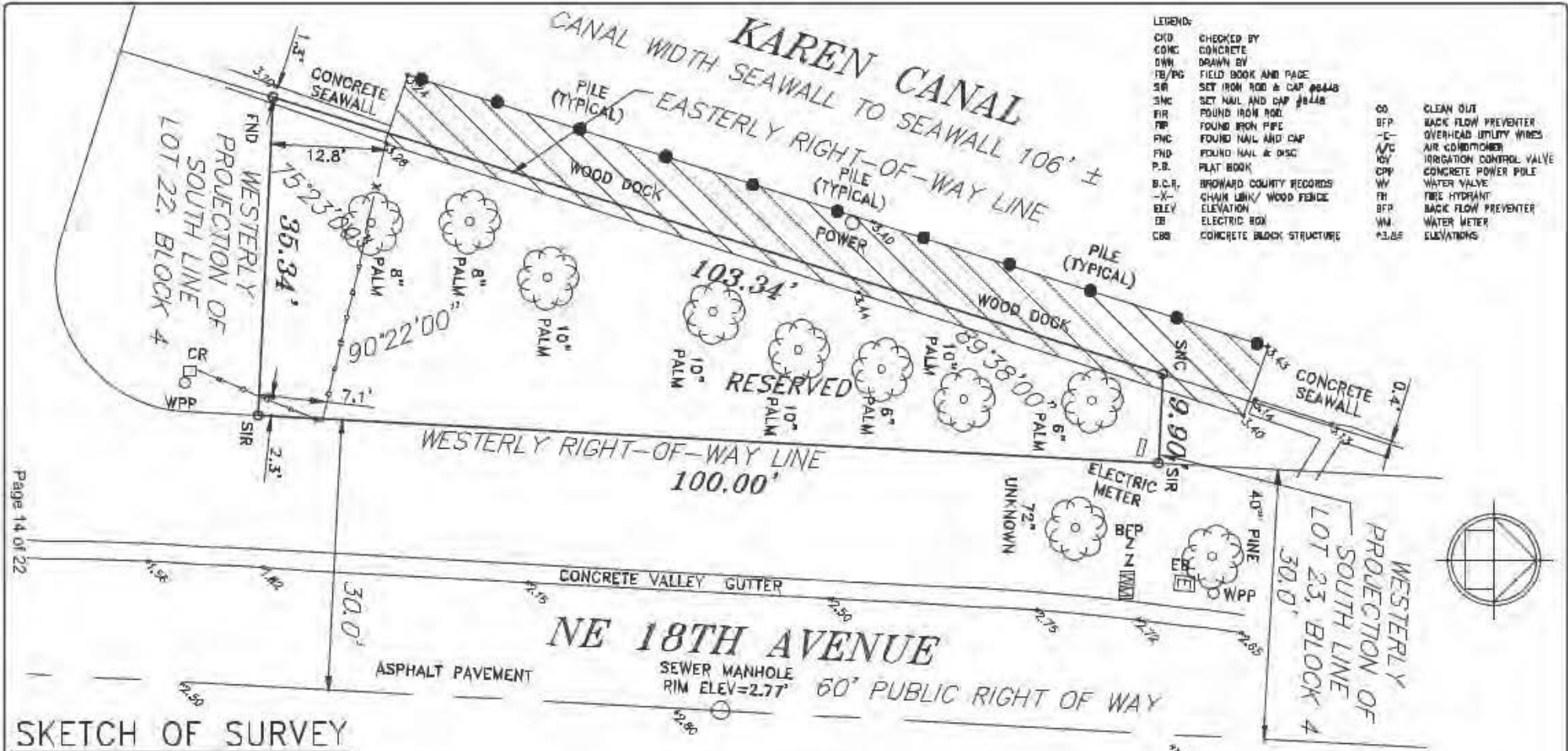
The notary commission extended pursuant to Executive order N-63-20

EXHIBIT "A"

Permitted Exceptions

1. All matters contained on the Plat of VICTORIA ISLES, as recorded in Plat Book 15, Page 67, Public Records of Broward County, Florida.
2. Riparian and littoral rights are not insured.
3. Possible right of the public to use that part of the land between the water's edge and the apparent boundary of the upland parcel that is now, or was formerly, regularly used by the public for recreational purposes.
4. Any portion of the Land lying waterward of the mean high water line of Rio Grande, and lands accreted thereto.

CURRENT SURVEY



LEGEND:

| | | | |
|--------|--------------------------|-------|--------------------------|
| CHK | CHECKED BY | CO | CLEAN OUT |
| CONC | CONCRETE | BFP | BACK FLOW PREVENTER |
| DWN | DRAWN BY | -C- | OVERHEAD UTILITY WIRES |
| FB/PG | FIELD BOOK AND PAGE | A/C | AIR CONDITIONER |
| SIR | SET IRON ROD & CAP #8448 | ISV | IRRIGATION CONTROL VALVE |
| SNC | SET NAIL AND CAP #8448 | CPW | CONCRETE POWER POLE |
| FIR | FOUND IRON ROD | WV | WATER VALVE |
| FR | FOUND IRON PIPE | TH | TIRE HYDRANT |
| FNC | FOUND NAIL AND CAP | BFP | BACK FLOW PREVENTER |
| FND | FOUND NAIL & DISC | WM | WATER METER |
| P.B. | PLAT BOOK | #3.85 | ELEVATIONS |
| B.C.R. | BROWARD COUNTY RECORDS | | |
| -X- | CHAIN LINK/ WOOD FENCE | | |
| ELEV | ELEVATION | | |
| EB | ELECTRIC BOX | | |
| CBS | CONCRETE BLOCK STRUCTURE | | |

SKETCH OF SURVEY

- NOTES:**
- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
 - THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
 - THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
 - UNDERGROUND IMPROVEMENTS NOT SHOWN.
 - ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
 - BENCHMARK REFERENCE: BROWARD COUNTY BENCHMARK # FB3074-103 ELEVATION = 2.60' (NAY068)

LAND DESCRIPTION:

THAT PART OF THAT CERTAIN PARCEL MARKED "ROSEHART" AND LYING WEST OF THE WESTERLY RIGHT-OF-WAY LINE OF N.E. 18TH AVENUE AND BEING OPPOSITE LOTS 22 AND 23 IN BLOCK 4 OF "VICTORIA ISLES", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE 07, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BOUNDED ON THE NORTH BY THE PROJECTION WESTERLY OF THE SOUTH LOT LINE OF SAID LOT 22; ON THE SOUTH BY THE PROJECTION WESTERLY OF THE SOUTH LOT LINE OF SAID LOT 22; ON THE EAST BY THE WEST RIGHT-OF-WAY LINE OF N.E. 18TH AVENUE AS THE SAME IS NOW PLATTED; AND ON THE WEST BY THE EASTERLY RIGHT-OF-WAY LINE OF KAREN CANAL AS PLATTED.

FLOOD ZONE INFORMATION

| | |
|------------------|----------|
| COMMUNITY NUMBER | 125105 |
| PANEL NUMBER | 0280 H |
| ZONE | AE |
| BASE FLOOD ELEV | 5 |
| EFFECTIVE DATE | 08/10/14 |

I HEREBY CERTIFY THAT THE "SKETCH OF SURVEY" OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD UNDER MY DIRECTION IN DECEMBER, 2021. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 54-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 475.027, FLORIDA STATUTES. THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY: *Richard E. Cousins*

RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4188

SURVEY DATE: 12/10/21

COUSINS SURVEYORS & ASSOCIATES, INC.
2921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33394
CERTIFICATE OF AUTHORIZATION: LD # 5448
PHONE (954) 889-7788 FAX (954) 889-7788

CLIENT:
BERNICE AND ALBERT CHAUVET

501 HENDRICKS ISLE
FORT LAUDERDALE, FLORIDA 33301

SKETCH OF SURVEY

REVISIONS

| NO. | DESCRIPTION | DATE | BY | CHKD. |
|-----|-------------|------|----|-------|
| | | | | |
| | | | | |
| | | | | |

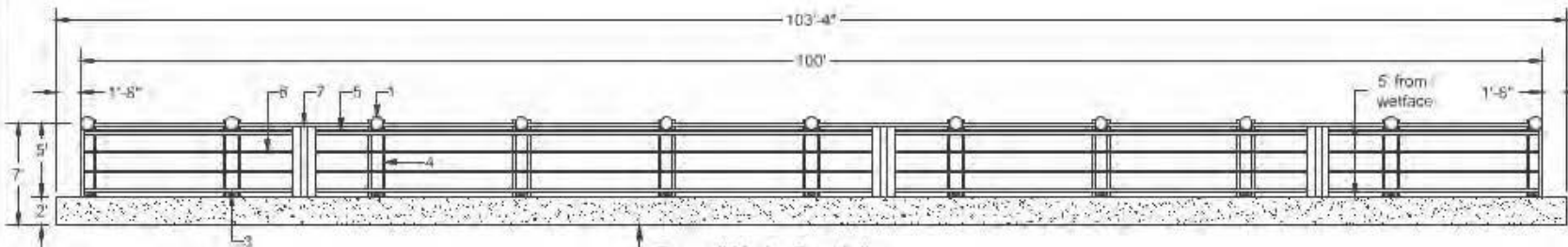
PROJECT NUMBER: 2021-011
SCALE: 1" = 10'
SHEET: 1 OF 1



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

APPROVED LANDSCAPE PLAN

PROPOSED PLANS

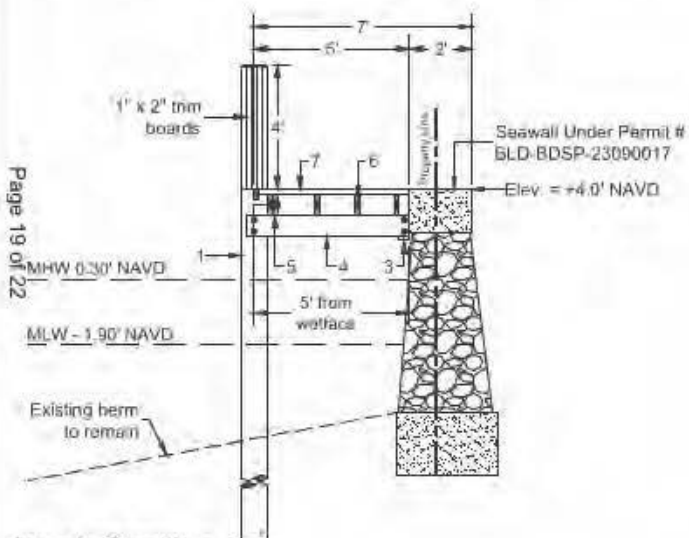


Overall Plan View

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

Seawall Under Permit #
BLD-BDSP-23090017

Page 19 of 22



Dock Section

Scale 1/4" = 1'-0"

DOCK NOTE IDENTIFICATION:

1. New 10"Ø wood piles
2. Not used
3. 4" x 10" hanger to cap with (1) 5/8" wedge anchor, min. 4" embedment
4. 2" x 8" substringer with (2) 5/8" thru bolt or lag bolt @ piles and hangers
5. (2) 2" x 8" stringers @ piles with (1) 5/8" thru bolt or lag bolt to piles
6. 2" x 8" stringers w/ (2) 16d nails to each substringer @ 16" o.c. for pressure treated wood deckboards or 24" o.c. for azel® deckboards
7. 5/4" x 6" Tarr decking with (2) #8 x 3" deck screws per stringer
8. 2" x 8" fascia board
9. 2" x 4" wood trim

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

B&M MARINE CONSTRUCTION INC
1211 S Military Trail #200
Deerfield Beach, FL 33442
(954) 421-1700

Project Information

New Dock
500 Hendricks Isle LLC
501 Hendricks Isle
Fort Lauderdale, FL 33301

DATE

2.16.24

MARINE DESIGN & CONSULTING
UNLIMITED PERMIT SERVICES, INC

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

Sheet 3 of 4

GENERAL NOTES:

1. Construction to follow the Florida Building Code 8th Edition (2023) and amendments as applicable and all Local, State and Federal Laws.
2. Licensed contractor shall verify the existing conditions prior to the commencement of the work. Any conflicts or omissions between existing conditions or the various elements of the working drawing shall be brought to the attention of the Engineer prior to the commencement of the work. The Licensed Contractor and all subcontractors are responsible for all lines, elevations, and measurements in connection with their work.
3. Do not scale drawings for dimensions.
4. Any deviation and/or substitution from the information provided herein shall be submitted to the Engineer for approval prior to commencement of work.
5. All unanticipated or unforeseen demolition and/or new construction conditions which require deviation from the plans and notes herein shall be reported to the Engineer prior to commencement of work.
6. All new work and/or materials shall conform to all requirements of each administrative body having jurisdiction in each appertaining circumstance.
7. All new materials and/or patchwork shall be provided to match existing materials and/or adjoining work where practical except as specifically noted herein.
8. Licensed Contractor shall use all possible care to protect all existing materials, surfaces, and furnishings from damage during all phases of construction.
9. Licensed Contractor to verify location of existing utilities prior to commencing work.
10. The Licensed contractor to install and remove all shoring and bracing as required for the proper execution of the work.
11. Licensed Contractor to obtain all permits as necessary from all Local, State, and Federal agencies.
12. Turbidity barriers to be marked with site contractor's company name using permanent markings no smaller than 3 inches in height on the top of the barrier.

PILE DRIVING:

1. Piles shall be driven using an approved cushion block consisting of material so arranged so as to provide the transmission of hammer energy.
2. Piles shall be driven to a minimum allowable bearing capacity of 10 tons for wood, 25 tons for concrete, and 5 tons for pin piles, a minimum of 8' into berm or refusal.
3. Piles shall be driven with a drop hammer or gravity hammer provided the hammer shall weight no less than 3,000 pounds, and the fall of the hammer shall not exceed 6'.
4. Piles shall be driven with a variation of not more than 1/4 inch per foot from the vertical, or from the batter line indicated, with a maximum variation of the head of the pile from the position shown on the plans of not more than three inches.
5. Where piling must penetrate strata offering high resistance to driving, the structural engineer of record or special inspector may require that the piles be set in pre-drilled or punched holes. The piles shall reach their final penetration by driving.

PILE NOTES:

1. Wood piles to be 2.5 lb. CCA treated in accordance with AWPA standard C16
2. Wood piles shall be a minimum diameter of 10", Miami Dade County requires minimum diameter of 12"

WOOD DOCK NOTES:

1. All materials to be pressure treated pine unless otherwise noted.
2. All frame work materials to be Southern Pine Grade #1
3. All Decking materials to be grade #1 unless otherwise noted.
4. All hardware to be Stainless Steel or Galvanized unless otherwise noted.

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

B&M MARINE CONSTRUCTION INC
 1211 S Military Trail #200
 Deerfield Beach, FL 33442
 (954) 421-1700

Project Information

New Dock
 500 Hendricks Isle LLC
 501 Hendricks Isle
 Fort Lauderdale, FL 33301

DATE

2-10-24

MARK E. WESSEL, P.E.
 LICENSE #32261 CA STATE
 MW ENGINEERING, INC.
 902 NE 1 Street Suite #2
 Pompano Beach, Florida 33060
 Ofc: 954-532-0129
 WWW.MwEngineering.net

DISTANCE EXHIBIT



HENDRICKS ISLE
NE 18TH AVE

N VICTORIA TER

VICTORIA TER

NE 6TH ST

N VICTORIA TER






Feet

Measurement Result

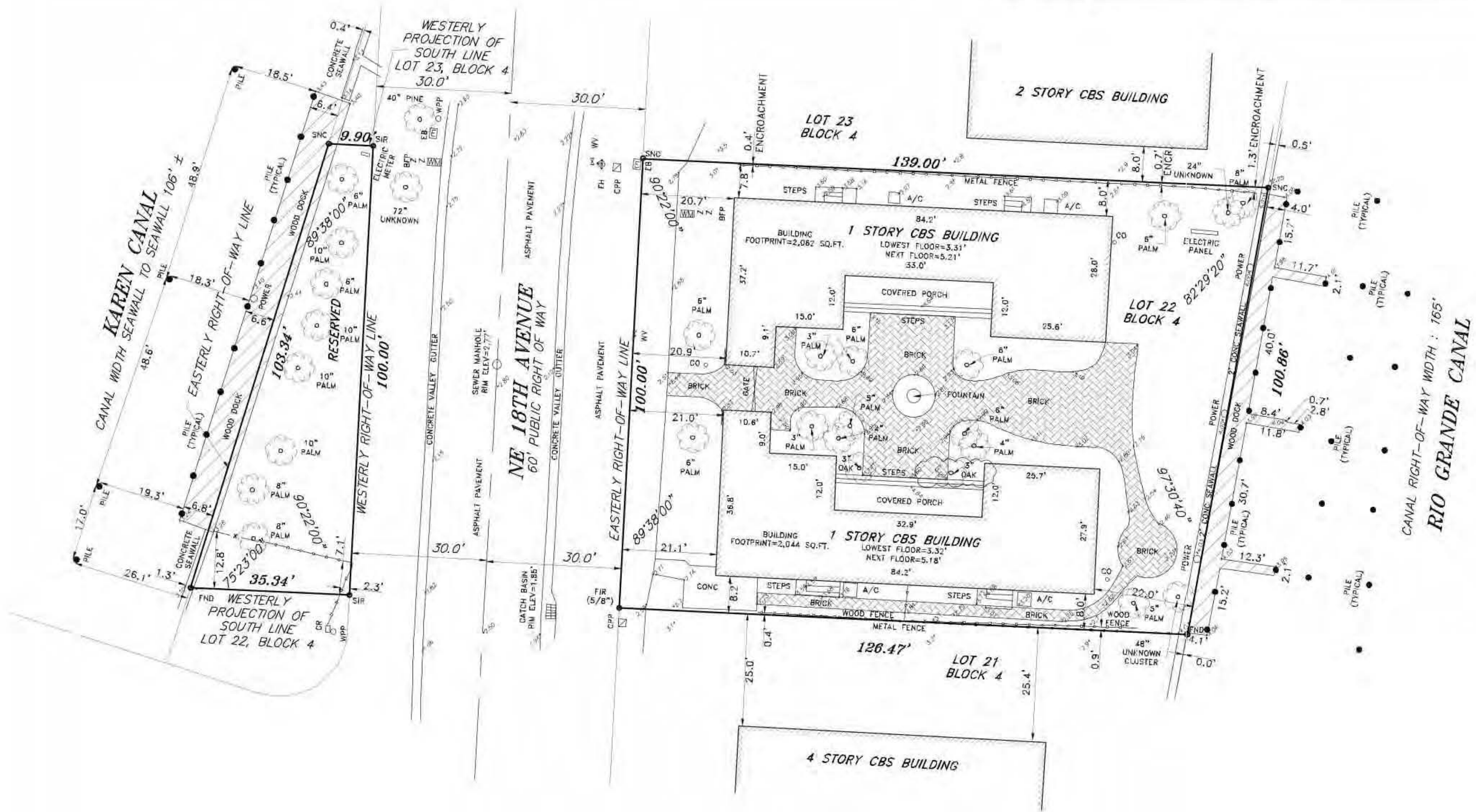
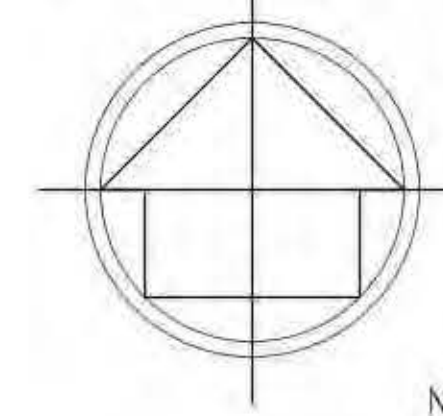
106.4 Feet

20m
60ft

ALTA/NSPS LAND TITLE SURVEY

| FLOOD ZONE INFORMATION | |
|------------------------|----------|
| COMMUNITY NUMBER | 125105 |
| PANEL NUMBER | 0388 H |
| ZONE | AE |
| BFE (CURRENT) | 5 |
| BFE (PRELIMINARY) | 7 |
| EFFECTIVE DATE | 08/18/14 |

NOTE:
 BASE FLOOD ELEVATION (BFE) PER
 CURRENT FEMA FLOOD MAP IS 5
 BASE FLOOD ELEVATION (BFE) PER
 PRELIMINARY MAP FROM 12/31/2019 IS 7



SITE AREA=15,534 SQ.FT.
 0.3566 ACRES

LOCATION MAP (NTS)



LAND DESCRIPTION:

LOT TWENTY TWO (22), BLOCK FOUR (4), "VICTORIA ISLES", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE 67 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 2:

THAT PART OF THAT CERTAIN PARCEL MARKED "RESERVED" AND LYING WEST OF THE WESTERLY RIGHT-OF-WAY LINE OF N.E. 18TH AVENUE AND BEING OPPOSITE LOTS 22 AND 23 IN BLOCK 4 OF "VICTORIA ISLES", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE 67, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BOUNDED ON THE NORTH BY THE PROJECTION WESTERLY OF THE SOUTH LOT LINE OF SAID LOT 23; ON THE SOUTH BY THE PROJECTION WESTERLY OF THE SOUTH LOT LINE OF SAID LOT 22; ON THE EAST BY THE WEST RIGHT-OF-WAY LINE OF N.E. 18TH AVENUE AS THE SAME IS NOW PLATTED, AND ON THE WEST BY THE EASTERLY RIGHT-OF-WAY LINE OF KAREN CANAL AS PLATTED.

NOTES :

- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
- THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
- UNDERGROUND IMPROVEMENTS NOT SHOWN.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
- BENCHMARK REFERENCE: BROWARD COUNTY BENCHMARK # FB307L-103 ELEVATION= 2.60' (NAVD88)
- THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF FLORIDA.
- THE PROPERTY DESCRIBED HEREON (THE "PROPERTY") IS THE SAME AS THE PROPERTY DESCRIBED IN ATTORNEY'S OPINION OF TITLE, PREPARED BY STOK KON+BRAVERMAN ATTORNEY'S AT LAW, DATED FEBRUARY 2, 2022, AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID ATTORNEY'S OPINION OF TITLE OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.

ALL MATTERS CONTAINED ON THE PLAT OF VICTORIA ISLES, AS RECORDED IN PLAT BOOK 15, PAGE 671 PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AFFECTS/PLOTTED)

- ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.
- THERE ARE NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS LOCATED ON THE PROPERTY, AND NO ENCROACHMENTS ONTO THE PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES.
- THE PROPERTY HAS DIRECT ACCESS TO NE 18TH AVENUE, A DEDICATED PUBLIC STREET AS SHOWN ON PLAT BOOK 15, PAGE 67, SAME BEING PAVED AND DEDICATED PUBLIC ROADWAYS MAINTAINED BY THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.
- THERE ARE NO STRIPED PARKING SPACES ON THE PROPERTY.
- THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE PROPERTY.
- THERE IS NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AFFECTING THE PROPERTY, ACCORDING TO BROWARD COUNTY, FLORIDA.
- THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AFFECTING THE PROPERTY.
- THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- NO FIELD DELINEATION OF WETLANDS MARKERS WERE OBSERVED.
- RIO GRANDE CANAL RIGHT-OF-WAY WIDTH WAS SHOWN ON PLANS PREPARED BY MW ENGINEERING, INC. FOR NEW DOCK DESIGN.

CERTIFIED TO:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7 (A), (B) AND (C), 8, 9, 13, 14, 16 AND 17 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON JULY 31, 2023.

RICHARD E. COUSINS
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA REGISTRATION NO. 4188

LEGEND:

| | |
|----------|--|
| CKD | CHECKED BY |
| CONC | CONCRETE |
| DWN | DRAWN BY |
| FB/PG | FIELD BOOK AND PAGE |
| SIR | SET 5/8" IRON ROD & CAP #6448 |
| SNC | SET NAIL AND CAP #6448 |
| FIR | FOUND IRON ROD |
| FIP | FOUND IRON PIPE |
| FNC | FOUND NAIL AND CAP |
| FND | FOUND NAIL & DISC |
| P.B. | PLAT BOOK |
| M/D.C.R. | MIAMI/DADE COUNTY RECORDS |
| -X- | CHAIN LINK/ WOOD FENCE |
| CBS | CONCRETE BLOCK STRUCTURE |
| A/C | AIR CONDITIONER |
| FPL | FLORIDA POWER & LIGHT |
| -E- | OVERHEAD UTILITY LINES |
| CLF | CHAIN LINK FENCE |
| 6.56 | ELEVATION |
| POB | POINT OF BEGINNING |
| R | RADIUS |
| A | ARC DISTANCE |
| Δ | CENTRAL ANGLE |
| ELEV | ELEVATION |
| TSB | TRAFFIC SIGNAL BOX |
| TSP | TRAFFIC SIGNAL POLE |
| E-BOX | ELECTRIC BOX |
| MLP | METAL LIGHT POLE |
| ALTA | AMERICAN LAND TITLE ASSOCIATION |
| NSPS | NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS |

COUSINS SURVEYORS & ASSOCIATES, INC.



3921 SW 47TH AVENUE, SUITE 1011
 DAVIE, FLORIDA 33314
 CERTIFICATE OF AUTHORIZATION : LB # 6448
 PHONE (954)689-7766 FAX (954)689-7799

CLIENT :

BERNICE AND
 ALBERT CHAUVET

500 HENDRICKS ISLE
 FORT LAUDERDALE, FLORIDA 33301

| REVISIONS | DATE | FB/PG | DWN | CKD |
|---|----------|-----------|-----|-----|
| BOUNDARY & IMPROVEMENTS SURVEY | 02/18/21 | DATA/COLL | AM | REC |
| ADDED DIMENSIONS TO FINGER DOCKS AND ADDITIONAL ELEVATIONS TO SEAWALL | 04/08/21 | DATA/COLL | JD | REC |
| UPDATE SURVEY | 12/10/21 | SKETCH | AM | REC |
| UPDATE TO ALTA/NSPS STANDARDS | 01/14/22 | --- | AM | REC |
| UPDATE PER ATTORNEY'S OPINION OF TITLE | 02/03/22 | --- | AM | REC |
| ADDED FENCE ENCROACHMENT NOTE | 07/08/23 | --- | REC | REC |

| REVISIONS | DATE | FB/PG | DWN | CKD |
|--|----------|--------|-----|-----|
| UPDATE SURVEY | 07/31/23 | --- | REC | REC |
| REVISED CANAL WIDTH | 08/22/23 | --- | REC | REC |
| ADDITIONAL ELEVATIONS ADDED TO REQUESTED AREAS | 12/22/23 | SKETCH | JD | REC |
| CLARIFICATION OF BASE FLOOD ELEVATION | 02/22/24 | --- | JD | REC |
| ADDED PILES IN THE CANAL | 02/17/25 | --- | JD | REC |

PROJECT NUMBER: 9465-21

SCALE : 1" = 16'

SHEET
 1 OF
 1
 SHEET

ITEM VI

MEMORANDUM MF NO. 25-02

DATE: February 6, 2025

TO: Marine Advisory Board Members

FROM: Andrew Cuba, Marine Facilities & Parks Manager

RE: February 6, 2025 MAB –Application - Dock Waiver of Distance Limitations – Douglas Summers, 629 Idlewyld Drive

Attached for your review is an application from Douglas Summers, 629 Idlewyld Drive (see **Exhibit 1**).

APPLICATION AND BACKGROUND INFORMATION

The applicant is requesting approval for installation of five (5) 10" wood pilings and two (2) triple pile mooring clusters, requiring a Dock Waiver of Distance Limitations. These structures extend a maximum distance of +/- 60' from the (wet face) property line as shown in the survey in **Exhibit 1** and summarized in Table 1:

TABLE 1

| PROPOSED STRUCTURES | STRUCTURE DISTANCE FROM PROPERTY LINE | PERMITTED DISTANCE WITHOUT WAIVER | DISTANCE REQUIRING A WAIVER |
|------------------------------------|--|--|------------------------------------|
| Dock Pile | 32'6" +/- | 25' | 7'6" +/- |
| Dock Pile | 32'6" +/- | 25' | 7'6" +/- |
| Dock Pile | 32'6" +/- | 25' | 7'6" +/- |
| Dock Pile | 32'6" +/- | 25' | 7'6" +/- |
| Dock Pile | 32'6" +/- | 25' | 7'6" +/- |
| Triple Mooring Pile Cluster | 60' +/- | 25' | 35' +/- |
| Triple Mooring Pile Cluster | 60' +/- | 25' | 35' +/- |

The City's Unified Land and Development Regulations (UDLR), Section 47-19.3(d.) limits the maximum distance of the proposed dock piles and pile clusters at this location to 25'. Section 47.19.3.E authorizes the City Commission to waive that limitation based on a finding of extraordinary circumstances.

The applicant's Summary Description indicates that the dock piles and triple pile clusters are necessary for safely mooring existing vessels, especially during high wind events and severe weather, and to protect the resident's vessels from high wave energy from excessive boat wakes.

PROPERTY LOCATION AND ZONING

The property is located within the Idlewyld Isles RS-8 Residential Low Density Zoning District. It is situated on the western shore of the Intracoastal Waterway where the overall width of the New River Sound is identified as approximately 413'+/-.

DOCK PLAN AND BOATING SAFETY

Marine Facilities' records reflect that there have been eighteen (18) waivers of docking distance limitations approved by the City Commission since 1986. A comparison of these follows:

| DATE | ADDRESS | MAXIMUM DISTANCE |
|-------------|--------------------|-------------------------|
| 1986 | 801 Idlewyld Drive | 54.00' |
| 1994 | 407 Idlewyld Drive | 63.75' |
| 1995 | 517 Idlewyld Drive | 42.00' |
| 2000 | 629 Idlewyld Drive | 50.70' |
| 2001 | 606 Idlewyld Drive | 55.80' |
| 2005 | 413 Idlewyld Drive | 81.45' |
| 2007 | 649 Idlewyld Drive | 45.00' |
| 2007 | 375 Idlewyld Drive | 68.00' |
| 2008 | 674 Idlewyld Drive | 58.00' |
| 2008 | 637 Idlewyld Drive | 58.00' |
| 2009 | 709 Idlewyld Drive | 53.20' |
| 2011 | 815 Idlewyld Drive | 42.70' |
| 2011 | 417 Idlewyld Drive | 78.00' |
| 2013 | 801 Idlewyld Drive | 38.10' |
| 2014 | 721 Idlewyld Drive | 61.50' |
| 2014 | 505 Idlewyld Drive | 68.50' |
| 2016 | 357 Idlewyld Drive | 71.40' |
| 2024 | 357 Idlewyld Drive | 61.40' |

RECOMMENDATION

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

1. The applicant is required to comply with all applicable building and zoning regulations as well as any other Federal and State laws and permitting requirements including the Broward County Environmental Protection and Growth Management Department and the U.S. Army Corps of Engineers.

AC

Attachment

cc: Enrique Sanchez, Deputy Director of Parks and Recreation



APPLICATION FOR WATERWAY WAIVER

629 Idlewyld Dr, Fort Lauderdale, FL 33301

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: Douglas Summers

TELEPHONE NO: 585.734.7068

EMAIL: dsummers@gc1001.com

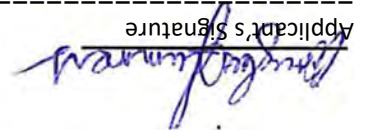
2. APPLICANT'S ADDRESS (if different than the site address): N/A

3. TYPE OF AGREEMENT AND DESCRIPTION OF REQUEST: The applicant requests a waiver for the Removal and replacement of 5 existing dock support wood piles. Removal of 2 existing mooring piles located 50' from property line. Installation of 2 mooring cluster of (3) wood piles 60' from property line into the Intracoastal Waterway.

4. SITE ADDRESS: 629 IDLEWYLD DR, FORT LAUDERDALE, FL 33301 ZONING: RS-8
LEGAL DESCRIPTION AND FOLIO NUMBER: Idlewyld 1-19 B Lots 1, 2 & 19 N 100, BIK 5 TOG with Strip of Land Lying E of Said Lots Between Ocean View Dr New River Sound
ID#504212020410

5. EXHIBITS (In addition to proof of ownership, list all exhibits provided in support of the applications).
Deed, Project Plans, Site Aerial, Summary Description, Site Photographs, Survey

Applicant's Signature



Date
12/10/24

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

Received by: _____
City of Fort Lauderdale

Marine Advisory Board Action

Commission Action

Formal Action taken on _____

Formal Action taken on _____

Recommendation
Action



TABLE OF CONTENTS

| | PAGE |
|--|------|
| I. SUMMARY DESCRIPTION | 2 |
| II. WARRANTY DEED | 5 |
| III. ORIGINAL SURVEY | 9 |
| IV. SITE AERIAL | 11 |
| V. SITE PHOTOGRAPHS | 13 |
| VI. PROJECT PLANS | 19 |
| VII. DISTANCE EXHIBIT | 26 |
| VIII. EXISTING WAIVERS IN THE VICINITY | 28 |
| IX. LETTERS OF SUPPORT | 30 |



EXHIBIT I
SUMMARY DESCRIPTION



Summary Description

629 Idlewyld Drive, Fort Lauderdale, FL 33301

The project site is located along the Intracoastal Waterway at 629 Idlewyld, in Section 12, Township 50 South, Range 42 East, in the City of Fort Lauderdale Broward County, Florida.

The property is located along the Intracoastal Waterway. The nearest direct connection to the Atlantic Ocean is about 2.5 miles to the south at the Port Everglades Inlet. As the project site is located along the Intracoastal Waterway, the incoming tidal waters (flood) at the site move to the south and the outgoing waters (ebb) move to the north.

The proposed project consists of the removal and replacement of 5 existing dock support wood piles, removal of 2 existing mooring piles located 50' from property line, and the installation of 2 mooring cluster of (3) wood piles 60' from property line into the Intracoastal Waterway. As measured from the property line, the proposed mooring cluster piles encroach more than 25' from the property line into the Intracoastal Waterway. The proposed maximum distance is 60' from the property line into the Intracoastal Waterway. As these distances are over the allowable 25' distance into the waterway from the property line, the proposed replacement dock piles and mooring cluster piles will require a variance waiver. The permitted distance without waiver is 25'. The proposed distance requiring a waiver for the dock replacement piles is 7'6" and the mooring cluster piles is 35'.

The proposed structures have been approved by Broward County Environmental Protection & Growth Management Department. The approved license GL-FTL2409-007 was issued 9/5/2024.

The following four (4) matters provide justification for this waiver request:

1. All structures and piles will not exceed 30% of the width of the waterway.
2. Due to the extraordinary width of the waterway at this location from wetface to wetface (+/- 400'), the proposed project will not impede navigation within the Intracoastal Waterway.
3. The proposed structures are necessary for safely mooring resident's vessels, especially during high wind events and severe weather.
4. The proposed structures are also necessary to protect the resident's vessels from high wave energy from excessive boat wakes along the Intracoastal Waterway.



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

The City of Fort Lauderdale Code Section 47-19.3 (e) The City Commission may waive the limitations of Sections 47-19.3.(c), 47-19.3.(d) and 47-39.A.1.b.(12).(a) and 47-39.A.1.b.(12).(b) under extraordinary circumstances, provided permits from all governmental agencies, as required, are obtained after approval of the City Commission, after a public hearing and notification to property owners within three hundred (300) feet. 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 the thirty percent (30%) limitation. Reflector tape shall be affixed to and continually maintained on all mooring or dolphin piles authorized under this subsection to extend beyond the limitations provided in subsection (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.

| PROPOSED STRUCTURE | STRUCTURE DISTANCE FROM EXTENDED PROPERTY LINE | PERMITTED DISTANCE WITHOUT WAIVER | DISTANCE REQUIREING A WAIVER |
|--|--|-----------------------------------|------------------------------|
| Dock Pile 10" Diameter Wood | 32'6" | 25' | 7'6" |
| Dock Pile 10" Diameter Wood | 32'6" | 25' | 7'6" |
| Dock Pile 10" Diameter Wood | 32'6" | 25' | 7'6" |
| Dock Pile 10" Diameter Wood | 32'6" | 25' | 7'6" |
| Dock Pile 10" Diameter Wood | 32'6" | 25' | 7'6" |
| Mooring Cluster of (3) 12" Diameter Wood | 60' | 25' | 35' |
| Mooring Cluster of (3) 12" Diameter Wood | 60' | 25' | 35' |



EXHIBIT II
WARRANTY DEED



Instr# 117832892 , Page 1 of 2, Recorded 12/29/2021 at 11:20 AM
Broward County Commission
Deed Doc Stamps: \$44800.00

Return to: Earnest/Tighe Law Firm, P.A.
103 NE 4th St, Ft. Lauderdale, FL 33301

This instrument prepared by:
Dan O'Connor, Esq.
BRINKLEY MORGAN
100 Southeast 3rd Avenue, 23rd FL
Fort Lauderdale, FL 33394
Our File: 10012-21003

WARRANTY DEED

This Warranty Deed, made as of this 27 day of December, 2021, between: **Robert W. Lovern, a married man, joined by his wife, Sally P. Lovern, individually and as Trustee of the Robert W. Lovern Florida Residence Trust created under declaration of Trust dated December 29, 2012 and Sally P. Lovern, a married woman, joined by her husband, Robert W. Lovern, individually and as Trustee of the Sally P. Lovern Florida Residence Trust created under declaration of Trust dated December 29, 2012**, whose mailing address is 629 Idlewyld Drive, Fort Lauderdale, Florida 33301, Grantor*, and **Douglas J. Summers, a single man and John M. Summers, a single man, as joint tenants with Right of Survivorship**, whose mailing address is 629 Idlewyld Drive, Fort Lauderdale, Florida 33301, 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:

Lots 1 and 2, Block 5, IDLEWYLD, according to the Plat thereof as recorded in Plat Book 1, Page 19, of the Public Records of Broward County, Florida, and that strip of land lying due East of the above-described land between Oceanview Drive and New River Sound, together with riparian rights and privileges as described in Deed Book 214, Page 345, of the Public Records of Broward County, Florida.

and

The North 100 feet of Lot 19, Block 5, IDLEWYLD, according to the Plat thereof, as recorded in Plat Book 1, Page 19, of the Public Records of Broward County, Florida.

Property Address: 629 Idlewyld Drive, Fort Lauderdale, Florida 33301

Parcel Id: 5042-12-02-0410

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, 2021.

*"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:

Benjamin Sunshine
Printed Name of Witness No. 1

Daniel O'Connor
Printed Name of Witness No. 2

Benjamin Sunshine
Printed Name of Witness No. 1

Daniel O'Connor
Printed Name of Witness No. 2

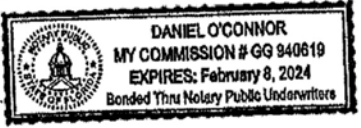
Robert W. Lovern
Robert W. Lovern, individually and as Trustee of the Robert W. Lovern Florida Residence Trust created under declaration of Trust dated December 29, 2012

Sally P. Lovern
Sally P. Lovern, individually and as Trustee of the Sally P. Lovern Florida Residence Trust created under declaration of Trust dated December 29, 2012

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 December, 2021, by Robert W. Lovern, individually and as Trustee of the Robert W. Lovern Florida Residence Trust created under declaration of Trust dated December 29, 2012 and Sally P. Lovern, individually and as Trustee of the Sally P. Lovern Florida Residence Trust created under declaration of Trust dated December 29, 2012, who are Both personally known to me or who produced _____ as identification.

Daniel O'Connor
NOTARY PUBLIC



THE DOCK EXPERTS



MARTY KIAR
BR  **WARD**
 COUNTY
 PROPERTY APPRAISER

| | | | |
|------------------------|--|---------|-----------------|
| Site Address | 629 IDLEWYLD DRIVE, FORT LAUDERDALE FL 33301-2735 | ID # | 5042 12 02 0410 |
| Property Owner | SUMMERS, DOUGLAS J | Millage | 0312 |
| Mailing Address | 629 IDLEWYLD DR FORT LAUDERDALE FL 33301 | Use | 01-02 |
| Abbr Legal Description | IDLEWYLD 1-19 B LOTS 1,2 & 19 N 100, BLK 5 TOG WITH STRIP OF LAND LYING E OF SAID LOTS BETWEEN OCEAN VIEW DR NEW RIVER SOUND | | |

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* | \$1,583,770 | \$4,777,000 | \$6,360,770 | \$6,360,770 | |
| 2023 | \$1,583,770 | \$4,778,060 | \$6,361,830 | \$6,354,310 | \$120,039.06 |
| 2022 | \$1,583,770 | \$3,883,790 | \$5,467,560 | \$5,467,560 | \$102,444.51 |

| 2024* Exemptions and Taxable Values by Taxing Authority | | | | |
|---|-------------|--------------|-------------|-------------|
| | County | School Board | Municipal | Independent |
| Just Value | \$6,360,770 | \$6,360,770 | \$6,360,770 | \$6,360,770 |
| Portability | 0 | 0 | 0 | 0 |
| Assessed/SOH 23 | \$6,360,770 | \$6,360,770 | \$6,360,770 | \$6,360,770 |
| 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 | \$6,310,770 | \$6,335,770 | \$6,310,770 | \$6,310,770 |

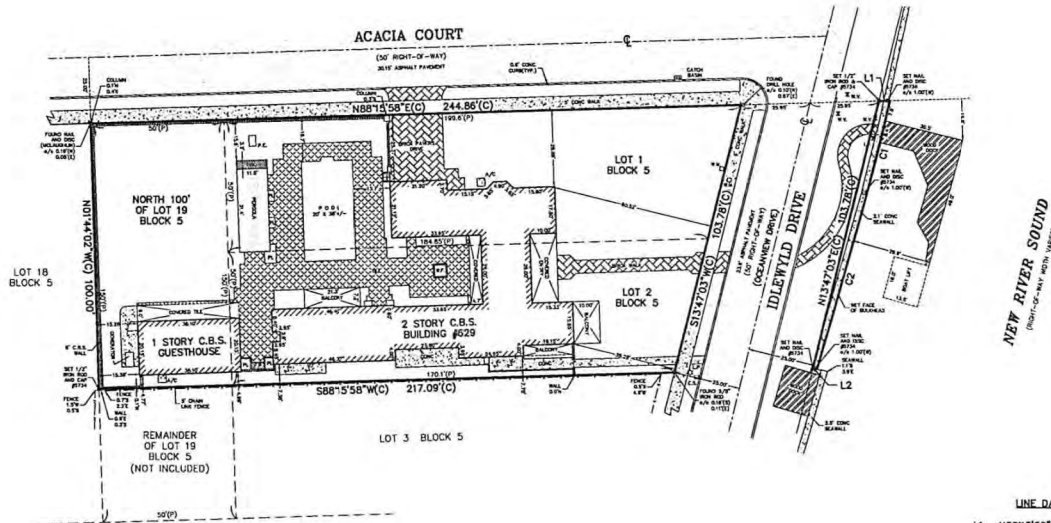
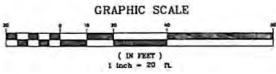
| Sales History | | | | Land Calculations | | |
|--------------------------------|------|-------------|------------------|-------------------|--------|-----------|
| Date | Type | Price | Book/Page or CIN | Price | Factor | Type |
| 12/21/2021 | WD-Q | \$6,400,000 | 117832892 | \$66.00 | 23,485 | SF |
| 12/29/2012 | WD-T | \$100 | 49373 / 1790 | \$64.80 | 521 | SF |
| 12/29/2012 | WD-T | \$100 | 49373 / 1649 | | | |
| 12/29/2012 | WD-T | \$100 | 49373 / 1474 | | | |
| 2/10/1993 | WD | \$1,200,000 | 20388 / 593 | | | |
| Adj. Bldg. S.F. (Card, Sketch) | | | | | | 5930 |
| Units/Beds/Baths | | | | | | 2/5/4 |
| Eff./Act. Year Built: | | | | | | 1967/1937 |

| Special Assessments | | | | | | | | |
|---------------------|------|-------|-------|------|------|-------|-------|------|
| Fire | Garb | Light | Drain | Impr | Safe | Storm | Clean | Misc |
| 03 | | | | | | F1 | | |
| R | | | | | | | | |
| 2 | | | | | | 2 | | |



EXHIBIT III

ORIGINAL SURVEY



- LEGEND:**
- B.M. = BENCHMARK
 - B.C.R. = BROWARD COUNTY RECORDS
 - C = CALCULATED MEASUREMENT
 - E = CENTERLINE
 - C.B. = CHORD BEARING
 - C.B.S. = CONCRETE BLOCK STRUCTURE
 - C.L.F. = CHAIN LINK FENCE
 - C.O. = CLEAN OUT
 - CONC. = CONCRETE
 - C.L.P. = CONCRETE LIGHT POLE
 - C.R. = CABLE ROPE
 - E.S. = ELECTRIC SERVICE
 - ELEV. = ELEVATION
 - F.P. = FIRE PLAZE
 - F.P.L. = FLORIDA POWER & LIGHT
 - G.A. = GUY ANCHOR
 - G.V. = GATE VALVE
 - L.P. = LIGHT POLE
 - M.L. = MANHOLE
 - N.V.D. = NORTH AMERICAN VERTICAL DATUM
 - N.V.D. = NATIONAL GEODETIC VERTICAL DATUM
 - O.R.B. = OFFICIAL RECORDS BOOK
 - P. = PLAT MEASUREMENT
 - P.B. = PLAT BOOK
 - P.E. = POOL EQUIPMENT
 - PL. = PLANTER
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT
 - TYP. = TYPICAL
 - W.F. = WATER FOUNTAIN
 - W.M. = WATER METER
 - W.P. = WATER POLE
 - W.V. = WATER VALVE
 - A/C = AIR CONDITIONING UNIT
 - W. = WIRE
 - W.V. = WIRE VALVE
 - M.C.P. = MAND-CAPPED PARKING
 - F.H. = FIRE HYDRANT
 - U.P. = UTILITY POLE
 - S.E. = SPOT ELEVATION

LINE DATA:

L1: N88°15'58"E(C) 4.11'(C)
L2: S88°15'58"W(C) 1.66'(C)

CURVE DATA:

C1:
RADIUS=677.10'(C)
DELTA=303°30'(C)
ARC=36.14'(C)
C.B.=S13°46'12"W(C)

C2:
RADIUS=4140.23'(C)
DELTA=00°56'45"(C)
ARC=68.34'(C)
C.B.=S15°46'19"W(C)

PINNELL SURVEY, INC.
PROFESSIONAL SURVEYORS AND MAPPERS
300 WEST FLEETWOOD BOULEVARD, SUITE 214-A
COCONUT CREEK, FLORIDA 33073
PHONE: (561) 461-4400 FAX: (561) 461-4941
LICENSED BUSINESS #6657

**PROJECT ADDRESS: 629 IDELEWYLD DRIVE
FORT LAUDERDALE, FLORIDA 33301**

CERTIFY TO:

- DOUGLAS J. SUMMERS AND JOHN W. SUMMERS
- EARNEST/THE LAW FIRM, P.A.
- OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
- TSD - LENDER, ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR INTEREST MAY APPEAR

LEGAL DESCRIPTION:

PARCEL 1:
LOT 1 AND 2, BLOCK 5, ELEMWILD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 19, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND THAT STRIP OF LAND LYING ONE EAST OF THE ABOVE-DESCRIBED LAND BETWEEN DOUGHERTY DRIVE AND NEW RIVER SOUND, TOGETHER WITH NEIGHBOR RIGHTS AND PRIVILEGES AS DESCRIBED IN CADD BOOK 214, PAGE 34A, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 2:
THE 100 SQ FEET OF LOT 19, BLOCK 5, ELEMWILD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 19, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

ENCROACHMENT NOTES:

- COLUM CROSSING OVER THE NORTHWESTERLY PROPERTY LINE.
- 8 FOOT C.B.S. WALL CROSSING OVER THE SOUTH-WESTERLY PROPERTY LINE.

GENERAL NOTES:

- TYPE OF SURVEY INSTRUMENTS.
- IF THIS SURVEY HAS BEEN REVISED AS INDICATED IN THE REVISION BOX SHOWN HEREON, THEN ANY AND ALL REVISIONS INDICATED ON THIS SURVEY PREPARED BY PINNELL SURVEY, INC. ARE MADE BY THIS SURVEY.
- THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER UNLESS IT HAS BEEN ELECTRONICALLY SIGNED AND SEALED.
- THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD BY PINNELL SURVEY, INC. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE COUNTY, FOR WHICH THE LICENSEE'S PROPERTY IS LOCATED IN.
- ELEVATIONS SHOWN HEREON OF ANY ARE BASED ON THE NAVD 83 UNLESS OTHERWISE NOTED.
- UNLESS OTHERWISE NOTED, FIELD MEASUREMENTS ARE IN AGREEMENT WITH REVISION MEASUREMENTS.
- ELEVATIONS SHOWN HEREON OF ANY ARE BASED ON THE NAVD 83 UNLESS OTHERWISE NOTED.
- UNDERGROUND IMPROVEMENTS AND UTILITIES ARE NOT LOCATED.
- IF ELEVATIONS SHOWN HEREON OF ANY ARE BASED ON THE NAVD 83 UNLESS OTHERWISE NOTED.
- IF THIS DRAWING IS THE PROPERTY OF PINNELL SURVEY, INC. AND SHALL NOT BE USED OR REPRODUCED, WHOLE OR IN PART WITHOUT WRITTEN PERMISSION AND AUTHORIZATION FROM PINNELL SURVEY, INC.
- ALL CALCULATIONS SHOWN ON THE ATTACHED DRAWINGS ARE FOR THE RECORD PLAT UNLESS OTHERWISE NOTED.
- THIS SURVEY IS FOR MORTGAGE AND TITLE PURPOSES ONLY.
- REVISIONS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 085°55' EAST ALONG THE NORTH LINE OF LOT 1 & 2, AND THE BLOCK 5 OF IDELEWYLD PLAT BOOK 1, PAGE 19, BROWARD COUNTY RECORDS.
- BY DRAWING PLATTING ONLY, THE PROPERTY SHOWN HEREON IS LOCATED WITHIN A FLOOD ZONE "A1".
- SEE A BASIC FLOOD ZONE MAP OF 5 FEET AS SHOWN ON STATE MAP 32250-107R-18, BEARING A MAP EFFECTIVE DATE OF 08/18/14 AND AN REVISION DATE OF 08/18/14.
- DATE TELEPHONE PERFORMANCE: 10/05/21 (CADD BOOK 636, PAGE 40)
- DRAWN BY: D.J.L. CHECKED BY: J.P.

CERTIFICATION:

THIS IS TO CERTIFY THAT I HAVE PERSONALLY SURVEYED THE PROPERTY DESCRIBED IN THE FOREGOING SITE CAPTION AND HAVE SET ON FOUND MONUMENTS AS INDICATED ON THIS SKETCH AND THAT SAID ABOVE-GROUND SURVEY AND SKETCH ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE UNDER RULE 10-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS.

Jason H. Pinnell
PROFESSIONAL SURVEYOR & MAPPER
LICENSE NO. 5754 - STATE OF FLORIDA

REVISIONS:

| REVISION | DATE | CHECKED BY |
|----------|------|------------|
| | | |
| | | |
| | | |

PROJECT NAME: SUMMERS **JOB NO.: 21-2571**

DOCK EXPERTS

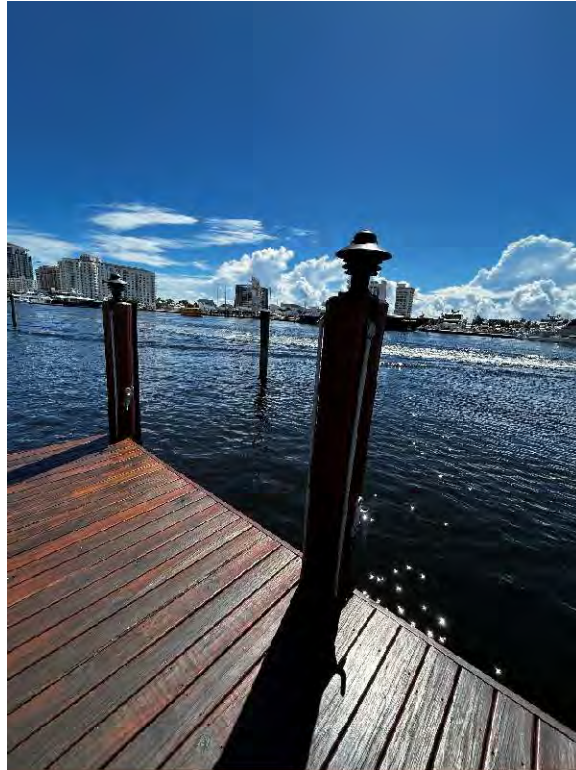
EXHIBIT IV
SITE AERIAL

SITE AERIAL

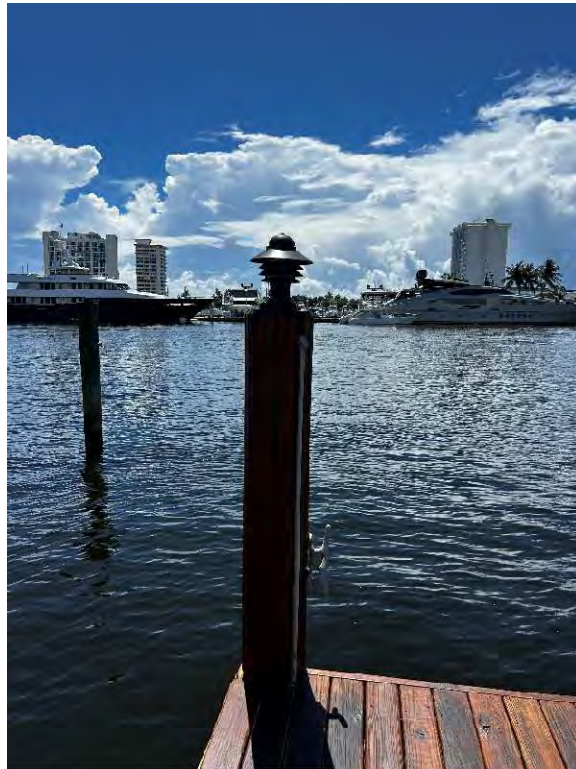
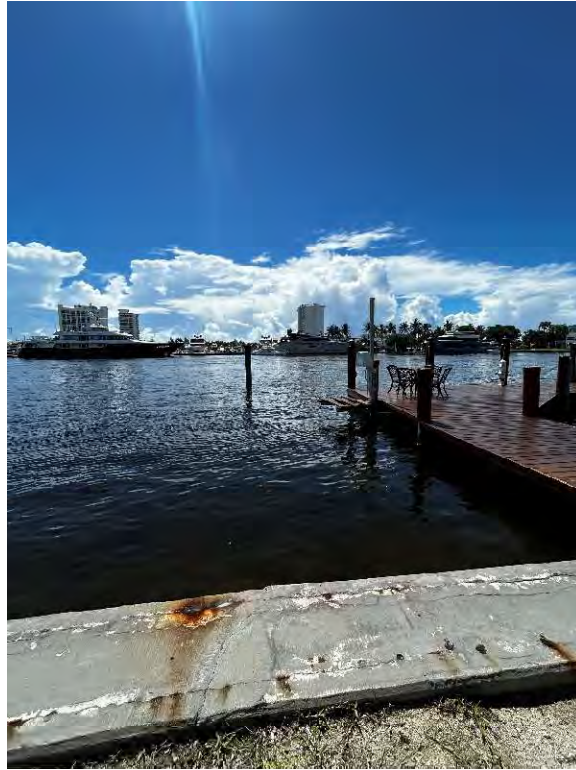




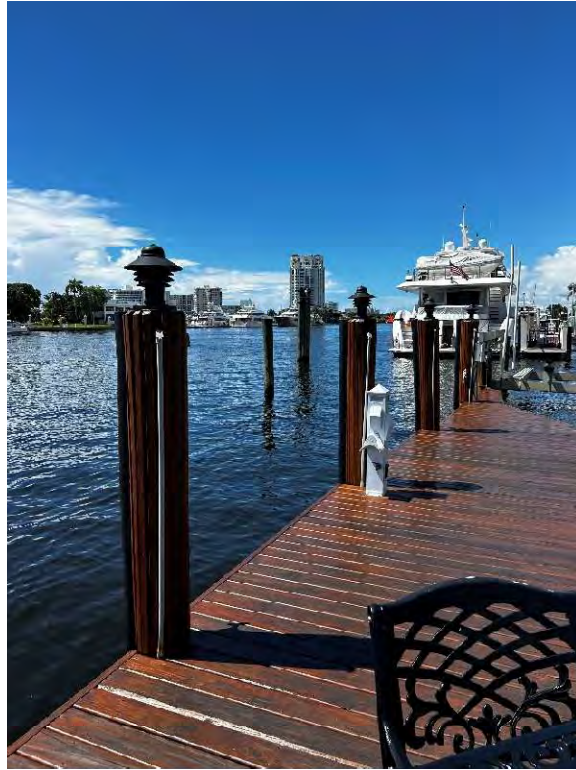
EXHIBIT V
SITE PHOTOGRAPHS



THE DOCK EXPERTS



THE DOCK EXPERTS



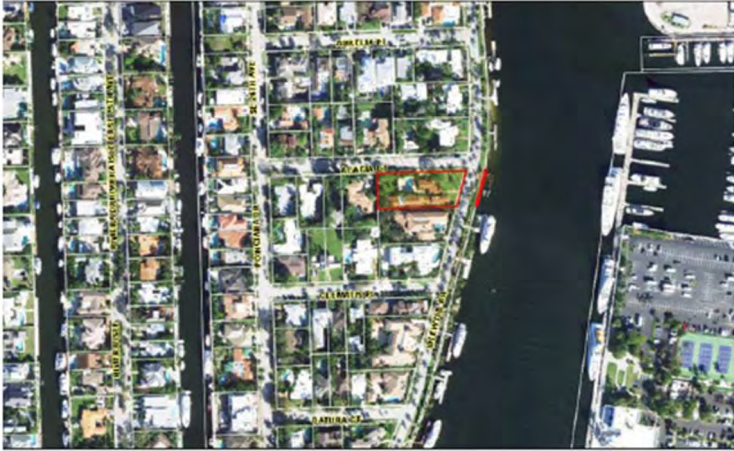


THE DOCK EXPERTS





EXHIBIT VI
PROJECT PLANS



LOCATION
N.T.S.

Site Address 629 IDLEWYLD DRIVE, FORT LAUDERDALE FL 33301-2735
 Property Owner SUMMERS, DOUGLAS J
 Mailing Address 629 IDLEWYLD DR FORT LAUDERDALE FL 33301

ID # 5042 12 02 0410
 Abbreviated Legal Description IDLEWYLD 1-19 B LOTS 1,2 & 19 N 100, BLK 5 TOG WITH STRIP OF LAND LYING E OF SAID LOTS BETWEEN OCEAN VIEW DR NEW RIVER SOUND

SCOPE OF WORK

1. Demo 5 Existing Dock Piles and 2 Existing Mooring Piles
2. Install and replace 5 New Dock Piles and 2 New Mooring Piles



NOTES

1. ALL STORMWATER SHALL BE RETAINED ON PROPERTY.
2. DESIGN PER 8th ED 2023 FBCR. WIND LOADS PER ASCE 7-22, 175 MPH.
3. PROPOSED WORK DOES NOT CHANGE IMPERVIOUS AREA
4. ALL PROPOSED PILES SHALL BE CLASS "A" TIMBER PILES WITH AMMONIACAL COPPER ZINC ARSENATE TREATMENT.
5. PILES SHALL BE DRIVEN 10' DEPTH BELOW SEABED AND 25 TON BEARING.
6. ALL FASTENERS SHALL BE 300 SERIES STAINLESS STEEL.
7. BEST MANAGEMENT PRACTICES: FLOATING TURBIDITY CURTAIN EXTENDING WITHIN 1' OF BOTTOM TO BE INSTALLED DURING PILING INSTALLATION.

"This document has been electronically signed and sealed by Oscar M. Bermudez P.E. on date noted using a SHA-1 authentication code. Printed copies are not considered signed and sealed and the SHA-1 authentication code must be verified on any electronic copies per Rule 62-30.000, F.A.C."

OSCAR M. BERMUDEZ P.E. Date:
 Reg. Florida No. 55141

LINDA RIFFLE
DRAFTING & DESIGN
 772-624-1706
 l.riffle@desd1.com

B&B Consulting Engineers
 2237 Woods Edge Circle
 Orlando Florida 32817
 (772) 700-7785

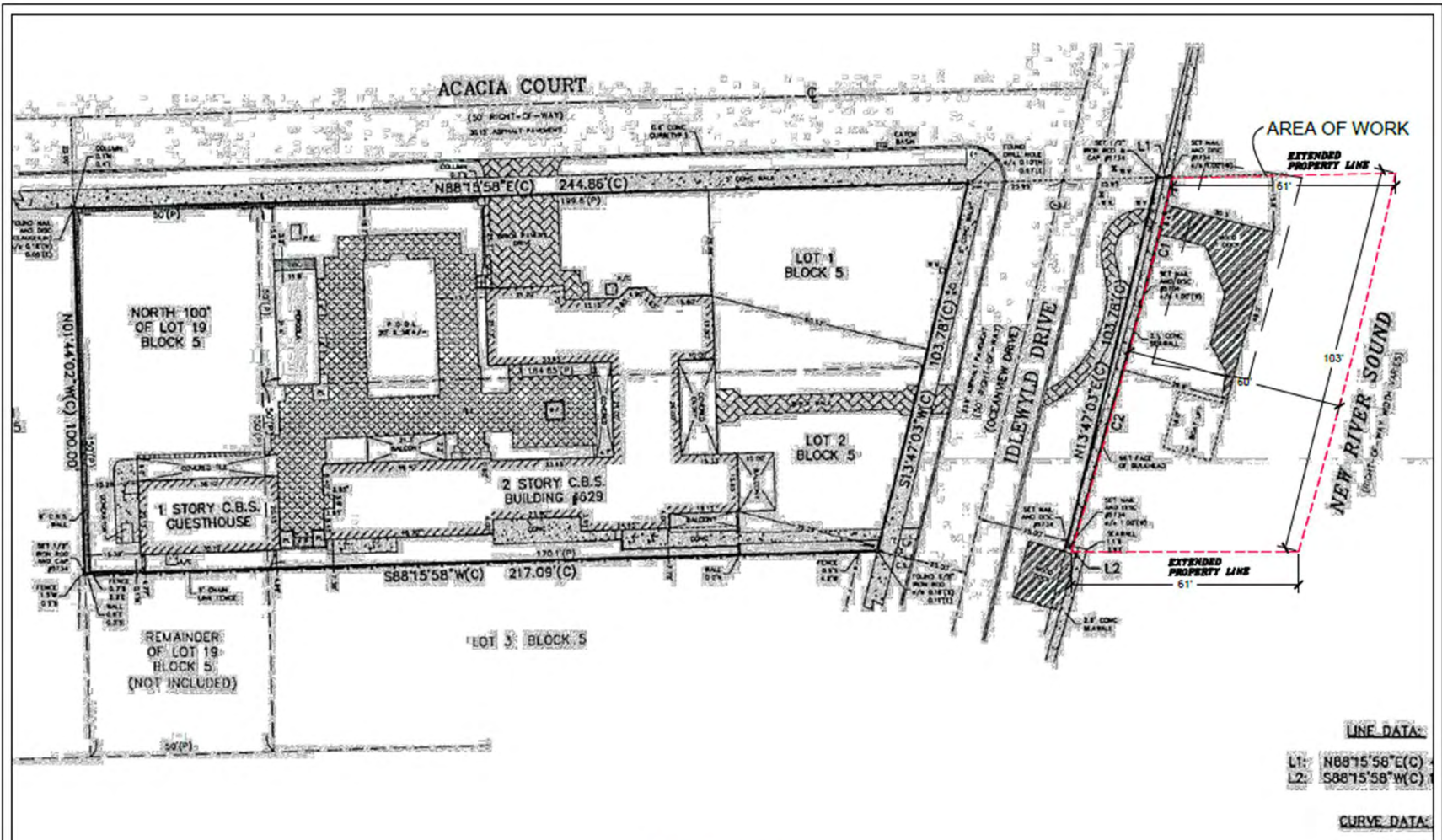
DOUGLAS J SUMMERS
 629 IDLEWY DRIVE
 FORT LAUDERDALE, FL.
 33301

| | |
|------------|-------------|
| PAGE | Date: |
| 1 OF 6 | 08/010/2024 |
| Revisions: | Date: |
| A | 12-18-2024 |
| B | 1-23-2024 |

THE DOCK EXPERTS

 REMOVE AND REPLACE 5 DOCK PILES & NEW MOORING PILE



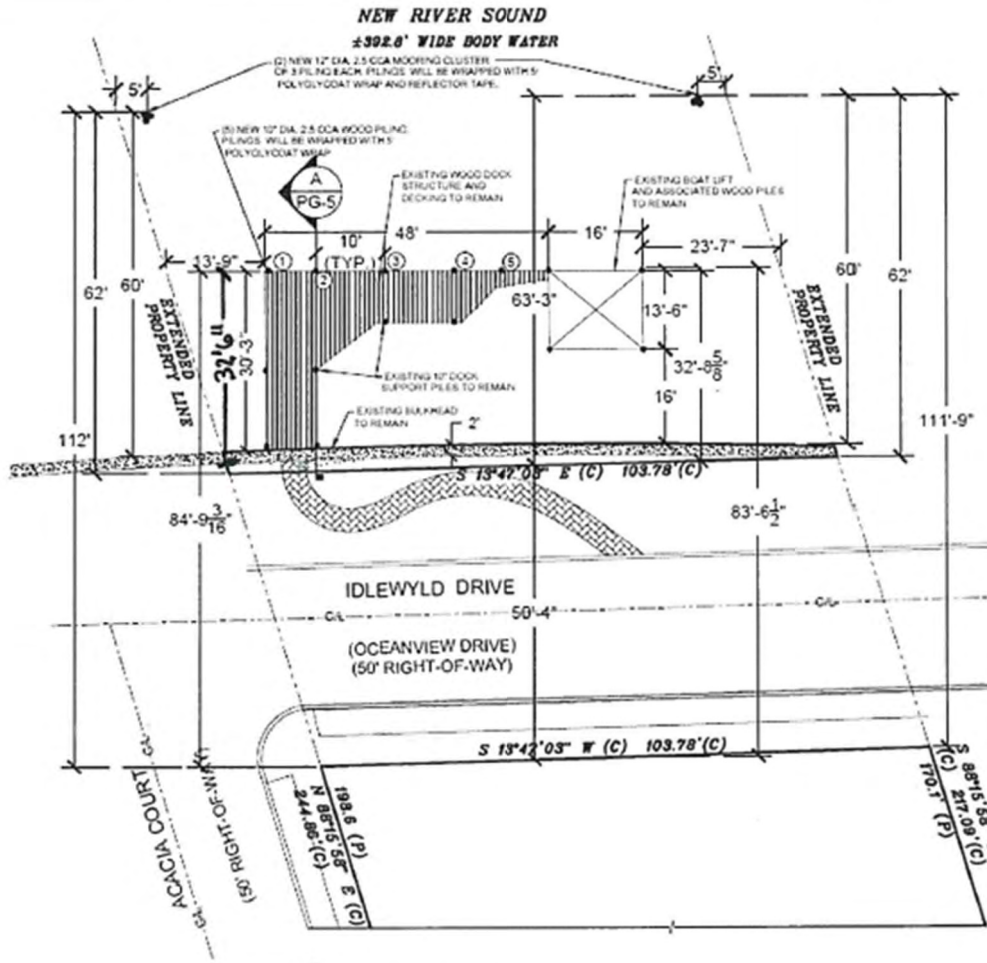


SITE PLAN
 SCALE 1"=40'

"This document has been electronically signed and sealed by Oscar M. Bermudez P.E. on date noted using a SHA-1 authentication code. Printed copies are not considered signed and sealed and the SHA-1 authentication code must be verified on any electronic copies per Rule 62-30.060, F.A.C."

| | | | | | |
|--|--|--|-----------------------|----------------------|---|
| OSCAR M. BERMUDEZ P.E. Date: Reg. Florida No. 55141 | LINDA RIFFLE DRAFTING & DESIGN 772-224-1706 l.riffle@lrd.com | DOUGLAS J SUMMERS 629 IDLEWY DRIVE FORT LAUDERDALE, FL. 33301 | PAGE 2 OF 6 | Date: 08/010/2024 | REMOVE AND REPLACE 5 DOCK PILES & NEW MOORING PILE |
| | | | Revisions: | Date: | |
| | | | A | 12-18-2024 | |
| | | | B | 1-23-2024 | |





PROPOSED PLAN VIEW
SCALE 1"=30'

"This document has been electronically signed and sealed by Oscar M. Bermudez P.E. on date noted using a SHA-1 authentication code. Printed copies are not considered signed and sealed and the SHA-1 authentication code must be verified on any electronic copies per Rule 62-30.060, F.A.C."

OSCAR M. BERMUDEZ P.E. Date:
Reg. Florida No. 55141

LINDA RIFFLE
DRAFTING & DESIGN
772-234-1708
13442 WINDY HOLLOW

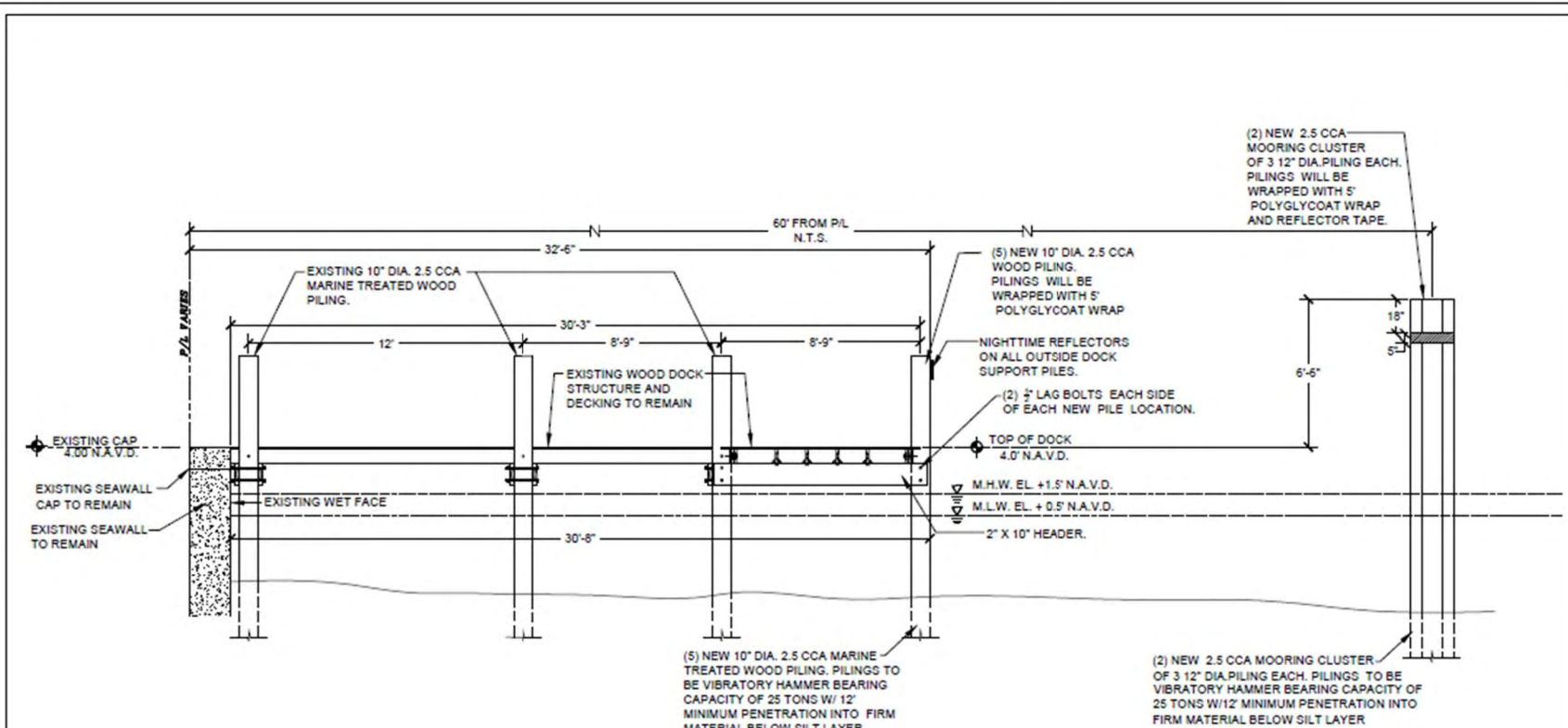
B&B Consulting Engineers
2237 Woods Edge Circle
Orlando Florida 32817
772-709-7752

DOUGLAS J SUMMERS
629 IDLEWYLD DRIVE
FORT LAUDERDALE, FL.
33301

| | |
|------------|------------|
| PAGE | Date: |
| 4 OF 6 | 08/10/2024 |
| Revisions: | Date: |
| A | 12-18-2024 |
| B | 1-23-2024 |

DOCK EXPERTS

REMOVE AND REPLACE 5 DOCK
PILES & NEW MOORING PILE

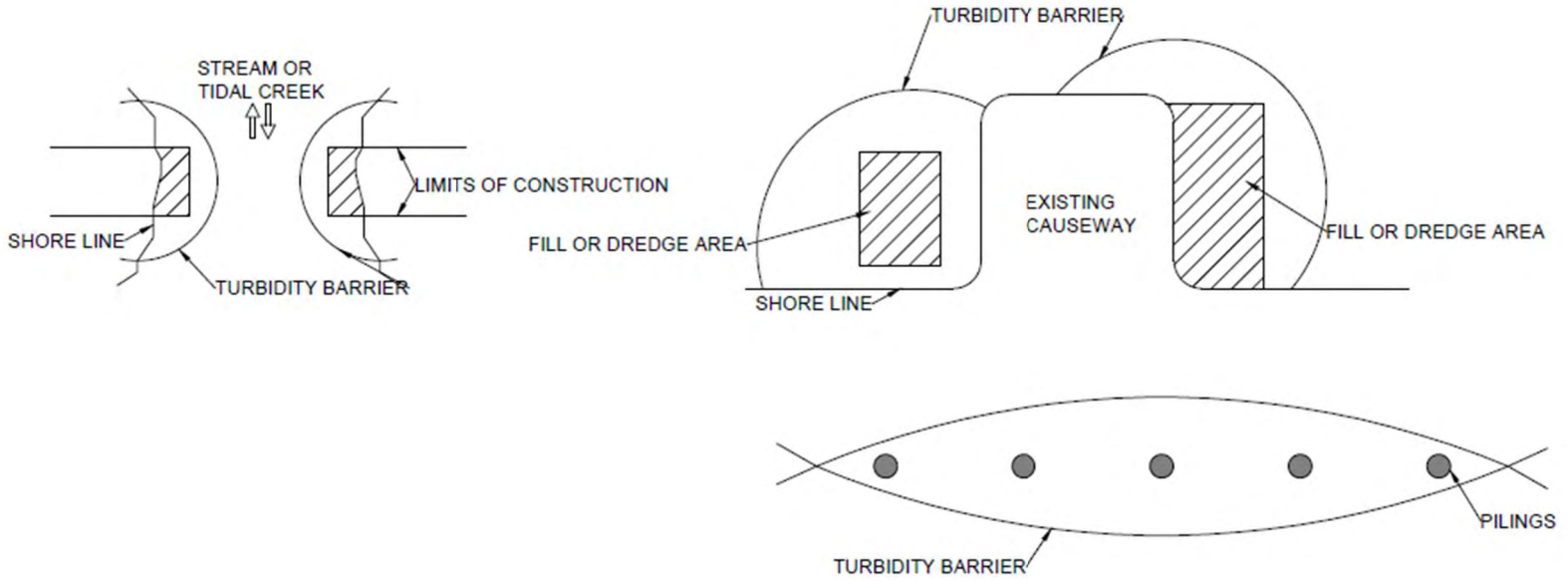


SECTION -A
NEW PILING DETAIL
 A
 PG-4

SCALE 3/32"=1'

"This document has been electronically signed and sealed by Oscar M. Bermudez P.E. on date noted using a SHA-1 authentication code. Printed copies are not considered signed and sealed and the SHA-1 authentication code must be verified on any electronic copies per Rule 62-30.080, F.A.C."

| | | | | | |
|--|---|--|----------------------|----------------------------------|---|
| OSCAR M. BERMUDEZ P.E. Date: Reg. Florida No. 55141 | LINDA RIFFLE DRAFTING & DESIGN 772-634-1706 L.Riffle@psd.net | DOUGLAS J SUMMERS 629 IDLEWY DRIVE FORT LAUDERDALE, FL. 33301 | PAGE 5 OF 6 | Date: 08/10/2024 | REMOVE AND REPLACE 5 DOCK PILES & NEW MOORING PILE |
| | | | Revisions: A B | Date: 12-18-2024 1-23-2024 | |



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.

TURBIDITY CURTAIN DETAIL

N.T.S.

"This document has been electronically signed and sealed by Oscar M. Bermudez P.E. on date noted using a SHA-1 authentication code. Printed copies are not considered signed and sealed and the SHA-1 authentication code must be verified on any electronic copies per Rule 62-30.060, F.A.C."

OSCAR M. BERMUDEZ P.E. Date:
Reg. Florida No. 55141

LINDA RIFFLE
DRAFTING & DESIGN
752-234-1906
l.riffle@lrd.com

B&B Consulting Engineers
2237 Woods Edge Circle
Orlando Florida 32817
(772) 706-7722

DOUGLAS J SUMMERS
629 IDLEWY DRIVE
FORT LAUDERDALE, FL.
33301

| | |
|------------|-------------|
| PAGE | Date: |
| 6 OF 6 | 08/010/2024 |
| Revisions: | Date: |
| A | 12-18-2024 |
| B | 1-23-2024 |



REMOVE AND REPLACE 5 DOCK
PILES & NEW MOORING PILE





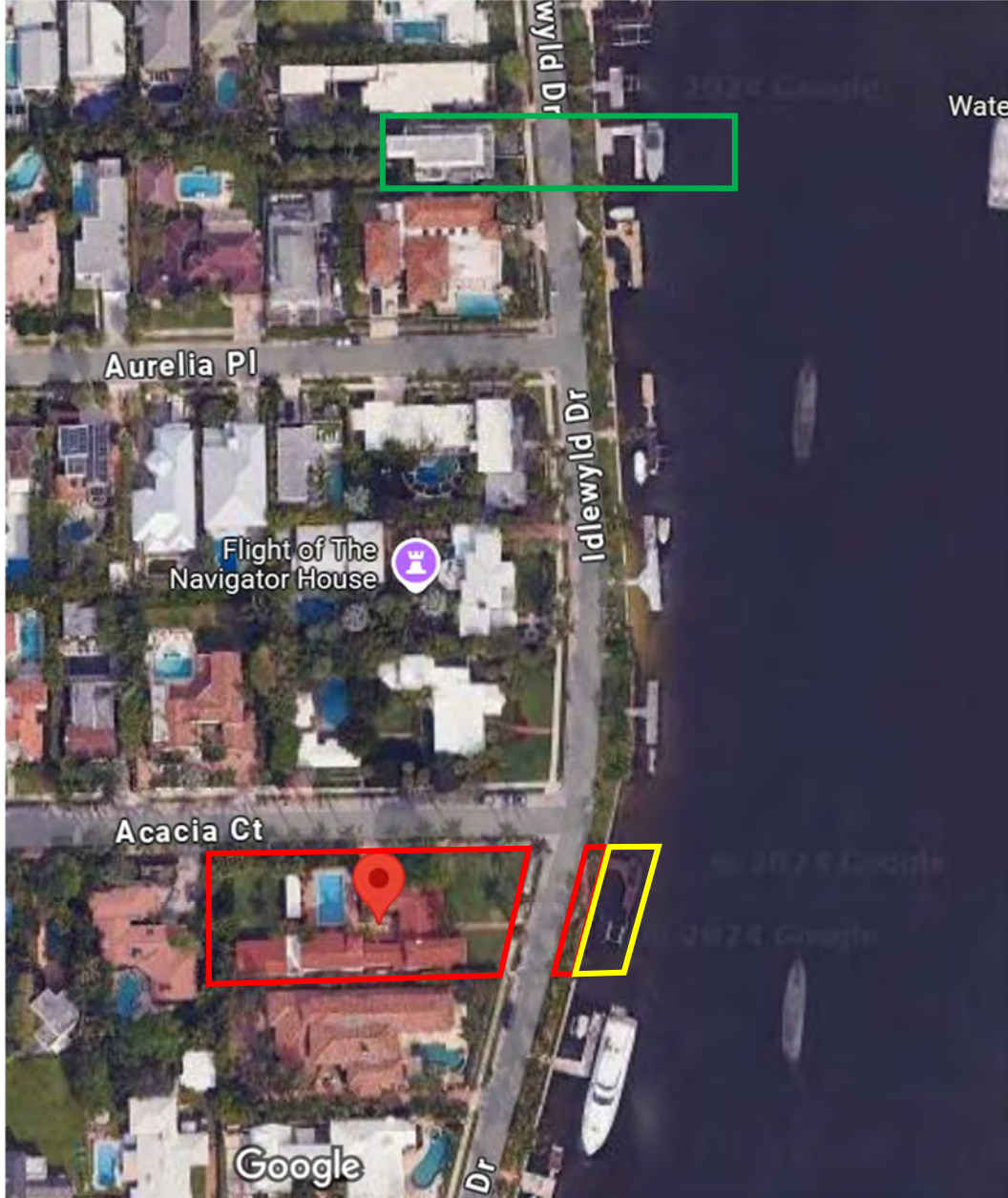
EXHIBIT VII
DISTANCE EXHIBIT





EXHIBIT VIII
EXISTING WAIVERS IN THE VICINITY

EXISTING WAIVERS IN THE VICINITY



| ADDRESS (Green) | MAXIMUM DISTANCE |
|--|------------------|
| 515 Idlewyld Dr, Fort Lauderdale, FL 33301 | 66' |



EXHIBIT IX
LETTERS OF SUPPORT

LETTERS OF SUPPORT



| ADDRESS | OWNER |
|--|--------------------------|
| 621 Idlewyld Dr, Fort Lauderdale, FL 33301 | James & Anne Hilmer |
| 637 Idlewyld Dr, Fort Lauderdale, FL 33301 | Stephen & Deborah Beinke |

THE DOCK EXPERTS

October 2, 2024

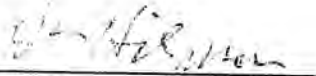
Mr. Douglas Summers
629 Idlewyld Dr
Fort Lauderdale, FL 33301

RE: 629 Idlewyld Dr, Fort Lauderdale, FL 33301
City of Fort Lauderdale Waiver Request

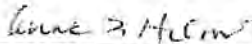
Dear Mr. Douglas Summers,

We have reviewed the attached plans for the project site consists of consists of removal and replacement of 5 existing dock support wood piles. Removal of 2 existing mooring piles located 50' from property line. Installation of 2 mooring cluster of (3) wood piles 60' from property line into the Intracoastal Waterway at 629 Idlewyld Dr, Fort Lauderdale, FL 33301. We understand that the proposed project will require a waiver of limitations through the City of Fort Lauderdale along with permitting through the regulatory agencies. We reside at 621 Idlewyld Dr and support the project as proposed.

Sincerely,



James Hilmer
621 Idlewyld Dr
Fort Lauderdale, FL 33301



Anne Hilmer
621 Idlewyld Dr
Fort Lauderdale, FL 33301



October 2, 2024

Mr. Douglas Summers
629 Idlewyld Dr
Fort Lauderdale, FL 33301

RE: 629 Idlewyld Dr, Fort Lauderdale, FL 33301
City of Fort Lauderdale Waiver Request

Dear Mr. Douglas Summers,

We have reviewed the attached plans for the project site consists of consists of removal and replacement of 5 existing dock support wood piles. Removal of 2 existing mooring piles located 50' from property line. Installation of 2 mooring cluster of (3) wood piles 60' from property line into the Intracoastal Waterway at 629 Idlewyld Dr, Fort Lauderdale, FL 33301. We understand that the proposed project will require a waiver of limitations through the City of Fort Lauderdale along with permitting through the regulatory agencies. We reside at 637 Idlewyld Dr and support the project as proposed.

Sincerely,

A handwritten signature in black ink, appearing to read 'S. Beinke', written over a horizontal line.

Stephen Beinke
637 Idlewyld Dr
Fort Lauderdale, FL 33301

A handwritten signature in black ink, appearing to read 'Deborah Beinke', written over a horizontal line.

Deborah Beinke
637 Idlewyld Dr
Fort Lauderdale, FL 33301

ITEM VII

MEMORANDUM MF NO. 25-04

DATE: February 20, 2025

TO: Marine Advisory Board Members

FROM: Andrew Cuba, Marine Facilities & Parks Manager

RE: March 6, 2025 MAB –Application - Dock Waiver of Distance Limitations – Victor J. Aguilar & Yahira Z. Rosario / 155 Isle of Venice #501

Attached for your review is an application from Victor Aguilar & Yahira Rosario (see **Exhibit 1**).

APPLICATION AND BACKGROUND INFORMATION

The applicant is requesting approval for an existing 16'L x 16'W 4-post boat lift extending a maximum of 33.57'+/- into the adjacent Rio Grande Canal. The distance this structure extends from the property line into waterway is shown in the survey and summarized in Table 1 below:

TABLE 1

| STRUCTURE | STRUCTURE DISTANCE FROM PROPERTY LINE | PERMITTED DISTANCE WITHOUT WAIVER | AMOUNT OF DISTANCE REQUIRING WAIVER |
|-------------------------|--|--|--|
| 4-Post Boat Lift | 33.57'+/- | 25' | 8.57'+/- |

As more than one boat lift was present within 100 feet at this address and per ULDR Section 47-19.3(b)(1), DRC Site Plan Level 2 review was completed and a building permit was received. The City's Unified Land and Development Regulations (UDLR) Sec. 47-19.3.C limits the maximum distance of mooring structures to 25' or 25% of the width of the waterway, whichever is less, 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 boat lift is necessary to safely moor the resident's vessel, especially during high wind events and severe weather.

PROPERTY LOCATION AND ZONING

The property is located within the RMM-25 Residential Mid-Rise Multi Family / Medium High Density District. It is situated along the Rio Grande Waterway, where the approximate width of the waterway from wet face to wet face is listed as +/-170 feet, in the Narrative.

Marine Facilities' records reflect there has been at least nine (9) Waivers of Limitation approved by the City Commission within close proximity to 155 Isle of Venice Drive (**Table 2**).

TABLE 2

| DATE | ADDRESS | MAXIMUM DISTANCE |
|-------------|--------------------|---------------------------|
| July 1985 | 440 Hendricks Isle | Pilings – 39' |
| June 1989 | 13 Hendricks Isle | Pilings – 80' |
| July 2007 | 101 Hendricks Isle | Pilings – 30' |
| April 2013 | 91 Isle of Venice | Pilings – 35' |
| April 2019 | 1 Hendricks Isle | Boatlift – 43' |
| July 2019 | 95 Hendricks Isle | Pilings/Finger Pier – 35' |
| July 2021 | 9 Hendricks Isle | Boatlift – 43.4' |
| Oct 2022 | 141 Isle of Venice | Pilings – 35' |
| Oct 2022 | 10 Isle of Venice | Pilings – 35' |

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

APPLICATION FOR MARINE ADVISORY BOARD (MAB)
DOCK WAIVER
FOUR (4) POST CRADLE BOATLIFT

Victor J. Aguilar & Yahira Z. Rosario

155 Isle of Venice Dr, #501 Ft Lauderdale, FL 33301

TABLE OF CONTENTS

| | |
|-------------------------------|-----------|
| APPLICATION..... | 3 |
| NARRATIVE | 6 |
| ORIGINAL SURVEY..... | 15 |
| ZONING AERIAL..... | 17 |
| SITE PHOTOGRAPHS | 19 |
| PROJECT PLANS | 24 |
| DISTANCE EXHIBIT | 30 |
| FINAL SURVEY | 33 |

Victor J. Aguilar & Yahira Z. Rosario

155 Isle of Venice Dr, #501 Ft Lauderdale, FL 33301

APPLICATION

Victor J. Aguilar & Yahira Z. Rosario

155 Isle of Venice Dr, #501 Ft Lauderdale, FL 33301

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: Victor Joel Aguilar and Yahira Zadette Rosario

TELEPHONE NO: 954-830-9541
(home/cellular)

EMAIL: chicoc17@gmail.com

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

SAME

- 3. TYPE OF AGREEMENT AND DESCRIPTION OF REQUEST:

The applicant requests a waiver for the installation of a four (4) post boatlift beyond 25 feet from the property line.

- 4. SITE ADDRESS: **155 ISLE OF VENICE DR, #501 FT LAUDERDALE, FL 33301**

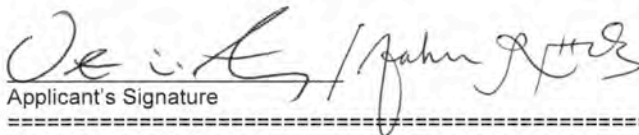
ZONING: **RMM-25 – Residential Multifamily Mid Rise/ Medium High Density**

LEGAL DESCRIPTION: **VENICE ISLE TOWER CONDO UNIT 501 PER CDO BK/PG: 5251/529**

FOLIO NUMBER: **5042 01 BG 0090**

- 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

February 02, 2025
Date

Victor J. Aguilar & Yahira Z. Rosario

155 Isle of Venice Dr, #501 Ft Lauderdale, FL 33301

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 _____

Victor J. Aguilar & Yahira Z. Rosario

155 Isle of Venice Dr, #501 Ft Lauderdale, FL 33301

NARRATIVE

Victor J. Aguilar & Yahira Z. Rosario

155 Isle of Venice Dr, #501 Ft Lauderdale, FL 33301

Victor J Aguilar & Yahira Z Rosario (“Applicant”) file this Marine Advisory Board (“MAB”) application for a dock waiver. The project site is located along the Rio Barcelona Canal in the Isle of Venice Drive division.

The project received approval from the Broward County Environmental Permitting Division (FDEP Permit N0: 06-0450350-001, License No: GL-FTL2406-016). In addition, applicant went through the City of Ft Lauderdale Development Review Committee (DRC) approval process in order to obtain a building permit (DRC Approval UDP-S24052, City Permit BLD-BDSP-24070348).

The contractor installing the 4-post boat lift was unable to keep the boat lift within 25’ of the property line due to actual conditions at the dock. The boat lift needs at least 3-4 feet of water depth to keep the beams submerged, but the topography of the canal does not allow that depth the closer you get to the seawall. In order for the boat lift to stay level underwater and provide appropriate clearance from the boat engines to the dock the boat lift needs to move to 33.57’ from the property line.

As measured from the property line, 8.5’ +/- encroach into the canal outside of the 25’ allowable distance into the waterway from the property line. The justification for this waiver request is as follows:

Victor J. Aguilar & Yahira Z. Rosario

155 Isle of Venice Dr, #501 Ft Lauderdale, FL 33301

1. All structures and Piles will not exceed 25% of the width of the waterway.
2. Due to the extraordinary width of the waterway at this location (+/- 170'), the project will not impede navigation within the canal. Currently boat lift is inside previously installed pilings (See picture).
3. The structure is necessary for safely mooring resident vessel, especially during high wind events and severe weather. The structure will be used for one vessel.
4. The structure is consistent with other structures previously authorized within the City of Ft Lauderdale. County permits as well as City Permits are both approved.

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

| Proposed Structure | Structure Distance from the property line | Permitted Distance Without Waiver | Distance Requiring Waiver |
|---------------------------|--|--|----------------------------------|
| Boat Lift Pilings | 33.5' +/- | 25' | 8.5' +/- |

Victor J. Aguilar & Yahira Z. Rosario

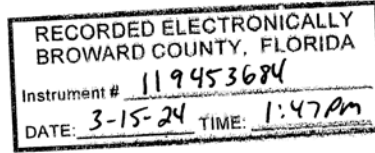
155 Isle of Venice Dr, #501 Ft Lauderdale, FL 33301

PROOF OF OWNERSHIP

Victor J. Aguilar & Yahira Z. Rosario

155 Isle of Venice Dr, #501 Ft Lauderdale, FL 33301

THIS INSTRUMENT PREPARED BY:
JK Closing Attorneys, PLLC
Charles J. Esposito, Esq.
5489 Wiles Road, Suite 304
Coconut Creek, FL 33073
Our File No.: **JK-24-0399S**



AND RETURN TO:
Prince A. Donnahoe IV P.A.
1401 North University Drive, #401
Coral Springs, FL 33071
(954) 438-4040

Property Appraisers Parcel Identification (Folio) Number: **50-42-01-BG-0090**
State of Florida Deed Documentary Stamps paid on this transaction: **\$3,395.00**

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 8 day of **March, 2024** by **Andrew Hoing and Claire Murphy-Cook, husband and wife**, whose post office address is 825 Southwest 4th Court, Fort Lauderdale, FL 33312, herein called the Grantor,

to **Victor Joel Aguilar and Yahira Zadette Rosario, husband and wife**, whose post office address is 155 Isle of Venice Drive, #501, Fort Lauderdale, FL 33301, 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)

W I T N E S S E T H: 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.:

UNIT NO. 501, OF VENICE ISLE TOWER, A CONDOMONIUM, ACCORDING TO THE DECLARATION OF CONDOMONIUM THEREOF, AS RECORDED IN OFFICAL RECORDS BOOK 5251, PAGE 529, AND ALL EXHIBITS AND AMENDMENTS THEREOF, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Locally known as 155 Isle of Venice Drive, #501, Fort Lauderdale, FL 33301

Subject to easements, restrictions and reservations of record and taxes for the year 2024 and thereafter, without reimposing same.

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 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 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.

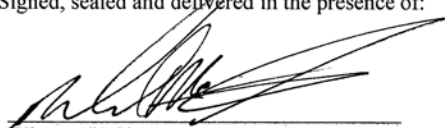
File No: **JK-24-0399S**

Victor J. Aguilar & Yahira Z. Rosario

155 Isle of Venice Dr, #501 Ft Lauderdale, FL 33301

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

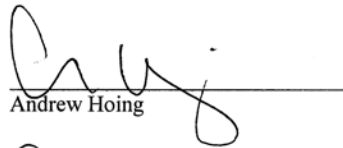
Signed, sealed and delivered in the presence of:



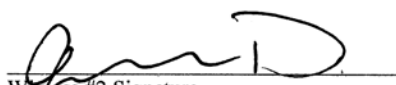
Witness #1 Signature Michael McIntosh

Print Name:

Address: 5489 Wiles Rd, Ste 304, Coconut Creek, FL 33073



Andrew Hoing



Witness #2 Signature

Print Name: Ayanna Duarte

Address: 5489 Wiles Rd, Ste 304, Coconut Creek, FL 33073

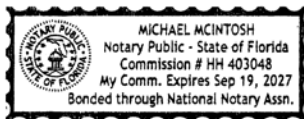


Claire Murphy-Cook

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 8 day of March, 2024 by Andrew Hoing and Claire Murphy-Cook, who are personally known to me or who have produced DL as identification.

SEAL





Notary Public Michael McIntosh

Printed Notary Name

My commission expires:

Victor J. Aguilar & Yahira Z. Rosario

155 Isle of Venice Dr, #501 Ft Lauderdale, FL 33301

*** Certificate of Approval ***

VENICE ISLE TOWER ASSOCIATION INC.

155 Isle Of Venice Drive - Fort Lauderdale – FL

TO CERTIFY THE APPROVAL OF **VICTOR J. AGUILAR & YAHIRA Z. ROSARIO** BY
VENICE ISLE TOWER ASSOCIATION INC., A FLORIDA CORPORATION NOT FOR PROFIT, AS THE
PURCHASER(S) OF THE FOLLOWING DESCRIBED REAL PROPERTY IN BROWARD COUNTY, FLORIDA:

APARTMENT # **501**, VENICE ISLE TOWER ASSOCIATION INC.

SUCH APPROVAL HAS BEEN GIVEN PURSUANT TO THE PROVISIONS OF THE DECLARATION OF CONDOMINIUM
AND ALL EXHIBITS ATTACHED TO THE DECLARATION OF CONDOMINIUM AND ANY AMENDMENTS THERETO,
IF ANY.

DATED THIS 17th DAY OF MARCH, 2024

BY: 

Venice Isle Tower Association Inc.
155 Isle OF Venice Drive- Fort Lauderdale- FL

DARYL BERKOWSKI, PRESIDENT

Victor J. Aguilar & Yahira Z. Rosario

155 Isle of Venice Dr, #501 Ft Lauderdale, FL 33301

Venice Isle Tower Association

155 ISLE OF VENICE DRIVE - FORT LAUDERDALE, FLORIDA 33301

Management: IIP Inc. - 1220 Miami Road - Ft Lauderdale FL. 33316

Phone: 954-462-0880 Email: vipshafor@gmail.com

May 10, 2024

To Whom It May Concern:

This letter is to verify Mr. Victor Aguilar is the owner of Unit #501, Venice Isle Tower Association, Inc., located at 155 Isle of Venice Drive, Fort Lauderdale, Florida. This ownership also includes a dock space on the premises.

The Venice Isle Towers Association has granted permission for Mr. Aguilar to install a boat lift at his dock space.

Should you have any questions regarding this matter, please do not hesitate to contact our office at 954-462-0880.

Sincerely,

Steve Shafor, Management
Venice Isle Tower Association, Inc.
IIP, Inc. (Intercontinental Investment Properties, Inc.)
1220 Miami Rd #6 - Ft Lauderdale FL 33316
(954-462-0880)

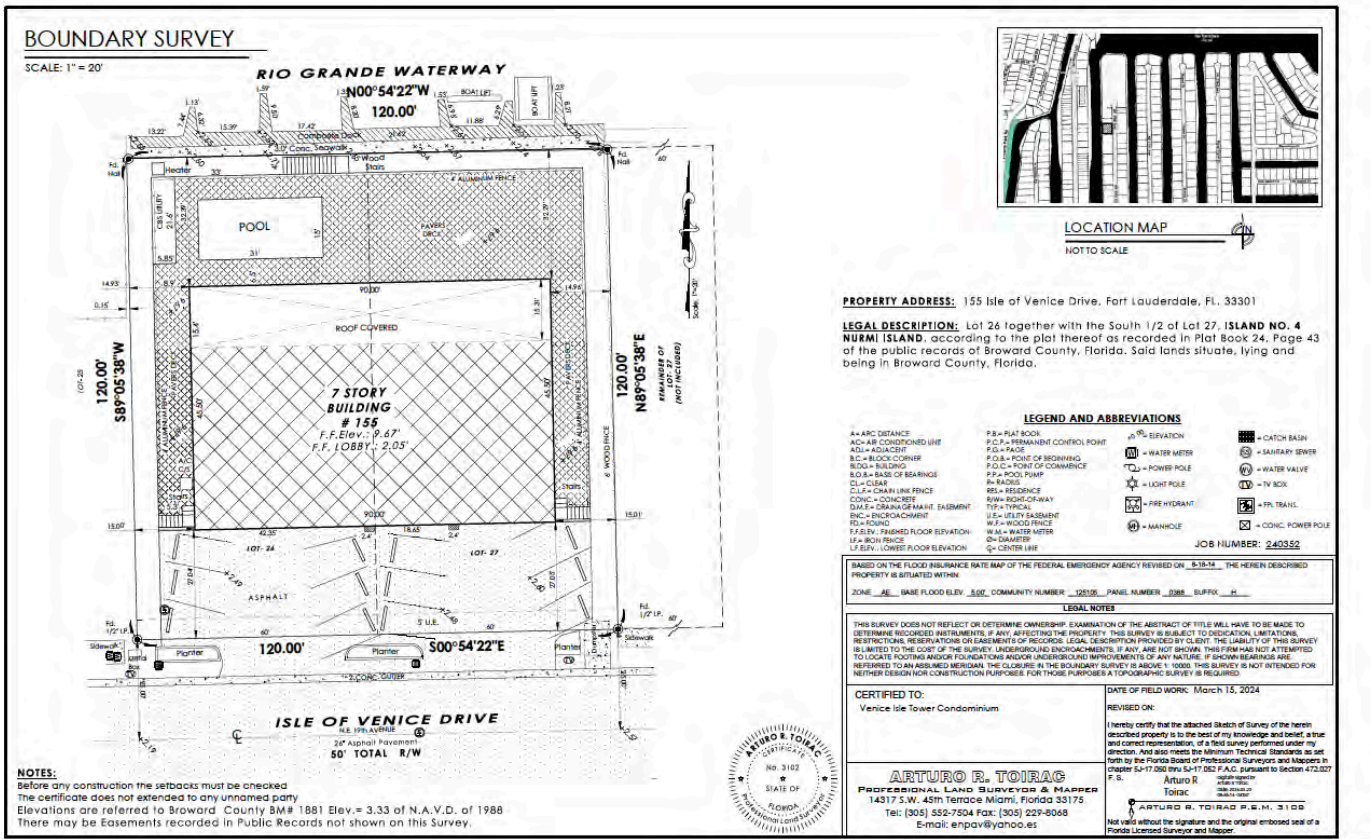
Victor J. Aguilar & Yahira Z. Rosario

155 Isle of Venice Dr, #501 Ft Lauderdale, FL 33301

ORIGINAL SURVEY

Victor J. Aguilar & Yahira Z. Rosario

155 Isle of Venice Dr, #501 Ft Lauderdale, FL 33301



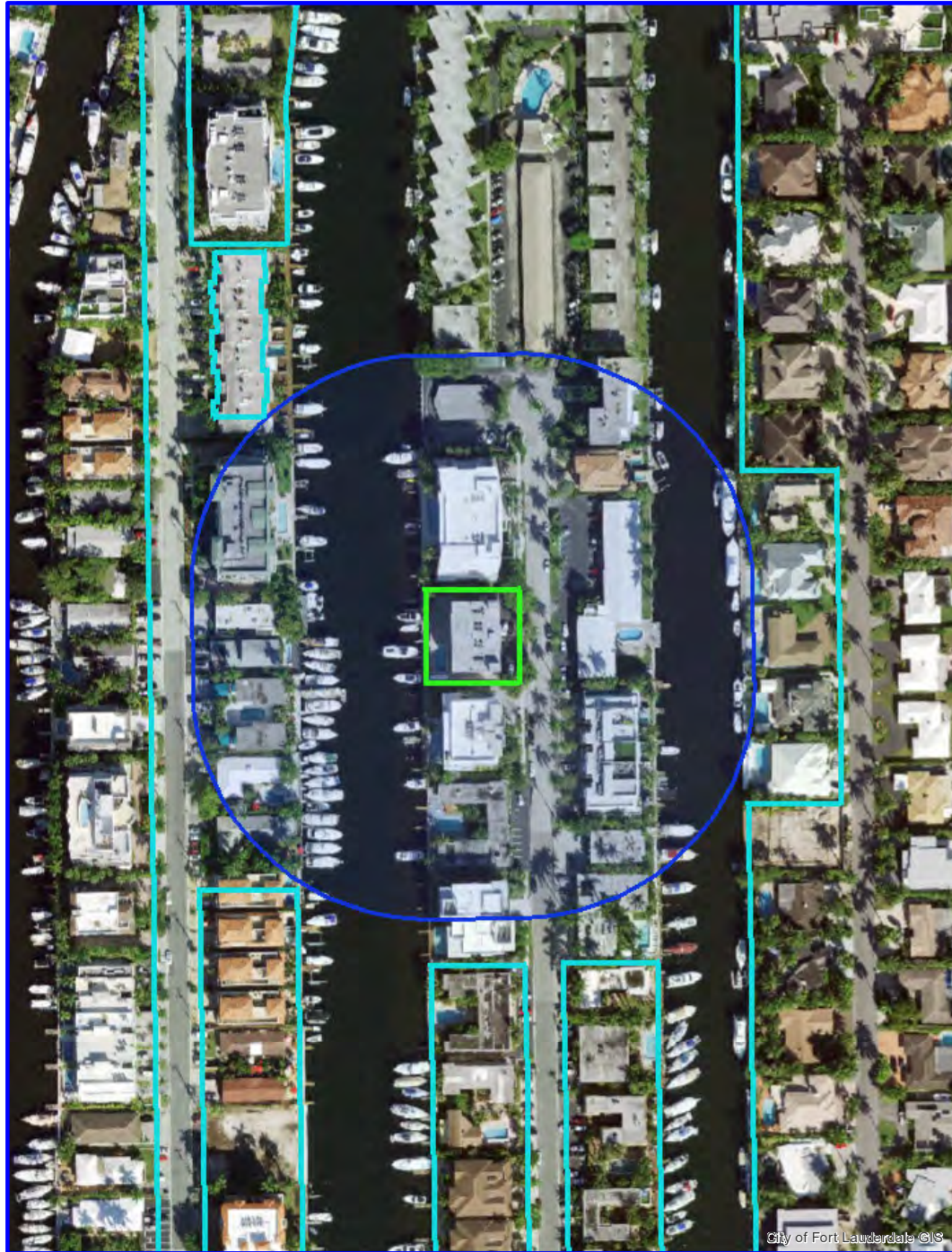
Victor J. Aguilar & Yahira Z. Rosario

155 Isle of Venice Dr, #501 Ft Lauderdale, FL 33301

ZONING AERIAL

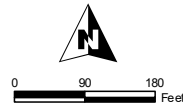
Victor J. Aguilar & Yahira Z. Rosario

155 Isle of Venice Dr, #501 Ft Lauderdale, FL 33301



CITY OF FORT LAUDERDALE
Map Created by GIS Mailer

155 Isle of Venice



GIS
Fort Lauderdale

Printed on: 1/30/2025

Victor J. Aguilar & Yahira Z. Rosario

155 Isle of Venice Dr, #501 Ft Lauderdale, FL 33301

SITE PHOTOGRAPHS

Victor J. Aguilar & Yahira Z. Rosario

155 Isle of Venice Dr, #501 Ft Lauderdale, FL 33301



Project Site showing the existing mooring pilings

Victor J. Aguilar & Yahira Z. Rosario

155 Isle of Venice Dr, #501 Ft Lauderdale, FL 33301



Aerial View of boatlift as currently installed

Victor J. Aguilar & Yahira Z. Rosario

155 Isle of Venice Dr, #501 Ft Lauderdale, FL 33301



Boat lift close up view

Victor J. Aguilar & Yahira Z. Rosario

155 Isle of Venice Dr, #501 Ft Lauderdale, FL 33301

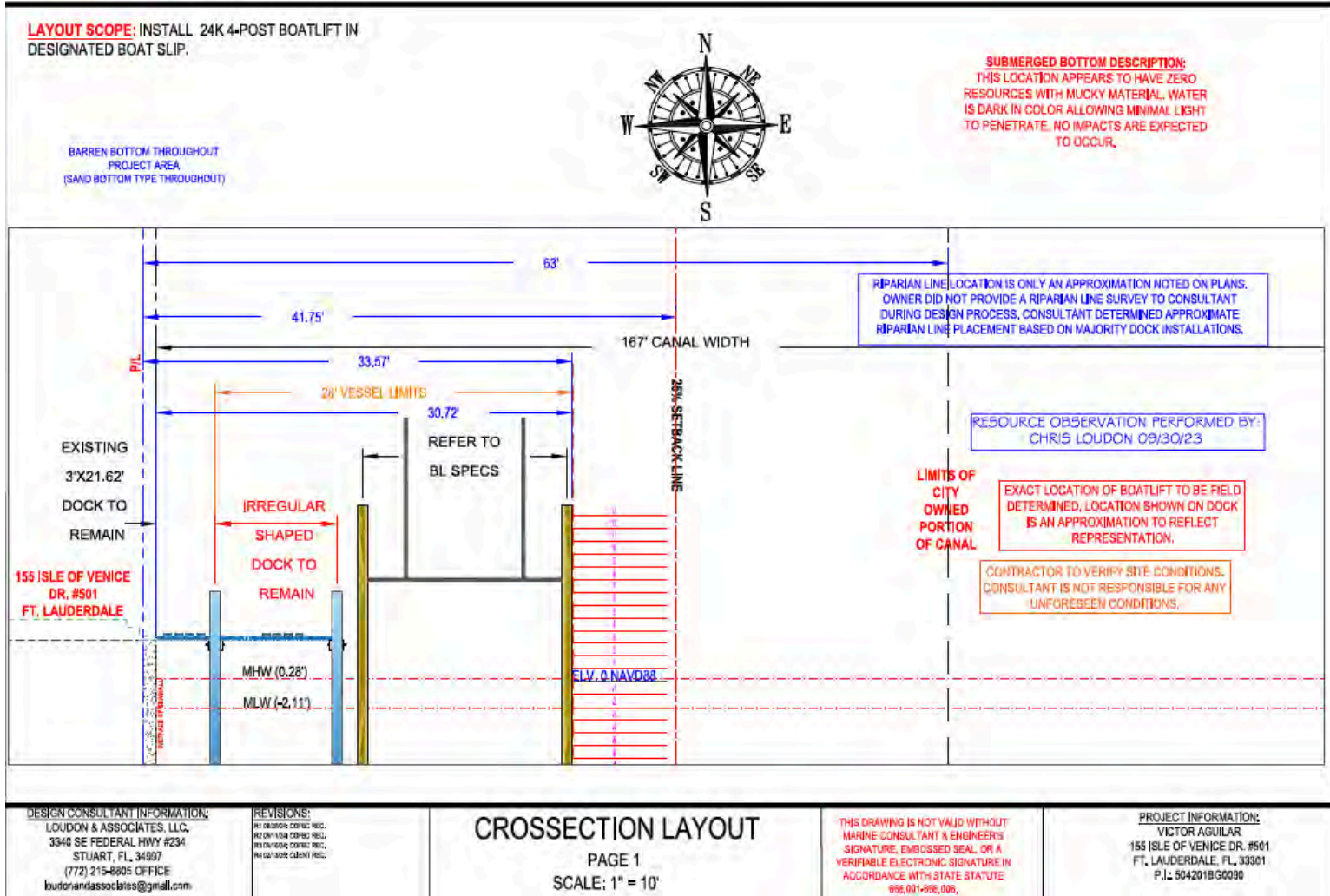


Boat Lift front view from canal

Victor J. Aguilar & Yahira Z. Rosario

155 Isle of Venice Dr, #501 Ft Lauderdale, FL 33301

PROJECT PLANS



HURRICANE BOAT LIFTS

CATEGORY-5 VERTICAL LIFTS ENGINEERING SPECIFICATIONS

STAINLESS STEEL PILING MOUNT BRACKET WITH 2-3/8" BOLTS CONNECTING THE BRACKET TO THE ASSEMBLY. 1-3/8" x 3" STAINLESS STEEL LAG BOLTS INTO EACH SIDE OF THE PILING.

DETAIL PILING PENETRATION TO BE 10" INTO THE SAND BOTTOM OR 5" INTO THE ROCK STRATA MINIMUM

| | (A) | (B) |
|----------------------------|------------|------------------|
| RECOMMENDED PILING SPACING | OUT TO OUT | CENTER TO CENTER |
| 4,500 | 150" | 132" |
| 7,000 | 150" | 144" |
| 10,000 | 150" | 150" |
| 13,000 | 150" | 150" |
| 16,000 | 150" | 168" |
| 20,000 | 168" | 168" |
| 24,000 | 192" | 192" |

| LIFT CAPACITY | TOP BEAM | LIFTER I-BEAM | BUNKS (STD) | BUNK BRACKET | CABLES | WINDERS | DRIVE SHAFT | GEAR DRIVE UNIT | MOTOR H.P. V/A | REC. PILING SIZE |
|---------------|---|---|----------------------------|---|---------------------------|--------------------------|------------------------|-------------------------|----------------|--------------------|
| 4,500 | 4" x 2" x .15/.23 x 150" 6061-T6 ALUM. | 6" x 4" x .19/.29 x 132" 6061-T6 ALUM. | 2" x 8" x 12' PT CARPETED | 2" x 2" x .25" ADJUSTABLE 6061-T6 ALUM. | 5/16" x 20" 304 SS 1 PART | 2.375" x 15.75" ALUMINUM | 1 1/2" 8 GA GALVANIZED | DIRECT DRIVE HIGH SPEED | 3/4 HP 1 HP | 8" - 10" DIAMETER |
| 7,000 | 5" x 2.25" x .15/.26 x 150" 6061-T6 ALUM. | 6" x 4" x .21/.35 x 144" 6061-T6 ALUM. | 2" x 8" x 12' PT CARPETED | 2" x 2" x .25" ADJUSTABLE 6061-T6 ALUM. | 5/16" x 20" 304 SS 1 PART | 2.375" x 15.75" ALUMINUM | 1 1/2" 8 GA GALVANIZED | DIRECT DRIVE HIGH SPEED | 1 HP 1 1/2 HP | 8" - 10" DIAMETER |
| 10,000 | 6" x 2.5" x .17/.29 x 150" 6061-T6 ALUM. | 8" x 5" x .23/.35 x 150" 6061-T6 ALUM. | 2" x 8" x 12' PT CARPETED | 2" x 2" x .25" ADJUSTABLE 6061-T6 ALUM. | 5/16" x 35" 304 SS 2 PART | 2.375" x 15.75" ALUMINUM | 1 1/2" 8 GA GALVANIZED | DIRECT DRIVE HIGH SPEED | 3/4 HP 1 HP | 9" - 10" DIAMETER |
| 13,000 | 7" x 2.75" x .17/.29 x 150" 6061-T6 ALUM. | 8" x 5" x .25/.41 x 150" 6061-T6 ALUM. | 2" x 8" x 12' PT CARPETED | 2" x 2" x .25" ADJUSTABLE 6061-T6 ALUM. | 5/16" x 35" 304 SS 2 PART | 2.375" x 15.75" ALUMINUM | 1 1/2" 8 GA GALVANIZED | DIRECT DRIVE HIGH SPEED | 1 HP 1 1/2 HP | 9" - 10" DIAMETER |
| 16,000 | 7" x 3.5" x .21/.38 x 150" 6061-T6 ALUM. | 10" x 6" x .25/.41 x 168" 6061-T6 ALUM. | 3" x 10" x 12' PT CARPETED | 2" x 2" x .25" ADJUSTABLE 6061-T6 ALUM. | 5/16" x 35" 304 SS 2 PART | 2.375" x 15.75" ALUMINUM | 1 1/2" 8 GA GALVANIZED | DIRECT DRIVE HIGH SPEED | 1 HP 1 1/2 HP | 9" - 10" DIAMETER |
| 20,000 | 8" x 3.75" x .25/.41 x 168" 6061-T6 ALUM. | 10" x 6" x .25/.41 x 168" 6061-T6 ALUM. | 3" x 10" x 14' PT CARPETED | 2" x 2" x .25" ADJUSTABLE 6061-T6 ALUM. | 5/16" x 50" 304 SS 3 PART | 3.5" x 20" ALUMINUM | 1 1/2" 8 GA GALVANIZED | HIGH SPEED | 1 1/2 HP | 10" - 12" DIAMETER |
| 24,000 | 8" x 3.75" x .25/.41 x 192" 6061-T6 ALUM. | 10" x 8" x .29/.50 x 192" 6061-T6 ALUM. | 3" x 10" x 16' PT CARPETED | 2" x 2" x .25" ADJUSTABLE 6061-T6 ALUM. | 5/16" x 50" 304 SS 3 PART | 3.5" x 20" ALUMINUM | 1 1/2" 8 GA GALVANIZED | HIGH SPEED | 1 1/2 HP | 10" - 12" DIAMETER |

STRUCTURAL NOTES:

THE WORK SPECIFIED HERIN HAS BEEN DESIGNED & ALL WORK SHALL BE IN ACCORDANCE WITH STRUCTURAL PROVISIONS OF THE 8TH EDITION 2023 FLORIDA BUILDING CODE. THIS LIFTING STRUCTURE HAS BEEN DESIGNED TO WITHSTAND WIND LOADS ASSOCIATED WITH WIND SPEEDS OF VULT=180 MPH, VASD= 139 MPH (3 SEC. 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 VULT= 90 MPH IN EXPOSURE 'C' OR 80 MPH IN EXPOSURE 'D'.

OWNER RESPONSIBLE TO REMOVE BOAT FROM LIFT DURING WINDSTORM EVENT IN EXCESS VASD AS CALCULATED BELOW, PER FBC 3105.5.3 STRUCTURES DESIGNED TO BE READILY REMOVED OR REPOSITIONED DURING PERIODS OF HIGH WIND VELOCITY SHALL BE POSTED WITH A LEGIBLE AND READILY VISIBLE DECAL OR PAINTED INSTRUCTIONS TO BE THE OWNER OR TENANT TO REMOVE OR REPOSITION THE STRUCTURE OR PART THEREOF DURING SUCH PERIODS OF TIME AS ARE DESIGNATED BY THE U.S. WEATHER BUREAU AS BEING A HURRICANE WARNING OR ALERT. THE LIFT OWNER SHALL BE NOTIFIED OF THESE CONDITIONS BY THE PERMIT HOLDER. NO WARRANTY, EXPRESSED OR IMPLIED, IS CONTAINED HEREIN. VASD MAY BE CALCULATED BY THE FOLLOWING FORMULA: $V_{ASD} = v \cdot 0.6 \cdot V_{ULT}$. DESIGN OF BOAT WIND LOADING HAS BEEN PERFORMED WITH THE FOLLOWING RATIOS AS CONFIRMED BY OTHERS: $B/s=3$, $s/h = 0.75$, FOR A Cf OF 1.6 MAXIMUM WHERE H IS THE HEIGHT TO TOP OF BOAT, B IS HORIZONTAL DIMENSION, AND S IS VERTICAL DIMENSION.

NAME: JKT MARINE CONSTRUCTION INC.
 ADDRESS: 5201 NW 2ND AVE #216
 CITY: BOCA RATON STATE: FL ZIP: 33487

OSCAR M. BERMUDEZ, PE. DATE: _____
 REG. FLORIDA NO. 55141

HURRICANE BOAT LIFTS
 3301 SE SLATER STREET
 STUART, FLORIDA 34997
 (772)-781-2556
 FAX (772)-781-4854

B&B ENGINEERS,
 2237 WOODS EDGE CIRCLE
 ORLANDO, FL 32817

| REVISION HISTORY | | | | |
|------------------|------------------------------------|-----------|----------|----------|
| REV | DESCRIPTION | DATE | DESIGNER | APPROVED |
| A | INITIAL RELEASE | 9/27/2023 | J.N. | |
| B | BUILDING CODE WAS 7TH EDITION 2020 | 1/9/2024 | T.J. | |
| C | ASCE CODE WAS 7-16 | 2/13/2024 | T.J. | |

PG 1 OF 2

HURRICANE BOAT LIFTS CATEGORY-5 VERTICAL LIFTS ENGINEERING SPECIFICATIONS

CERTIFICATION OF BOAT LIFT TO EXISTING STRUCTURE AND ALL ELECTRICAL OR MECHANICAL CERTIFICATIONS ARE BY OTHERS; ENGINEER SEAL CERTIFIES ASSEMBLY OF LIFT ONLY. THIS DETAIL IS PREPARED AS A GENERAL NON-SITE SPECIFIC MASTER PLAN SHEET DETAIL. TYPICAL FIELD CONDITIONS ARE ASSUMED IN THE DESIGN. WOOD PILES SHALL BE SEASONED WOOD WITH G=0.55 OR BETTER. SHOULD ANY SPECIFIC LOCATION DIFFER FROM THAT SPECIFIED HEREIN, OR STANDARD FIELD CONDITIONS, ADDITIONAL SPECIFIC ENGINEERING MAY BE REQUIRED AS DETERMINED BY THE BUILDING INSPECTOR AND PERMITTING CONTRACTOR. CARE SHALL BE TAKEN BY CONTRACTOR IN ALL APPLICATIONS OF THIS DETAIL. AS THIS IS NOT A SITE SPECIFIC DRAWING, IT IS THE RESPONSIBILITY OF OTHERS TO ENSURE THE INTEGRITY OF INSTALLATION TO THE HOST STRUCTURE.

ALUMINUM

MATERIAL: 6061 T6 ALUMINUM

ALL WELDS ARE MIN. 1/4" FULL FILLET WELD USING 5556 FILLER ALLOY. ALL WELDING MUST CONFORM TO AISC STEEL CONSTRUCTION MANUAL 13TH ED AS INSPECTED AND VERIFIED BY OTHERS. THE CONTRACTOR IS RESPONSIBLE TO INSULATE ALUMINUM MEMBERS FROM DISSIMILAR METALS TO PREVENT ELECTROLYSIS.

FASTENERS

ALL ANCHORS TO BE HILTI BRAND OR MFR EQUIVALENT. 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 IN DETAILS, CAPACITIES SHALL BE EQUAL TO OR GREATER THAN HILTI KWIK BOLT II OR RED HEAD THRU BOLTS. EMBEDMENT DEPTHS SPECIFIED HEREIN ARE DEPTHS INTO SOLID SUBSTRATE AND DO NOT INCLUDE THICKNESS OF STUCCO OR OTHER FINISHES.

ALUMINUM MEMBERS IN CONTACT WITH CONCRETE AND WOOD SHALL BE PROTECTED BY HDPE (HIGH DENSITY POLYETHYLENE) BARRIER WRAP 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 WELDS PER FLORIDA BUILDING CODE.

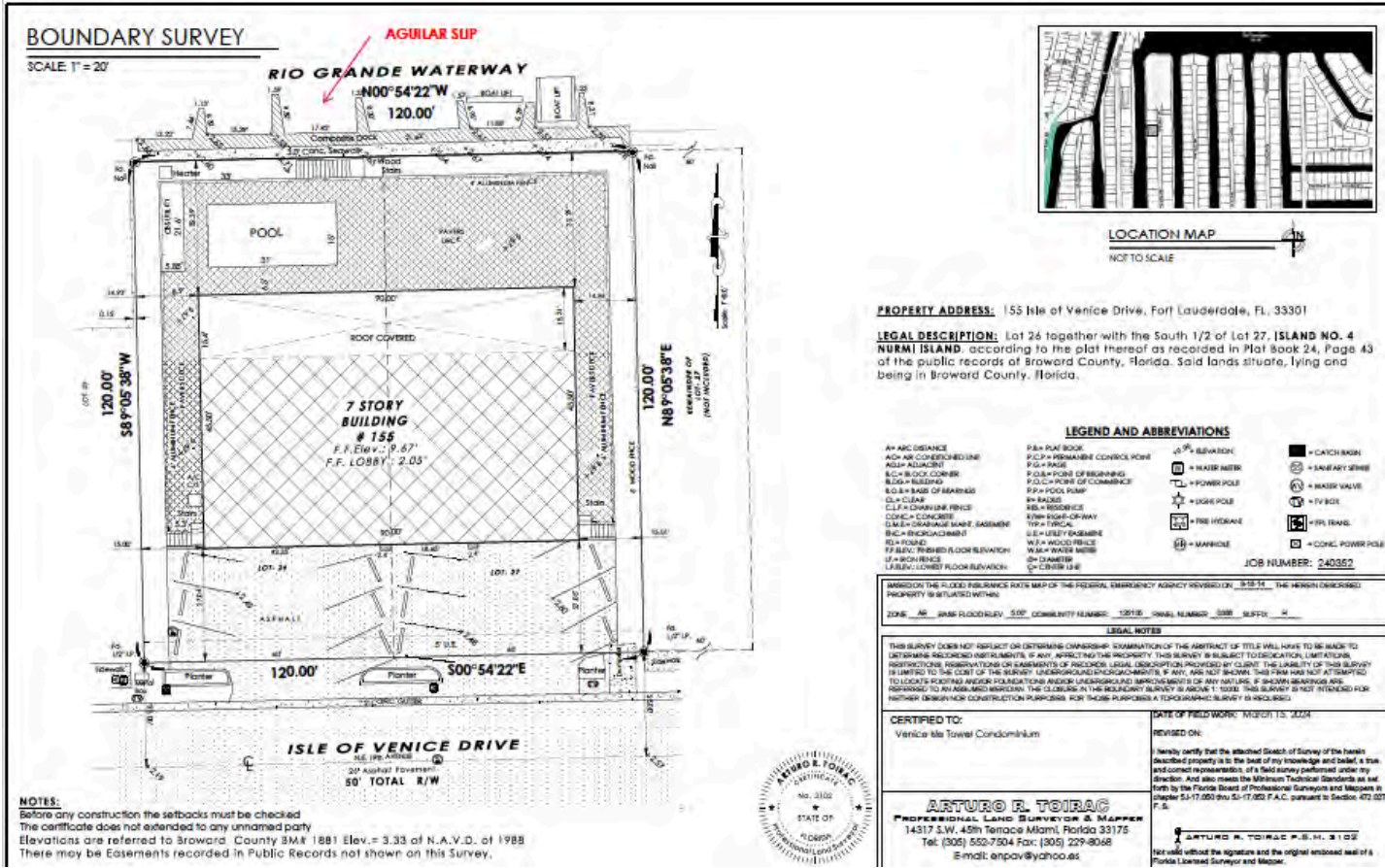
B&B ENGINEERS HAS NOT VISITED THIS JOBSITE. INFORMATION CONTAINED HEREIN IS BASED ON CONTRACTOR SUPPLIED DATA AND MEASUREMENTS. B&B ENGINEERS SHALL NOT BE HELD RESPONSIBLE OR LIABLE IN ANY WAY FOR ERRONEOUS OR INACCURATE DATA OR MEASUREMENTS. WORK SHALL BE VERIFIED PRIOR TO CONSTRUCTION. B&B ENGINEERS SHALL BE NOTIFIED AND GIVEN AN OPPORTUNITY TO REEVALUATE OUR WORK UPON DISCOVERY OF ANY INACCURATE INFORMATION PRIOR TO MODIFICATION OF EXISTING FIELD CONDITIONS AND FABRICATION AND INSTALLATION OF MATERIALS.

ENGINEERING SEAL AFFIXED HERETO VALIDATES STRUCTURAL DESIGN AS SHOWN ONLY. USE OF THIS SPECIFICATION BY CONTRACTOR, et. al. INDEMNIFIES & SAVES HARMLESS THIS ENGINEER FOR ALL COSTS & DAMAGES INCLUDING LEGAL FEES & APPELLATE FEES RESULTING FROM MATERIAL FABRICATION, SYSTEM ERECTION & CONSTRUCTION PRACTICES BEYOND THAT WHICH IS CALLED FOR BY LOCAL, STATE, & FEDERAL CODES & FORM DEVIATIONS OF THIS PLAN, EXCEPT AS EXPRESSLY PROVIDED IN HEREIN, NO CERTIFICATION OR AFFIRMATIONS ARE INTENDED.

| MOTOR SPECIFICATIONS | | |
|----------------------|---------|-----------|
| H/P | VOLTS | AMPS |
| 3/4 | 115/230 | 9.8/4.9 |
| 1 | 115/230 | 13.6/6.8 |
| 1/2 | 115/230 | 19.2/9.8 |
| 2 | 115/230 | 24.8/12.4 |

Victor J. Aguilar & Yahira Z. Rosario

155 Isle of Venice Dr, #501 Ft Lauderdale, FL 33301



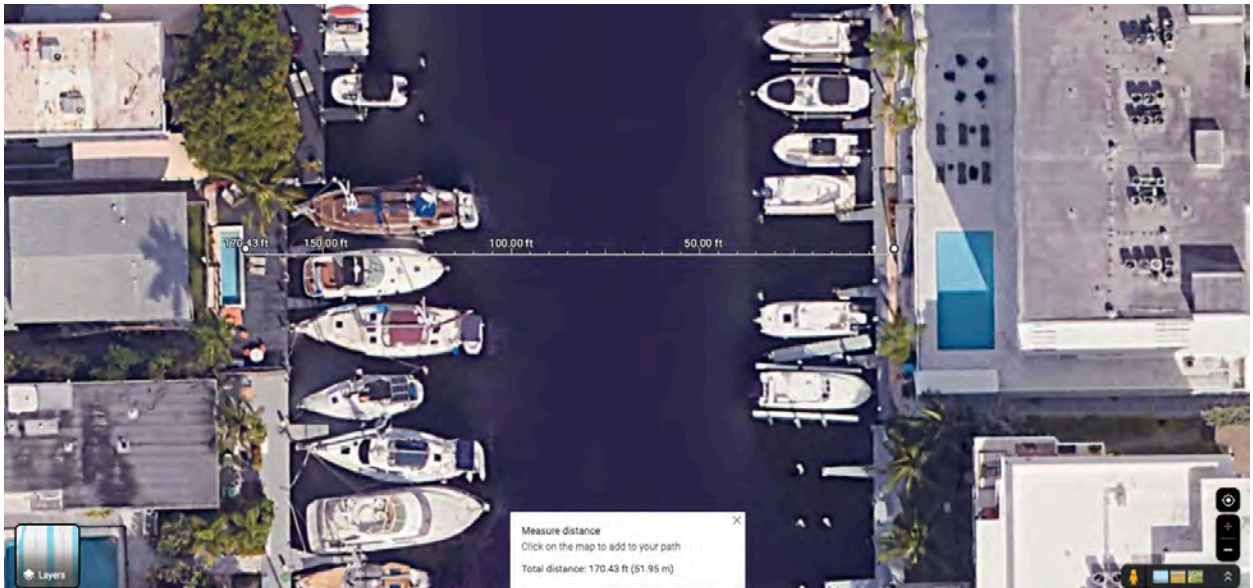
Victor J. Aguilar & Yahira Z. Rosario

155 Isle of Venice Dr, #501 Ft Lauderdale, FL 33301

DISTANCE EXHIBIT

Victor J. Aguilar & Yahira Z. Rosario

155 Isle of Venice Dr, #501 Ft Lauderdale, FL 33301



WIDTH OF CANAL 170' FROM PROPERTY LINES

Victor J. Aguilar & Yahira Z. Rosario

155 Isle of Venice Dr, #501 Ft Lauderdale, FL 33301



BOAT LIFT LOCATION

Victor J. Aguilar & Yahira Z. Rosario

155 Isle of Venice Dr, #501 Ft Lauderdale, FL 33301

FINAL SURVEY

Victor J. Aguilar & Yahira Z. Rosario

155 Isle of Venice Dr, #501 Ft Lauderdale, FL 33301

