



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, APRIL 3, 2025 – 6:00 P.M.

Cumulative Attendance
May 2024-April 2025

Steve Witten, Chair	P	10	1
James Harrison, Vice Chair	A	7	4
Norm Bekoff	P	5	2
Tyler Brunelle	P	10	1
Jason Dunbar	P	10	1
Barry Flanigan	P	10	1
Robert Franks	P	9	2
John Lynch	P	10	1
Noelle Norvell	P	8	3
Bob Swindell	P	4	0
Bill Walker	A	7	4
LaRhonda Ware	P	2	1
Robert Washington	P	9	2

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
- Fort Lauderdale City Commissioner Ben Sorensen
- Susan Grant, Acting City Manager
- Chris Cooper, Assistant City Manager
- D'Wayne Spence, Assistant City Attorney
- Sergeant Travis O'Neal, Marine Unit
- Edward Eason, Code Compliance Officer
- Fire Chief Stephen Gollan
- Deputy Chief Garret Pingol, Fire Rescue Marine Team
- Captain Chad Richardson, Fort Lauderdale Fire Rescue Marine Unit
- Battalion Chief Eric Knowles, Fort Lauderdale Fire Rescue Marine Unit

Communications to City Commission

None.

I. Call to Order / Roll Call

Chair Witten called the meeting to order at 6:03 p.m.

II. Statement of Quorum

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

III. Approval of Minutes – March 6, 2025

The minutes were approved by consensus in a unanimous voice vote.

IV. Waterway Crime and Boating Safety Report

• **Sgt. Travis O’Neal – Marine Unit**

Sergeant Travis O’Neal of the Marine Unit provided an overview of incidents that occurred in the month of March 2025. It was noted there were no burglaries from vessels during that time.

• **Captain Chad Richardson – FL Fire Rescue Marine Unit**

Captain Chad Richardson of the Fort Lauderdale Fire Rescue Marine Unit reported the following activity from March 2025:

- 16 calls involving Fire Boats
- Recovery of dive gear, although no missing divers were reported
- Fire Boats, as well as the Broward Sheriff’s Office (BSO) and the U.S. Coast Guard, responded to a missing diver from a commercial vessel; as of two days later, the diver has not been found
- Injured individual in a vessel on the Intracoastal Waterway

Captain Richardson introduced Battalion Chief Eric Knowles, who oversees the Fire Rescue Marine Unit. Chief Knowles reviewed statistics including average dive call duration, which is one hour, 24 minutes, and 12 seconds for Engine 49, Ladder 49, and Rescue 49. This takes those units out of service in their zone during that time period. He emphasized that the Marine Team performs rescue operations, including one hour of search time. The time necessary for training also poses a challenge.

It was asked how many divers may be on a given boat. Chief Knowles explained that for a dive, a minimum of five people must be on the boat, three of which are divers. Adaptive response determines whether the unit will respond by land, by water, or both. The fire boat has a delayed response or inability to respond for approximately six to 12 hours of the day.

Chair Witten recalled that the Marine Advisory Board has advocated for the addition of another Fire boat, which would significantly increase the number of personnel on the water. It was noted that a member of the Fort Lauderdale community has offered to donate a portion of the funding for a Fire boat, and the City is working to identify gap funding for this potential purchase. The City's 42 ft. Fire boat is currently scheduled for replacement in 2027.

It was further clarified that although there is not sufficient personnel to keep the Fire boat staffed at all hours, the Police Department's Marine Unit follows a set schedule and maintains an Officer presence on the water. Fire Rescue has looked into actions it can take to provide higher levels of service on the water; however, funding challenges remain.

Mr. Bekoff asked how a commercial operator could monitor operational communications channels in order to avoid approaching an active scene on the water. Fire Chief Stephen Gollan clarified that this would more accurately be a question for the Police Department, and that channel 16 is consistently used, although multiple radios may be monitored at one time. It was also clarified that the Coast Guard is adamant that local law enforcement does not have permission to shut down the Intracoastal Waterway, aside from blocking portions for very short times during events such as fireworks.

Dr. Bret Robotsky, member of the public, asked when the Coast Guard is called in to assist local authorities. It was explained that this process involves a higher level of bureaucracy, as the Coast Guard's involvement must be approved through Miami.

- **Edward Eason – Code Compliance Officer**

Code Compliance Officer Edward Eason showed a PowerPoint presentation on two active Code cases. He added that Code Compliance is also assisting the City's Building Department in monitoring properties that are doing work on the water.

Chair Witten requested clarification of why the dumping of landscaping clippings into the water is not permitted. Officer Eason explained that Code Compliance's management team is working to clarify this issue, as it is a gray area.

Mr. Lynch asked for additional information on the type of work that can be done on the water. Officer Eason advised that minor work posing no danger to the waterway is typically left to the discretion of Code Compliance, who may educate the property owner on what is or is not permitted. They may also monitor a property to ensure compliance. He characterized minor repairs as a gray area as well.

Mr. Bekoff requested clarification of the term "marina-like activities" as seen on a citation. Officer Eason replied that this could refer to the operation of some type of business behind a property without a business tax receipt.

Chair Witten reported that three waivers approved at the March 2025 Board meeting will go before the City Commission at their April 15, 2025 meeting. He planned to be present at that meeting.

Chair Witten continued that the Tortuga Music Festival is scheduled for the weekend of April 4-6, 2025. Fleet Week will be April 22-30, with numerous public events throughout the County. The Air Show will be held on May 3-4.

The next MAB meeting is scheduled for May 1, 2025 and will include an introduction of the incoming City Manager and her team.

V. Discussion – City Code 8-35 – Proposed Ordinance – MAB Notice Requirements

Assistant City Manager Chris Cooper explained that the City Commission has requested an Ordinance addressing notice requirements for marine issues. The draft legislation provides requirements for mailed notices and agenda postings. When an item such as a waiver request comes before the MAB, notice will be mailed to all property owners within a 300 ft. radius of the subject property. The Ordinance would also provide for agenda publication to the general public within 10 days prior to the meeting date.

Mr. Cooper advised that the intent of the proposed Ordinance was to provide certainty to the Board, the City Commission, and the public that appropriate notice must be given to all parties that may be affected by the Board's decision. He further clarified that email notice is not an option; mailed notice is required.

Mr. Swindell asked if signs are physically posted on the subject property in addition to mailed notice. Mr. Cooper replied that the City has not considered a signage requirement at this time. The intent of the Ordinance is to establish a deadline by which notice must be provided.

Mr. Cuba stated that the MAB's agenda is provided to all the City's homeowners and neighborhood associations. The agenda is also posted at the 101 building.

Motion made by Mr. Franks, seconded by Mr. Bekoff, recommending approval of the Ordinance change. In a roll call vote, the **motion** passed unanimously (11-0).

VI. Discussion – City Code 8-91 – ULDR 47-19.3 (c.) & (d.)

- **Clarifying method used to measure width of a waterway when considering a Waiver or a Permit**

This Item was deferred to the May 2025 Board meeting.

VII. Old / New Business

Mr. Swindell requested an update on the Cooley's Landing marina. Mr. Cuba replied that pump-out stations are currently under construction, and renovations should be complete within two and a half to three months. It is hoped that by 2027, there will be a construction project at the marina to replace existing fixed docks. The project is currently delayed due to the anticipated costs; its layout is being reviewed in an effort to accommodate the budget.

Dr. Bret Robotsky, member of the public, stated that the Las Olas Marina does not have any ladders that could be used if an individual fell into the water there. He noted that this is a requirement at waterfront locations in other cities. He has spoken to the management of the Las Olas Marina, who indicated that they are not interested in providing ladders.

Dr. Robotsky suggested that the MAB consider advocating for the provision of ladders at the marina, as they would be inexpensive but potentially lifesaving additions.

Chair Witten asked if ladders are a Code requirement in Fort Lauderdale. Norbert McLaughlin, member of the public and former MAB member, recalled a previous Code requirement that ladders and life rings or cushions must be provided at fixed docks. Mr. Cuba stated that he would look into this further and bring information back to the Board.

- **Update from Captain Bob Franks on mapping the New River / GIS (Geographical Information Systems) study**

Board member Bob Franks recalled that the previous year, the City paid for a study to determine the location of the New River's channel and its depths. He gave a presentation on Geographic Information Systems (GIS) mapping of the waterway, including the natural navigation channel as determined by the U.S. Army Corps of Engineers. The channel is represented as having a minimum width of 100 ft., although it may be wider in some areas.

Mr. Franks also noted the designation of property lines on the mapped waterway, as well as the lengths to which a dock or vessel may extend into the waterway under current Code.

Mr. Cuba advised that historically, when property lines are located landward of the wet face of the seawall, the wet face is used as the starting point for the measurement of 30% of the waterway width. If the property line is waterward, the City requires a waiver for construction that extends beyond 25 ft. from the wet face of the seawall. He concluded that he would send copies of the draft map to the Board members.

Chair Witten noted that Assistant City Attorney D'Wayne Spence was present at tonight's meeting because the Board had requested that he join Assistant City Attorney Bob Dunkel in a discussion of measurement of waterway width. He also cautioned that it is unlikely there will be a "one size fits all" solution to waiver issues.

Mr. Franks stated that the Coast Guard determines the channel of the Intracoastal Waterway as far as Tarpon Bend. Past that location, the waterway is under the City's jurisdiction. He emphasized the need for the City to address waterway issues.

Chair Witten introduced Susan Bailey, representing Residents 4 Resilience. Ms. Bailey offered to make a presentation to the Board on the organization's ongoing projects at a future meeting.

VIII. Adjournment

There being no further business to come before the Board at this time, the meeting was adjourned at 7:24 p.m.

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

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

ITEM VII

MEMORANDUM MF NO. 25-07

DATE: April 14, 2025

TO: Marine Advisory Board Members

FROM: Andrew Cuba, Marine Facilities & Parks Manager

RE: May 1, 2025 MAB Meeting – Application for Dock Permit – 909 Beverly LLC / 909 SE 2nd Street

Attached for your review is an application from 909 Beverly LLC / 909 SE 2nd Street.

APPLICATION AND BACKGROUND INFORMATION

The applicant is seeking approval for the usage of two (2) proposed 15'+/- long x 8.3'+/- wide marginal wooden docks with steps extending a maximum distance of 5'+/- from the seawall cap on public property abutting the waterway adjacent to 909 SE 2nd Street. City Code Section 8-144 authorizes the construction and use of docks on public property, and allows for the permit to be issued provided the permit holder agrees to maintain the improvements and seawall.

PROPERTY LOCATION AND ZONING

The property is located within the Beverly Heights RMM-25 Residential Multi Family Mid Rise/Medium High Density Zoning District. The dock area is directly adjacent to the Himmarshee Canal with direct access to the New River.

ENGINEERING REVIEW REQUIREMENT

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

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

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

Marine Advisory Board

May 1, 2025

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4. Only vessels owned by the permit holder and registered with the City as part of the dock permit application may be moored at the permitted dock.
5. During the term of the dock permit, the permit holder shall be required to repair, replace, reconstruct or maintain the dock or adjacent seawall or both to meet the requirements of City Code 8-144 (7) and ULDR section 47-19.3 (f.) (4.). The public swale area shall be landscaped in accordance with the established landscape plan for the area in question adopted by the Department of Sustainable Development.
6. All improvements such as docks, seawalls and the like which are placed upon the public dock area or within the dock permit parcel or within the dock area and public swale area by a private person shall be constructed with appropriate permits from all applicable agencies. Maintenance and repairs shall be performed according to City Engineering standards and all applicable regulatory codes.
7. The public swale area shall be kept open at all times as means of reasonable ingress and egress to the public, but the permit holder shall have the right to exclude the public from the dock area.
8. All installed docks must be either (i) floating docks that can adapt to sea level rise over their useful life span; or (ii) fixed docks installed at a minimum height consistent with the requirements of section 47-19.3(f); or (iii) fixed docks the height of which are even with the City's seawall, whichever (ii) or (iii) is the greater.
9. Except as to a tender, there shall be no rafting of vessels from the moored vessel.
10. The permit shall guarantee from the permit holder to the city to indemnify and hold the city harmless for any damage or injury to any person using such facilities.
11. Per 8-144 (6), penetration of the City's seawall to support the dock or attach improvements is prohibited, barring specified considerations.
12. The Applicant has the responsibility to execute and deliver a Declaration of Covenants Running With the Land Respecting A City Issued Dock Permit to the City Attorney's Office no later than ten (10) days prior to the Commission meeting date.
13. The violation of any provisions of Code Section 8-144 or violations of any of the terms or conditions relative to the granting or renewal of a dock permit shall be unlawful and may constitute cause for revocation of the permit.

AC

Attachment

cc: Enrique Sanchez, Deputy Director of Parks and Recreation
Luis Villanueva, Marine Facilities Supervisor



**APPLICATION FOR DOCK PERMIT
SEC. 8-144. PRIVATE USE OF PUBLIC PROPERTY ABUTTING A WATERWAY**

**Applicant:
909 Beverly, LLC
730 NW 9th St
Fort Lauderdale, FL 33311**

**Site Address:
909 SE 2nd St
Fort Lauderdale, FL 33301**

**Type of Agreement:
New Dock Permit**



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**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 4 7-19. 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: **909 Beverly, LLC, by Cabot Edewaard, Manager**

TELEPHONE NO. _____ 954-683-8920 _____ EMAIL: karl@edewaarddevelopment.com
(home) (business)

2. APPLICANT'S ADDRESS (if different than the site address): **730 NW 9th Street, Fort Lauderdale, FL 33311**

3. TYPE OF AGREEMENT AND DESCRIPTION OF REQUEST: **Dock permit for private use of public property abutting waterways**

4. SITE ADDRESS: **909 SE 2nd Street Fort Lauderdale, FL 33301** ZONING: **RMM-25**

LEGAL DESCRIPTION AND FOLIO NUMBER:
BEVERLY HEIGHTS 1-30 B LOTS 11 LESS E 10,12 E 20 BLK 16
Folio No. 504211070450

5. EXHIBITS (In addition to proof of ownership, list all exhibits provided in support of the applications).
Narrative, Warranty Deed, Survey, Plan Set, Site Photographs, Landscape Plan

, Manager _____ 3/19/25 _____
Applicant's Signature Date

=====

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

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

Marine Advisory Board Action
Formal Action taken on _____

Commission Action
Formal Action taken on _____

Recommendation _____
Action _____

Prepared by and return to:

Christopher James Gertz, Esq.
Christopher J. Gertz, P.A.
888 South Andrews Avenue Suite 204
Fort Lauderdale, FL 33316
954-565-2601
File Number: CCS-841
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 17 day of **June, 2022** between **Bhuchaye Jhonaul, a single man**, whose post office address is c/o Porntip Rand, 1821 Florida Mango Road , West Palm Beach, FL 33406, grantor, and **909 Beverly, LLC, a Florida limited liability company**, whose post office address is 730 NW 9th Street, Fort Lauderdale, FL 33311, grantee:

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

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

Lot 11 and the East 20 feet of Lot 12, Block 16, BEVERLY HEIGHTS, according to the map or plat thereof as recorded in Plat Book 1, Page 30, Public Records of Broward County, Florida.

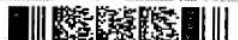
Parcel Identification Number: 5042 11 07 0450

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2021**.

DoubleTime®



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:

Jesenia Gill
Witness Name: Jesenia Gill

Nyasha Soyini Yong-Wright
Witness Name: Nyasha Soyini Yong-Wright

Bhuchaye Jhonaul by Porntip Rand attorney in fact
Bhuchaye Jhonaul by Porntip Rand, his attorney in fact

State of FLORIDA
County of BROWARD

The foregoing instrument was acknowledged before me by means of [] physical presence or [X] online notarization, this 14th day of June, 2022 by Porntip Rand, attorney in fact for Bhuchaye Jhonaul, who [] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

Nyasha Soyini Yong-Wright
Commission # HH 142111
Notary Public - State of Florida
My Commission Expires Jun 14, 2025

Notary Public

Printed Name: Nyasha Soyini Yong-Wright

My Commission Expires: June 14, 2025

Notarial act performed by audio-visual communication

DocuSign Envelope ID: 118225409-20220614-142111-2025 - Notary Public





PROPERTY SUMMARY

Tax Year: 2025	Property Use: 00 - Vacant residential	Deputy Appraiser: Residential Department
Property ID: 504211070450	Millage Code: 0312	Appraisers Number: 954-357-6831
Property Owner(s): 909 BEVERLY LLC	Adj. Bldg. S.F.: 0	Email: realprop@bcpa.net
Mailing Address: 730 NW 9 ST FORT LAUDERDALE, FL 33311	Bldg Under Air S.F.:	Zoning : RMM-25 - RESIDENTIAL MULTIFAMILY MID RISE/MEDIUM HIGH DENSITY
Physical Address: 909 SE 2 STREET FORT LAUDERDALE, 33301	Effective Year: 0	Abbr. Legal Des.: BEVERLY HEIGHTS 1-30 B LOTS 11 LESS E 10,12 E 20 BLK 16
	Year Built:	
	Units/Beds/Baths: 0 / /	

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2025	\$597,240	0	0	\$597,240	\$562,060	
2024	\$564,060	0	0	\$564,060	\$510,970	\$10,256.39
2023	\$464,520	0	0	\$464,520	\$464,520	\$9,320.32

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$597,240	\$597,240	\$597,240	\$597,240
Portability	0	0	0	0
Assessed / SOH	\$562,060	\$562,060	\$562,060	\$562,060
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$562,060	\$597,240	\$562,060	\$562,060

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
06/14/2022	Multi Warranty Deed Excluded Sale	\$1,800,000	118225409
09/10/2009	Warranty Deed Non-Sale Title Change	\$100	46544 / 1779
06/18/2009	Personal Representatives Deed Non-Sale Title Change	\$100	46342 / 1562
10/01/1977	Warranty Deed	\$71,000	7269 / 814

LAND CALCULATIONS

Unit Price	Units	Type
\$90.00	6,636	Square Foot
	SqFt	Foot

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
504211070830	12/17/2024	Warranty Deed	Qualified Sale	\$2,255,000	119965968	118 SE 11 AVE FORT LAUDERDALE, FL 33312
504211070946	09/21/2024	Warranty Deed	Qualified Sale	\$1,665,000	119818594	216 SE 10 TER FORT LAUDERDALE, FL 33301
504211070934	09/28/2023	Warranty Deed	Qualified Sale	\$1,717,000	119138682	208 SE 10 TER FORT LAUDERDALE, FL 33301
504211070881	09/15/2023	Warranty Deed	Qualified Sale	\$1,375,000	119117939	20 SE 11 AVE FORT LAUDERDALE, FL 33301
504211070690	08/10/2023	Warranty Deed	Qualified Sale	\$1,100,000	119047108	23 SE 12 AVE FORT LAUDERDALE, FL 33301

SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
Ft Lauderdale Fire-rescue (03)						FT Laud Stormwater Cat II (F2)		
Vacant Lots (L)						6,636.00		

SCHOOL

Harbordale Elementary School: A
Sunrise Middle School: B
Fort Lauderdale High School: A

ELECTED OFFICIALS

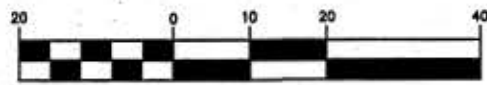
Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	4	Lamar P. Fisher	23	Jared Moskowitz
Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
100	Chip LaMarca	37	Jason W. B. Pizzo	Sarah Leonardi



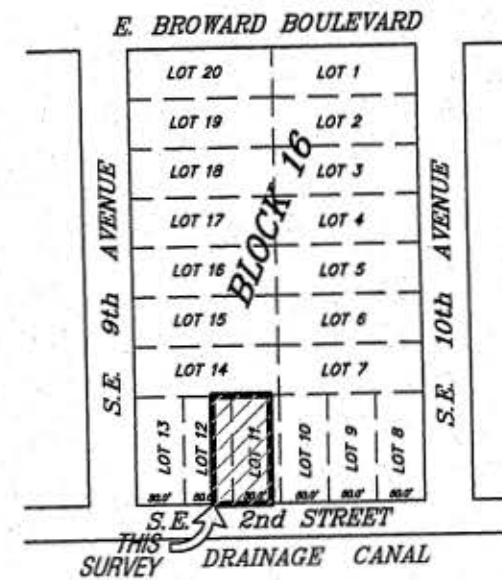
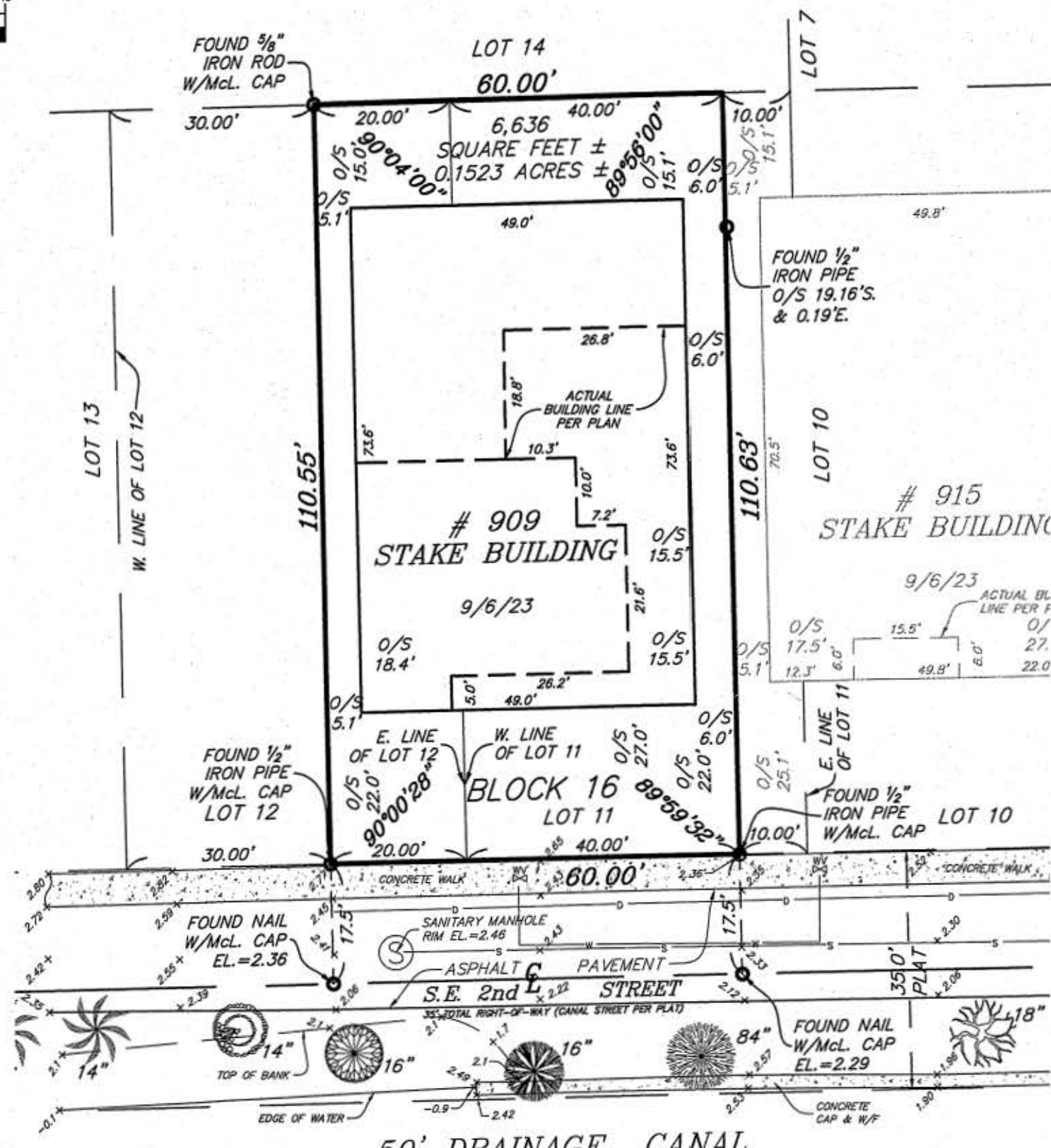
SUMMARY DESCRIPTION
909 SE 2nd St

The project site is located at 909 SE 2nd St in the City of Fort Lauderdale. The existing site conditions consist of a 40 in. ft. coral rock wall along the east side and approximately 20.5' in. ft. of unconsolidated shoreline on the west side along the Himmarshee Canal. The proposed project consists of the installation of (2) 8.3' x 15' wood docks (250 ft² total). The docks are intended for usage by the property owner for owner's vessel(s) and no rentals will be allowed. In accordance with Sec. 8-144(6), the proposed docks will not be permanently affixed to the existing seawall. As the seawall is owned by the City of Fort Lauderdale, the proposed wood docks require approval of private use of public property abutting a waterway. If the request is granted, the applicant agrees to adhere to all provisions of Sec. 8-144 of the city code.

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.



BLOCK PLAN
(NOT TO SCALE)

LEGAL DESCRIPTION:
The West 40.00 feet of Lot 11, and the East 20.00 feet of Lot 12, Block 16, BEVERLY HEIGHTS, according to the plat thereof, as recorded in Plat Book 1, Page 30, of the public records of Broward County, Florida.

Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 6,636 square feet or 0.1523 acres, more or less.

TREE SYMBOLS

- INDICATES DIAMETER± (D.B.H.)
- BLACK OLIVE
- FICUS TREE
- GUMBO LIMBO
- PALM TREE
- ROYAL POINCIANA
- UNKNOWN TREE

NOTES:

- 1) This survey reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements, road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Underground improvements if any not located.
- 3) This drawing is not valid unless sealed with an authorized surveyors seal.
- 4) Boundary survey information does not infer Title or Ownership.
- 5) Reference Bench Mark: City of Fort Lauderdale BM # NE 897, Elevation = 3.731 (NAVD88).
- 6) Elevations shown refer to North American Vertical Datum (1988), and are indicated thus: $\Delta^{1.2}$, Elev. = 7.24
- 7) This property lies in Flood Zone "AH", Elev.=5.0 Per Flood Insurance Rate Map No. 12011C0557 H, Dated: August 18, 2014. Community Panel No. 125105.
- 8) Elevations per North American Vertical Datum (1988) derived from National Geodetic Vertical Datum (1929) data and converted using U.S. Army Corps of Engineers software (Corpscon 6.0.1) obtained from <http://www.tech.army.mil/>

- LEGEND**
- Δ = CENTRAL ANGLE (DELTA)
 - ASC = AIR CONDITIONING
 - A.K.A. = ALSO KNOWN AS
 - A.L.P. = ALUMINUM LIGHT POLE
 - ALTA = AMERICAN LAND TITLE ASSOCIATION
 - A OR L = ARC LENGTH
 - B.C.R. = BROWARD COUNTY RECORDS
 - B.F.P. = BACK FLOW PREVENTOR
 - B.H. = BULKHEAD
 - B = BASE LINE
 - C.A.T.V. = CABLE TV TERMINAL OR BOX
 - CALC. = CALCULATED
 - C.B.S. = CONCRETE, BLOCK AND STUCCO
 - CL = CENTERLINE OF RIGHT-OF-WAY
 - CH = CHORD
 - CH.BRG. = CHORD BEARING
 - C.C.C.L. = COASTAL CONSTRUCTION CONTROL LINE
 - C.L.F. = CHAIN LINK FENCE
 - C.L.P. = CONCRETE LIGHT POLE
 - C.P.L.P. = CONCRETE POWER LIGHT POLE
 - C.P.R. = CONCRETE POWER POLE
 - CO = COMPANY
 - CONC. = CONCRETE
 - C/O = CLEAN OUT
 - D.B. = DEED BOOK
 - DESC. = DESCRIPTION FROM FORMER DESCRIPTION
 - DIA. = DIAMETER
 - D.B.H. = DIAMETER AT BREST HEIGHT
 - ELEC. = ELECTRIC
 - ELEV. OR EL. = ELEVATION
 - FL = FEET
 - F.H. = FIRE HYDRANT
 - F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
 - F.P.L. = FLORIDA POWER AND LIGHT CO.
 - G.T.M. = GREASE TRAP MANHOLE
 - H.H. = HAND HOLE
 - I.C.V. = IRRIGATION CONTROL VALVE
 - INV. = INVERT
 - LB = LICENSE BUSINESS
 - MAG. = MAGNET
 - M.D.C.R. = MIAMI DADE COUNTY RECORDS
 - M.E.S. = FIELD MEASURE
 - Ⓚ = PARKING SPACES
 - MHW = MEAN HIGH WATER
 - MISC. = MISCELLANEOUS
 - M.L.P. = METAL LIGHT POLE
 - ± = MORE AND LESS
 - NCS = NATIONAL GEODETIC SURVEY
 - NPS = NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
 - NAVD29 = NATIONAL GEODETIC VERTICAL DATUM (1929)
 - NAVD88 = NORTH AMERICA VERTICAL DATUM (1988)
 - N.S.I.D. = NORTH SPRINGS IMPROVEMENT DISTRICT
 - NO. = NUMBER
 - O.R.B. = OFFICIAL RECORDS BOOK
 - O/S = OFFSET
 - O/W = OVERHEAD UTILITY LINES
 - PG. = PAGE
 - P.B. = PLAT BOOK
 - P.B.C.R. = PALM BEACH COUNTY RECORDS
 - P.C. = POINT OF CURVE
 - P.C.D. = POLLUTION CONTROL DEVICE
 - P.I. = POINT OF INTERSECTION
 - P.I.V. = POST INDICATOR VALVE
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT
 - P.R.C. = POINT OF REVERSE CURVE
 - P.R.M. = PERMANENT REFERENCE MONUMENT
 - R = RADIUS
 - R.C.P. = REINFORCED CONCRETE PIPE
 - R/W = RIGHT-OF-WAY
 - S.B.T. = SOUTHERN BELL TELEPHONE
 - SV = SEWER VALVE
 - S.H.W. = SEASONAL HIGH WATER LINE
 - S.T.L. = SURVEY TIE LINE
 - TAN. = TANGENT
 - TAN.BRG. = TANGENT BEARING
 - WM. = WATER METER
 - WV = WATER VALVE
 - W.B.H. = WET FACE OF BULKHEAD
 - W/F = WET FACE OF CAP
 - W.L.P. = WOOD STREET LIGHT POLE
 - W.P.L.P. = WOOD POWER STREET LIGHT POLE
 - W.P.P. = WOOD POWER POLE
 - W/MCL. CAP. = WITH MCLAUGHLIN ENGINEERING CO. CAP
 - W/MCL. CAP # 2BS = WITH WITNESS CAP # 2BS
 - ♿ = HANDICAPPED PARKING SPACE

1	RIGHT OF WAY LOCATION	G.D.	KT	SAM	12-12-23
No.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN:	APPROVED:	DATE
FIELD DATE	CONSTRUCTION ASBUILT SURVEY				
09-06-2023	EDEWAARD DEVELOPMENT				
FIELD BOOK NO.	909 S.E. 2nd STREET				
TDS	BLOCK 16, W. 40' OF LOT 11 & E. 20' OF LOT 12				
FIELD BOOK PG.	CITY OF FORT LAUDERDALE & BROWARD COUNTY				
N/A	STATE OF FLORIDA				
FIELD CREW	McLAUGHLIN ENGINEERING CO. SURVEYORS - ENGINEERS - PLANNERS WARREN, NJ 908.658.0099 CHALFONT, PA 215.712.9800 MT. LAUREL, NJ 609.857.2599 MANHATTAN, NY 646.780.9411 LONG ISLAND, NY 631.580.2645 SOUTHBOROUGH, MA 508.948.5000 ALBANY, NY 518.217.5010 ROCHESTER, NY 585.250.1754 GEORGETOWN, DE 302.295.1010 PHILADELPHIA, PA 215.712.9800 HUDSON VALLEY, NY 845.691.7339 FT. LAUDERDALE, FL 954.765.7611				
G.D./J.W.	a division of CONTROL POINT ASSOCIATES, INC. 1700 N.W. 64th STREET, SUITE 400, FORT LAUDERDALE, FLORIDA, 33309				
DRAWN:	KT				
REVIEWED:	APPROVED:	DATE	SCALE	FILE NO.	DWG. NO.
JST	PM/PLS	09-06-2023	1" = 20'	15-230314-00	1 OF 1

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, MEETS THE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.05 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

NOT VALID WITHOUT RAISED IMPRESSION OR PDF OF DIGITAL SEAL

JERALD A. McLAUGHLIN
 FLORIDA PROFESSIONAL SURVEYOR AND MAPPER #5269
 FLORIDA CERTIFICATE OF AUTHORIZATION LB #8137

09-06-2023
DATE

COLOR PHOTOS OF DOCK AREA



1. Eastern portion of property, facing west. Note trees and mangroves to remain.

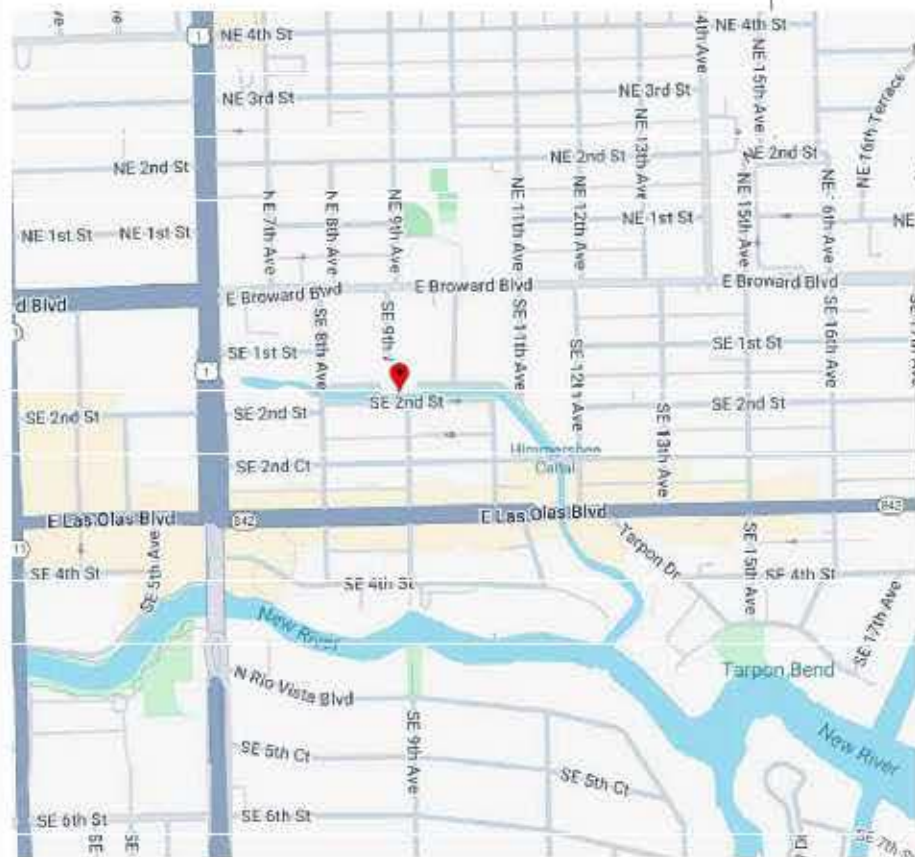
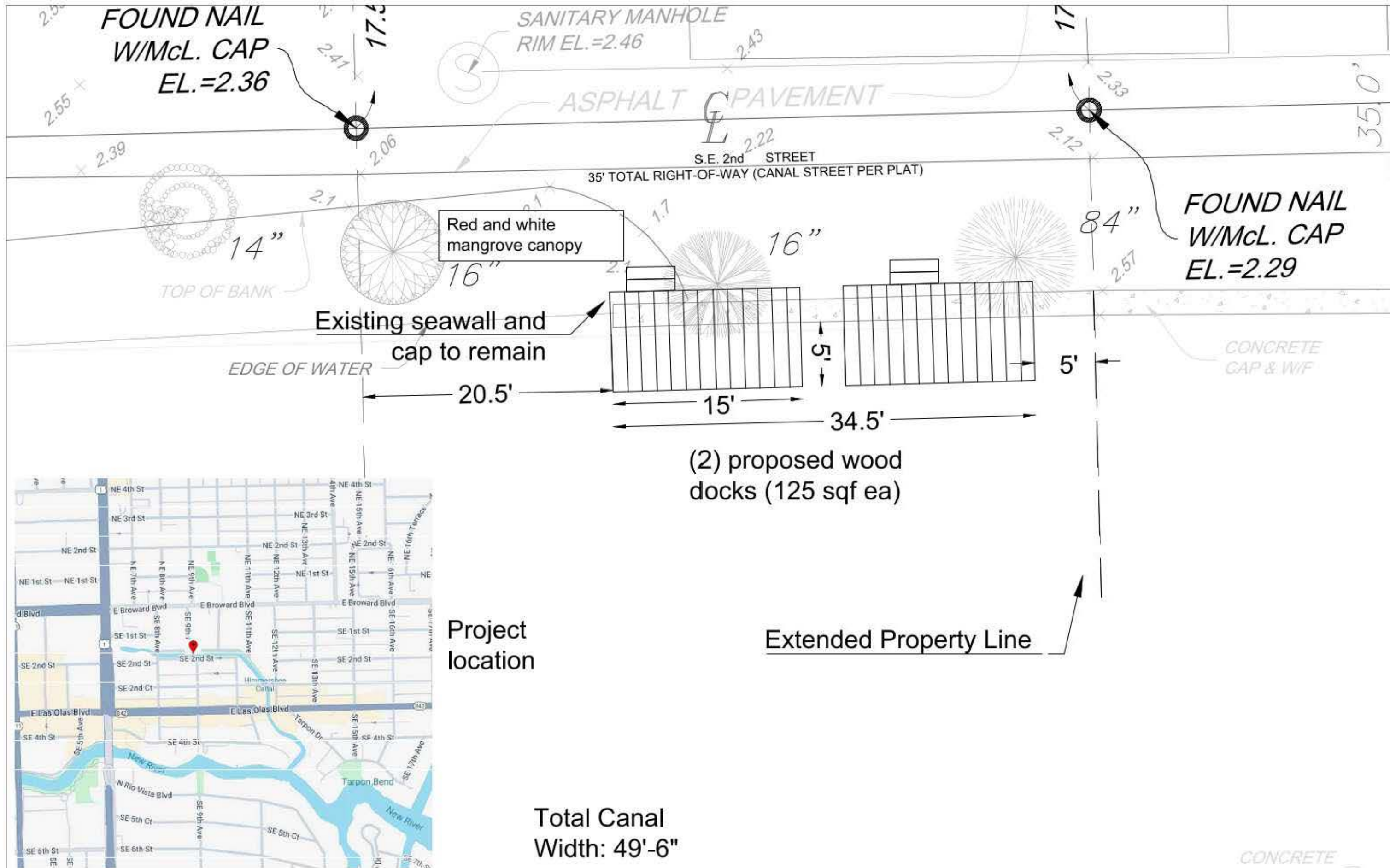


2. Central portion of property, facing east.



APPLICANT VESSEL INFORMATION

Applicant does not currently own a vessel. The proposed dock will be used for kayak/paddle boarding. Once a vessel is purchased, vessel information will be submitted to the City.



Project location

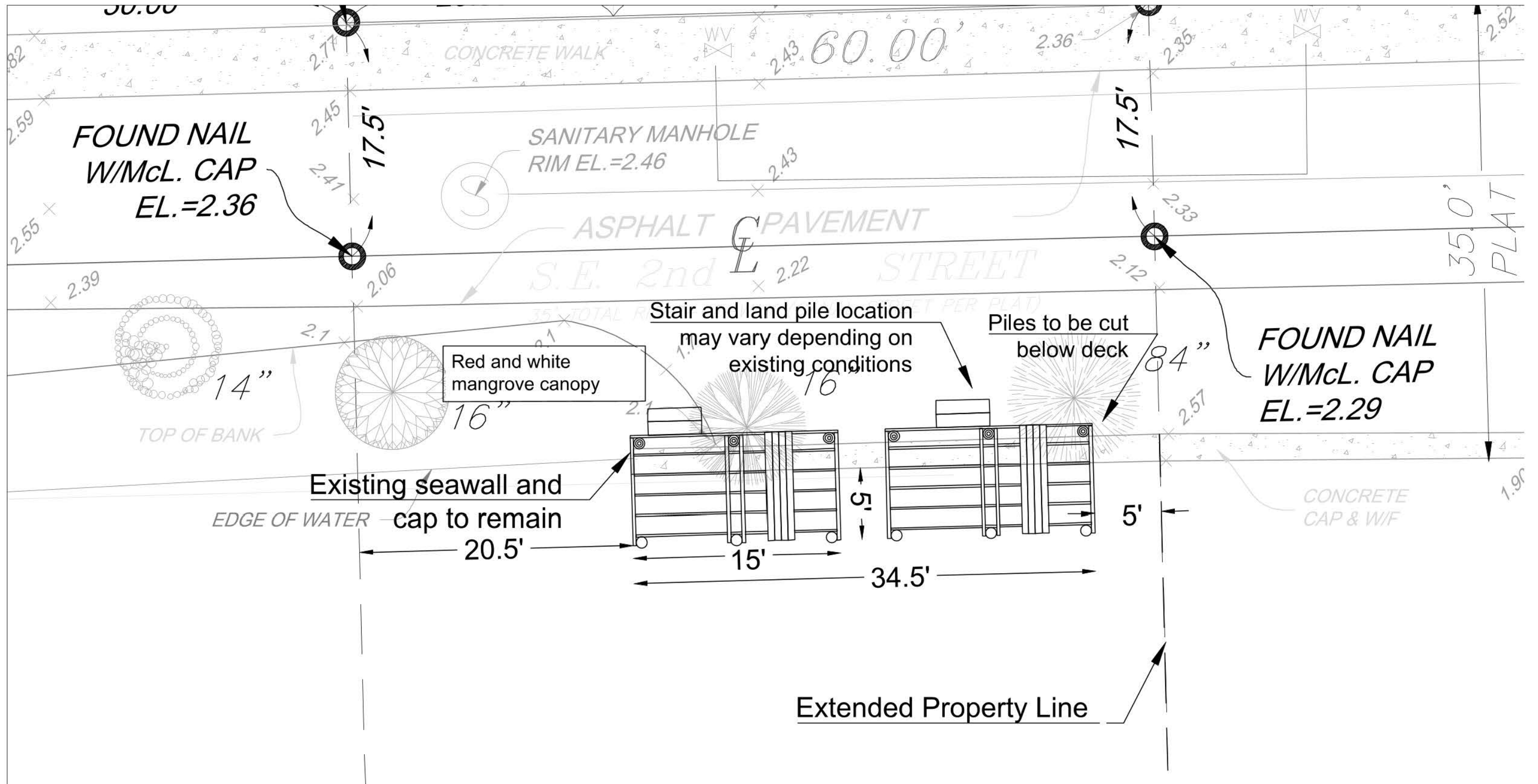
SCALE: 1' = 10'

Proposed Conditions

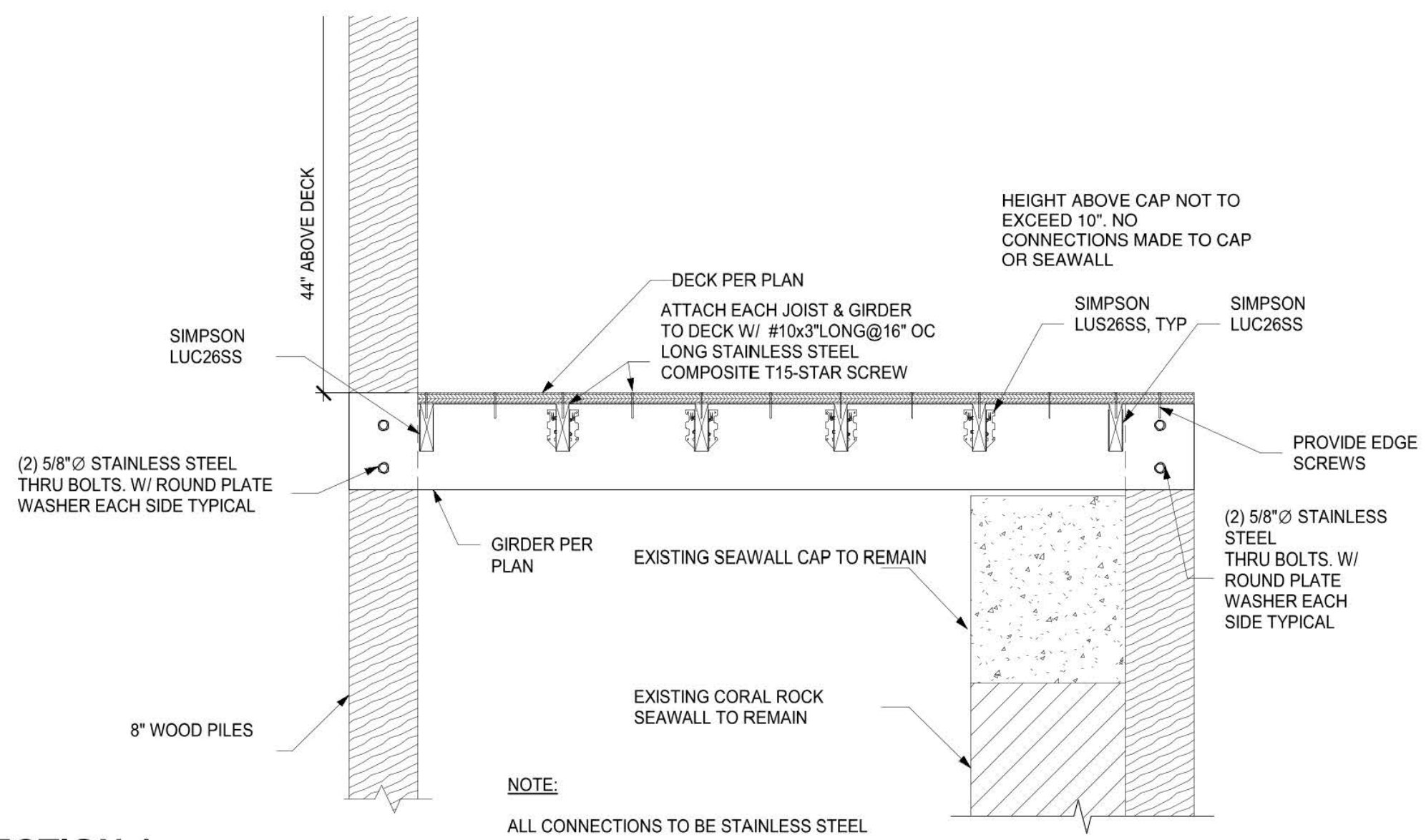
909 SE 2nd St, Fort Lauderdale, FL 33301



Page 1 of 3



Total Canal Width: 49'-6"

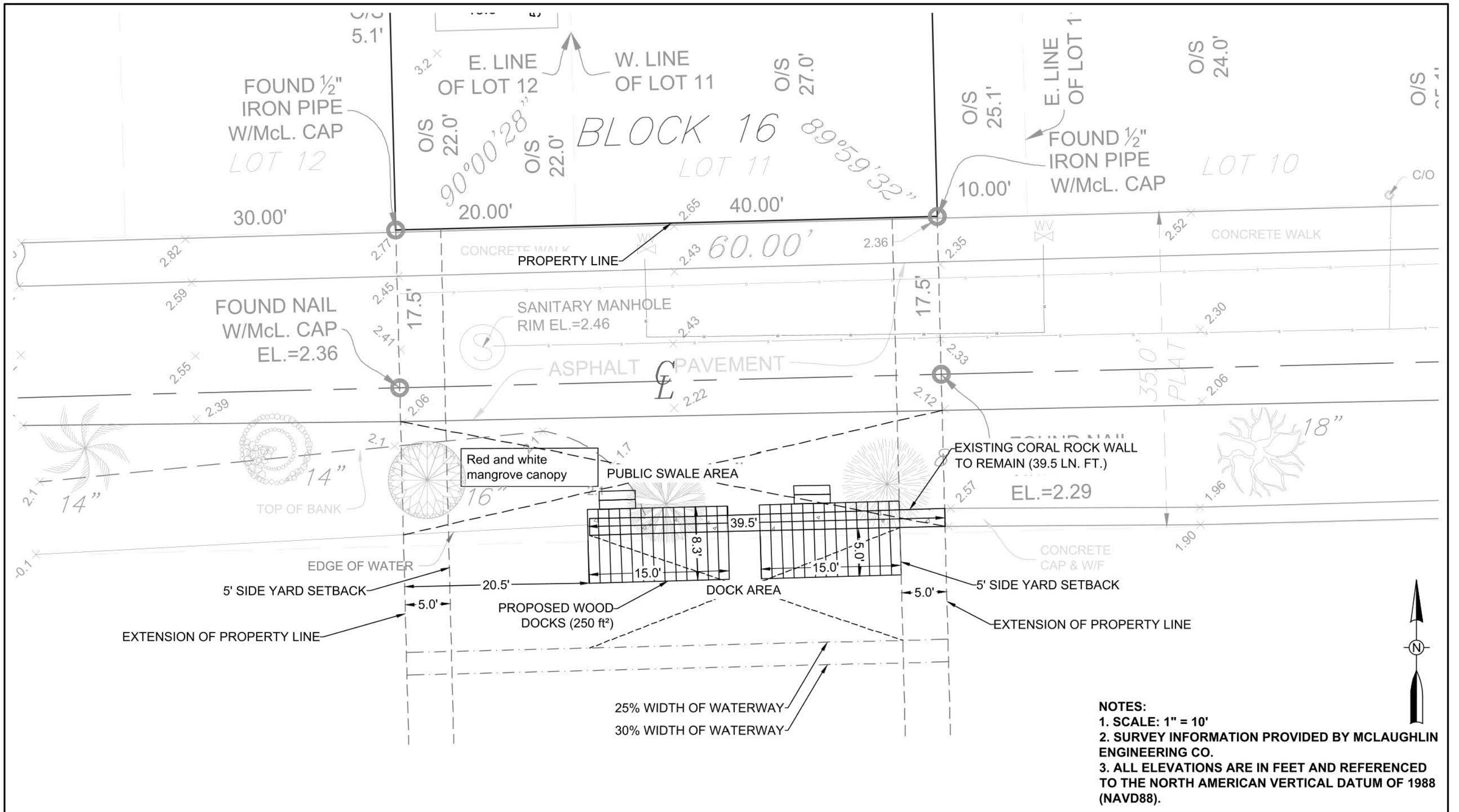


1 SECTION 1
SCALE: 3/4" = 1'-0"



PROPOSED LANDSCAPING PLAN

The mangroves and upland trees will remain on site. The proposed docks will be cut around the existing trees as necessary.

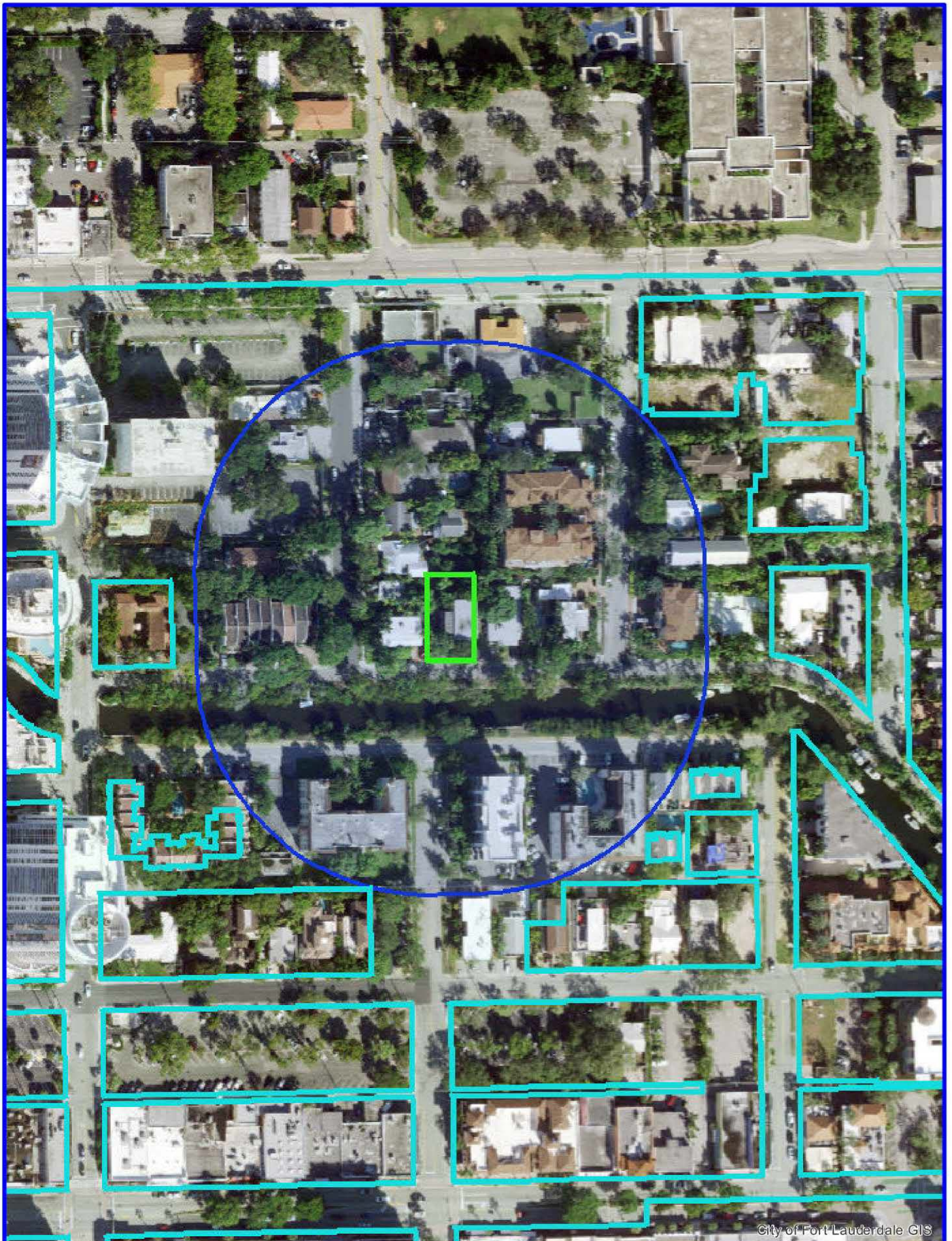


PROJECT:
909 SE 2ND STREET

CLIENT:
MODERN MARINE, LLC

DATE/REVISIONS:
3/20/2025

SHEET TITLE/NUMBER:
EXHIBIT A
SHEET 1 OF 1



City of Fort Lauderdale GIS



CITY OF FORT LAUDERDALE

909 SE 2nd St



0 90 180 Feet

GIS
Fort Lauderdale

ITEM VIII

MEMORANDUM MF NO. 25-08

DATE: April 14, 2025

TO: Marine Advisory Board Members

FROM: Andrew Cuba, Marine Facilities & Parks Manager

RE: May 1, 2025 MAB Meeting – Application for Dock Permit – 915 Beverly LLC / 915 SE 2nd Street

Attached for your review is an application from 915 Beverly LLC / 915 SE 2nd Street.

APPLICATION AND BACKGROUND INFORMATION

The applicant is seeking approval for the usage of a proposed 50'+/- long x 8'+/- wide marginal wooden dock and access steps extending a maximum distance of 5' +/- from the seawall cap on public property abutting the waterway adjacent to 915 SE 2nd Street. City Code Section 8-144 authorizes the construction and use of docks on public property, and allows for the permit to be issued provided the permit holder agrees to maintain the improvements and seawall.

PROPERTY LOCATION AND ZONING

The property is located within the Beverly Heights RMM-25 Residential Multi Family Mid Rise/Medium High Density Zoning District. The dock area is directly adjacent to the Himmarshee Canal with direct access to the New River.

ENGINEERING REVIEW REQUIREMENT

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

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

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

Marine Advisory Board

May 1, 2025

Page 2

4. Only vessels owned by the permit holder and registered with the City as part of the dock permit application may be moored at the permitted dock.
5. During the term of the dock permit, the permit holder shall be required to repair, replace, reconstruct or maintain the dock or adjacent seawall or both to meet the requirements of City Code 8-144 (7) and ULDR section 47-19.3 (f.) (4.). The public swale area shall be landscaped in accordance with the established landscape plan for the area in question adopted by the Department of Sustainable Development.
6. All improvements such as docks, seawalls and the like which are placed upon the public dock area or within the dock permit parcel or within the dock area and public swale area by a private person shall be constructed with appropriate permits from all applicable agencies. Maintenance and repairs shall be performed according to City Engineering standards and all applicable regulatory codes.
7. The public swale area shall be kept open at all times as means of reasonable ingress and egress to the public, but the permit holder shall have the right to exclude the public from the dock area.
8. All installed docks must be either (i) floating docks that can adapt to sea level rise over their useful life span; or (ii) fixed docks installed at a minimum height consistent with the requirements of section 47-19.3(f); or (iii) fixed docks the height of which are even with the City's seawall, whichever (ii) or (iii) is the greater.
9. Except as to a tender, there shall be no rafting of vessels from the moored vessel.
10. The permit shall guarantee from the permit holder to the city to indemnify and hold the city harmless for any damage or injury to any person using such facilities.
11. Per 8-144 (6), penetration of the City's seawall to support the dock or attach improvements is prohibited, barring specified considerations.
12. The Applicant has the responsibility to execute and deliver a Declaration of Covenants Running With the Land Respecting A City Issued Dock Permit to the City Attorney's Office no later than ten (10) days prior to the Commission meeting date.
13. The violation of any provisions of Code Section 8-144 or violations of any of the terms or conditions relative to the granting or renewal of a dock permit shall be unlawful and may constitute cause for revocation of the permit.

AC

Attachment

cc: Enrique Sanchez, Deputy Director of Parks and Recreation
Luis Villanueva, Marine Facilities Supervisor



**APPLICATION FOR DOCK PERMIT
SEC. 8-144. PRIVATE USE OF PUBLIC PROPERTY ABUTTING A WATERWAY**

**Applicant:
915 Beverly, LLC
730 NW 9th St
Fort Lauderdale, FL 33311**

**Site Address:
915 SE 2nd St
Fort Lauderdale, FL 33301**

**Type of Agreement:
New Dock Permit**



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3. Ownership Documents.....	5
4. Property Survey.....	9
5. Color Photos of Dock Area.....	10
6. Applicant Vessel Information.....	11
7. Plan Set.....	12
8. Proposed Landscaping Plan.....	15
9. Exhibit A.....	16
10. Aerial.....	17

**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 4 7-19. 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: **915 Beverly, LLC, by Cabot Edewaard, Manager**

TELEPHONE NO. _____ 954-683-8920 _____ EMAIL: karl@edewaarddevelopment.com
(home) (business)

2. APPLICANT'S ADDRESS (if different than the site address): **730 NW 9th Street, Fort Lauderdale, FL 33311**

3. TYPE OF AGREEMENT AND DESCRIPTION OF REQUEST: **Dock permit for private use of public property abutting waterways**

4. SITE ADDRESS: **915 SE 2nd Street Fort Lauderdale, FL 33301** ZONING: **RC-15**

LEGAL DESCRIPTION AND FOLIO NUMBER:
RESUB E1/2 BLK 16 & W1/2 BLK 17 BEVERLY HEIGHTS 3-36 B LOT 10 BLK 16 & E 10 OF LOT 11BLK 16, BEVERLY HEIGHTS 1-30 B
Folio No. 5042110780080

5. EXHIBITS (In addition to proof of ownership, list all exhibits provided in support of the applications).
Narrative, Warranty Deed, Survey, Plan Set, Site Photographs, Landscape Plan

, Manager _____ 3/19/25 _____
Applicant's Signature Date

=====

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

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

Marine Advisory Board Action
Formal Action taken on _____

Commission Action
Formal Action taken on _____

Recommendation _____
Action _____



SUMMARY DESCRIPTION
915 SE 2nd St

The project site is located at 915 SE 2nd St in the City of Fort Lauderdale. The existing site conditions consist of a 60 in. ft. coral rock wall along the Himmarshee Canal. The proposed project consists of the installation of an 8' x 50' wood dock (400 ft²). The dock is intended for usage by the property owner or owner's vessel(s) and no rentals will be allowed. In accordance with Sec. 8-144(6), the proposed dock will not be permanently affixed to the existing seawall. As the seawall is owned by the City of Fort Lauderdale, the proposed wood dock requires approval of private use of public property abutting a waterway. If the request is granted, the applicant agrees to adhere to all provisions of Sec. 8-144 of the city code.

Note to Recorder: This instrument conveys unencumbered real property and the beneficial owner of the Grantor is identical to the beneficial owner of the Grantee. Accordingly, pursuant to *Crescent Miami Center, LLC v. Florida Department of Revenue, 903 So.2d 931 (Florida 2005)*, no documentary stamp taxes are due in connection with the recordation of this Deed.

Prepared by and return to:
Christopher J. Gertz, Esq.
Christopher J. Gertz, PA
888 South Andrews Avenue, Ste 204
Fort Lauderdale, FL 33316
(954) 565-2601

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made as of the 9th day of March, 2023 between 909 Beverly, LLC, a Florida limited liability company, whose post office address is 730 NW 9th Street, Fort Lauderdale, FL 33311, grantor, and 915 Beverly, LLC, a Florida limited liability company, whose post office address is 730 NW 9th Street, Fort Lauderdale, FL 33311, 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 consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in **Broward County, Florida** to-wit:

THE EAST 10 FEET OF LOT 11, BLOCK 16, BEVERLY HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 30, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Folio Number: a portion of 5042 11 07 0450

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

This instrument was prepared without benefit of a title search or examination and title is neither warranted nor guaranteed by the preparer. The preparer expresses no opinion as to the title that the Grantee will receive. The preparer of this deed makes no representation as to the status of the title, property use, any zoning regulations concerning the described property herein conveyed, or any matter except the validity of the form of this instrument. Preparer is not responsible for closing, the execution of this document, and/or the collection and/or payment of taxes in connection herewith including but not limited to real estate and documentary stamp taxes.

Grantor represents and warrants that this instrument conveys unencumbered real property and the beneficial owner of the Grantor is identical to the beneficial owner of the Grantee. Accordingly, pursuant to Crescent Miami Center, LLC v. Florida Department of Revenue, 903 So.2d 931 (Florida 2005), no documentary stamp taxes are due in connection with the recordation of this Deed.

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

[Signature]
Witness Name: Frances Antinelli
[Signature]
Witness Name: Rosa Vallejo

909 Beverly, LLC, a Florida limited liability company

By: EDC 1, LLC, a Florida limited liability company, its Manager

By: [Signature]
Cabot Edewaard, Manager

State of Florida
County of Broward

The foregoing instrument was sworn to and subscribed before me by means of physical presence or online notarization, this 9th day of March, 2023 by Cabot Edewaard, Manager of EDC 1, LLC, a Florida limited liability company, Manager of 909 Beverly, LLC, a Florida limited liability company. He is personally known to me or has produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public
Printed Name: Karl Gustafson
My Commission Expires: 10-13-26



PROPERTY SUMMARY

Tax Year: 2025	Property Use: 00 - Vacant residential	Deputy Appraiser: Residential Department
Property ID: 504211080080	Millage Code: 0312	Appraisers Number: 954-357-6831
Property Owner(s): 915 BEVERLY LLC	Adj. Bldg. S.F: 0	Email: realprop@bcpa.net
Mailing Address: 730 NW 9 ST FORT LAUDERDALE, FL 33311	Bldg Under Air S.F:	Zoning : RC-15 - RESIDENTIAL SINGLE FAMILY AND CLUSTER/MEDIUM DENSITY
Physical Address: 915 SE 2 STREET FORT LAUDERDALE, 33301	Effective Year: 0	Abbr. Legal Des.: RESUB E1/2 BLK 16 & W1/2 BLK 17 BEVERLY HEIGHTS 3-36 B LOT 10 BLK 16 & E 10 OF LOT 11BLK 16,BEVERLY HEIGHTS 1-30 B
	Year Built:	
	Units/Beds/Baths: 0 //	

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2025	\$597,690	0	0	\$597,690	\$597,690	
2024	\$564,490	0	0	\$564,490	\$564,490	\$10,576.84
2023	\$265,640	\$747,680	0	\$1,013,320	\$1,013,320	\$19,689.96

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$597,690	\$597,690	\$597,690	\$597,690
Portability	0	0	0	0
Assessed / SOH	\$597,690	\$597,690	\$597,690	\$597,690
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$597,690	\$597,690	\$597,690	\$597,690

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
03/09/2023	Special Warranty Deed Non-Sale Title Change	\$100	118724476
06/14/2022	Warranty Deed Excluded Sale	\$1,200,000	118225455
09/11/2009	Warranty Deed Non-Sale Title Change	\$100	46544 / 1777

LAND CALCULATIONS

Unit Price	Units	Type
\$90.00	6,641 SqFt	Square Foot

Date	Type	Price	Book/Page or Cin
06/18/2009	Personal Representatives Deed Non-Sale Title Change	\$100	46342 / 1560
10/01/1977	Warranty Deed	\$54,000	7444 / 783

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
504211080120	08/09/2023	Warranty Deed	Qualified Sale	\$1,300,000	119051993	22 SE 10 AVE FORT LAUDERDALE, FL 33301
504211080080	06/14/2022	Warranty Deed	Excluded Sale	\$1,200,000	118225455	915 SE 2 ST FORT LAUDERDALE, FL 33301
504211080045	05/18/2022	Warranty Deed	Qualified Sale	\$1,839,000	118188694	25 SE 10 AVE FORT LAUDERDALE, FL 33301
504211080110	10/26/2021	Warranty Deed	Qualified Sale	\$1,331,000	117730367	28 SE 10 AVE FORT LAUDERDALE, FL 33301
504211080046	10/04/2021	Warranty Deed	Qualified Sale	\$1,140,000	117659996	27 SE 10 AVE FORT LAUDERDALE, FL 33301

SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
Ft Lauderdale Fire-rescue (03)						FT Laud Stormwater Cat III (F3)		
Vacant Lots (L)						6,641.00		

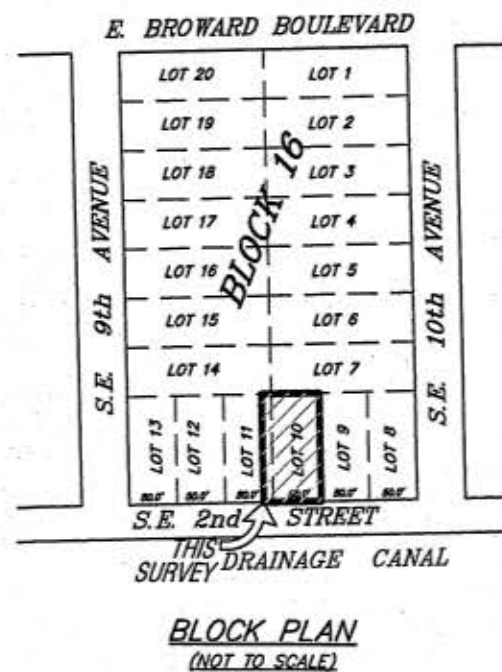
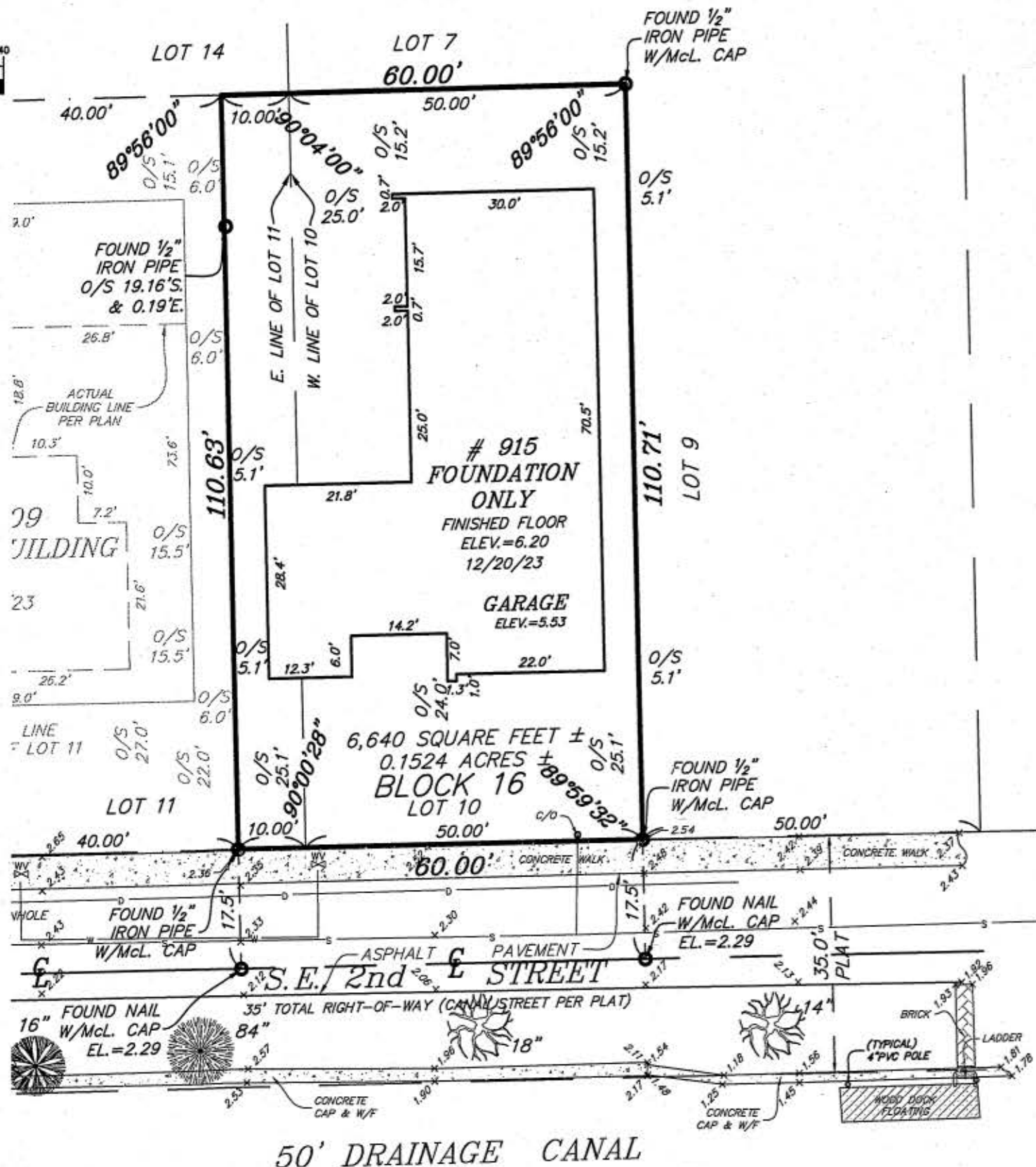
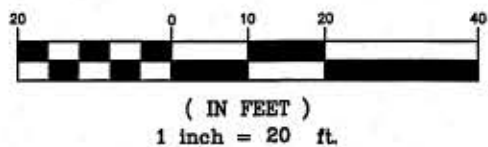
SCHOOL
Harbordale Elementary
School: A
Sunrise Middle School: B
Fort Lauderdale High
School: A

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	4	Lamar P. Fisher	23	Jared Moskowitz

Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
100	Chip LaMarca	37	Jason W. B. Pizzo	Sarah Leonardi

GRAPHIC SCALE



LEGAL DESCRIPTION:
 The all of Lot 10, and the West 10.00 feet of Lot 11, Block 16, BEVERLY HEIGHTS, according to the plat thereof, as recorded in Plat Book 1, Page 30, of the public records of Broward County, Florida.

Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 6,636 square feet or 0.1523 acres, more or less.

TREE SYMBOLS

- INDICATES DIAMETER± (D.B.H.)
- BLACK OLIVE
- FICUS TREE
- GUMBO LIMBO
- PALM TREE
- ROYAL POINCIANA
- UNKNOWN TREE

NOTES:

- 1) This survey reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements, road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Underground improvements if any not located.
- 3) This drawing is not valid unless sealed with an authorized surveyors seal.
- 4) Boundary survey information does not infer Title or Ownership.
- 5) Reference Bench Mark: City of Fort Lauderdale BM # NE 897, Elevation= 3.731 (NAVD88).
- 6) Elevations shown refer to North American Vertical Datum (1988), and are indicated thus: $\text{Elev.} = 7.24$
- 7) This property lies in Flood Zone "AH", Elev.=5.0 Per Flood Insurance Rate Map No. 12011C0557 H, Dated: August 18, 2014. Community Panel No. 125105.
- 8) Elevations per North American Vertical Datum (1988) derived from National Geodetic Vertical Datum (1929) data and converted using U.S. Army Corps of Engineers software (Corpscon 6.0.1) obtained from <http://www.tech.army.mil/>

LEGEND

- Δ = CENTRAL ANGLE (DELTA)
- A/C = AIR CONDITIONING
- A.K.A. = ALSO KNOWN AS
- ALP = ALUMINUM LIGHT POLE
- ALTA = AMERICAN LAND TITLE ASSOCIATION
- A OR L = ARC LENGTH
- B.C.R. = BROWARD COUNTY RECORDS
- B.F.P. = BACK FLOW PREVENTOR
- B.H. = BULKHEAD
- E = BASE LINE
- C.A.T.V. = CABLE TV TERMINAL OR BOX
- CALC. = CALCULATED
- C.B.S. = CONCRETE, BLOCK AND STUCCO
- C = CENTERLINE OF RIGHT-OF-WAY
- CH. = CHORD
- CH.BRG. = CHORD BEARING
- C.C.C.L. = COASTAL CONSTRUCTION CONTROL LINE
- C.L.F. = CHAIN LINK FENCE
- C.L.P. = CONCRETE LIGHT POLE
- C.P.L.P. = CONCRETE POWER LIGHT POLE
- C.P.P. = CONCRETE POWER POLE
- CO. = COMPANY
- CONC. = CONCRETE
- C/O = CLEAN OUT
- D.B. = DEED BOOK
- DESC. = DESCRIPTION FROM FORMER DESCRIPTION
- DIA. = DIAMETER
- D.B.H. = DIAMETER AT BREAST HEIGHT
- ELEC. = ELECTRIC
- ELEV. OR EL. = ELEVATION
- F.H. = FIRE HYDRANT
- F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
- F.P.L. = FLORIDA POWER AND LIGHT CO.
- G.T.M. = GREASE TRAP MANHOLE
- H.H. = HAND HOLE
- I.C.V. = IRRIGATION CONTROL VALVE
- INV. = INVERT
- LB. = LICENSE BUSINESS
- MAG. = MAGNET
- M.D.C.R. = MIAMI DADE COUNTY RECORDS
- MEAS. = FIELD MEASURE
- Ⓟ = PARKING SPACES
- MHW = MEAN HIGH WATER
- MISC. = MISCELLANEOUS
- M.L.P. = METAL LIGHT POLE
- ± = MORE AND LESS
- NGS = NATIONAL GEODETIC SURVEY
- NSPS = NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
- NGVD29 = NATIONAL GEODETIC VERTICAL DATUM (1929)
- NAVD88 = NORTH AMERICA VERTICAL DATUM (1988)
- N.S.I.D. = NORTH SPRINGS IMPROVEMENT DISTRICT
- NO. = NUMBER
- O.R.B. = OFFICIAL RECORDS BOOK
- O/S = OFFSET
- O/W = OVERHEAD UTILITY LINES
- PG. = PAGE
- P.B. = PLAT BOOK
- P.B.C.R. = PALM BEACH COUNTY RECORDS
- P.C. = POINT OF CURVE
- P.C.D. = POLLUTION CONTROL DEVICE
- P.I. = POINT OF INTERSECTION
- P.I.V. = POST INDICATOR VALVE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.R.C. = POINT OF REVERSE CURVE
- P.R.M. = PERMANENT REFERENCE MONUMENT
- R = RADIUS
- R.C.P. = REINFORCED CONCRETE PIPE
- R/W = RIGHT-OF-WAY
- S.B.T. = SOUTHERN BELL TELEPHONE
- SA = SEWER VALVE
- S.H.W. = SEASONAL HIGH WATER LINE
- S.T.L. = SURVEY TIE LINE
- TAN. = TANGENT
- TAN.BRG. = TANGENT BEARING
- W.M. = WATER METER
- W.V. = WATER VALVE
- W.B.H. = WET FACE OF BULKHEAD
- W/F. = WET FACE OF CAP
- W.L.P. = WOOD STREET LIGHT POLE
- W.P.L.P. = WOOD POWER STREET LIGHT POLE
- W.P.P. = WOOD POWER POLE
- W/M.C. CAP. = WITH MCLAUGHLIN ENGINEERING CO. CAP
- W/W.C. = WITH WITNESS CAP # 285
- Ⓡ = HANDICAPPED PARKING SPACE

2	FOUNDATION LOCATION	G.D.	KT	SAM	12-20-23
1	RIGHT OF WAY LOCATION	G.D.	KT	SAM	12-12-23
No.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN:	APPROVED:	DATE

FIELD DATE: 09-06-2023
 FIELD BOOK NO.: 418
 FIELD BOOK PG.: 46

CONSTRUCTION ASBUILT SURVEY
EDEWAARD DEVELOPMENT
 915 S.E. 2nd STREET
 BLOCK 16, ALL OF LOT 10 & W. 10' OF LOT 11
 CITY OF FORT LAUDERDALE & BROWARD COUNTY
 STATE OF FLORIDA

FIELD CREW: G.D./J.W.
 DRAWN: KT

MCLAUGHLIN ENGINEERING CO.
 SURVEYORS - ENGINEERS - PLANNERS
 a division of **CONTROL POINT ASSOCIATES, INC.**
 1700 N.W. 64th STREET, SUITE 400, FORT LAUDERDALE, FLORIDA, 33309

REVIEWED:	APPROVED:	DATE	SCALE	FILE NO.	DWG. NO.
JST	PM/PLS	09-06-2023	1" = 20'	15-230315-00	1 OF 1

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, MEETS THE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.05 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

NOT VALID WITHOUT RAISED IMPRESSION OR PDF OF DIGITAL SEAL

Jerald A. McLaughlin
JERALD A. MCLAUGHLIN
 FLORIDA PROFESSIONAL SURVEYOR AND MAPPER #5269
 FLORIDA CERTIFICATE OF AUTHORIZATION LB #8137

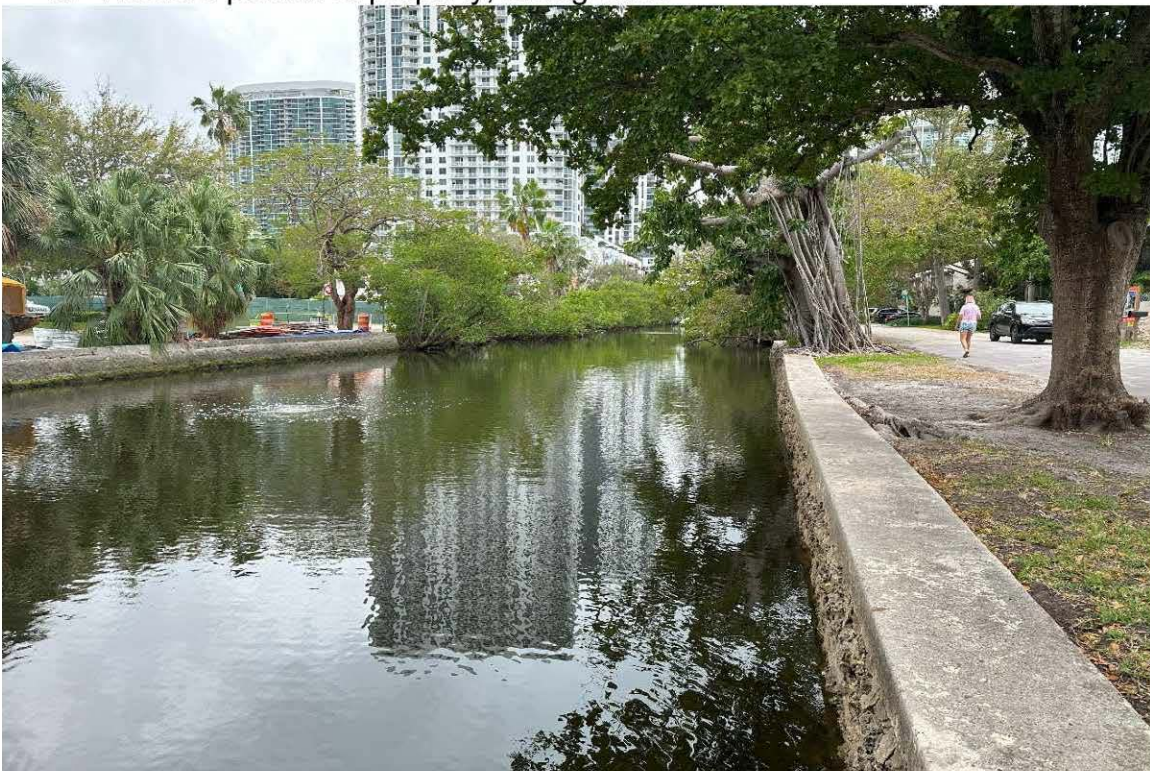
09-06-2023
 DATE

CONTROL POINT ASSOCIATES, INC. - ALL RIGHTS RESERVED. THE ORIGINAL PROJECT OR THE COPY OF THIS DOCUMENT IS THE PROPERTY OF CONTROL POINT ASSOCIATES, INC. IS PROHIBITED FROM BEING REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF CONTROL POINT ASSOCIATES, INC.

COLOR PHOTOS OF DOCK AREA



1. Western portion of property, facing east.

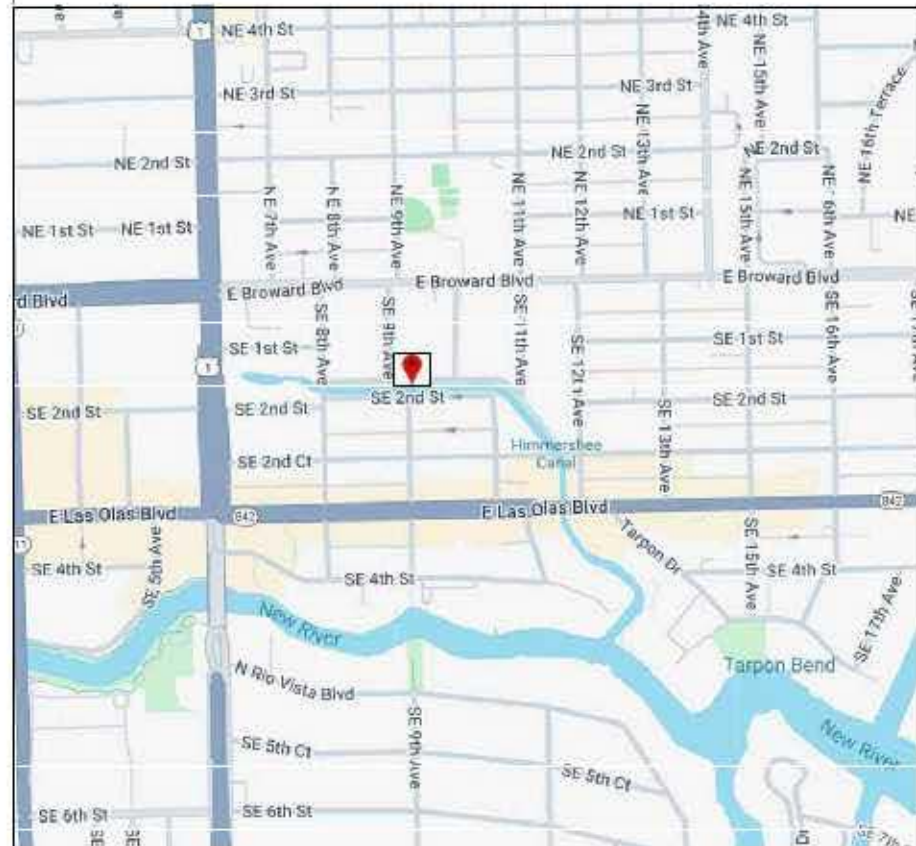
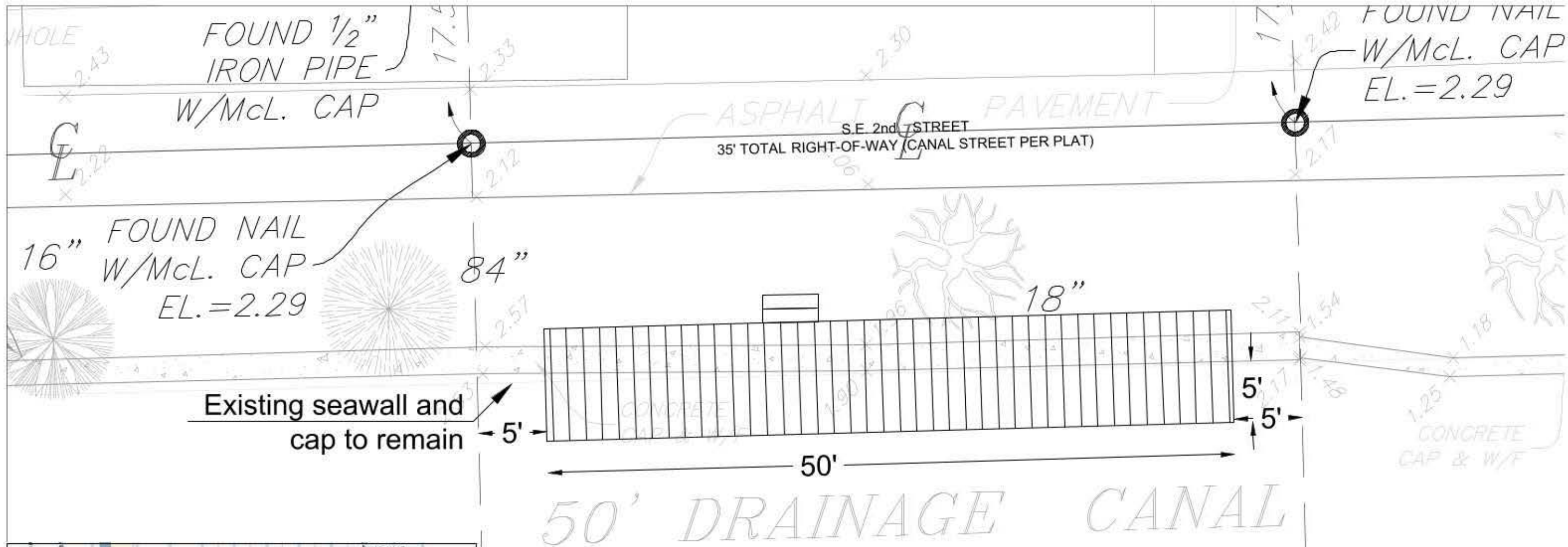


2. Eastern portion of property, facing west.



APPLICANT VESSEL INFORMATION

Applicant does not currently own a vessel. The proposed dock will be used for kayaking and/or paddle boarding. Once a vessel is purchased, vessel information will be submitted to the City.



Project location

Total Canal Width: 49'-6"

(1) proposed wood dock (400 sqf)

Extended Property Line

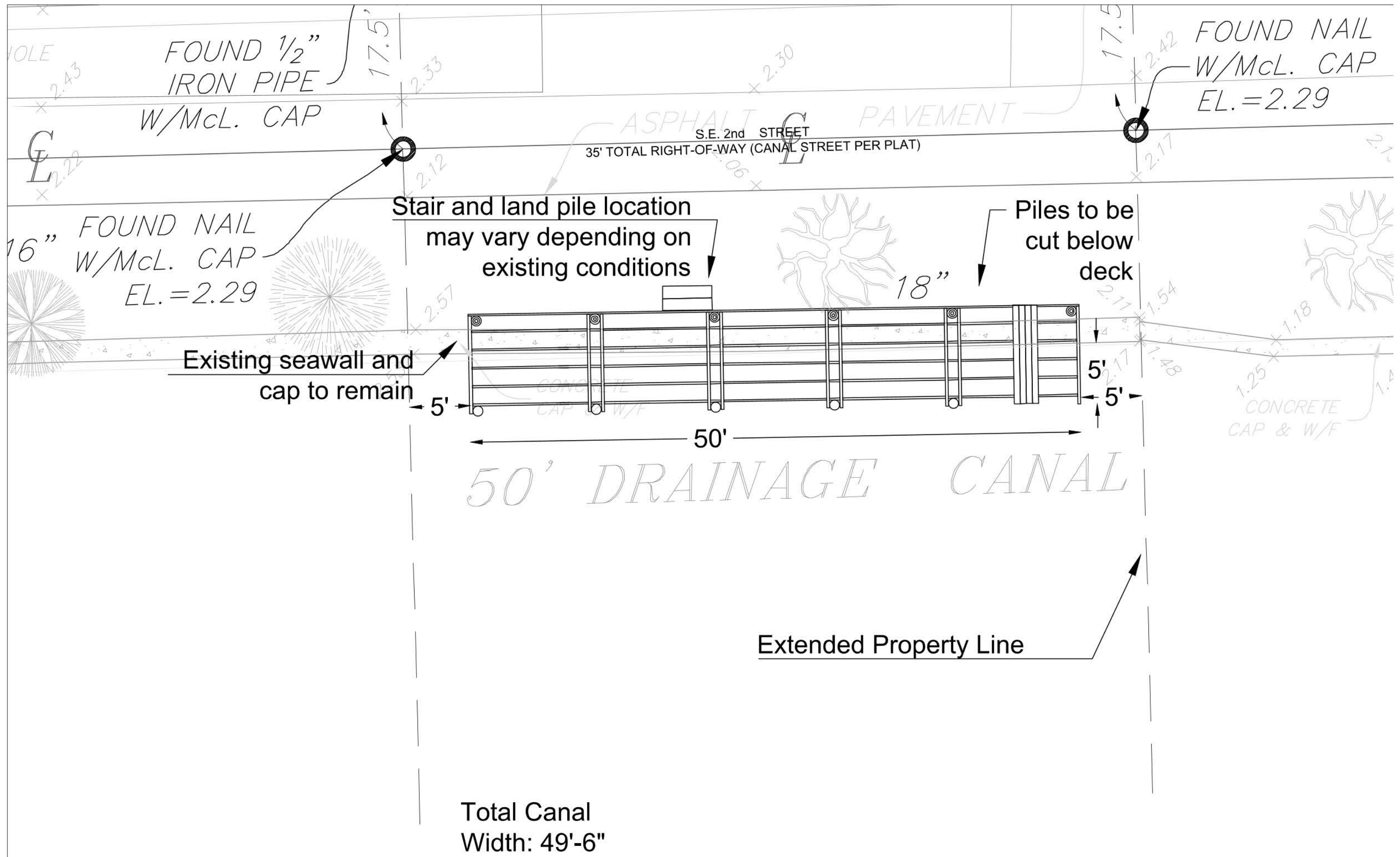
SCALE: 1' = 10'

Proposed Conditions

915 SE 2nd St, Fort Lauderdale, FL 33301



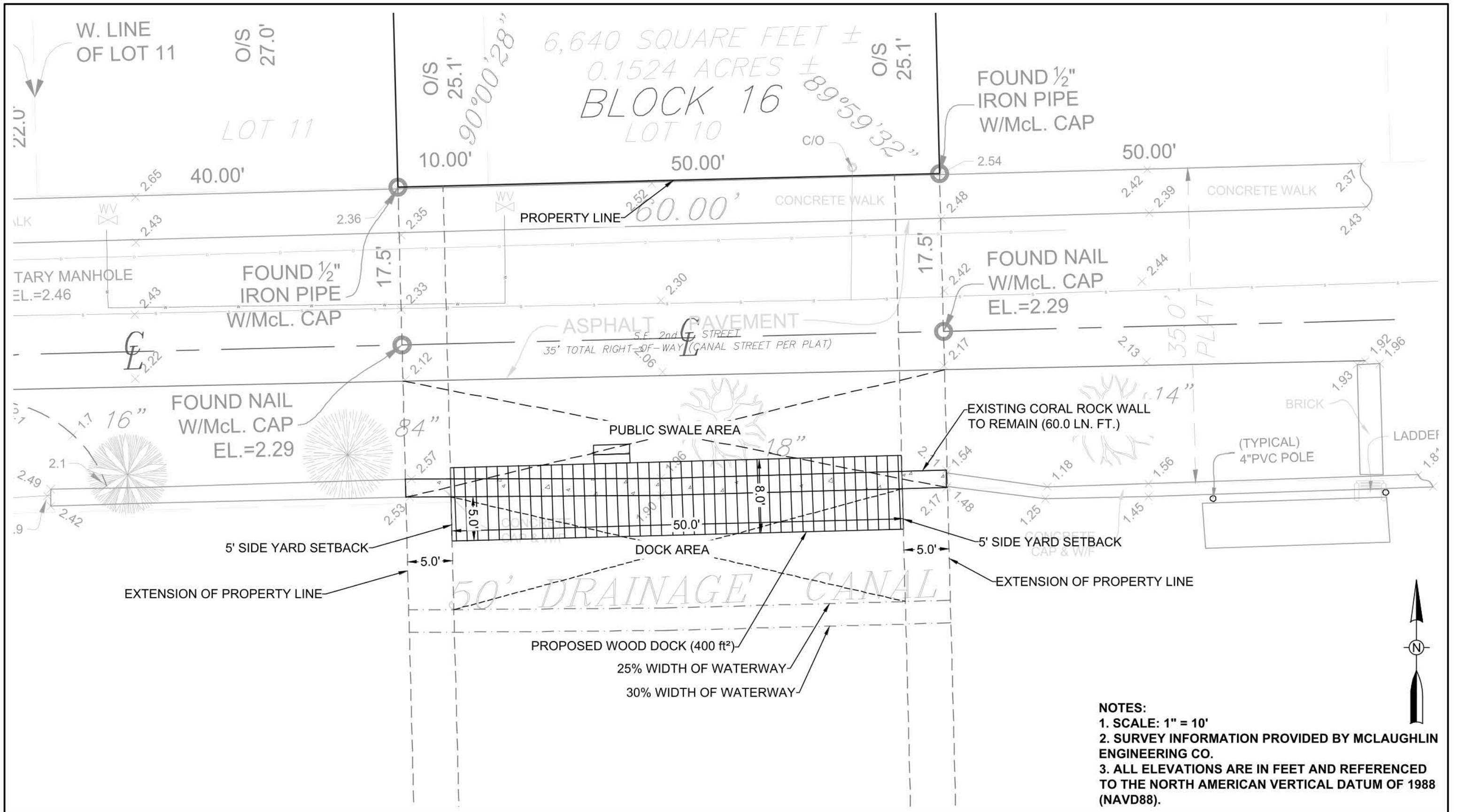
Page 1 of 3



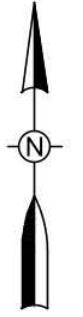


PROPOSED LANDSCAPING PLAN

The upland tree and existing landscape will remain on site.



- NOTES:**
1. SCALE: 1" = 10'
 2. SURVEY INFORMATION PROVIDED BY MCLAUGHLIN ENGINEERING CO.
 3. ALL ELEVATIONS ARE IN FEET AND REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

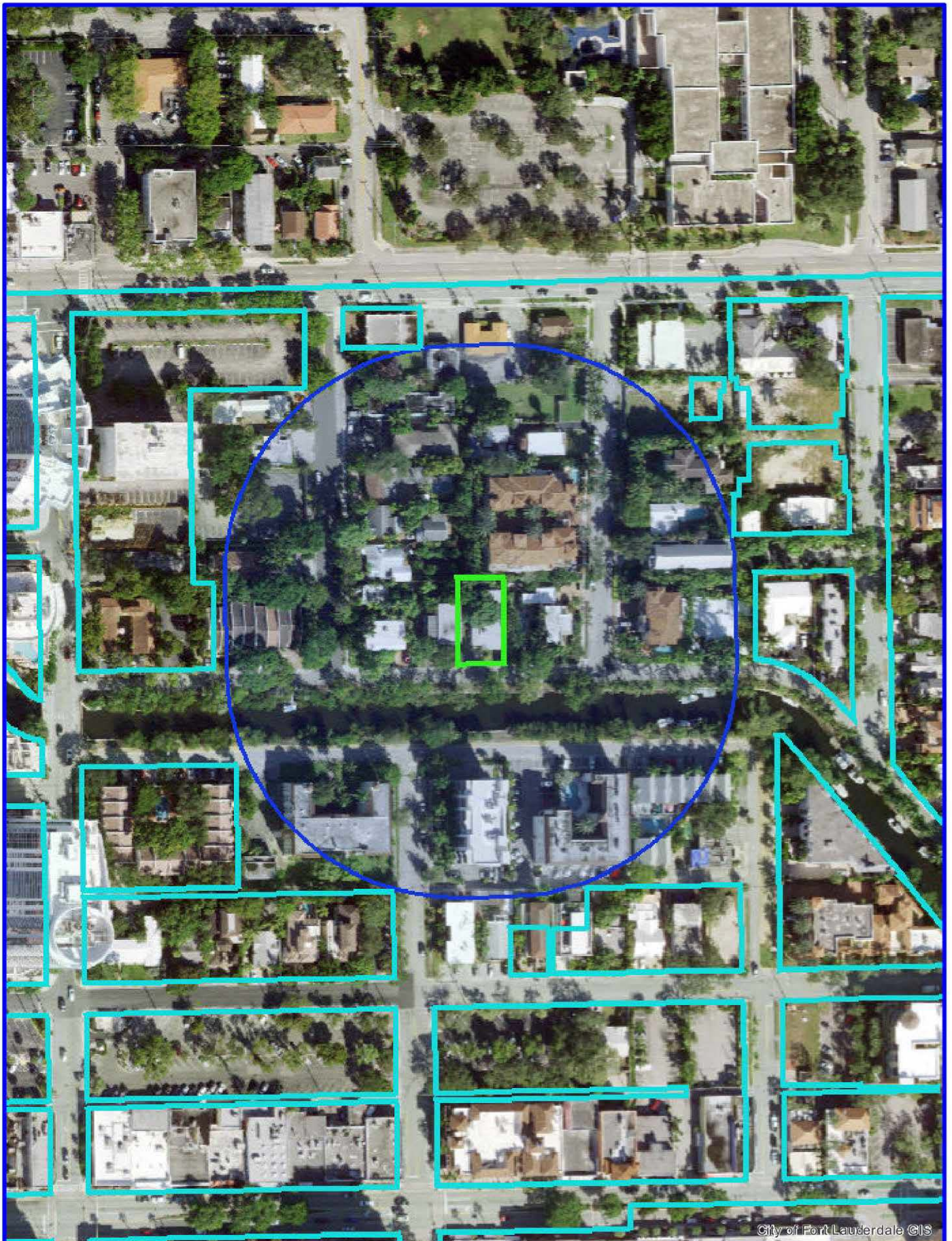


PROJECT:
915 SE 2ND STREET

CLIENT:
MODERN MARINE, LLC

DATE/REVISIONS:
3/20/2025

SHEET TITLE/NUMBER:
EXHIBIT A
SHEET 1 OF 1



City of Fort Lauderdale GIS



CITY OF FORT LAUDERDALE

915 SE 2nd St



0 90 180 Feet

GIS
Fort Lauderdale

ITEM IX

MEMORANDUM MF NO. 25-09

DATE: April 16, 2025
TO: Marine Advisory Board
FROM: Andrew Cuba, Marine Facilities & Parks Manager
RE: May 1, 2025 MAB - Dock Waiver of Distance Limitations
-HG Middle River Investments LLC / 738 NE 20th Avenue

Attached for your review is an application from HG Middle River Investments LLC / 738 NE 20th Avenue.

APPLICATION AND BACKGROUND INFORMATION

The applicant is requesting approval for the installation of six (6) mooring piles and three (3) mooring pile clusters. The distances these structures extend from the property line into the Middle River is shown in the survey and summarized in **Table 1** below:

TABLE 1

PROPOSED STRUCTURES	STRUCTURE DISTANCE FROM PROPERTY LINE	PERMITTED DISTANCE WITHOUT WAIVER	DISTANCE REQUIRING A WAIVER
3 Mooring Piles (A)	44'6 1/2" +/-	25'	19'6 1/2" +/-
3 Mooring Piles (B)	84'6 1/2" +/-	25'	59'6 1/2" +/-
3 Triple Pile Clusters (C)	129'6 1/2" +/-	25'	104'6 1/2" +/-

ULDR Section 47.19 D. limits the maximum distance of mooring piles to 25 feet, or 30% of the width of the waterway, whichever is less. Section 47.19.3.E authorizes the City Commission to waive this limitation based upon a finding of extraordinary circumstances. The applicant has specified that the extra distance for the proposed dolphin piles and triple pile clusters is necessary for safely mooring vessels, especially during severe weather, a waterway width of +/- 582.7', and is consistent with other waivers that have been granted.

PROPERTY LOCATION AND ZONING

The property is located within the RS-8 Residential Single Family / Low Medium Density Zoning District. It is situated on the Middle River where the distance from property line to property line on the opposite side of the Middle River is 582.7'feet +/-, according to the provided Distance Exhibit.

DOCK PLAN AND BOATING SAFETY

Marine Facilities records reflect that there have been seventeen (17) waivers of docking distance limitations approved by the City Commission since 1983 in the immediate area. A comparison of these as shown in **Table 2** including the maximum distances of all structures extending into the Middle River follows:

TABLE 2

DATE	ADDRESS	MAXIMUM DISTANCE
March 1983	834 N.E. 20 th Avenue	Pilings – 45'
April 1983	714 N.E. 20 th Avenue	Pilings – 45' Piers – 37'
July 1985	808 N.E. 20 th Avenue	Pilings – 48' Piers – 38'
January 1990	840 N.E. 20 th Avenue	Pilings – 48' Pier – 48'
September 1992	738 N.E. 20 th Avenue	Pilings – 75' Pier – 39'
November 2007	810 N.E. 20 th Avenue	Pilings – 68' Piers – 73'
January 2008	852 N.E. 20 th Avenue	Pilings – 86' Pier – 49'
October 2008	714 N.E. 20 th Avenue	Pier – 108'
November 2012	810 N.E. 20 th Avenue	Pilings- 124.4'
May 2013	720 N.E. 20 th Avenue	Pilings-80' Pier-42'
May 2013	816 N.E. 20 th Avenue	Pilings-112.4'
March 2014	704 N.E. 20 th Avenue	Pilings – 125'
October 2014	720 N.E. 20 th Avenue	Pilings-125'
November 2014	726 N.E. 20 th Avenue	Pilings-125'
February 2015	824 N.E. 20 th Avenue	Pilings-106.3'
January 2016	900/910 N.E. 20 th Avenue	Pilings – 80.3'
November 2017	800 N.E. 20 th Avenue	Pilings – 100'

RECOMMENDATIONS

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

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

AC

Attachment

cc: Enrique Sanchez, Deputy Director of Parks and Recreation
Luis Villanueva, Marine Facilities Supervisor



PREPARED BY:

Alejandra Giraldo

954-504-8815

alejandra@lwpermitsfl.com

**CITY OF FORT LAUDERDALE
MARINE FACILITIES**

Application for Waterway

Waiver of Triple Mooring Piles Limitations

Subject Address:

738 NE 20 Avenue
Fort Lauderdale, FL 33304

Hal Griffith
HG Middle River Investments LLC

LW PERMITS LLC

Permitting & Consulting

Pompano Beach FL 33060 954-504-8815* www.lwpermitsfl.com



LW Permits

alejandra@lwpermitsfl.com

738 NE 20 Avenue

Fort Lauderdale, Florida 33304

Applications for Waterway Waiver of Limitations

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Broward County-Property Appraiser-Proof of Ownership-Warranty Deed..... Page 4-5-6-7-8

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Zoning Aerial Page 10

Distance exhibit..... Page 11

Photos Page 12-13

Project Plans..... Page 14-15

Letters of Support..... Page 16-17-18-19

LW PERMITS LLC

Permitting & Consulting

Pompano Beach FL 33060 954-504-8815* www.lwpermitsfl.com

**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)**

- 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: HG Middle River Investments LLC – Griffith, Hal E

TELEPHONE NO: 954-648-6281
(home/cellular)

EMAIL: miked@hargrave.org
(business)

- APPLICANT'S ADDRESS (if different than the site address):
- TYPE OF AGREEMENT AND DESCRIPTION OF REQUEST: Waiver of Distance Limitations
- SITE ADDRESS: 738 NE 20 AVE, FORT LAUDERDALE FL 33304 ZONING: RS-8

LEGAL DESCRIPTION AND FOLIO NUMBER: VICTORIA HIGHLANDS AMD PLAT 15-9 B PT OF BLK 1 F/P/A LOTS 3 S 36, 4 N 32 BLK 1 VICTORIA HIGHLANDS 5042 02 13 0030

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


Applicant's Signature

4/11/25
Date

=====

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

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

Marine Advisory Board Action
Formal Action taken on _____

Commission Action
Formal Action taken on _____

Recommendation _____
Action _____



LW PERMITS LLC
 Pompano Beach, FL 33060
alejandra@lwpermitsfl.com

SUMMARY DESCRIPTION

738 NE 20 Avenue
 Fort Lauderdale, Florida 33304

This project is located at 738 NE 20th Avenue, Section 02, Township 50 South, Range 42 East, in the City of Fort Lauderdale, Florida. Folio Number 504202130030. Broward County, Florida.

The purpose of the project is to (1) install 6 new Dolphin Piles and (2) install 3 sets of triple pile clusters. The proposed piles will be approximately (A) +/-44'6 1/2' (B) +/-84' 6' 1/2'. and the Triple Pile Clusters will be approximately (C) +/-129' 6' 1/2'. **See Table A**. These pilings/ triple Clusters require a Waiver of Limitations. The waterway width at this site, from the property line to property line, is approximately 582'7 feet.

PROPOSED STRUCTURES	TABLE A STRUCTURE DISTANCE FROM PROPERTY LINE ADJACENT TO WETFACE	PERMITTED DISTANCE WITHOUT WAIVER	AMOUNT OF DISTANCE REQUIRING WAIVER
(A) Dolphin Piles	+/- 44' 6' 1/2'	25'	+/- 19' 6' 1/2'
(B) Dolphin Piles	+/- 84' 6' 1/2'	25'	+/-59' 6' 1/2'
(C) Triple Pile Clusters	+/- 129' 6' 1/2'	25'	+/- 104' 6' 1/2'

47-19.3 (D) specifies that mooring piles can only extend 25ft or 30% of the width of the waterway from the property line, whichever is less.

47-19.3 (E) Allows for a waiver of limitations based upon proof of extraordinary circumstances.

The following extraordinary circumstances justify this waiver request:

1. The proposed Piles/Clusters are necessary for the safe mooring of vessels, especially during severe weather.
2. The waterway width at this location from the property line to the opposite property line is +/- 582'7 feet.
3. This request is consistent with other waivers that have been granted. **See Table B**
4. **Note:** If the waiver is approved the applicant will comply with all necessary construction conditions & requirements stated in all agency guidelines & codes.



	TABLE B	
March 1983	834 N.E. 20 th Avenue	Pilings – 45'
April 1983	714 N.E. 20 th Avenue	Pilings – 45' Piers – 37'
July 1985	808 N.E. 20 th Avenue	Pilings – 48' Piers – 38'
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February 2015	824 N.E. 20 th Avenue	Pilings-106.3'
January 2016	900/910 N.E. 20 th Avenue	Pilings – 80.3'
November 2017	800 N.E. 20 th Avenue	Pilings – 100'



Site Address	738 NE 20 AVENUE, FORT LAUDERDALE FL 33304-3414	ID #	5042 02 13 0030
Property Owner	HG MIDDLE RIVER INVESTMENTS LLC	Millage	0312
Mailing Address	1887 WEST STATE ROAD 84 FORT LAUDERDALE FL 33315	Use	01-01
Abbr Legal Description	VICTORIA HIGHLANDS AMD PLAT 15-9 B PT OF BLK 1 F/P/A LOTS 3 S 36, 4 N 32 BLK 1 VICTORIA HIGHLANDS		

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*	\$764,550	\$902,190	\$1,666,740	\$1,666,740	
2024	\$764,550	\$902,270	\$1,666,820	\$1,554,130	\$30,201.99
2023	\$467,230	\$1,019,200	\$1,486,430	\$1,412,850	\$27,694.75

2025* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$1,666,740	\$1,666,740	\$1,666,740	\$1,666,740
Portability	0	0	0	0
Assessed/SOH	\$1,666,740	\$1,666,740	\$1,666,740	\$1,666,740
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	\$1,666,740	\$1,666,740	\$1,666,740	\$1,666,740

Sales History			
Date	Type	Price	Book/Page or CIN
12/2/2019	WD*-E	\$1,900,000	116211778
10/28/2002	QCD	\$100	34177 / 1498
2/1/1999	WD	\$375,000	29368 / 1038
10/1/1991	WD	\$236,000	18833 / 828
6/1/1984	WD	\$125,000	

Land Calculations		
Price	Factor	Type
\$90.00	8,495	SF
Adj. Bldg. S.F. (Card, Sketch)		1587
Units/Beds/Baths		1/3/2
Eff./Act. Year Built: 1951/1949		

* Denotes Multi-Parcel Sale (See Deed)

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



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

Detail by Entity Name

Florida Limited Liability Company
HG MIDDLE RIVER INVESTMENTS, LLC

Filing Information

Document Number	L13000167606
FEI/EIN Number	46-4357588
Date Filed	12/03/2013
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	01/06/2014
Event Effective Date	NONE

Principal Address

1887 WEST STATE ROAD 84
FORT LAUDERDALE, FL 33315

Changed: 01/06/2014

Mailing Address

1887 WEST STATE ROAD 84
FORT LAUDERDALE, FL 33315

Changed: 01/06/2014

Registered Agent Name & Address

ABRIL, JAMES B, ESQ
4332 East Tradewinds Avenue
Lauderdale by the Sea, FL 33308

Address Changed: 01/19/2023

Authorized Person(s) Detail

Name & Address

Title MGR

GRIFFITH, HAL E
1301 ALASKAN WAY
SEATTLE, WA 98101

Annual Reports

Report Year	Filed Date
2022	04/18/2022
2023	01/19/2023
2024	04/16/2024

Document Images

04/16/2024 -- ANNUAL REPORT	View image in PDF format
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04/20/2016 -- ANNUAL REPORT	View image in PDF format
04/25/2015 -- ANNUAL REPORT	View image in PDF format
04/21/2014 -- ANNUAL REPORT	View image in PDF format
01/06/2014 -- LC Amendment	View image in PDF format
12/03/2013 -- Florida Limited Liability	View image in PDF format

This Document Prepared By
Robert S. Forman, Esquire
Robert S. Forman, P.A.
8201 Peters Road
Suite 1000
Fort Lauderdale, Florida 33324

Return To:
Mombach, Boyle, Hardin & Simmons, P. A.
100 Northeast 3rd Avenue, Suite 1000
Fort Lauderdale, FL 33301

Parcel ID Number: 50-42-02-13-0030 and 50-42-02-13-0041

Warranty Deed

This Indenture, Made this 3rd day of December, 2019 A.D., **Between Alan G. Leigh, a/k/a Alan George Leigh, a single man** of the County of **Broward**, State of **Florida**, **grantor**, and **HG Middle River Investments, LLC, a Florida limited liability company** whose address is: **1887 West State Road 84, Fort Lauderdale, FL 33315** of the County of **Broward**, State of **Florida**, **grantee**.

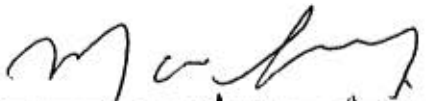
Witnesseth that the GRANTOR, for and in consideration of the sum of **TEN DOLLARS (\$10) DOLLARS**, and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained, transferred, conveyed, and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of **Broward** State of **Florida** to wit:

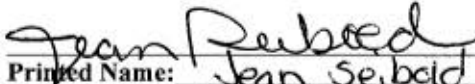
See Legal Description attached hereto as Exhibit "A".


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

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

Signed, sealed and delivered in our presence:


Printed Name: Margarita Lopez
Witness

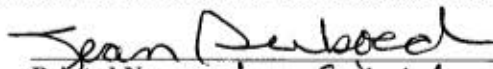

Printed Name: Jean Seibold
Witness



Alan G. Leigh, a/k/a Alan George Leigh (Seal)
P.O. Address: C/O Robert S. Forman, P. A.
8201 Peters Road, Suite 1000
Fort Lauderdale, FL 33324

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was acknowledged before me this 2nd day of December, 2019 by **Alan G. Leigh, a/k/a Alan George Leigh, a single man** who is personally known to me or who has produced his **Florida driver's license** as identification.


Printed Name: Jean Seibold
Notary Public
My Commission Expires: //

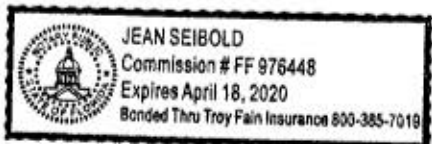


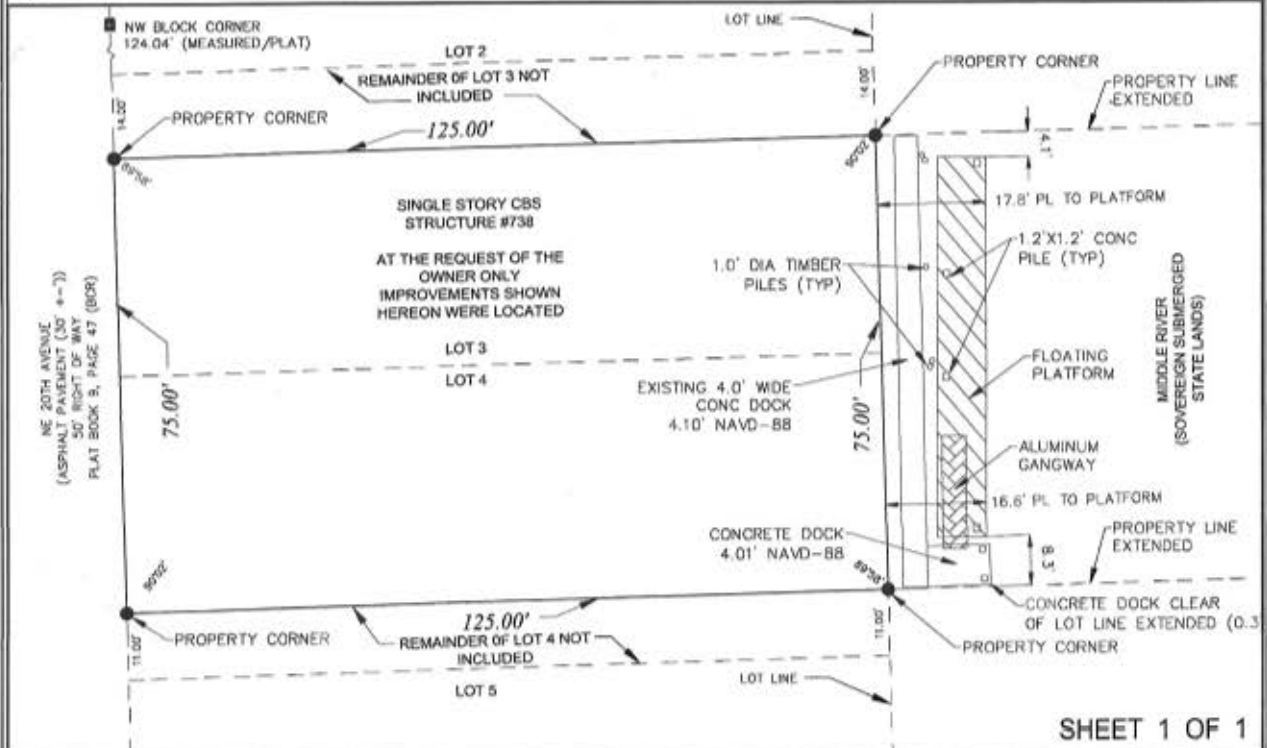
EXHIBIT "A" LEGAL DESCRIPTION

The South 36 feet of Lot 3 and the North 32 feet of Lot 4, Block 1, of VICTORIA HIGHLANDS, according to the Plat thereof, as recorded in Plat Book 9, Page 47, of the Public Records of Broward County, Florida.

and

The North Seven feet (7') of the South Eighteen feet (18') of Lot 4, Block 1, of VICTORIA HIGHLANDS, according to the Plat thereof, as recorded in Plat Book 9, Page 47 of the Public Records of Broward County, Florida.

ABBREVIATIONS/LEGEND			
BCR	BROWARD CO RECORDS	CLF	CHAIN LINK FENCE
CONC	CONCRETE	X	SPOT ELEVATION
PL	PROPERTY LINE	EP	EDGE OF PAVEMENT
FF	FINISHED FLOOR	FH	FIRE HYDRANT
ELEV	ELEVATION (FT)	AC	AIR CONDITIONER
TYP	TYPICAL	FND	FOUND
CBS	CONC STRUCTURE	CO	CLEAN OUT
LB	LICENSED BUSINESS	WM	WATER METER
NG	NATURAL GROUND	TPP	TIMBER POWER POLE
PSM	PROFESSIONAL SURVEYOR	PSM	PROFESSIONAL SURVEYOR
CRN	CROWN OF ROAD	CALC	CALCULATED
WEP	WOOD POWER POLE	CB	CATCH BASIN
WV	WATER VALVE	BFP	BACK FLOW PREVENTER
IR	IRON ROD	OS	OFFSET
N/D	NAIL AND DISK	NTS	NOT TO SCALE



SHEET 1 OF 1

SURVEY NOTES:

- 1) LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR OWNERSHIP, RIGHT OF WAYS, EASEMENTS OR ANY OTHER INSTRUMENTS OF RECORD OTHER THAN THOSE SHOWN ON THE REFERENCED PLAT.
- 2) ANY ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD-88), AND BASED ON GPS OBSERVATIONS UTILIZING THE FLORIDA DEPARTMENT OF TRANSPORTATION'S PERMANENT REFERENCE SYSTEM.
- 3) ADDITIONS OR DELETIONS TO THIS SURVEY BY OTHER THAN THE SIGNING LICENSED SURVEYOR ARE PROHIBITED WITHOUT WRITTEN CONSENT.
- 4) UNLESS OTHERWISE NOTED, ANGLES, BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED AND CONSISTENT WITH THE INSTRUMENT OF RECORD.
- 5) THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
- 6) UNDERGROUND FOUNDATIONS WERE NOT LOCATED.
- 7) THIS SURVEY OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR SECURE ELECTRONIC SIGNATURE OF UNDERSIGNED.

LEGAL DESCRIPTION:

THE SOUTH 36 FEET OF LOT 3 AND THE NORTH 32 FEET OF LOT 4, BLOCK 1, OF VICTORIA HIGHLANDS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 47, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND THE NORTH SEVEN FEET (7') OF THE SOUTH EIGHTEEN FEET (18') OF LOT 4, BLOCK 1, OF VICTORIA HIGHLANDS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 47 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

CERTIFIED TO:

LOVELL MARINE CONSTRUCTION

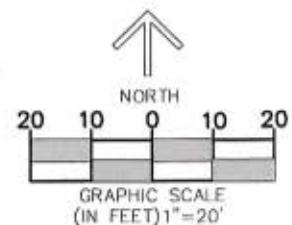
CERTIFICATION:

I HEREBY CERTIFY THAT THIS AS-BUILT SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON MARCH 26TH, 2025. I FURTHER CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE FLORIDA MINIMUM TECHNICAL STANDARDS SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.



Digitally signed by Stanley Copeland
 DN: c=US,
 serialNumber=AATL2024032934303
 6, cn=Stanley Copeland,
 email=stan@tdisurvey.com
 Date: 2025.03.28 11:49:25 -04'00'

STAN D. COPELAND, PSM
 FLORIDA REGISTRATION NUMBER 6797
 MARCH 28TH 2025

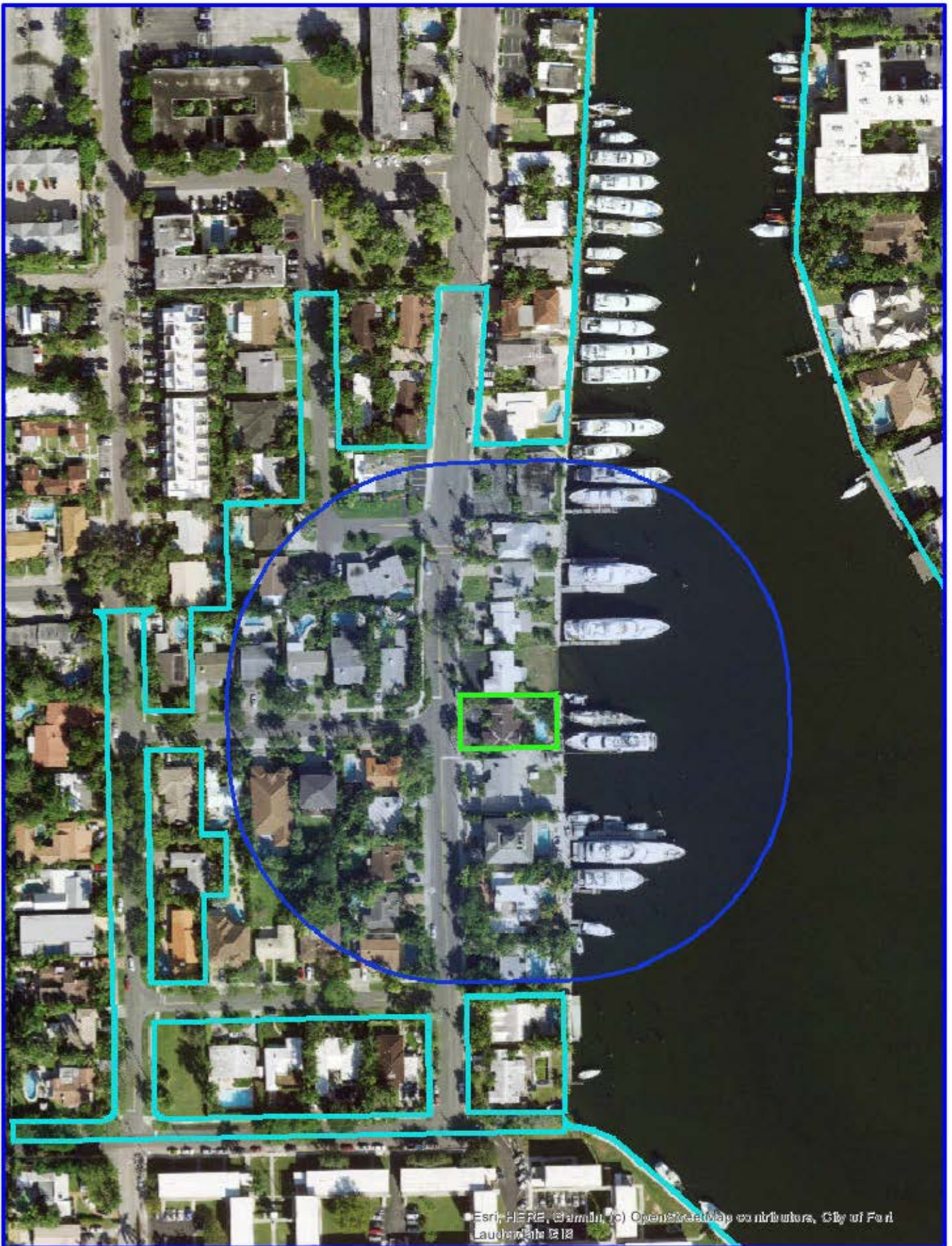


PREPARED BY:

TECHNICAL DISCIPLINES, INC. (LB 8123)
 1533 SE 8TH TERRACE
 DEERFIELD BEACH, FLORIDA 33441
 954-850-2008

FLOATING DOCK AS-BUILT SURVEY
 A PORTION OF LOT 3 AND 4, BLOCK 1
 PLAT BOOK 9, PAGE 47
 BROWARD COUNTY RECORDS
 PROPERTY ADDRESS:
 738 NE 20TH AVENUE

DATE	3/28/25
DRAWN BY	SC/JC
F.B./ PG.	ELEC
SCALE	AS SHOWN
JOB NO.	TDI-1955



Esri, HERE, Garmin, © OpenStreetMap contributors, City of Fort Lauderdale © 18



CITY OF FORT LAUDERDALE

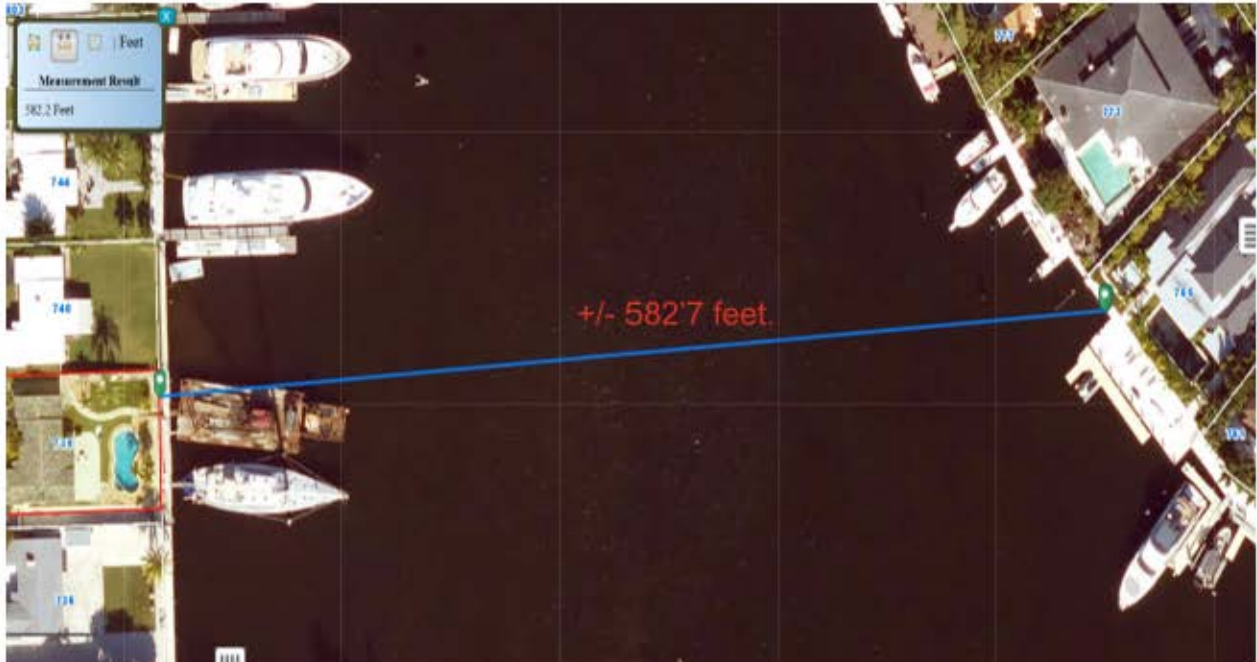
738 NE 20 AVENUE



0 90 180 Feet

GIS
Fort Lauderdale

DISTANCE EXHIBIT



LW PERMITS LLC

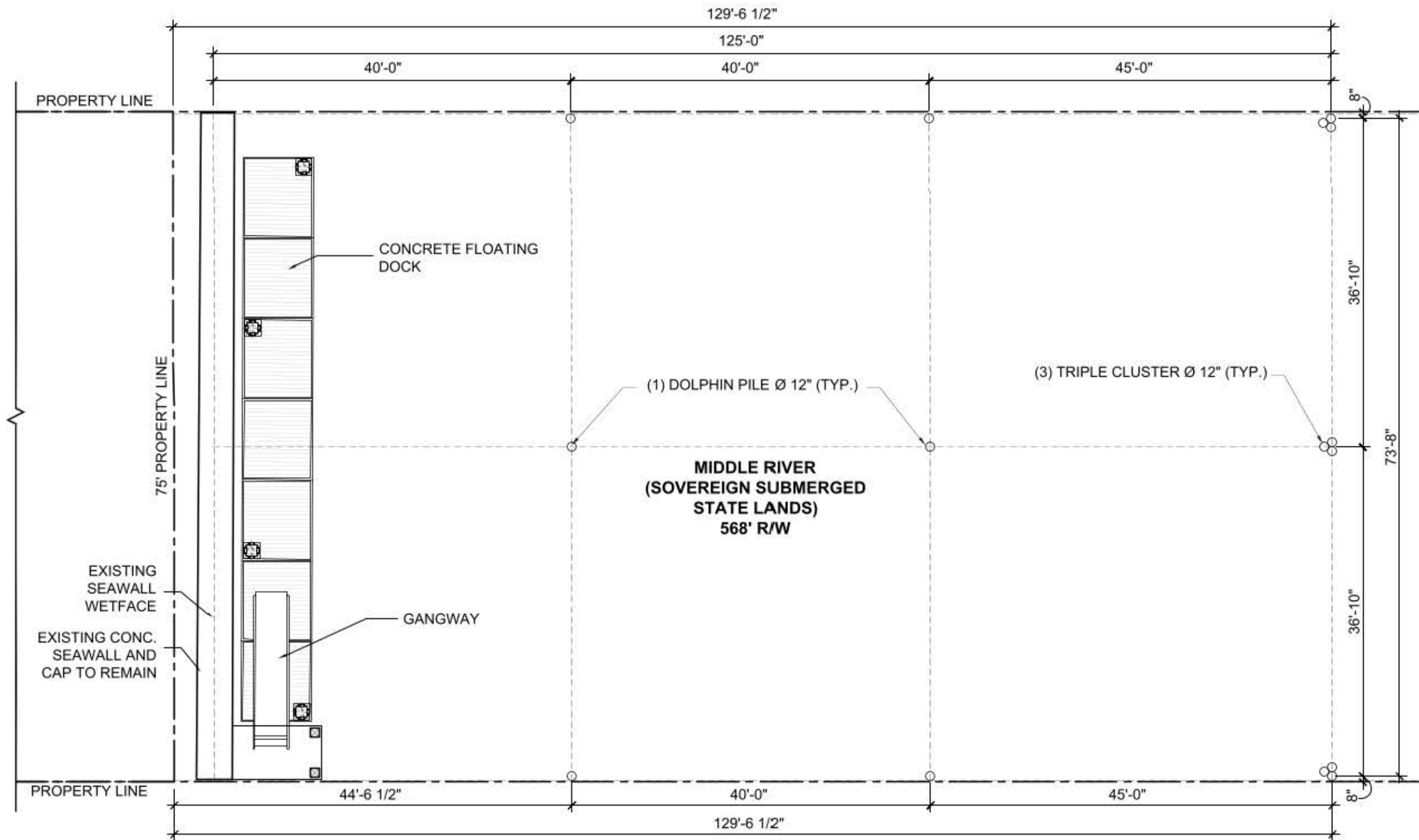
Permitting & Consulting

Pompano Beach FL 33060 954-504-8815* www.lwpermitsfl.com

PHOTOS

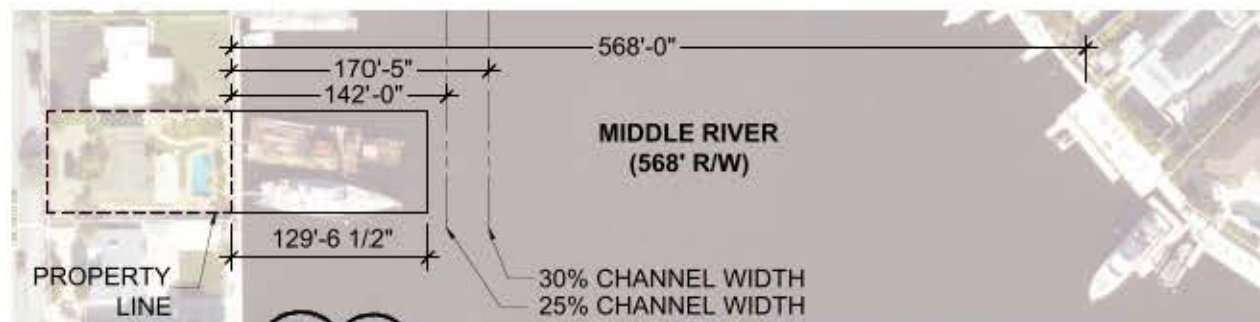






1 DOLPHIN PILES - PLAN

Scale: 1" = 150'



2 SITE AERIAL

Scale: N.T.S.

CORONEL

www.coronellassociates.com
 fcoronel@coronellassociates.com
 954.264.4311



LOVELL MARINE CONSTRUCTION
 3601 NW 10th Ave
 OAKLAND PARK, FL 33309
 954-467-5055 / 954-563-9700
 F. 954-563-9299
 www.lovellmarine.com
 info@lovellmarine.com

**NEW CONCRETE
 FLOATING DOCK**
 Mr. Michael DiCodina
 738 NE 20th Avenue
 Fort Lauderdale, FL 33304

**SHEET TITLE
 DOLPHIN PILES**

No.	DATE	REVISION
△	031025	Office revision

CHECKED **FC**
 DRAWN **JV**
 DATE **042924**
 PROJECT No. **23101**

SHEET No. **A1-5 of 6**

MARK WEBER P.E.
 LICENSE #53895 | CA30702
 MW ENGINEERING, Inc.
 902 NE 1st Street, Suite 2
 Pompano Beach, FL 33080
 Ofc: 754-333-0877
 www.MwEngineering.net

ALL DESIGN, DRAWINGS, REPORTS, SPECIFICATIONS, COMPUTER FILES, FIELD DATA, NOTES AND ANY OTHER DOCUMENTS PREPARED BY THE ENGINEER AS INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF THE ENGINEER AND IS NOT TO BE REPRODUCED, COPIED OR ALTERED IN WHOLE OR IN PART. IT IS ONLY TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN AND IS NOT TO BE USED ON ANY OTHER PROJECT. THE ENGINEER SHALL RETAIN ALL COMMON LAW COPYRIGHT AND OTHER RESERVED RIGHTS THERETO. WRITTEN DIMENSIONS.

PILE NOTES	
1	WOOD PILES TO BE 2.5 lb CCA TREATED IN ACCORDANCE WITH AWPA STANDARD C18
2	WOOD PILES SHALL BE A MINIMUM DIAMETER OF 9 INCH, MIAMI DADE COUNTY REQUIRES A MINIMUM DIAMETER OF 12 INCH
3	CONCRETE PILES SHALL ATTAIN 6000 psi COMPRESSIVE IN 28 DAYS
4	CONCRETE PILES SHALL BE REINFORCED WITH 4 -7/16" DIAMETER LO-LAX STRANDS, 270 kips, AND 5 ga. SPIRAL TIES
5	CONCRETE PILES SHALL BE 12"x12" SQUARE, MINIMUM LENGTH OF 20'
6	CONCRETE PILES SHALL BE CUT TO LEAVE STRANDS EXPOSED A MIN. OF 18" AND TIED TO DOCK OR CAP STEEL OR DRILL AND EPOXY (2) # 5 12"x12" HOOK BARS 6" INTO PILE
7	THE CONTRACTOR OF RECORD SHALL VERIFY PILE TYPE, INSTALLATION, AND DRIVING IN COMPLIANCE WITH THE FLORIDA BUILDING CODE CURRENT EDITION
8	ANY EXISTING PILING DESCRIBED HEREIN ARE CONSIDERED TO BE PART OF THE HOST STRUCTURE. THESE EXISTING PILING AND EXISTING HOST STRUCTURE, IF ANY, MUST BE CAPABLE OF SUPPORTING THE LOADED SYSTEM AS VERIFIED BY THE PERMIT HOLDER AND CONTRACTOR OF RECORD. NO WARRANTY, EITHER EXPRESS OR IMPLIED, IS CONTAINED HEREIN.
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 REQUIRED CAPACITY OF 10 tons FOR WOOD, 25 tons FOR CONCRETE, AND 5 tons FOR PIN PILES, A MINIMUM OF 8 FEET 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 FEET
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 3 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

CORONEL

www.coronellassociates.com
 fcoronel@coronellassociates.com
 954-254-4811



LOVELL MARINE CONSTRUCTION
 3801 NW 10th Ave
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**NEW CONCRETE
 FLOATING DOCK**
 Mr. Michael DiCodina
 738 NE 20th Avenue
 Fort Lauderdale, FL 33304

**SHEET TITLE
 NOTES**

No.	DATE	REVISION

CHECKED **FC**
 DRAWN **JV**
 DATE **042824**
 PROJECT No. **23101**

SHEET No. A1-6 of 6

MARK WEBER P.E.
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March 26, 2025

Hal Griffith

HG Middle River Investments, LLC
1887 West State Road 84
Fort Lauderdale, FL 33315

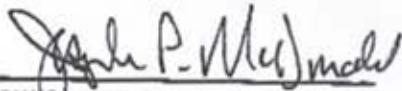
RE: 738 NE 20th Avenue

City of Fort Lauderdale Waiver Request

Dear Mr. Griffith,

I have reviewed the attached plans for the proposed project to install (6) Dolphin Piles and (3) triple cluster piles beyond 25 feet from the property line into the Middle River. I understand that the proposed project will require a waiver of limitations through the City of Fort Lauderdale along with permitting through the regulatory agencies. I reside at 740 NE 20th Avenue and support the project as proposed.

Sincerely,

X 
MCDONALD JOSEPH P
OWNER

740 NE 20th Avenue
Fort Lauderdale, FL 33304

March 26, 2025

Hal Griffith

HG Middle River Investments, LLC
1887 West State Road 84
Fort Lauderdale, FL 33315

RE: 738 NE 20th Avenue
City of Fort Lauderdale Waiver Request

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Sincerely,

X 

1476446 ONTARIO LIMITED

736 NE 20th Avenue
Fort Lauderdale, FL 33304

March 26, 2025

Hal Griffith

HG Middle River Investments, LLC
1887 West State Road 84
Fort Lauderdale, FL 33315

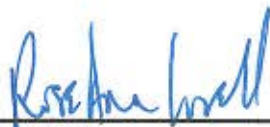
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Sincerely,

X 

ROSE ANN LOVELL
OWNER

840 NE 20th Avenue
Fort Lauderdale, FL 33304

March 26, 2025

Hal Griffith

HG Middle River Investments, LLC
1887 West State Road 84
Fort Lauderdale, FL 33315

RE: 738 NE 20th Avenue
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Sincerely,

X



ROSE ANN LOVELL
OWNER

834 NE 20th Avenue
Fort Lauderdale, FL 33304