

DRAFT
MINUTES OF THE MARINE ADVISORY BOARD
100 NORTH ANDREWS AVENUE
COMMISSION CONFERENCE ROOM – EIGHTH FLOOR
FORT LAUDERDALE, FLORIDA
THURSDAY, JULY 6, 2017 – 6:00 P.M.

<u>Board Members</u>	Attendance	Cumulative Attendance May 2017 - April 2018	
		<u>Present</u>	<u>Absent</u>
F. St. George Guardabassi, Chair	P	3	0
Grant Henderson, Vice Chair	P	3	0
Jimi Batchelor	A	2	1
Cliff Berry II	P	3	0
Zane Brisson	P	3	0
George Cable	P	3	0
Joe Cain	P	2	1
Richard Graves	P	2	1
John Holmes	A	2	1
Ted Morley	P	2	0
Roy Sea	A	1	2
Ed Strobel	P	3	0
Bill Walker	P	2	1
Jim Welch	P	3	0

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

Staff

Andrew Cuba, Manager of Marine Facilities
Jonathan Luscomb, Supervisor of Marine Facilities
Sergeant Todd Mills, Marine Police Staff
Division Chief Stewart Ahearn, Fort Lauderdale Fire Department
Brigitte Chiappetta, Recording Secretary, Prototype, Inc.

Communications to City Commission

Motion made by Mr. Cain, seconded by Vice Chair Henderson, that the Marine Advisory Board respectfully requests that the City Commission direct Marine Facilities Staff to undertake a study as to the suitability of the southwest corner of the 17th Street Bridge for super-yacht dockage. This study is to include but not be limited to: physical abilities, financial considerations, environmental considerations, tourism and image considerations, and competitive stature evaluation. In a voice vote, the **motion** passed unanimously.

I. Call to Order / Roll Call

Chair Guardabassi called the meeting to order at 6:00 p.m. and roll was called.

II. Approval of Minutes – May 4, 2017

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

III. Statement of Quorum

It was noted that a quorum was present at the meeting.

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

Sergeant Todd Mills of the Marine Unit reported the following activity:

- 9 citations
- 46 warnings
- 31 safety inspections
- 4 accidents
- 1 burglary

Sgt. Mills continued that the Marine Unit also responded to multiple vessel fires, one fuel spill, and incidents on Lake Sylvia and near the Sails Marina. There were no major issues at the recent 4th of July celebration.

Mr. Cain asked if waterskiing is permissible on the Middle River north of Sunrise Boulevard. Sgt. Mills replied that the restrictions in this area are the same as elsewhere on the river; however, he confirmed that there has been an issue with the speeds of jet skis launched at George English Park. The owner of this concession has been made aware that he must inform the public of the rules of the waterway.

Division Chief Stewart Ahearn of the Fort Lauderdale Fire Department reported the following activity:

- 15 calls, including 7 distress calls
- 2 capsized vehicles
- 2 dive operations
- 1 accident
- 2 fires
- 1 medical emergency

Representatives of the Fire Department have conducted the final inspection for the new fire boat, which is expected to be provided by the end of the month. The Department's

current fire boat is expected to be back in service any day. They are hoping to staff this boat for 12 hours, although this does not seem likely for the coming fiscal year.

V. Discussion – Canal Dredging Rate Study – REMOVED FROM AGENDA

Mr. Cuba explained that this Item was removed from the Agenda at the request of the City's Engineering Department.

In its stead, he distributed a memorandum from Code Compliance regarding the Board's recent communication to the City Commission in May 2017, which addressed waterway violations on the Tarpon River. Code Compliance and City Staff have surveyed properties located south of the 7th Street Bridge and made several observations, which were documented in the memo.

VI. Waiver of Limitations – Hal E. Griffith, Manager, HG Middle River Investments, LLC / 800 N.E. 20th Ave.

This Item was deferred to a later date.

VII. Waiver of Limitations – Hal E. Griffith, Manager, HG Middle River Investments, LLC / 744 N.E. 20th Ave.

This Item was deferred to a later date.

VIII. Waiver of Limitations – Deborah Snyder – 2009 SE 21 Avenue

Tyler Chappell, representing the Applicant, recalled that this Item was originally presented to the Board at their June 1, 2017 meeting. He showed a PowerPoint presentation on the Item, noting that the revised Application removes the sun deck from the southern end of the L dock, reducing the square footage from 912 sq. ft. to 785 sq. ft. A second boat lift was removed from the plans and the larger boat lift has been moved to the north side of the finger pier. A portion of the L dock was also removed and a viewing platform was placed at the end of the finger pier.

Mr. Chappell continued that the section containing the boat lift is located 108 ft. from the edge of the channel. Most boats do not come into the near shore area, but are instead pushed farther out toward the channel markers. The maximum waiver request for the boat lift is 59 ft., as compared to the previous request for 74 ft.

Extraordinary circumstances related to the Application include the width of the waterway, as the structures are well within the 30% limitation on a wide portion of the Intracoastal Waterway. The proposed structure is perpendicular to the channel. Mr. Chappell provided letters of support from the owners of adjacent properties, and noted that the local homeowners' association also recommends approval of the Application.

Mr. Walker asked for clarification of the waterway width. Mr. Chappell explained that the 30% restriction is based upon City Code, which measures the waterway from wet face to wet face. In this location, the distance is approximately 1280 ft.

Mr. Morley commented that he did not feel the distance to the edge of the channel was correct as it is stated in the Application, due to the Intracoastal Waterway making a “jog” to the east and bringing the channel close to the toe of the berm. He asserted that the total distance of 1280 ft. does not account for a security zone or regulated navigational area, which shrinks the area that can be used by boaters. Mr. Chappell advised that this will be explored further during the permitting process when the Application is reviewed by the Army Corps of Engineers.

Chair Guardabassi raised the issue of lights, recalling that this was discussed at the June 1 meeting. Mr. Cuba noted that the Board may attach this as a condition if they move to approve the Item. Mr. Chappell confirmed that the Applicant plans to place lighting on the dock in any case.

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

Motion made by Mr. Strobel, seconded by Mr. Cain, to approve with hardwired dawn-to-dusk lighting and no dockage on the western face of the dock.

Mr. Chappell stated that the Applicant does not plan to secure a vessel on the western face of the dock. Mr. Morley suggested that the **motion** be amended to limit its use to short-term dockage rather than long-term or overnight dockage. Mr. Strobel accepted the proposed **amendment**.

In a voice vote, the **motion** passed unanimously.

IX. Waiver of Limitations – Rose Lovell / 1909 SE 21 Avenue

Mr. Chappell, representing the Applicant, showed a PowerPoint presentation on the Application, which has been permitted by all applicable agencies. The project proposes pile clusters at 66 ft., 68 ft., and 70 ft. from the property line. He pointed out that the property line is located in the water rather than at the seawall. Piers are located at 10.5 ft. and 7 ft. beyond the 25 ft. restriction, with wood piles at 45 ft., 43 ft., and 41 ft. past 25 ft.

The project has been reduced based upon comments received thus far, including a reduction from double to single pile clusters as well as the distance of these piles. The vessel size has been reduced to 60 ft. The finger piers and jet ski lift are at the originally proposed locations. The new proposed pile is 147 ft. from the edge of the channel, and all structures are now east of the No Wake sign due to concerns for the view corridor.

Extraordinary circumstances include the width of the waterway as well as plans for perpendicular mooring for the safety of the vessels. Both adjacent neighbors have provided letters of support for the Application.

Mr. Welch requested clarification of how much a 60 ft. vessel might extend toward the channel. Mr. Chappell replied that 60 ft. is the proposed vessel size for the slip. Widths will remain 24 ft. He continued that not all neighboring property owners responded favorably to the Application, as they had multiple concerns: they did not want a commercial marina at the subject location, and were concerned about view corridors and the possibility of the Application establishing a precedent for perpendicular mooring on the waterway. He pointed out that the waiver request includes 14 conditions established by the City Manager and City Attorney's Office, including:

- The use must conform with the land use assigned to the property
- Rental slips are prohibited
- No maintenance on vessels at residential locations
- Only minor repairs may be made at the site
- Must apply to appropriate regulatory entities within 90 days
- Must construct the property within 180 days of receipt of City permits
- Maximum vessel length is restricted to 60 ft.
- If ownership of the property is transferred to another party, the waiver becomes null and void

There being no other questions from the Board at this time, Chair Guardabassi opened the public hearing.

Robert Linder, private citizen, stated that he is a member of the Harbor Inlet Homeowners' Association. His concerns included the possibility that slips will be rented, as well as the diameter of the turnaround for large vessels coming into the area, which will increase from 900 ft. to 2400 ft. He also noted that the U-shaped dock will extend significantly into Port Everglades and restrict the access, egress, and ingress of boats entering the port. He concluded that the community does not want the facility be used as a commercial marina.

Mr. Cain requested clarification of City Code as it refers to renting dock space. Mr. Linder advised that homeowners may keep their boats at the dock, or may allow another party to keep his or her boat at their dock at no charge. Mr. Cuba added that a dock is considered an appurtenance to the upland structure, which may include usage of the dock if rented.

Sgt. Mills pointed out that there is a common loophole for dock rental, however, as it is very difficult to prove a dock is being rented unless one of the parties involved admits to the rental.

As there were no other individuals wishing to speak on this Item, Chair Guardabassi closed the public hearing and brought the discussion back to the Board.

Mr. Morley asked if the property owner currently owns a 60 ft. yacht or plans to purchase one. Bill Lovell, Applicant, confirmed that he owns a vessel of this size and hopes to use the property to dock vessels of more than one size.

Mr. Strobel noted that the 30,000 lb. boat lift is located within the 5 ft. legal setback on the north side of the property. Mr. Cuba clarified that the 5 ft. setback is located on the vessel itself. Mr. Chappell added that the Applicant's northern neighbor has provided a letter of concurrence regarding this setback. He advised that if it is the Board's wish, they may approve the project without the proposed boat lift, as it is not identified as part of the waiver.

Motion made by Mr. Cain, seconded by Mr. Strobel, to approve with the conditions, including lights and a 60 ft. maximum boat length. In a roll call vote, the **motion** passed 11-0.

X. Waiver of Limitations – 1336 Seminole Drive – 1336 Seminole Drive, LLC

This Item was deferred to a later date.

XI. Reports

Mr. Cuba reported that the City Commission approved a waiver for 5 Harborage Isle.

Mr. Luscomb advised that City Staff is close to the final draft of a lease for the Las Olas Marina. The City has authorized Suntex to negotiate on its behalf for any forthcoming changes to the plat. The State of Florida has also expressed interest in this lease, and Suntex has reached out to the State to move into its phase of the agreement. Once the lease has been signed, the project must be completed within five years, according to the City's Charter.

Chair Guardabassi asked what the State's interest in the project might be. Mr. Luscomb explained that in the 1950s, the State deeded a portion of this land to the City for public purpose use; in 1989, the City changed the land's designation to allow for private use, and agreed to give the State 50% of the net income of the property for its first 30 years. This amendment is still part of the deed and must be negotiated.

XII. Old / New Business

Mr. Cain suggested that the Board request the City Commission undertake a study for the use of property on the southwest corner of the 17th Street Bridge, which is currently unused. While it is owned by the Port, he believed that there may be an opportunity for the City to use this site.

Motion made by Mr. Cain, seconded by Vice Chair Henderson, that the Marine Advisory Board respectfully requests that the Commission direct the Staff of the Marine Facilities Department to undertake a study as to the suitability of the southwest corner of the 17th Street Bridge for super-yacht dockage. This study is to include but not limited to: physical abilities, financial considerations, environmental considerations, tourism and image considerations, and competitive stature evaluation.

Mr. Cain provided a map of the site, pointing out that it already includes a concrete entryway with fencing, which could be modified to improve security. He asserted that the site would be best for 300 ft. or longer yachts, and noted that these vessels are not interested in amenities where they dock.

The members agreed that the goal is to bring more large boats into Fort Lauderdale so the City remains competitive with other coastal communities. Mr. Cain emphasized that the proposed study would not be limited to the 17th Street Bridge location, but could identify other sites appropriate for mega-yacht dockage.

In a voice vote, the **motion** passed unanimously.

Mr. Cable requested an update on the removal and/or closure of the 3rd Avenue Bridge. Mr. Cuba replied that there has been no update made to Marine Facilities. Mr. Cable continued that the tentative start date of the project is the first quarter of 2018. The project is estimated to take four months to complete.

Mr. Cable added that the planned Wave Modern Streetcar, which would cross this bridge, will require the placement of rails into the roadway. Because the existing bridge is not considered sufficiently strong to hold this structure, a new bridge will have to be constructed with these rails.

The Board discussed the Wave further, noting that while Broward County is in favor of the streetcar, there is some resistance to the project from City business owners due to the technology it will use. Mr. Cuba advised that he would provide an update on the Wave at the September 2017 meeting.

Mr. Cable suggested that the Board consider moving their meeting time from 6 p.m. to 5 p.m. Mr. Cuba replied that he would look into whether or not a meeting is held at the same location at 5 p.m. and would report further on this issue in September.

XIII. Adjournment

There being no further business to come before the Board at this time, the meeting was adjourned at 7:30 p.m.

Marine Advisory Board

July 6, 2017

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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. 17-21

DATE: August 8, 2017

TO: Marine Advisory Board Members

FROM: Andrew Cuba, Manager of Marine Facilities

RE: September 7, 2017 MAB Meeting – Application for Dock Permit – Ann Fox / 827 SE 2nd Street

APPLICATION AND BACKGROUND INFORMATION

The applicant is seeking approval for use, maintenance and repair of a proposed 18'2" long x 6'2" wide floating dock with a 6' long x 3' wide aluminum ramp on public property abutting the waterway adjacent to 827 SE 2nd Street (**Exhibit 1**). City Code Section 8-144 authorizes the construction and use of docks on public property, and allows for the permit to be issued for a fixed period provided the permit holder agrees to maintain the improvements and seawall.

PROPERTY LOCATION AND ZONING

The property is located within the RMM-25 Residential Multi Family Mid Rise / Medium High Density Zoning District. The proposed floating dock would be located on the Himmarshee Canal, directly adjacent 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 fixed period of the Permit issued for use of the Finger Piers and Adjacent Seawall described in the application is for a period of five (5) years in accordance with City Code Section 8-144 (1). The Permit is revocable at the will of the City Commission, without cause with 90 days advance notice.
2. As a special condition, the City reserves the right to remove the proposed dock structures for replacement of the seawall in the event that this might be required during the term of the Permit as determined by the City Engineer. The sole cost of removal and replacement of the Dock shall be the responsibility of the Permit Holder. Furthermore, the Permit Holder shall be responsible for maintaining and beautifying a reasonable area in and around the dock location and failure to do so shall be grounds for revocation of this Permit.
3. As a special condition of the Permit, the Permit Holder is prohibited from erecting any signs, landscaping or fencing to restrict public access to the Dock Area except where permitted by Code. The "Dock Area" shall include the finger piers and adjoining seawall.

4. The public property abutting the waterway or Dock Area being used by the Permit Holder shall be kept open at all times as means of reasonable ingress and egress to the public, but Permit Holder shall have the right to exclude the public from a reasonable portion upon which improvements have been placed, not exceeding fifty (50%) percent of the area.
5. All improvements to the Dock Area must be in accord with City Engineering design standards and in compliance with applicable building and zoning permit requirements.
6. The Permit granted herein shall not be assignable without the written approval by Resolution adopted by the City Commission.
7. Permit Holder shall not charge or collect any rent or fees from anyone using such dock constructed on public property. No signage shall be placed upon such dock indicating it is a private dock.
8. As a special condition, vessels berthed within the Dock Area are prohibited from extending beyond the maximum distance of 30% of the width of the waterway.
9. As a special condition, vessels berthed within the Dock Area must not encroach into the easterly or westerly extension of the 5' set-back required for the RMM-25 zoning district for Applicant's (Permit Holder's) Property, unless as specified in applicant's narrative a set-back waiver is granted via the City's Board of Adjustment.
10. As a special condition of the permit, in the event Permit Holder is found by the City Commission to have violated any of the above conditions or is found by the Code Enforcement Board, Special Magistrate or County Court Judge to have violated any Code sections relative to the use of the Dock Area, Dock and Mooring Piles, then the Permit granted herein may be repealed or rescinded by the City Commission upon thirty days' advance notice to the Permit Holder.
11. Use of the dock is limited to the docking of a vessel owned by the Permit Holder with a copy of the documentation showing the name and registration number of all vessels provided by the Applicant to the Supervisor of Marine Facilities.
12. The Permit Holder is prohibited from mooring any watercraft or vessel in such a manner that it is "rafted out" from any additional vessel owned or operated by the Applicant.

AC

Attachment

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

DOCK PERMIT APPLICATION

ANN MARIE FOX
827 S.E. 2 STREET
FORT LAUDERDALE, FLORIDA 33301

CITY CODE 8-144

AUGUST 22.2017

AUGUST 22, 2017

Ann Marie Fox
827 S.E. 2 Street
Fort Lauderdale, Florida 33301

DOCK PERMIT APPLICATION

EXHIBITS INDEX

- INTRODUCTION SUMMARY LETTER: PAGE 1
- SEC.8-144-PRIVATE USE OF PUBLIC PROPERTY ABUTTING WATERWAYS
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- APPLICATION FOR WATERWAY PERMITS, WAIVERS & LICENSES: PAGE 3
- APPLICATION FEE: PAGE 4
- WARRNTY DEED: PAGE 4
- PROPERTY APPRAISAL PAGE 6
- PROPERTY SURVEY PAGE 7
- ARIAL PHOTOGRAPH PAGE 8
- PHOTOGRAPHS OF REQUESTED AREA ALONG CANAL PAGE 9
- DOCK PHOTOS PAGE 10
- DRAWINGS OF DOCK SIZE PAGE 11

August 22, 2017

Marine Advisory Board
City of Fort Lauderdale
2 South New River Drive
Fort Lauderdale, Florida 33301

Re: Dock Permit City code 8-144
Himmarshee Canal across from 827 S.E. 2 Street

Dear Sir/ Madam,

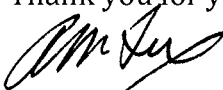
I would like to request a dock permit, City Code 8-144, on the Himmarshee Canal, directly across from my property, which is located at 827 S.E. 2 Street, Fort Lauderdale.

Historically, the property owners along the Himmarshee Canal have been permitted to build and use docks for personal use. This Greenway along the Himmarshee Canal has been named after my late husband, Richard Mancuso. It would be a great honor to enhance the Greenway further with yet another dock.

I intend to use this dock for a small boat for personal use only. I will adhere to any recommendations, rules and or laws set forth by the Marine Advisory Board and the City of Fort Lauderdale.

This package includes all documents requested for the permit application.

Thank you for your consideration,



Ann Marie Fox

**ANN MARIE FOX- MANCUSO * 827 S.E.2 STREET * FORT LAUDERALE, FL 33301
954.610.0939**

Sec. 8-144. - Private use of public property abutting waterways.

The city commission, by resolution duly adopted, may grant a permit for the use by private persons of public property abutting or touching a waterway, including all public property described in section 8-143, except areas being utilized as municipal docks for which docking fees are being charged and collected, under the following conditions and restrictions, to-wit:

- (1) Unless a fixed period of time is prescribed in the resolution, permits shall be temporary in nature, revocable at the will of the city commission without cause. Permission granted for fixed periods of time may be conditioned upon the requirement that the permit holder shall repair, replace or maintain the adjacent seawall during the term. In such event, permission may be revoked by the city upon at least ninety (90) days of advance notice to the permit holder.
- (2) All improvements such as docks, seawalls and the like which are made or placed upon such public property by a private person shall be constructed and all maintenance and repairs shall be performed according to city engineering department standards and in compliance with building permits obtained from the building and zoning department.
- (3) The holder of the permit shall be responsible for maintaining improvements to the area and for beautifying a reasonable area in and around the dock location to be specified, and failure to do so shall be grounds for revocation of permission.
- (4) Such permits shall not be assignable without the written approval by resolution of the city commission.
- (5) The holder of such permit shall not charge or collect any rent or fees from anyone using such dock constructed on public property. No sign shall be placed upon such dock indicating it is a private dock.
- (6) A permit to a private individual to construct a dock upon public property and the acceptance and use of same by such private person shall constitute a guarantee from such private person to the city to hold the city harmless for any damage or injury to any person using such facilities.
- (7) Such street-ends or public property abutting waterways so used by a private person 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 a reasonable portion upon which he has placed improvements (not exceeding fifty (50) percent of the area).
- (8) The violation of any provisions of this section or any regulations hereafter enacted shall constitute cause for revocation of the permit.
- (9) Upon direction of the city, the former holder of a permit shall remove at his own expense any nonfixture improvements placed by him upon public lands, whenever permission is revoked, and shall make the necessary repairs to the city property to place the same in good condition.
- (10) The resolution granting the permit may specify other terms and conditions pertaining to the use or improvement of the property.
- (11) Only public lands which are not needed by the city for public docking purposes are available for private use under the terms hereof, and the supervisor of marine facilities shall furnish to the city manager a complete list of all street-ends and other city-owned property abutting waterways which is not needed for dockage purposes from time to time.

(Code 1953, § 11-12; Ord. No. C-68-23, § 2, 6-4-68; Ord. No. C-87-95, § 1, 11-17-87)

**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: Ann Marie Fox

TELEPHONE NO: 954.610.0939 _____ FAX NO. _____
_____ (home) _____ (business)

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

- 3. TYPE OF AGREEMENT AND DESCRIPTION OF REQUEST: Dock permit

- 4. SITE ADDRESS: 827 S.E. 2 STREET FORT LAUDERDALE, FLORIDA 33301
ZONING: RMM25

LEGAL DESCRIPTION: Beverly Heights 1-3- B E 15.25 of W 130 of FOL Parcel, Lots 8,9,10 Blk 6
AKA: Unit A-8 Himmarshee place Townhouses

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



Applicant's Signature

Date August 20, 2017

=====

The sum of \$ 300.00 was paid by the above-named applicant on the _____ of _____, 2017 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 _____

5010-108-01-00000-10

ANN MARIE FOX
827 SE 2ND STREET
FT. LAUDERDALE, FL 33301

63-965
660 905

2116

DATE Aug 22-2016

PAY TO THE ORDER OF City of Ft. Lauderdale \$ 300.00
Three Hundred 00/100 DOLLARS

← Heat Reactive Ink

NORTHERN TRUST ANCHOR ACCOUNT

Tex

MP

SEE DETAILS ON BACK

This instrument prepared by:

91272748

Florida First Security Title
2101 W. Commercial Boulevard #2800
Fort Lauderdale, FL. 33309
3682-KP

\$ 720.00 has been Paid
in Broward County for Documentary
Stamp Tax as required by law.

Keith Lawrence Deputy

1991 JUL 12 PM 2:52

[Space Above This Line For Recording Date]

Warranty Deed

(STATUTORY FORM—SECTION 689.02 F.S.)

This Indenture, made this 3rd day of JULY 19 91 Between

Edward Meyer, a single man
of the County of Broward 7649 Rexford Road, Boca Raton, Florida 33434, State of Florida, grantor*, and

Richard Mancuso and Ann Marie Fox, husband and wife
whose post office address is 827 SE 2nd Street, Unit A-8
of the County of BROWARD Fort Lauderdale, State of Florida 33301, grantee*,
FLORIDA

Witnesseth: That said grantor, for and in consideration of the sum of \$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:

TOWNHOUSE Unit NO. A-8 of according and subject to the Declaration of Covenants and Restrictions of HIMMERSHEE PLACE CONDOMINIUM, recorded on December 18, 1981 in Official Records Book 9944, Page 767, of the Public Records of Broward County, Florida, which said Townhouse Unit is more particularly described as follows:

The East 15.25 feet of the West 130.00 feet of Lots 8, 9 and 10, Block 6, of BEVERLY HEIGHTS, recorded in Plat Book 1, page 30, of the Public Records of Broward County, Florida.

PARCEL IDENTIFICATION # 0211-47-008

Subject to restrictions, reservations, easements and limitations of record, if any, provided that this shall not serve to reimpose same, zoning ordinances, and taxes for the current year and subsequent years. Said grantor does hereby fully warrant the title to said land, and will defend that same against the lawful claims of all persons whomsoever.

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

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written. Signed, sealed and delivered in our presence.

Carol P. Jones
CAROL P. JONES
Maria Taylor
MARIA TAYLOR

Edward Meyer
Edward Meyer

RECORDED IN THE OFFICIAL RECORDS BOOK
RECORDED IN THE OFFICIAL RECORDS BOOK
CELLENE BRUCE
COUNTY ADMINISTRATOR
BROWARD COUNTY

BR 10558760764

STATE OF Florida
COUNTY OF Palm Beach

I Hereby Certify that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Edward Meyer, a single man

to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that they executed the same.

Witness: my hand and official seal in the County and State last aforesaid this 3rd day of JULY 19 91

Grantee Taxpayer I.D. Number

Richard Mancuso
Ann Marie Fox



Carol P. Jones

Notary Public
My commission expires

OFFICIAL NOTARY SEAL
CAROL P. JONES
NOTARY PUBLIC, STATE OF FLORIDA
My Commission Exp. MAY 11, 1993

BLACKSTONE Legal Supplies, Inc.
P.O. Box 1000
Fort Lauderdale, Florida 33301



MARTY KIAR
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	827 SE 2 STREET, FORT LAUDERDALE FL 33301-3607	ID #	5042 11 47 0080
Property Owner	MANCUSO,ANN MARIE FOX	Millage	0312
Mailing Address	827 SE 2 ST FORT LAUDERDALE FL 33301-3607	Use	01 *

Abbreviated Legal Description	BEVERLY HEIGHTS 1-30 B E 15.25 OF W 130 OF FOL PARCEL, LOTS 8,9 & 10 BLK 6 AKA: UNIT A-8 HIMMARSHEE PLACE TOWNHOUSES
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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).

Property Assessment Values					
Click here to see 2016 Exemptions and Taxable Values as reflected on the Nov. 1, 2016 tax bill.					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2017	\$67,320	\$274,410	\$341,730	\$167,530	
2016	\$67,320	\$270,030	\$337,350	\$164,090	\$2,592.84
2015	\$67,320	\$268,620	\$335,940	\$162,950	\$2,612.00

2017 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$341,730	\$341,730	\$341,730	\$341,730
Portability	0	0	0	0
Assessed/SOH 94	\$167,530	\$167,530	\$167,530	\$167,530
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$25,000	0	\$25,000	\$25,000
Wid/Vet/Dis 1	\$500	\$500	\$500	\$500
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$117,030	\$142,030	\$117,030	\$117,030

Sales History			
Date	Type	Price	Book/Page or CIN
7/1/1991	WD	\$120,000	18558 / 764
3/1/1986	WD	\$100,000	
7/1/1982	WD	\$135,000	

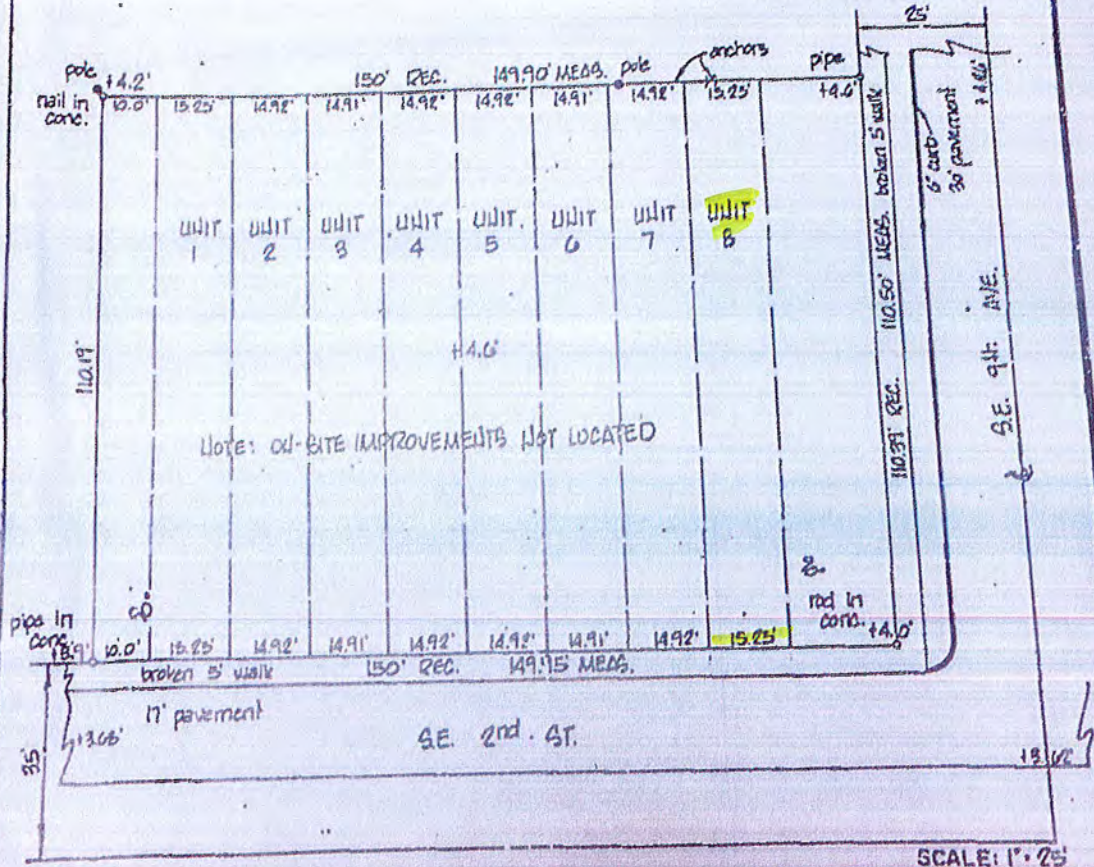
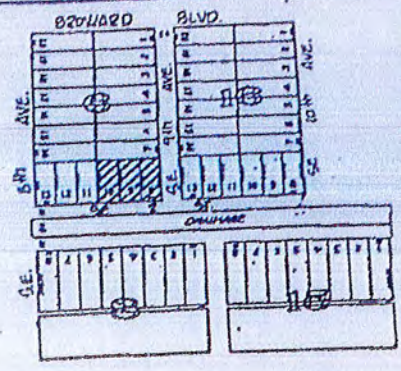
Land Calculations		
Price	Factor	Type
\$40.00	1,683	SF
Adj. Bldg. S.F. (Card, Sketch)		1327
Units/Beds/Baths		1/2/2
Eff./Act. Year Built: 1982/1981		

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

813-521 SE 2AL R-3

SURVEY OF

Lots 8, 9 & 10 of Block 6,
BEVERLY HEIGHTS, as recorded
in Plat Book 1 Page 30 of
the Public Records of
Broward County, Florida.



Note: OLD-BITE IMPROVEMENTS NOT LOCATED

CERTIFICATE

THIS IS TO CERTIFY THAT I, MICHAEL J. HITT, HAVE RECENTLY SURVEYED THE PROPERTY DESCRIBED IN THE FOREGOING TITLE CAPTION AND THAT THE 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 MINIMUM REQUIREMENTS ADOPTED BY THE FLORIDA SOCIETY OF PROFESSIONAL LAND SURVEYORS AND THE FLORIDA LAND TITLE ASSOCIATION.

VALID ONLY WITH EMBOSSED SEAL

# BENCHMARK elevations	1-12-81
# BENCHMARK delimiting unit parcels	1-25-81

Michael J. Hitt
REGISTERED LAND SURVEYOR NO. 2771 STATE OF FLORIDA
ORDER NO. 80092/2 FIELD BOOK 127-13

REVISIONS	DATE	FOR	DATE	FOR
		RGA	9-12-80	



Dani Associates

7025 N.W. 4TH ST. • PLANTATION, FLA 33317 • (305) 584-4111

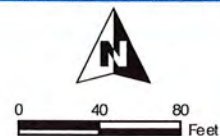
LAND SURVEYS • SUBDIVISIONS • CONSTRUCTION SURVEYS



City of Fort Lauderdale, Sources: Esri, DeLorme, USGS, NPS, Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors



827 SE 2 Street



GIS
Fort Lauderdale

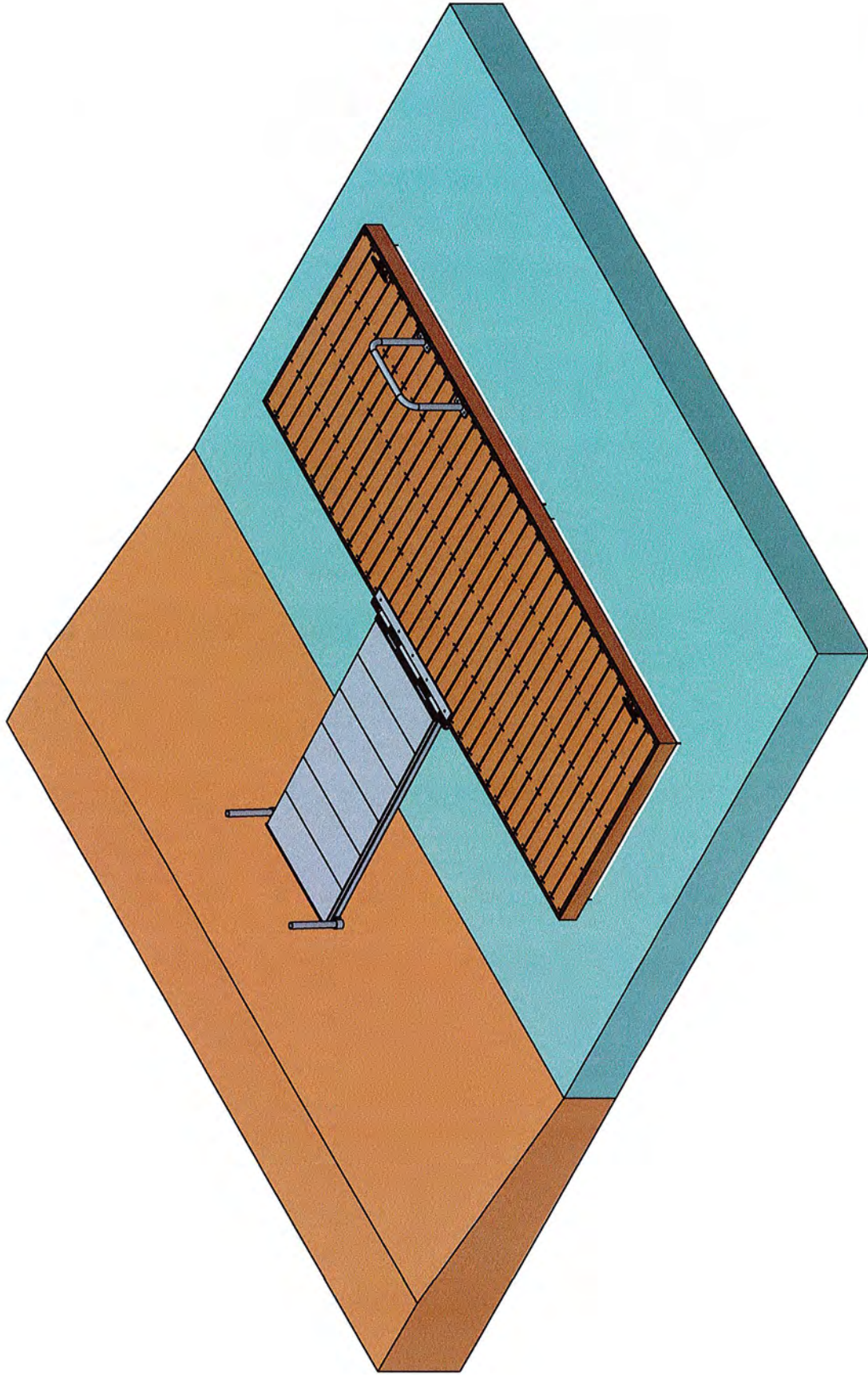


View of canal from 827 property



VIEW FROM CANAL TO 827





TYPE: 5' x 15' Floating Dock

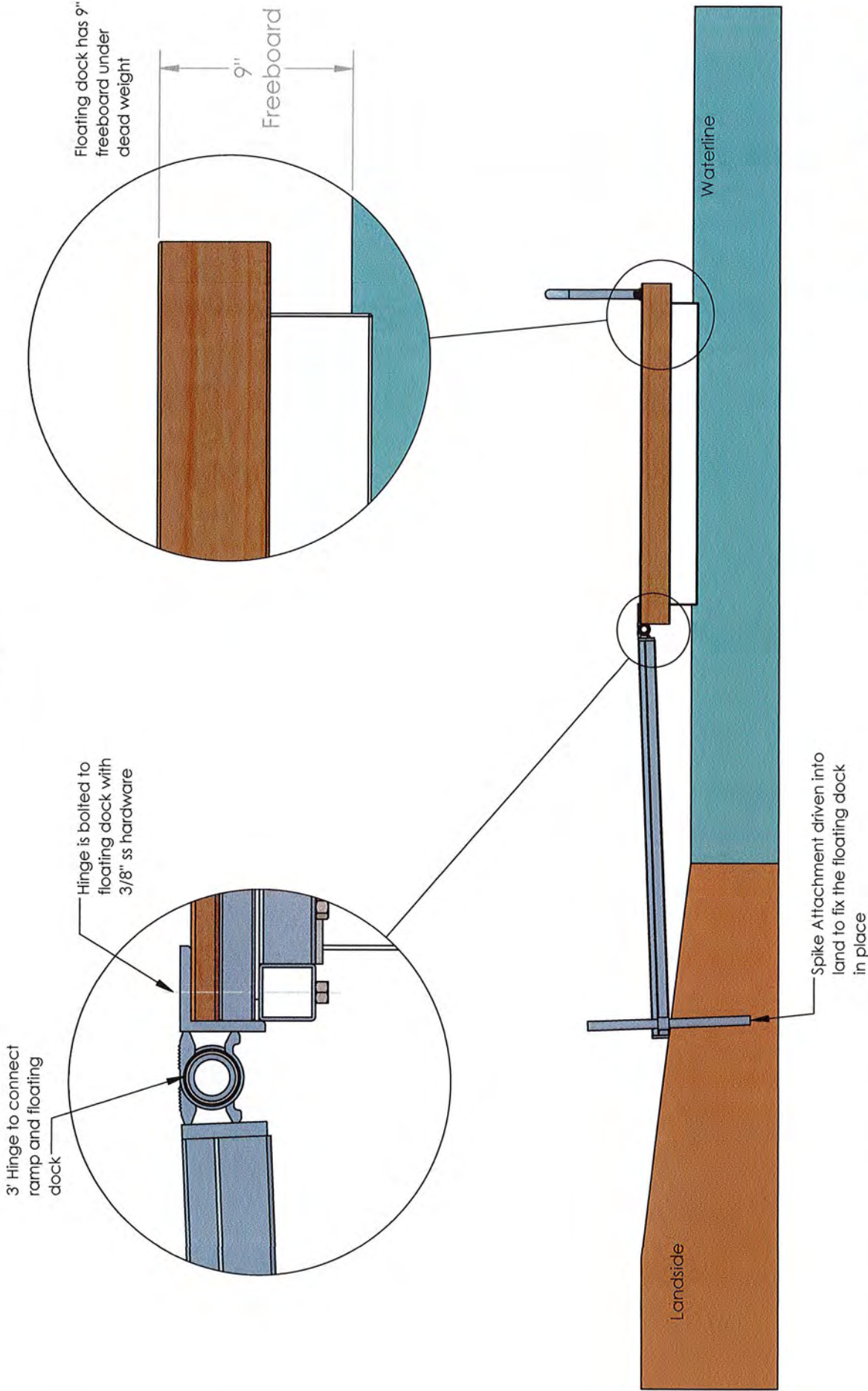
REF: Ann FOX
827 SE 2nd St
Fort Lauderdale, FL 33301

REV 1
SCALE: 1:40
SHEET 1 OF 8

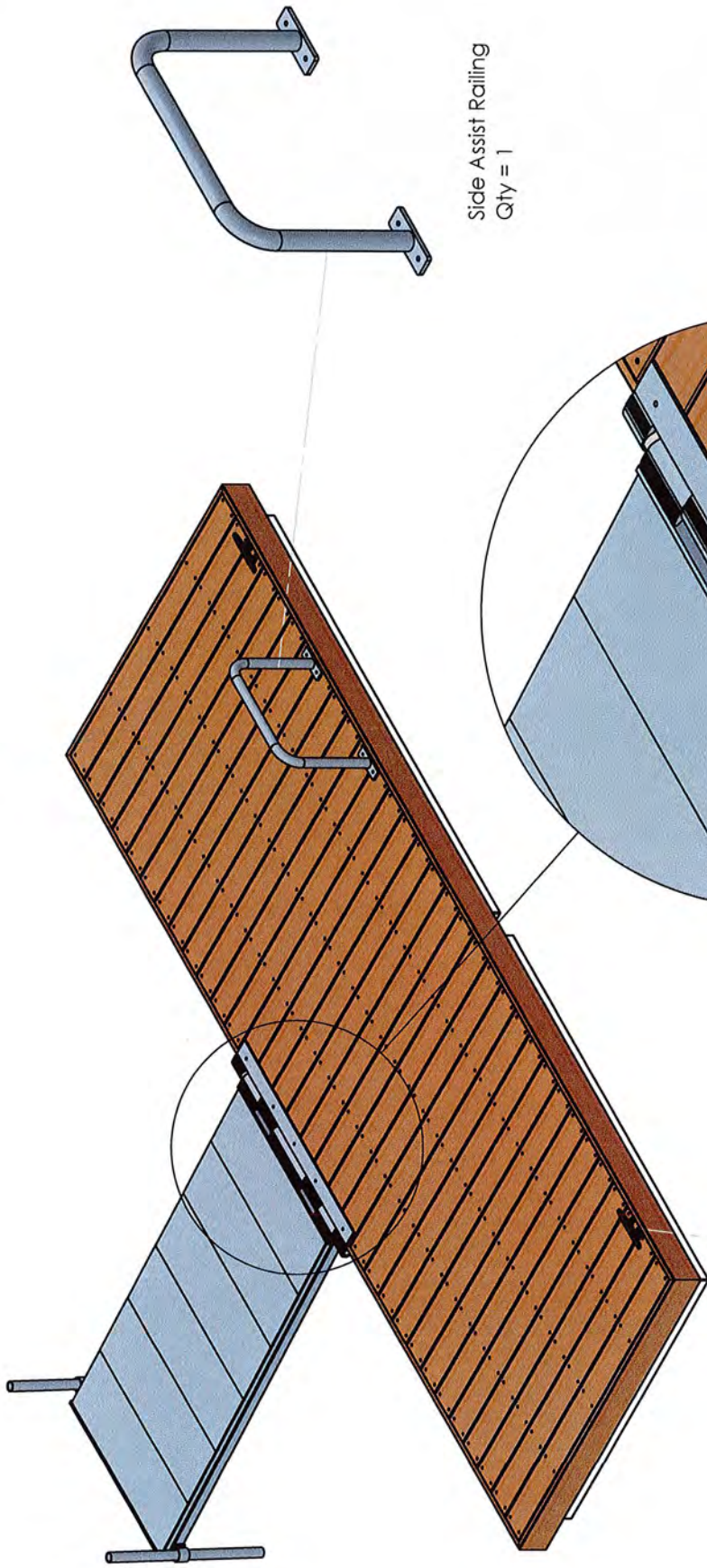
DRAWN: C. DiBlasio
CHECKED: J. Harrison
DATE: 08/23/17

AccuDock
Your First Choice for Floating Dock Solutions

Profile View



TYPE: 5' x 15' Floating Dock	REF: Ann Fox 827 SE 2nd St Fort Lauderdale, FL 33301	REV 1	C. DiBiasio	 Your First Choice for Floating Dock Solutions
	SCALE: 1:24	DRAWN: J. Harrison	CHECKED: J. Harrison	
	SHEET 2 OF 8	DATE: 08/23/17	DATE: 08/23/17	



Side Assist Railing
Qty = 1

Hinge is bolted to
floating dock with
3/8" ss hardware

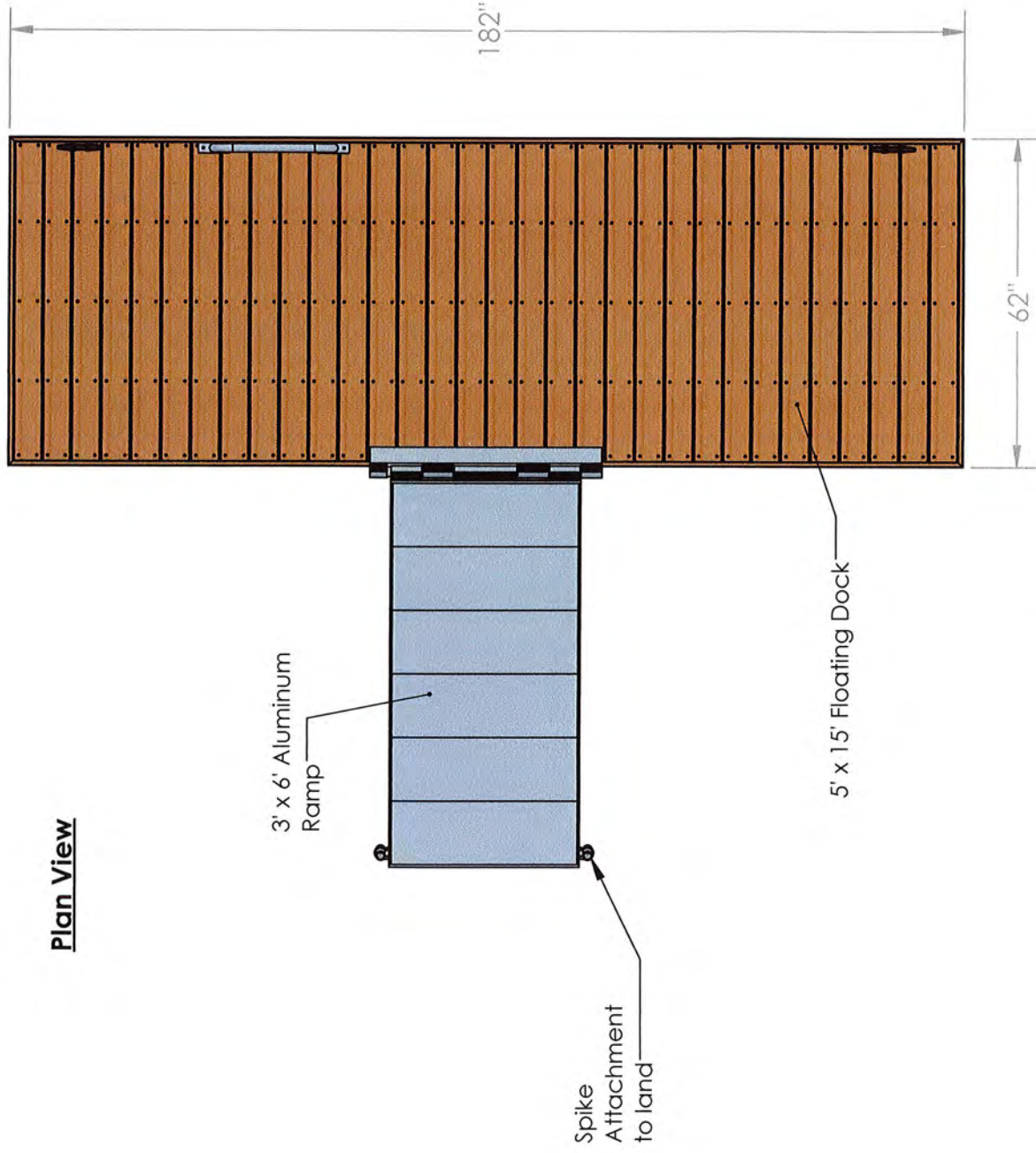
Plastic Cleat
Qty = 2

REV	1	DRAWN:	C. DiBiasio
SCALE:	1:30	CHECKED:	J. Harrison
SHEET	3 OF 8	DATE:	08/23/17

Ann Fox
827 SE 2nd St
Fort Lauderdale, FL 33301

TYPE: 5' x 15' Floating Dock

Plan View



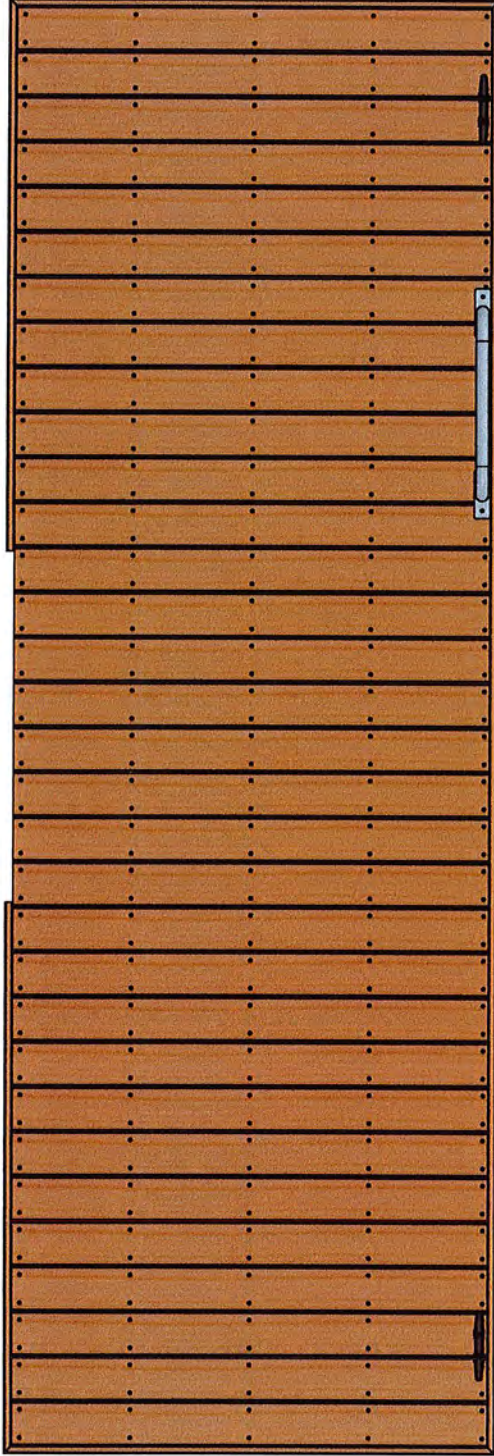
TYPE: 5' x 15' Floating Dock

REF: Ann Fox
827 SE 2nd St
Fort Lauderdale, FL 33301

REV	1	DRAWN:	C. DiBiasio
SCALE:	1:30	CHECKED:	J. Harrison
SHEET	4 OF 8	DATE:	08/23/17

Decked Dock

Plan View



Specifications of 5' x 15' Floating Dock:

Floating Dock Weight = 585 lbs

Buoyant Force from Floats = 2,761 lbs

Rated Buoyancy = 2,176 lbs

Recommended Live Load = 1,500 lbs or 20 lbs/ft²

TYPE: 5' x 15' Floating Dock

REF: Ann Fox
827 SE 2nd St
Fort Lauderdale, FL 33301

REV 1

SCALE: 1:24

SHEET 5 OF 8

DRAWN: C. DiBlasio

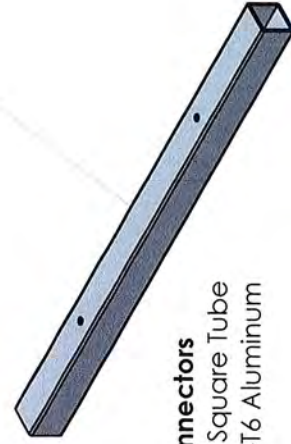
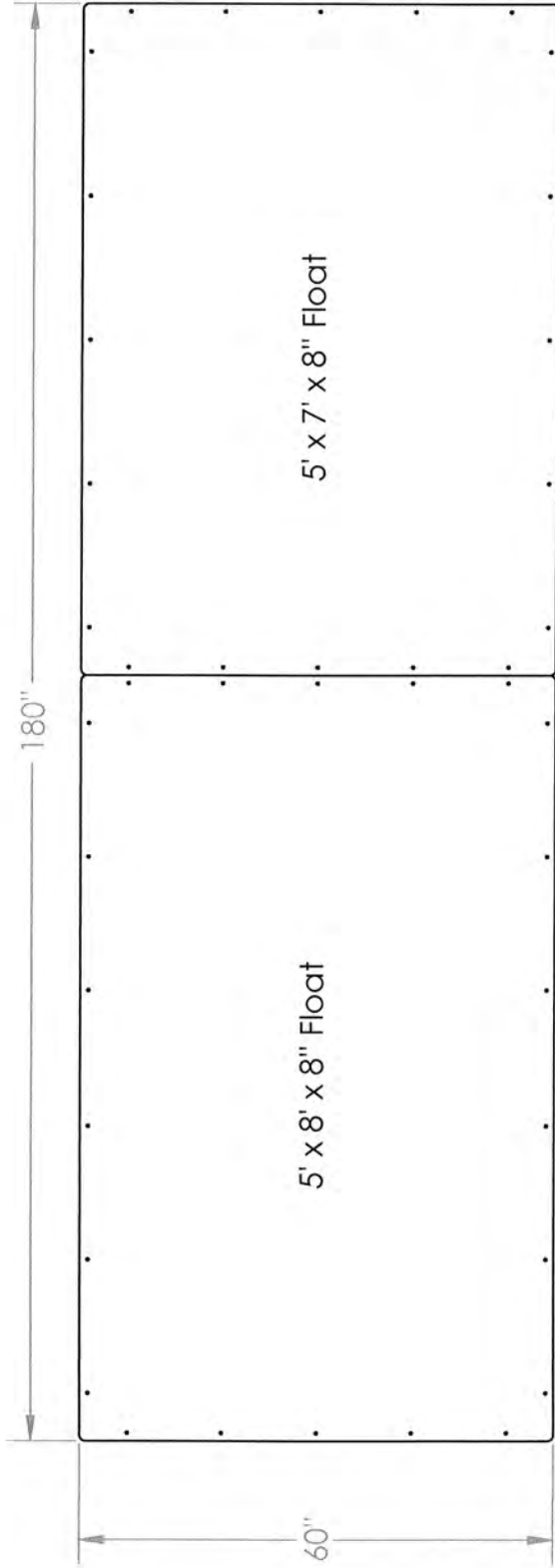
CHECKED: J. Harrison

DATE: 08/23/17



Your First Choice for Floating Dock Solutions

Float Layout
Plan View



S-Connectors
1.66" Square Tube
6061-T6 Aluminum

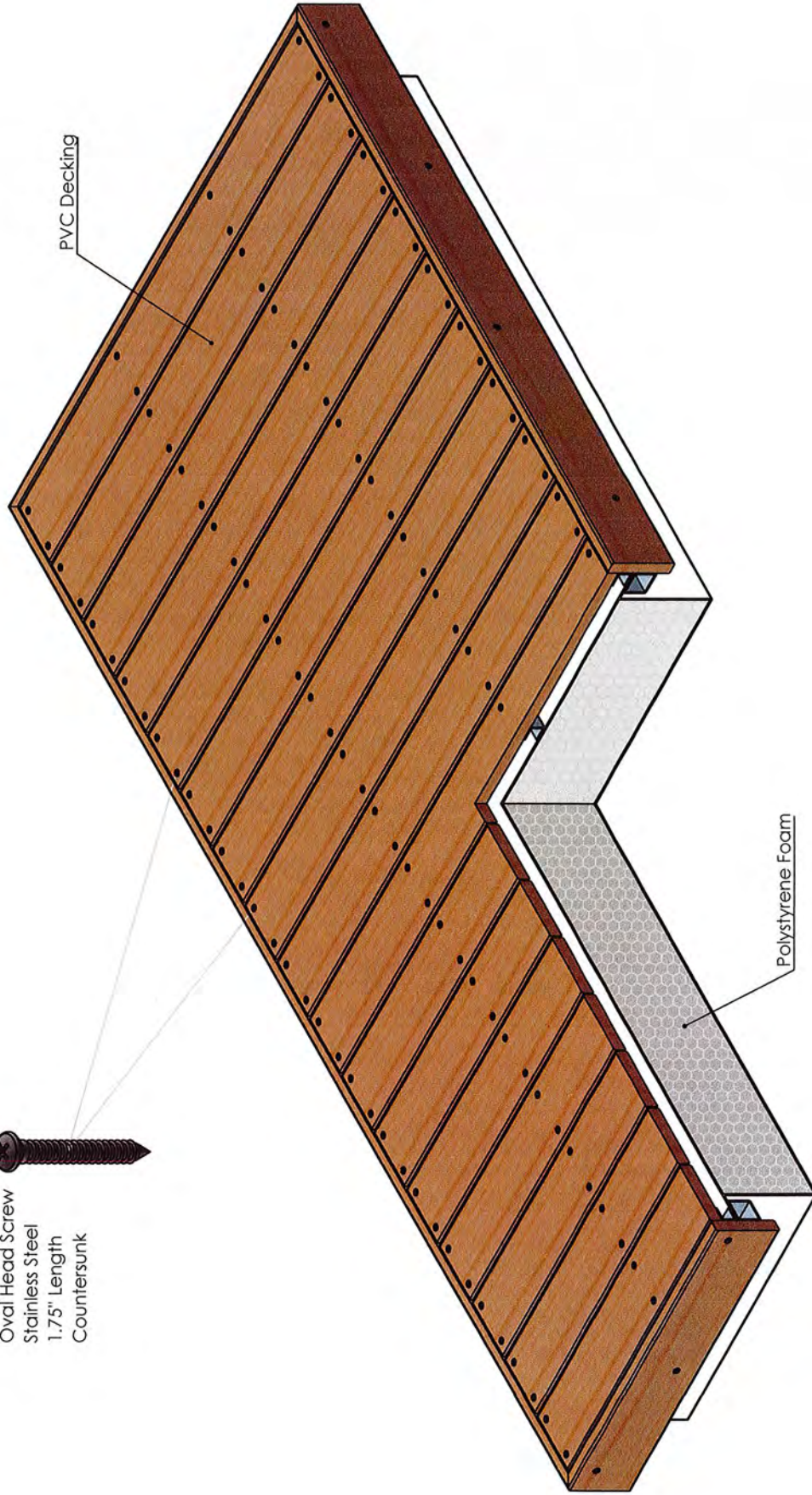
TYPE: 5' x 15' Floating Dock

REF: Ann Fox
827 SE 2nd St
Fort Lauderdale, FL 33301

REV 1	DRAWN: C. DiBlasio	CHECKED: J. Harrison	DATE: 08/23/17
SCALE: 1:24		SHEET 6 OF 8	

Typical Floating Dock Section

No. 12 Size
Oval Head Screw
Stainless Steel
1.75" Length
Countersunk



PVC Decking

Polystyrene Foam

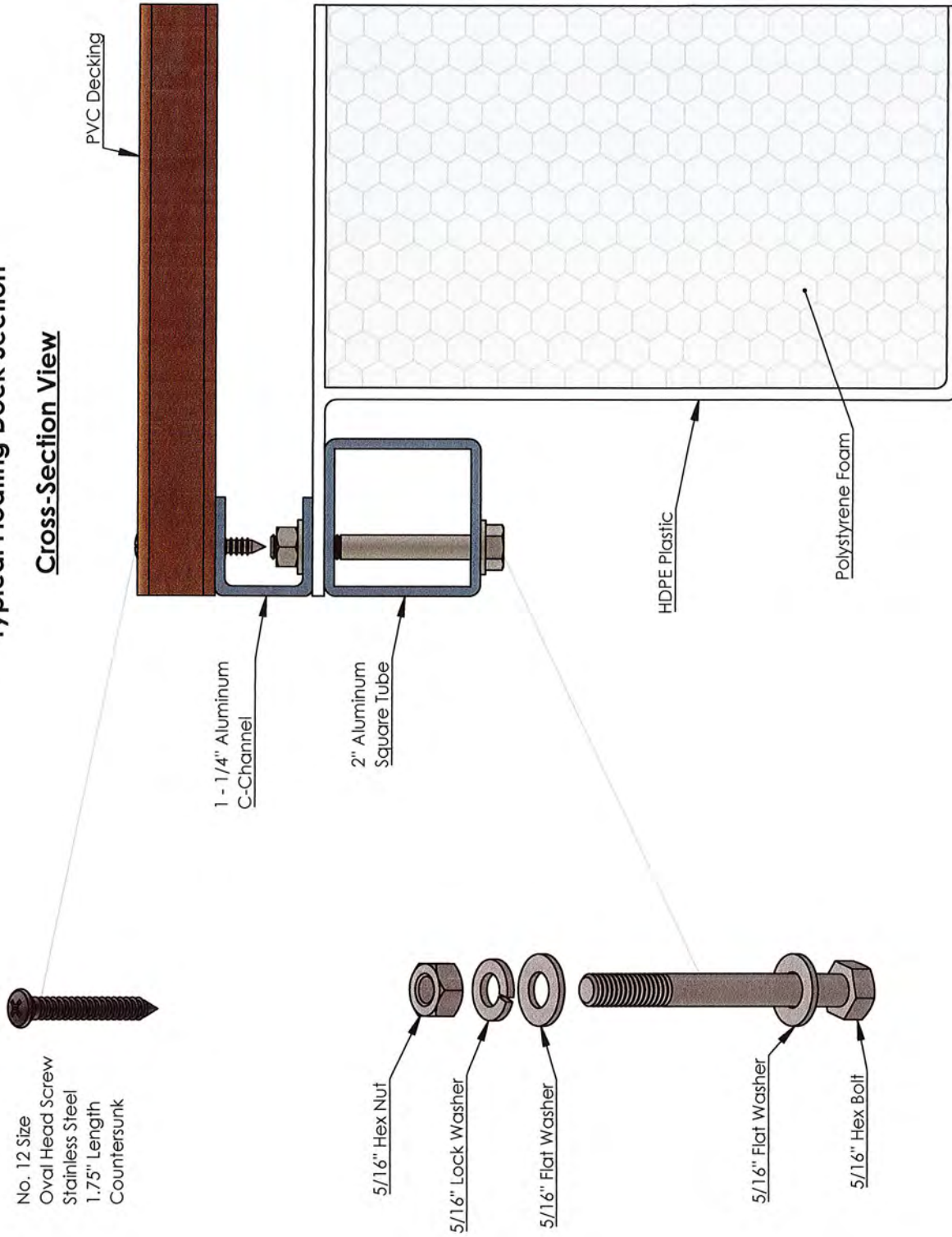
TYPE: 5' x 15' Floating Dock

REF: Ann Fox
827 SE 2nd St
Fort Lauderdale, FL 33301

REV	1	DRAWN:	C. DiBiasio
SCALE:	1:12	CHECKED:	J. Harrison
SHEET	7 OF 8	DATE:	08/23/17

Typical Floating Dock Section

Cross-Section View



TYPE: 5' x 15' Floating Dock	REF: Ann Fox 827 SE 2nd St Fort Lauderdale, FL 33301	REV 1	C. DiBlasio
		SCALE:	J. Harrison
		SHEET 8 OF 8	DATE: 08/23/17



ITEM VIII

MEMORANDUM MF NO. 17-16

DATE: May 31, 2017

TO: Marine Advisory Board

FROM: Andrew Cuba, Manager of Marine Facilities

RE: September 7, 2017 MAB - Dock Waiver of Distance Limitations
-Hal E. Griffith / 800 NE 20th Avenue

Attached for your review is an application from Hal E. Griffith, Manager, HG Middle River Investments, LLC / 800 NE 20th Avenue (see **Exhibit 1**).

APPLICATION AND BACKGROUND INFORMATION

The applicant is requesting approval for the installation of two (2) wood finger piers and four (4) triple pile clusters. The distances these structures extend from the property line into the Middle River is shown in the survey in **Exhibit 1** and summarized in **Table 1** below:

TABLE 2

PROPOSED STRUCTURES	STRUCTURE DISTANCE FROM PROPERTY LINE	PERMITTED DISTANCE WITHOUT WAIVER	DISTANCE REQUIRING A WAIVER
Pier (#1)	+/-75.0'	25'	+/-50.0'
Pier (#2)	+/-78.4'	25'	+/-53.4'
Triple Pile Cluster (#3)	+/-51.2'	25'	+/-26.2'
Triple Pile Cluster (#4)	+/-99.3'	25'	+/-74.3'
Triple Pile Cluster (#5)	+/-100.0'	25'	+/-75.0'
Triple Pile Cluster (#6)	+/-98.8'	25'	+/-73.8'

ULDR Section 47-19.3 C. limits the maximum distance of mooring structures to 25 feet or 25% of the width of the waterway, whichever is less. 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 finger piers and piling clusters are necessary for safely mooring resident's

vessels, especially during high wind events and severe weather and that there is an extraordinary width of the waterway at this location. In addition, the proposed finger piers are necessary for safely boarding and disembarking the resident's vessels.

PROPERTY LOCATION AND ZONING

The property is located within the RMM-25 Residential Multi Family Mid Rise / Medium High Density Zoning District. It is situated on the Middle River where the width of the waterway to the closest structure is +/- 494 feet, according to the Summary Description provided in **Exhibit 1**.

DOCK PLAN AND BOATING SAFETY

Marine Facilities records reflect that there have been sixteen (16) 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'

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.
3. The applicant is required to install and affix reflector tape to the proposed mooring piling clusters in accord with Section 47.19.3.E of the Unified Land and Development Regulations (ULDR).

AC
Attachment

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

EXHIBIT I
APPLICATION FOR WATERWAY WAIVER

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

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

APPLICATION FORM
(Must be in Typewritten Form Only)

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

NAME: Hal E. Griffith,
Manager, HG Middle River Investments, LLC

TELEPHONE NO: 954-463-0555 (home) (business) FAX NO. 954-463-8621

- 2. APPLICANT'S ADDRESS (if different than the site address):
3. TYPE OF AGREEMENT AND DESCRIPTION OF REQUEST: The applicant requests a waiver for the proposed construction of two wooden finger piers and four sets of triple pile clusters.

SITE ADDRESS: 800 NE 20th Avenue, Fort Lauderdale Florida 33304

4. ZONING: RMM 25

LEGAL DESCRIPTION: GATEWAY PARK 25-43 B LOT 21 S1/2

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

Applicant's Signature

Date 5/10/12

The sum of \$ _____ was paid by the above-named applicant on the _____ of _____, 2017. 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 _____

EXHIBIT II
TABLE OF CONTENTS

TABLE OF CONTENTS

	PAGE
WARRANTY DEED	1
PROJECT PLANS	2
ZONING AERIAL	3
SUMMARY DESCRIPTION	4
SITE PHOTOGRAPHS	5
DISTANCE EXHIBIT	6
LETTERS OF SUPPORT	7

**EXHIBIT III
WARRANTY DEED**

Prepared by:

Stephen V. Hoffman, Esq.
Hackleman, Olive & Judd, P.A.
2426 East Las Olas Boulevard
Fort Lauderdale, FL 33301
954-334-2250
File Number: 17-14520

Record and Return to:

James Abril, Esq.
Mombach Boyle
100 N.E Third Avenue, Suite 1000
Fort Lauderdale, Florida 33301

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 2nd day of March, 2017 between **L-5 Investments VI, LLC, a Florida limited liability company**, whose post office address is **20451 Cara Avenue, Cassopolis, MI 49031**, grantor, and **HG MIDDLE RIVER INVESTMENTS, LLC, a Florida limited liability company** whose post office address is **1887 West State Road 84, Fort Lauderdale, FL 33315**, 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, conveyed and sold to the said grantee, and grantee's heirs, successors and assigns forever, the following described land, situate, lying and being in **Broward County, Florida** to-wit:

The South half (1/2) of Lot 21, GATEWAY PARK, according to the Plat thereof, as recorded in Plat Book 25, Page 43, of the Public Records of Broward County, Florida.

Parcel Identification Number: 5042 01 20 0190

AKA: 800 NE 20th Avenue, Fort Lauderdale, FL 33304

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, 2016**.

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:

L-5 Investments VI, LLC, a Florida limited liability company

By: The L-5 Group LLC, a Delaware limited liability company, its Manager

By: [Signature]
Robert G. Leonard, Sr., Manager

[Signature]
Witness Name: JULIE JONES BERNARD

[Signature]
Witness Name: Steve Hoffman

By: [Signature]
Rosemary T. Leonard, Manager

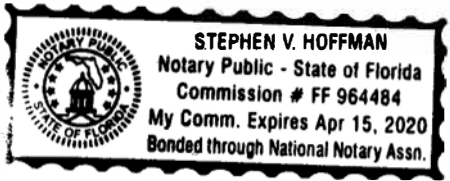
[Signature]
Witness Name: JULIE JONES BERNARD

[Signature]
Witness Name: Steve Hoffman

State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 2 day of March, 2017 by Robert G. Leonard, Sr. as Manager of The L-5 Group LLC, a Delaware limited liability company, the Manager of L-5 Investments VI, LLC, a Florida limited liability company on behalf of the Company. He is personally known to me or has produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public

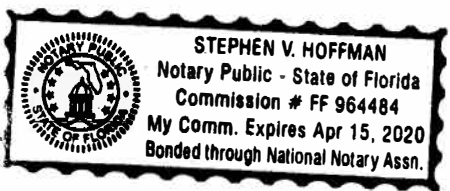
Printed Name: _____

My Commission Expires: _____

State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 2 day of March, 2017 by Rosemary T. Leonard, as Manager of The L-5 Group LLC, a Delaware limited liability company, the Manager of L-5 Investments VI, LLC, a Florida limited liability company on behalf of the Company. She is personally known to me or has produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public

Printed Name: _____

My Commission Expires: _____

**CONSENT OF MEMBERS
L-5 INVESTMENTS VI, LLC**

The undersigned, being all of the members (collectively, the "Members") of **L-5 INVESTMENTS VI, LLC**, a Florida limited liability company (the "Company"), hereby certifies and consents to and authorizes the adoption of the following resolution:

WHEREAS, the Company is a duly organized and validly existing limited liability company of the State of Florida, there has been no change in the composition of the Company since its formation and that the undersigned do hereby certify that the Articles of Organization are and shall remain in full force and effect and have not been amended or modified in any respect, and there are no contrary powers or restrictions to which exist therein; and

WHEREAS, the Company entered into an "AS IS" Residential Contract for Sale and Purchase, dated February 16, 2017, as amended (the "Contract") with HG Middle River Investments, LLC, in which it agreed to sell the real property located at 800 NE 20th Avenue, Fort Lauderdale, Florida 33304 more particularly described as:

The South half (1/2) of Lot 21, GATEWAY PARK, according to the Plat thereof, as recorded in Plat Book 25, Page 43, of the Public Records of Broward County (the "Property"); and

WHEREAS, the Company has determined that it is in its best interest to consummate the transactions contemplated by the Contract; and

WHEREAS, the following resolutions were duly and regularly erected by written consent of the sole Member and Manager in accordance with the Articles of Organization of the Company and with the laws of the State of Florida; that the Manager of the Company has full power and authority to bind the Company pursuant thereto; and that the resolutions are in full force and effect as of the date of this Consent of Members and have not been altered, modified or rescinded.

NOW, THEREFORE, BE IT RESOLVED, that Robert G. Leonard, Sr. and Rosemary T. Leonard as Managers of The L-5 Group LLC, a Delaware limited liability company, the "Manager" of the Company ("Manager"), and are hereby authorized, empowered and directed to execute and deliver all documents, and to perform such acts, as may be necessary to effectuate the closing as contemplated under the Contract.

FURTHER RESOLVED, all Members of the Company hereby ratify and affirm the terms and conditions of the Contract and the execution and delivery of the Contract as the act or deed of the Company.

FURTHER RESOLVED, the Manager, acting singly, be and is hereby authorized, directed, and empowered, on behalf of the Company to make any changes deemed necessary in connection with the Contract and to execute such other documents, Contracts, instruments or writings as required by the Contract to facilitate and complete this subject transaction, and to perform such other and further acts as may be reasonably required, in the discretion of the

Manager, including but not limited to making adjustments for and on the closing statement, in connection with the transactions contemplated by the Contract.

IN WITNESS WHEREOF, the undersigned being the Sole Member of the Company, hereby have consented to the foregoing resolutions and have hereunto set their hand as of this 2 day of March, 2017.

Sole Member:

The L-5 Group LLC, a Delaware limited liability company, its Manager

By: [Signature]
Robert G. Leonard, Sr. Manager

By: [Signature]
Rosemary T. Leonard, Manager

State of Florida
County of Broward

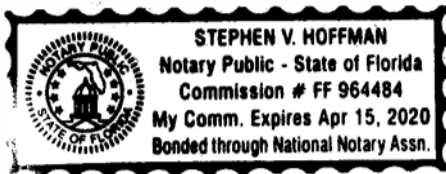
The foregoing instrument was acknowledged before me this 2 day of March, 2017 by Robert G. Leonard, Sr. as Manager of The L-5 Group LLC, a Delaware limited liability company. He is personally known to me or has produced a driver's license as identification.

[Notary Seal]

[Signature]
Notary Public

Printed Name: _____

My Commission Expires: _____



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
100 NE Third Avenue, Suite 1000
FT LAUDERDALE, FL 33301

Address Changed: 04/20/2016

Authorized Person(s) Detail

Name & Address

Title MGR

GRIFFITH, HAL E
1301 ALASKAN WAY
SEATTLE, WA 98101

Annual Reports

Report Year	Filed Date
2015	04/25/2015
2016	04/20/2016
2017	03/01/2017

Document Images

[03/01/2017 -- ANNUAL REPORT](#)

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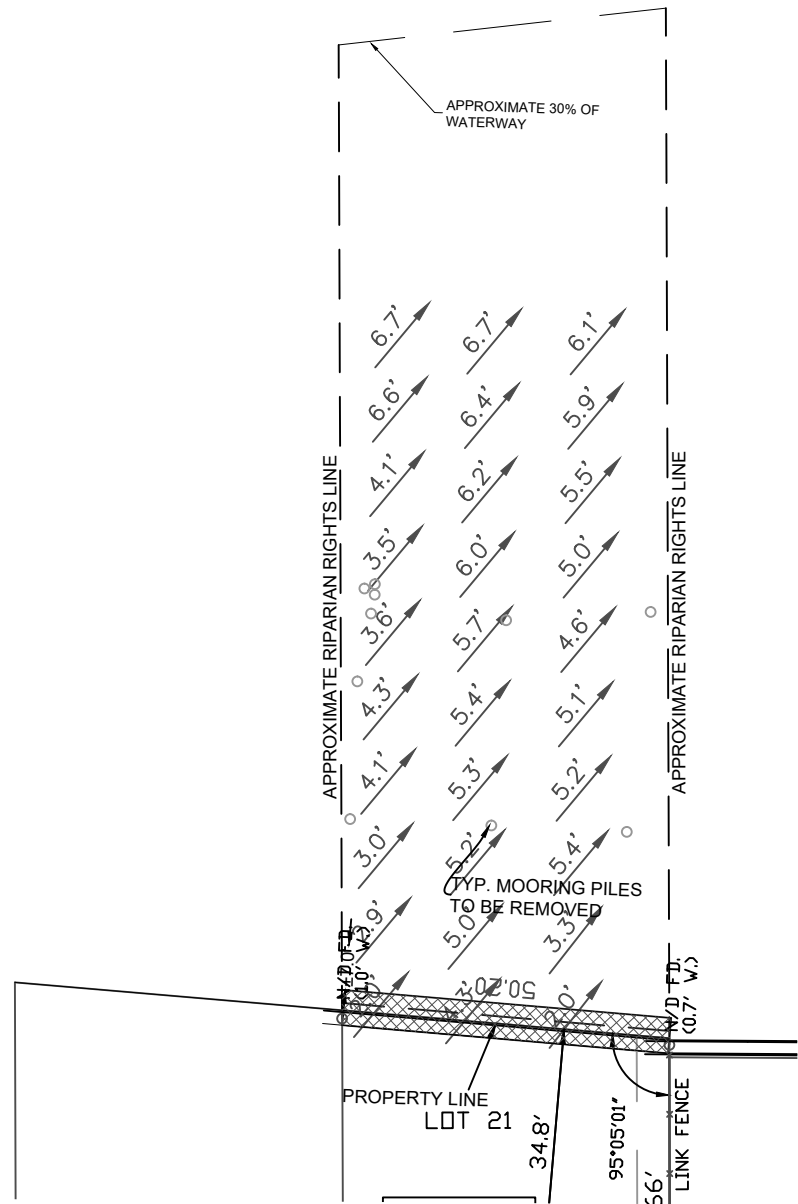
[04/20/2016 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[04/25/2015 -- ANNUAL REPORT](#)

[View image in PDF format](#)

**EXHIBIT IV
PROJECT PLANS**



LEGEND

- EXISTING SEAWALL W/ 4' CAP TO REMAIN (±50.2 LN.FT. - ±100.0 SQ.FT. OVERWATER)
 - EXISTING DEPTHS (REFERENCED TO MLWL (-0.6' NGVD))
- NOTE:**
1. SURVEY INFORMATION PROVIDED BY SCOTT A. GUZZI AND ASSOC., INC.

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THE Chappell GROUP INC.

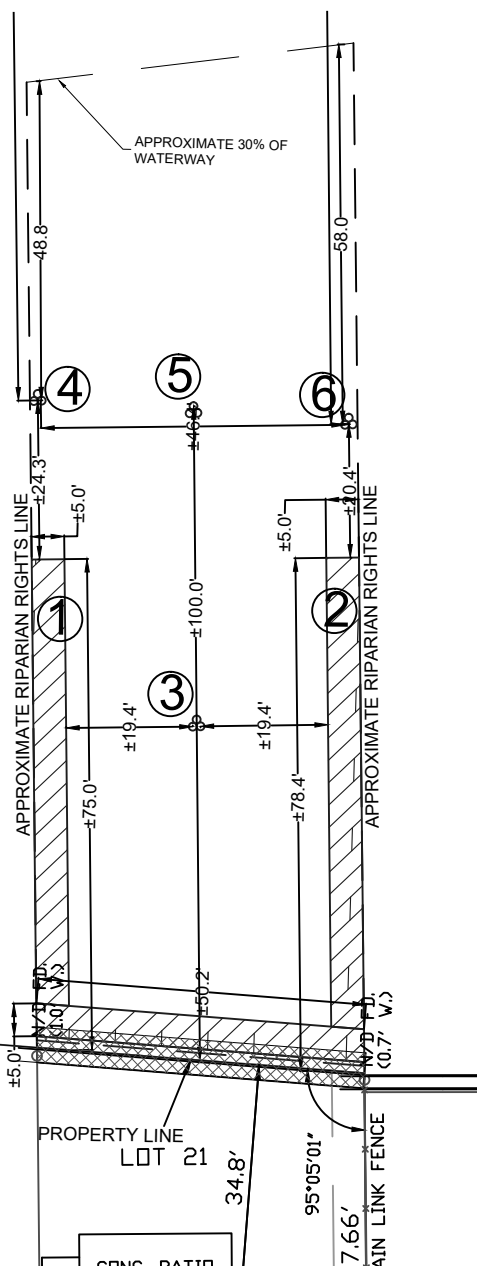
714 East McNab Road
Pompano Beach, Florida 33060
tel. 954.782.1903
fax. 954.782.1108 www.thechappellgroup.com

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

800 NE 20TH AVENUE

PREPARED FOR:
L-5 INVESTMENTS VI, LLC

EXISTING CONDITIONS		
Date: 5/9/2017	Sheet : 1	of : 4
Proj No.: 13-0040		



PROPOSED STRUCTURES	STRUCTURE DISTANCE FROM PROPERTY LINE	PERMITTED DISTANCE WITHOUT WAIVER	DISTANCE REQUIRING WAIVER
PIER (#1)	75.0	25.0	50.0
PIER (#2)	78.4	25.0	53.4
TRIPLE PILE CLUSTER (#3)	51.2	25.0	26.2
TRIPLE PILE CLUSTER (#4)	99.3	25.0	74.3
TRIPLE PILE CLUSTER (#5)	100.0	25.0	75.0
TRIPLE PILE CLUSTER (#6)	98.8	25.0	73.8

LEGEND

- EXISTING SEAWALL W/ 4' CAP TO REMAIN (±50.2 LN.FT.)
- PROPOSED WOOD MARGINAL DOCK & FINGER PIERS (±952 SQ.FT. - 1,052 SQ. FT OVER WATER)

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

800 NE 20TH AVENUE

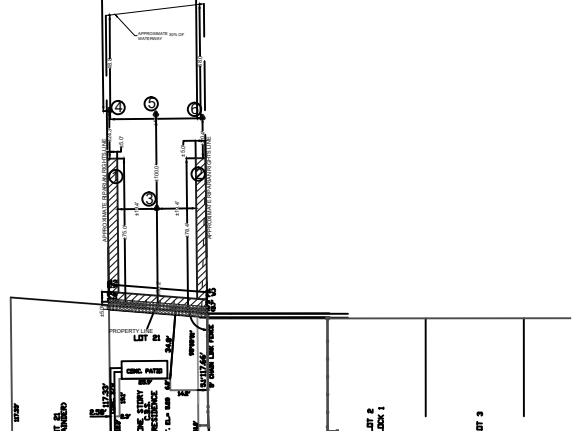
PREPARED FOR:
L-1 INVESTMENTS VI, LLC

PROPOSED CONDITIONS

Date: 5/9/2017	Sheet : 2	of : 4
Proj No.: 13-0040		



PROPOSED STRUCTURES	STRUCTURE DISTANCE FROM PROPERTY LINE	PERMITTED DISTANCE WITHOUT WAIVER	DISTANCE REQUIRING WAIVER
PIER (#1)	75.0	25.0	50.0
PIER (#2)	78.4	25.0	53.4
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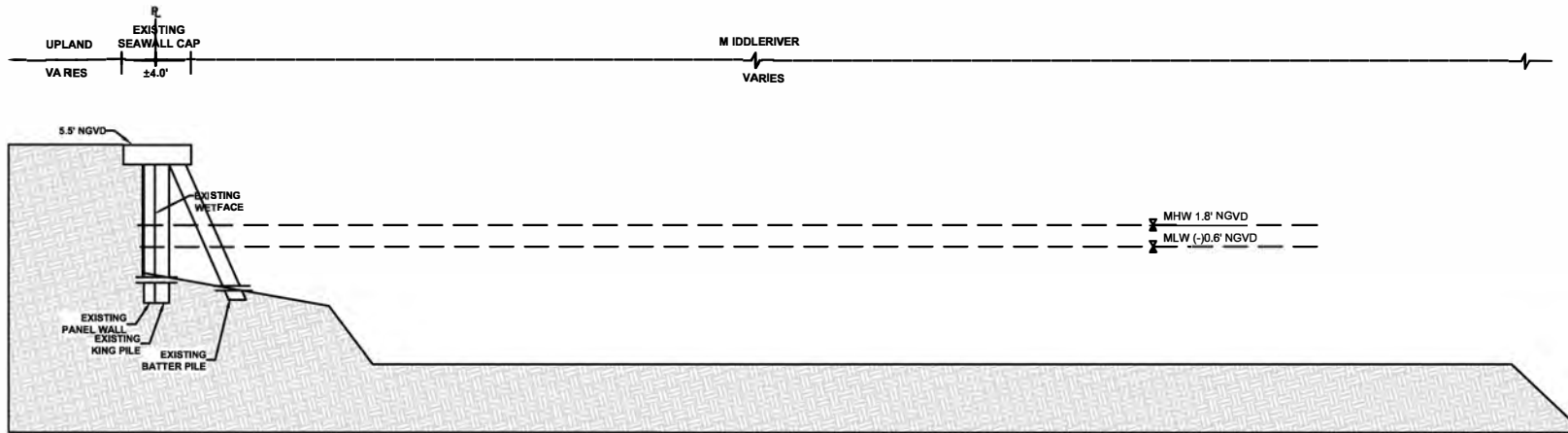
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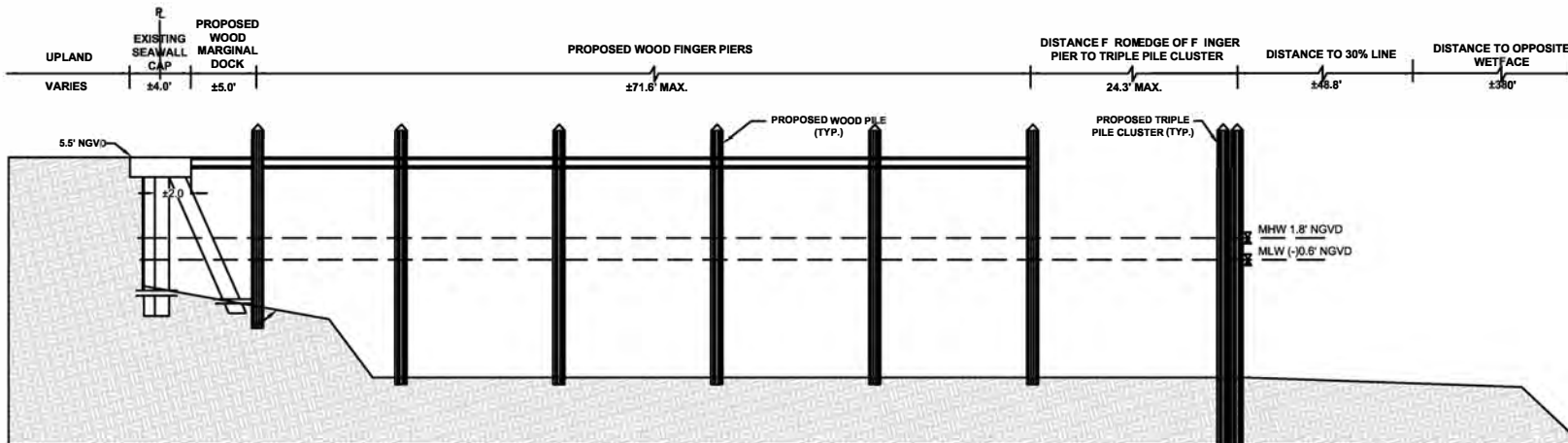
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 PREPARED FOR:
 L-5 INVESTMENTS VI, LLC

PROPOSED CONDITIONS		
Date: 5/9/2017	Sheet : 3	of : 4
Proj No.: 13-0040		



SECTION A-A
EXISTING CONDITIONS
N.T.S.



SECTION A-A
PROPOSED CONDITIONS
N.T.S.

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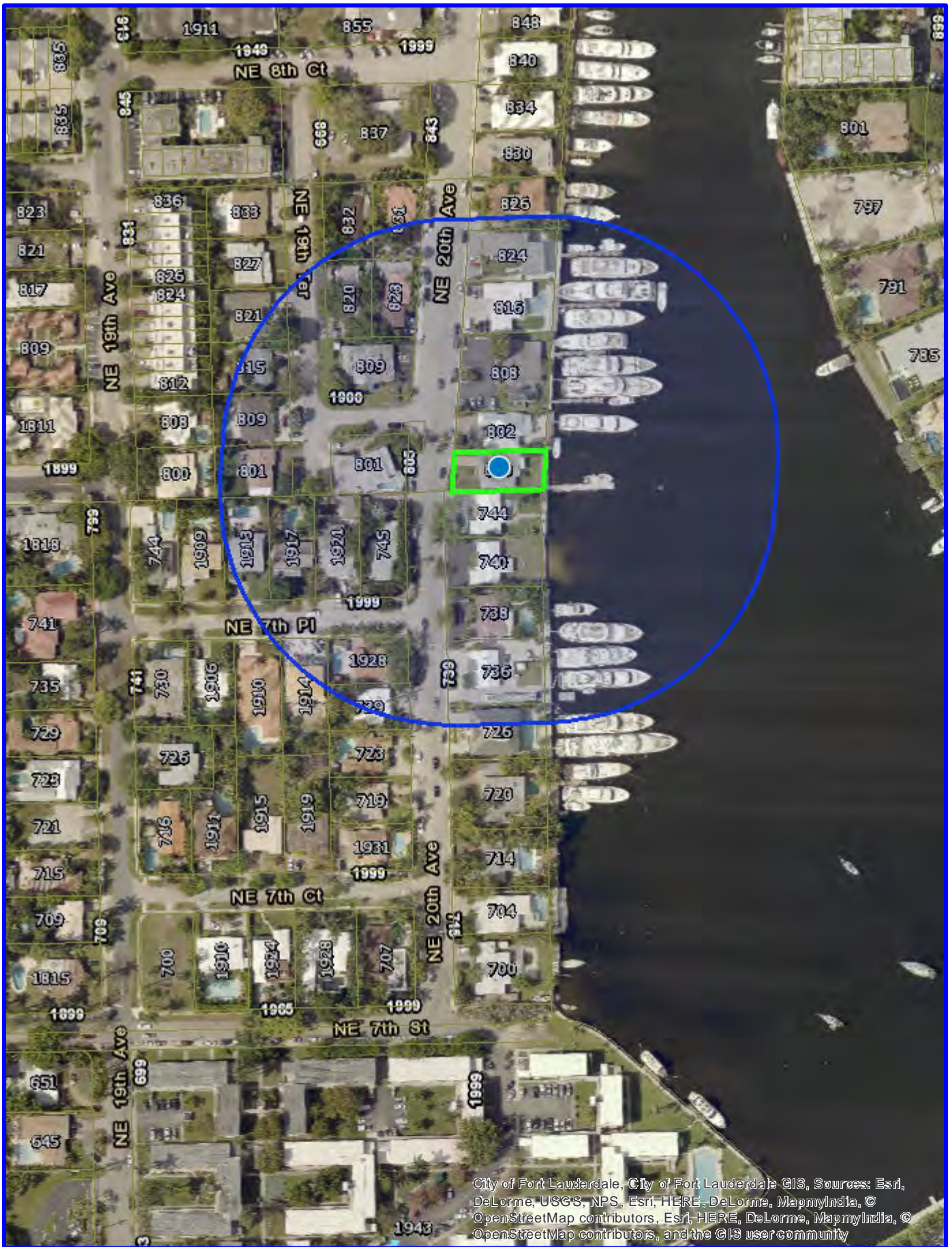
800 NE 20TH AVENUE

PREPARED FOR:
L-5 INVESTMENTS VI, LLC

SECTIONS

Date: 5/9/2017	Sheet : 4	of : 4
Proj No.: 13-0040		

**EXHIBIT V
ZONING AERIAL**



City of Fort Lauderdale, City of Fort Lauderdale GIS, Sources: Esri, DeLorme, USGS, NPS, Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the GIS user community



CITY OF FORT LAUDERDALE

800 NE 20 AVE



0 90 180 Feet

GIS
Fort Lauderdale

EXHIBIT VI
SUMMARY DESCRIPTION

Summary Description
800 NE 20th Avenue
TCG Project No. 13-0040

The project site is located along the Middle River at 800 NE 20th Avenue, in Section 07, Township 50, Range 42, in the City of Fort Lauderdale, Broward County, Florida

The property is located along the Middle River, which is a tidal water. The nearest direct connection to the Atlantic Ocean is 2.85 miles to the south at the Port Everglades Inlet. As the project site is located along the Middle River, the incoming tidal waters (flood) at the site move to the north and the outgoing waters (ebb) move to the south.

The project site consists of a 4.0' seawall cap. The proposed project includes the installation of a wood marginal dock and two new wood finger piers with an overall area of 1,052 ft² and installation of 4 triple pile clusters. As measured from the property line, the proposed wood finger piers and 4 triple pile clusters encroach more than 25' from the property line into the Middle River. As these distances are over the allowable 25' distance into the waterway from the property line, the proposed mooring piles and wooden finger piers will require a variance waiver.

The proposed structures have been approved through the Broward County Environmental Protection & Growth Management Department, Florida Department of Environmental Protection, and US Army Corps of Engineers.

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. The proposed mooring pile clusters are 48.8' and 58' from the 30% width of channel line.
2. Due to the extraordinary width of the waterway at this location to the closest structure ($\pm 494'$), the proposed project will not impede navigation within the Middle River. The proposed mooring pile clusters are 412' and 380' from the wet face on the opposite side of the river.
3. The mooring piles are necessary for safely mooring resident's vessels, especially during high wind events and severe weather.
4. The proposed finger piers are necessary for safely boarding and disembarking the resident's vessel.

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

PROPOSED STRUCTURES	STRUCTURE DISTANCE FROM PROPERTY LINE	PERMITTED DISTANCE WITHOUT WAIVER	DISTANCE REQUIRING A WAIVER
Pier (#1)	±75.0'	25'	±50.0'
Pier (#2)	±78.4'	25'	±53.4'
Triple pile Cluster (#3)	±51.2'	25'	±26.2'
Triple Pile Cluster (#4)	±99.3'	25'	±74.3'
Triple Pile Cluster (#5)	±100.0'	25'	±75.0'
Triple Pile Cluster (#6)	±98.8'	25'	±73.8'

**EXHIBIT VII
SITE PHOTOGRAPHS**



1. North corner of the subject site, facing south. Note existing seawall.



2. North corner of the subject site, facing east across the Middle River.

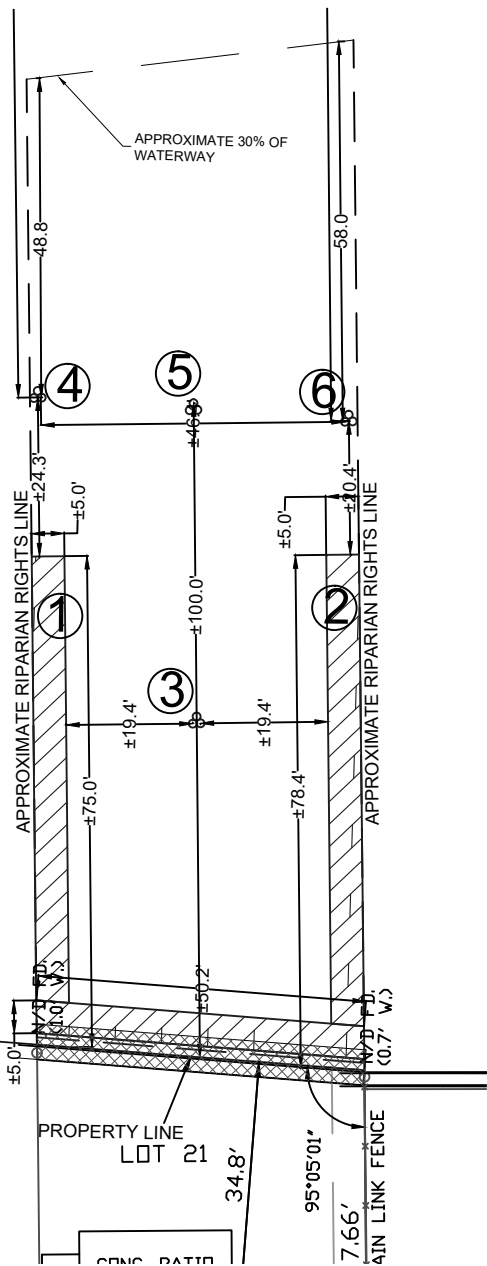


3. South corner of the subject site, facing north.



4. South corner of the subject site, facing east across the Middle River.

**EXHIBIT VIII
DISTANCE EXHIBIT**



PROPOSED STRUCTURES	STRUCTURE DISTANCE FROM PROPERTY LINE	PERMITTED DISTANCE WITHOUT WAIVER	DISTANCE REQUIRING WAIVER
PIER (#1)	75.0	25.0	50.0
PIER (#2)	78.4	25.0	53.4
TRIPLE PILE CLUSTER (#3)	51.2	25.0	26.2
TRIPLE PILE CLUSTER (#4)	99.3	25.0	74.3
TRIPLE PILE CLUSTER (#5)	100.0	25.0	75.0
TRIPLE PILE CLUSTER (#6)	98.8	25.0	73.8

LEGEND

- EXISTING SEAWALL W/ 4' CAP TO REMAIN (±50.2 LN.FT.)
- PROPOSED WOOD MARGINAL DOCK & FINGER PIERS (±952 SQ.FT. - 1,052 SQ. FT OVER WATER)

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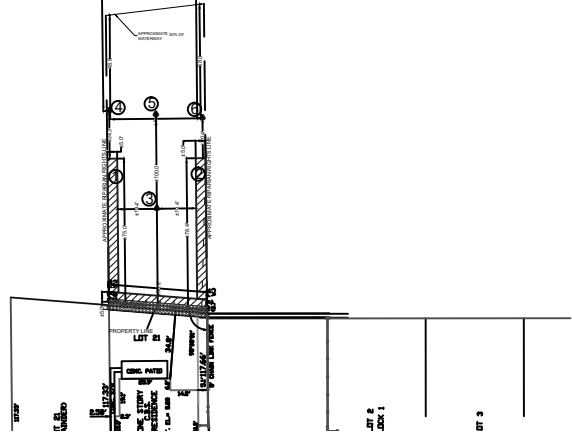
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800 NE 20TH AVENUE
 PREPARED FOR:
 L-5 INVESTMENTS VI, LLC

PROPOSED CONDITIONS		
Date: 5/9/2017	Sheet : 2	of : 4
Proj No.: 13-0040		



PROPOSED STRUCTURES	STRUCTURE DISTANCE FROM PROPERTY LINE	PERMITTED DISTANCE WITHOUT WAIVER	DISTANCE REQUIRING WAIVER
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PIER (#2)	78.4	25.0	53.4
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TRIPLE PILE CLUSTER (#4)	99.3	25.0	74.3
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LEGEND

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800 NE 20TH AVENUE
 PREPARED FOR:
 L-5 INVESTMENTS VI, LLC



PROPOSED CONDITIONS		
Date: 5/9/2017	Sheet : 3	of : 4
Proj No.: 13-0040		

NORTH

SCALE
1" = 30'



LEGEND

-  EXISTING SEAWALL W/ 4' CAP TO REMAIN (±50.2 LN.FT.)
-  PROPOSED WOOD MARGINAL DOCK & FINGER PIERS (±952 SQ.FT. - 1,052 SQ. FT OVER WATER)

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PREPARED FOR:
 L-5 INVESTMENTS VI, LLC

PROPOSED CONDITIONS

Date: 5/16/2017	Sheet : 1	of : 1
Proj No.: 13-0040		

**EXHIBIT VII
LETTERS OF SUPPORT
(PENDING)**

Mr. Hal Griffith
800 NE 20th Avenue
Fort Lauderdale, FL 33304

RE: 800 NE 20th Avenue
City of Fort Lauderdale Waiver Request

Dear Mr. Griffith,

I have reviewed the plans for the proposed project to install four triple-pile clusters and two new finger piers out into the Middle River beyond the allowable 25 feet. 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 816 NE 20th Avenue and support the project as proposed.

Sincerely,

A handwritten signature in black ink, appearing to read "A. Grossauer". The signature is fluid and cursive, with a large initial "A" and a long, sweeping underline.

Andreas Grossauer
816 Building LLC
816 NE 20th Avenue
Fort Lauderdale, FL 33304

Mr. Hal Griffith
800 NE 20th Avenue
Fort Lauderdale, FL 33304

RE: 800 NE 20th Avenue
City of Fort Lauderdale Waiver Request

Dear Mr. Griffith,

I have reviewed the plans for the proposed project to install four triple-pile clusters and two new finger piers out into the Middle River beyond the allowable 25 feet. 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 834 NE 20th Avenue and support the project as proposed.

Sincerely,



Rose A Lovell
President, 834 LOVELL BLDG. INC
834 NE 20th Avenue
Fort Lauderdale, FL 33304

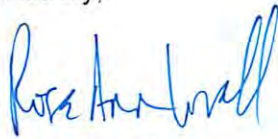
Mr. Hal Griffith
800 NE 20th Avenue
Fort Lauderdale, FL 33304

RE: 800 NE 20th Avenue
City of Fort Lauderdale Waiver Request

Dear Mr. Griffith,

I have reviewed the plans for the proposed project to install four triple-pile clusters and two new finger piers out into the Middle River beyond the allowable 25 feet. 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 840 NE 20th Avenue and support the project as proposed.

Sincerely,



Rose A Lovell
President, 840 BLDG INC
840 NE 20th Avenue
Fort Lauderdale, FL 33304

Mr. Hal Griffith
800 NE 20th Avenue
Fort Lauderdale, FL 33304

RE: 800 NE 20th Avenue
City of Fort Lauderdale Waiver Request

Dear Mr. Griffith,

I have reviewed the plans for the proposed project to install four triple-pile clusters and two new finger piers out into the Middle River beyond the allowable 25 feet. 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 744 NE 20th Avenue and support the project as proposed.

Sincerely,



Hal Griffith
HG Middle River Investments, LLC
744 NE 20th Avenue
Fort Lauderdale, FL 33304

Mr. Hal Griffith
800 NE 20th Avenue
Fort Lauderdale, FL 33304

RE: 800 NE 20th Avenue
City of Fort Lauderdale Waiver Request

Dear Mr. Griffith,

I have reviewed the plans for the proposed project to install four triple-pile clusters and two new finger piers out into the Middle River beyond the allowable 25 feet. 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 808 NE 20th Avenue and support the project as proposed.

Sincerely,

A handwritten signature in black ink, appearing to read 'Hal Griffith', written in a cursive style.

Hal Griffith
HG Middle River Investments, LLC
808 NE 20th Avenue
Fort Lauderdale, FL 33304

Mr. Hal Griffith
800 NE 20th Avenue
Fort Lauderdale, FL 33304

RE: 800 NE 20th Avenue
City of Fort Lauderdale Waiver Request

Dear Mr. Griffith,

I have reviewed the plans for the proposed project to install four triple-pile clusters and two new finger piers out into the Middle River beyond the allowable 25 feet. 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 824 NE 20th Avenue and support the project as proposed.

Sincerely,

A handwritten signature in black ink, appearing to read 'Hal Griffith', written in a cursive style.

Hal Griffith
HG Middle River Investments, LLC
824 NE 20th Avenue
Fort Lauderdale, FL 33304

ITEM IX

MEMORANDUM MF NO. 17-17

DATE: May 31, 2017

TO: Marine Advisory Board

FROM: Andrew Cuba, Manager of Marine Facilities

RE: September 7, 2017 MAB - Dock Waiver of Distance Limitations
-Hal E. Griffith / 744 NE 20th Avenue

Attached for your review is an application from Hal E. Griffith, Manager, HG Middle River Investments, LLC / 744 NE 20th Avenue (see **Exhibit 1**).

APPLICATION AND BACKGROUND INFORMATION

The applicant is requesting approval for the installation of two (2) wood finger piers and six (6) triple pile clusters. The distances these structures extend from the property line into the Middle River is shown in the survey in **Exhibit 1** and summarized in **Table 1** below:

TABLE 2

PROPOSED STRUCTURES	STRUCTURE DISTANCE FROM PROPERTY LINE	PERMITTED DISTANCE WITHOUT WAIVER	DISTANCE REQUIRING A WAIVER
Pier (#1)	+/-81.3'	25'	+/-56.3'
Pier (#2)	+/-81.3'	25'	+/-56.3'
Triple Pile Cluster (#3)	+/-75.0'	25'	+/-50.0'
Triple Pile Cluster (#4)	+/-101.6'	25'	+/-76.6'
Triple Pile Cluster (#5)	+/-101.6'	25'	+/-76.6'
Triple Pile Cluster (#6)	+/-133.5'	25'	+/-108.5'
Triple Pile Cluster (#7)	+/-133.5'	25'	+/-108.5'
Triple Pile Cluster (#8)	+/-133.5'	25'	+/-108.5'

ULDR Section 47-19.3 C. limits the maximum distance of mooring structures to 25 feet or 25% of the width of the waterway, whichever is less. 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 finger piers and piling clusters are necessary for safely mooring resident's vessels, especially during high wind events and severe weather and that there is an extraordinary width of the waterway at this location. In addition, the proposed finger piers are necessary for safely boarding and disembarking the resident's vessels.

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 width of the waterway to the closest structure is +/- 502 feet, according to the Summary Description provided in **Exhibit 1**.

DOCK PLAN AND BOATING SAFETY

Marine Facilities records reflect that there have been sixteen (16) waivers of docking distance limitations approved by the City Commission since 1983. A comparison of these as shown in **Table 2** including the maximum distances of all mooring 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'

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.
3. The applicant is required to install and affix reflector tape to the proposed mooring piling clusters in accord with Section 47.19.3.E of the Unified Land and Development Regulations (ULDR).

AC
Attachment

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

EXHIBIT I
APPLICATION FOR WATERWAY WAIVER

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

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

APPLICATION FORM
(Must be in Typewritten Form Only)

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

NAME: Hal E. Griffith,
Manager, HG Middle River Investments, LLC

TELEPHONE NO: 954-463-0555 (home) 954-463-8621 (business) FAX NO.

- 2. APPLICANT'S ADDRESS (if different than the site address):
3. TYPE OF AGREEMENT AND DESCRIPTION OF REQUEST: The applicant requests a waiver for the proposed construction of two wooden finger piers and six sets of triple pile clusters.

SITE ADDRESS: 744 NE 20th Avenue, Fort Lauderdale Florida 33304

4. ZONING: RS-8

LEGAL DESCRIPTION: VICTORIA HIGHLANDS AMD PLAT 15-9 B N 61.32 OF E 125 OF BLK 1 ALSO DES AS LOT 1 BLK 1 VICTORIA HIGHLANDS

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

Applicant's Signature [Signature] Date 5/10/17

The sum of \$ _____ was paid by the above-named applicant on the _____ of _____, 2017 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 _____

EXHIBIT II
TABLE OF CONTENTS

TABLE OF CONTENTS

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SUMMARY DESCRIPTION	4
SITE PHOTOGRAPHS	5
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**EXHIBIT III
WARRANTY DEED**

Prepared by:

Stephen V. Hoffman, Esq.
Hackleman, Olive & Judd, P.A.
2426 East Las Olas Boulevard
Fort Lauderdale, FL 33301
954-334-2250
File Number: 17-14520

Record and Return to:

James Abril, Esq.
Mombach Boyle
100 N.E Third Avenue, Suite 1000
Fort Lauderdale, Florida 33301

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 2nd day of **March, 2017** between **L-5 Investments V, LLC, a Florida limited liability company**, whose post office address is **20451 Cara Avenue, Cassopolis, MI 49031**, grantor, and **HG MIDDLE RIVER INVESTMENTS, LLC, a Florida limited liability company**, whose post office address is **1887 West State Road 84, Fort Lauderdale, FL 33315**, 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, conveyed and sold to the said grantee, and grantee's heirs, successors, and assigns forever, the following described land, situate, lying and being in **Broward County, Florida** to-wit:

The North 61.32 feet of the East 125.0 feet of Block 1 of AMENDED PLAT OF VICTORIA HIGHLANDS, according to the Plat thereof, as recorded in Plat Book 15, Page 9, of the Public Records of Broward County, Florida.

Formerly Known As:

Lot 1, Block 1, VICTORIA HIGHLANDS, according to the Plat thereof, recorded in Plat Book 9, Page 47, of the Public Records of Broward County, Florida.

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:

L-5 Investments V, LLC, a Florida limited liability company

By: The L-5 Group LLC, a Delaware limited liability company, its Manager

By: [Signature]
Robert G. Leonard, Sr., Manager

[Signature]
Witness Name: _____

JUNE JONES BERNARD
Witness Name: _____

[Signature]
Arthur Steve Hoffman
Witness Name: _____

By: [Signature]
Rosemary T. Leonard, Manager

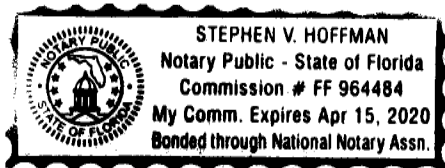
JUNE JONES BERNARD
Witness Name: _____

Arthur Steve Hoffman

State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 2 day of March, 2017 by Robert G. Leonard, Sr. as Manager of The L-5 Group LLC, a Delaware limited liability company, the Manager of L-5 Investments V, LLC, a Florida limited liability company on behalf of the Company. He is personally known to me or has produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public

Printed Name: _____

My Commission Expires: _____

**CONSENT OF MEMBERS
L-5 INVESTMENTS V, LLC**

The undersigned, being all of the members (collectively, the "Members") of **L-5 INVESTMENTS V, LLC**, a Florida limited liability company (the "Company"), hereby certifies and consents to and authorizes the adoption of the following resolution:

WHEREAS, the Company is a duly organized and validly existing limited liability company of the State of Florida, there has been no change in the composition of the Company since its formation and that the undersigned do hereby certify that the Articles of Organization are, and shall remain, in full force and effect and have not been amended or modified in any respect, and there are no contrary powers or restrictions to which exist therein; and

WHEREAS, the Company entered into an "AS IS" Residential Contract for Sale and Purchase, dated February 16, 2017, as amended, (the "Contract") with HG Middle River Investments, LLC, in which it agreed to sell the real property located at 744 NE 20th Avenue, Fort Lauderdale, Florida 33304 more particularly described as:

The North 61.32 feet of the East 125.0 feet of Block 1 of AMENDED PLAT OF VICTORIA HIGHLANDS, according to the plat thereof, as recorded in Plat Book 15, Page 9, of the Public Records of Broward County, Florida FORMERLY KNOWN AS: Lot 1, Block 1, VICTORIA HIGHLANDS, according to the Plat thereof, recorded in Plat Book 9, Page 47, of the Public Records of Broward County, Florida, (the "Property"); and

WHEREAS, the Company has determined that it is in its best interest to consummate the transactions contemplated by the Contract; and

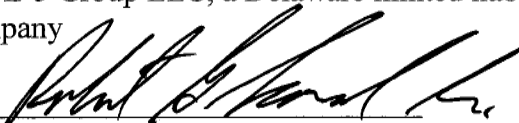
WHEREAS, the following resolutions were duly and regularly enacted by written consent of the sole Member and Manager in accordance with the Articles of Organization of the Company and with the laws of the State of Florida; that the Manager of the Company has full power and authority to bind the Company pursuant thereto; and that the resolutions are in full force and effect as of the date of this Consent of Members and have not been altered, modified or rescinded;

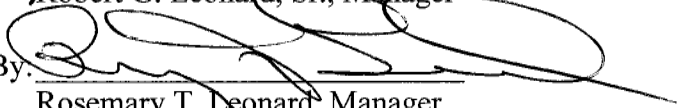
connection with the Contract and to execute such other documents, Contracts, instruments or writings as required by the Contract to facilitate and complete this subject transaction, and to perform such other and further acts as may be reasonably required, in the discretion of the Manager, including but not limited to making adjustments for and on the closing statement, in connection with the transactions contemplated by the Contract.

IN WITNESS WHEREOF, the undersigned being the Sole Member of the Company, hereby have consented to the foregoing resolutions and have hereunto set their hand as of this 2 day of March, 2017.

Sole Member:

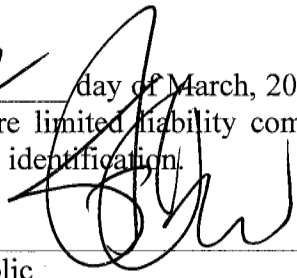
The L-5 Group LLC, a Delaware limited liability company

By: 
Robert G. Leonard, Sr., Manager

By: 
Rosemary T. Leonard, Manager

State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 2 day of March, 2017 by Robert G. Leonard, Sr., as Manager of The L-5 Group LLC, a Delaware limited liability company. He is personally known to me or has produced a driver's license as identification.



[Notary Seal]

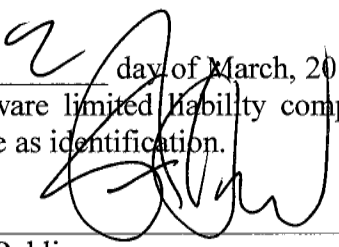
Notary Public

Printed Name: _____



State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 2 day of March, 2017 by Rosemary T. Leonard, as Manager of The L-5 Group LLC, a Delaware limited liability company. She is personally known to me or has produced a driver's license as identification.

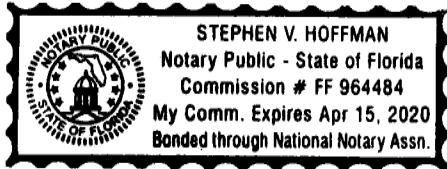


[Notary Seal]

Notary Public

Printed Name: _____

My Commission Expires: _____



**L-5 INVESTMENTS V, LLC
AFFIDAVIT**

STATE OF FLORIDA)
) SS:
COUNTY OF BROWARD)

BEFORE ME, the undersigned authority, this day personally appeared **Robert G. Leonard, Sr. and Rosemary T. Leonard**, who being by me first duly sworn, depose and say:

1. **L-5 INVESTMENTS V, LLC** (the "Company") is a limited liability company formed on July 12, 2013 and currently existing and in good standing in accordance with the laws of the State of Florida.
2. The Company is managed by its Manager, The L-5 Group LLC, a Delaware limited liability company (the "L-5 Group").
3. The sole Member of the Company is The L-5 Group. The Managers of the L-5 Group are Robert G. Leonard, Sr. and Rosemary T. Leonard.
4. The Company owns certain real property located at 744 NE 20th Avenue, Fort Lauderdale, Florida 33304, (the "Property") more particularly described as:

The North 61.32 feet of the East 125.0 feet of Block 1 of AMENDED PLAT OF VICTORIA HIGHLANDS, according to the Plat thereof, as recorded in Plat Book 15, Page 9, of the Public Records of Broward County, Florida.

FORMERLY KNOWN AS:

Lot 1, Block 1, VICTORIA HIGHLANDS, according to the Plat thereof, recorded in Plat Book 9, Page 47, of the Public Records of Broward County, Florida.

5. The Company has agreed to transfer the Property to **HG Middle River Investments, LLC**, a Florida limited liability company.
6. Neither the Member of the Company, Manager of the L-5 Group nor the Company is a debtor in bankruptcy nor has the Member of the Company ever been a debtor in bankruptcy since becoming a Member.

L-5 Investments V, LLC, a Florida limited liability company

By: The L-5 Group LLC, a Delaware limited liability company, its Manager

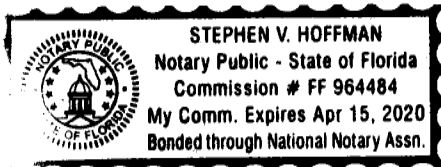
By: [Signature]
Robert G. Leonard, Sr., Manager

By: [Signature]
Rosemary T. Leonard, Manager

State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 2 day of March, 2017 by Robert G. Leonard, Sr., as Manager of The L-5 Group LLC, a Delaware limited liability company, the Manager of L-5 Investments V, LLC, a Florida limited liability company on behalf of the company. He is personally known to me or has produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public

Printed Name: _____

My Commission Expires: _____

State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 2 day of March, 2017 by Rosemary T. Leonard, as Manager of The L-5 Group, LLC, a Delaware limited liability company, the Manager of L-5 Investments V, LLC, a Florida limited liability company on behalf of the company. She is personally known to me or has produced a driver's license as identification.

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
100 NE Third Avenue, Suite 1000
FT LAUDERDALE, FL 33301

Address Changed: 04/20/2016

Authorized Person(s) Detail

Name & Address

Title MGR

GRIFFITH, HAL E
1301 ALASKAN WAY
SEATTLE, WA 98101

Annual Reports

Report Year	Filed Date
2015	04/25/2015
2016	04/20/2016
2017	03/01/2017

Document Images

[03/01/2017 -- ANNUAL REPORT](#)

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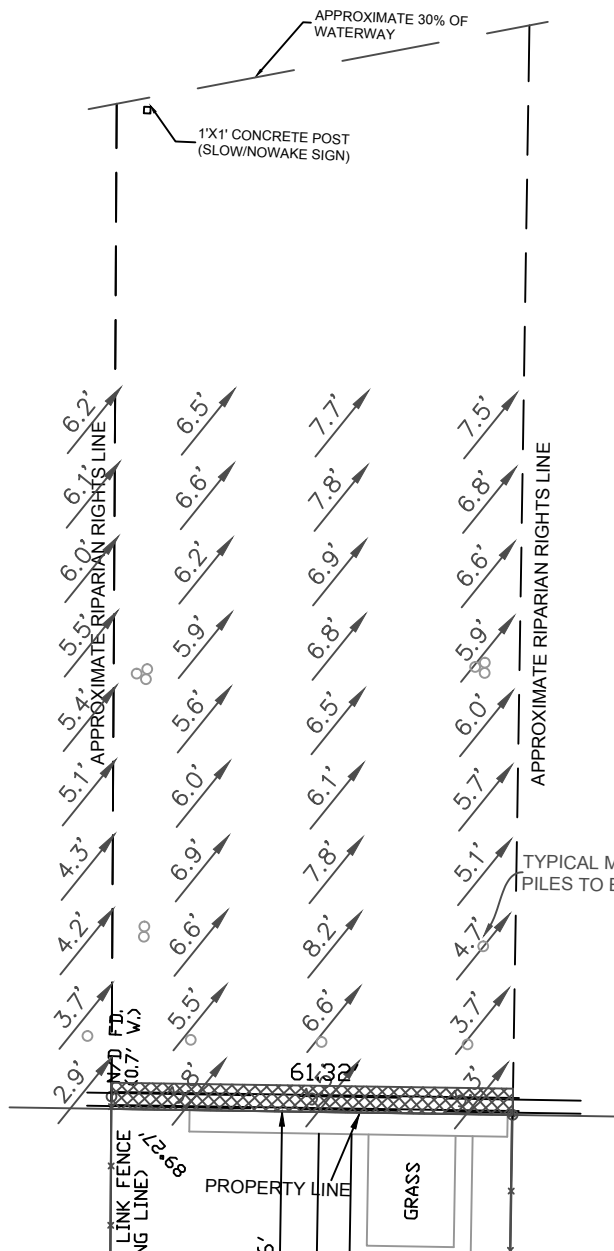
[04/20/2016 -- ANNUAL REPORT](#)

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[04/25/2015 -- ANNUAL REPORT](#)

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**EXHIBIT IV
PROJECT PLANS**



LEGEND

- EXISTING SEAWALL W/ 4' CAP TO REMAIN (±61.3 LN.FT. - ±123.0 SQ.FT. OVERWATER)
- EXISTING DEPTHS (REFERENCED TO MLWL (-0.6' NGVD))

NOTE:
1. SURVEY INFORMATION PROVIDED BY SCOTT A. GUZZI AND ASSOC., INC.

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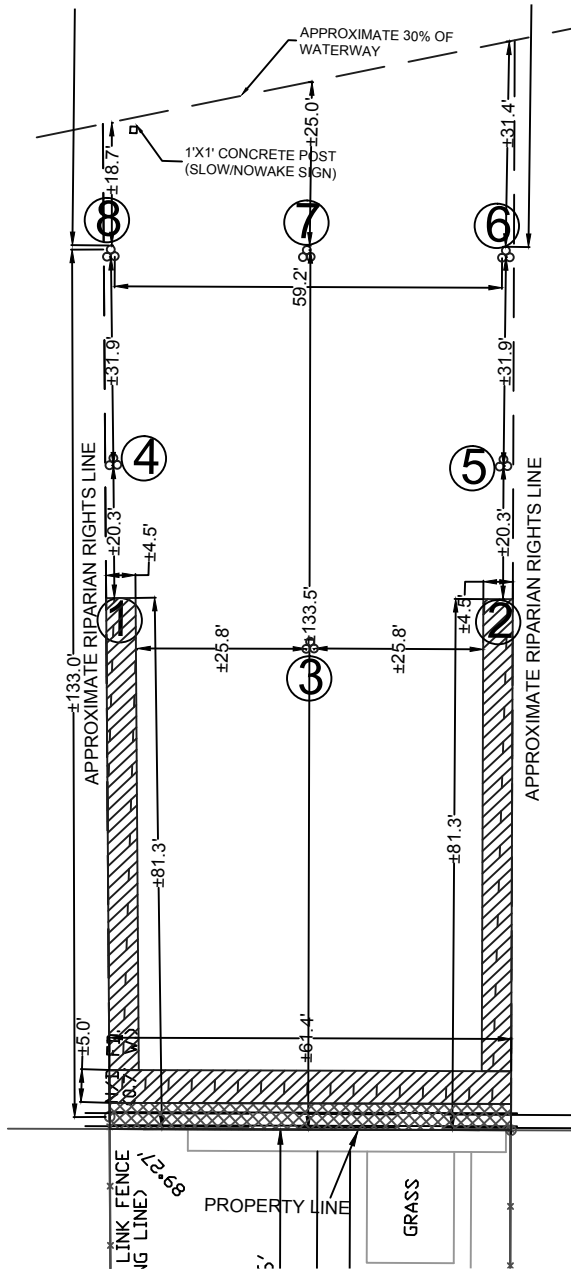
- Environmental Consultants
- Marina & Wetland Permitting
- Mitigation Design & Monitoring
- T&E Species Surveys
- Phase I ESAs

744 NE 20TH AVENUE

PREPARED FOR:
L-5 INVESTMENTS II, LLC

EXISTING CONDITIONS

Date: 5/9/2017	Sheet: 1	of: 4
Proj No.: 13-0039		



PROPOSED STRUCTURES	STRUCTURE DISTANCE FROM PROPERTY LINE	PERMITTED DISTANCE WITHOUT WAIVER	DISTANCE REQUIRING WAIVER
PIER (#1)	81.3	25.0	56.3
PIER (#2)	81.3	25.0	56.3
TRIPLE PILE CLUSTER (#3)	75.0	25.0	50.0
TRIPLE PILE CLUSTER (#4)	101.6	25.0	76.6
TRIPLE PILE CLUSTER (#5)	101.6	25.0	76.6
TRIPLE PILE CLUSTER (#6)	133.5	25.0	108.5
TRIPLE PILE CLUSTER (#7)	133.5	25.0	108.5
TRIPLE PILE CLUSTER (#8)	133.5	25.0	108.5

LEGEND

- EXISTING SEAWALL W/ 4' CAP TO REMAIN (±61.3 LN.FT.)
- PROPOSED WOOD MARGINAL DOCK & FINGER PIERS (±956 SQ.FT. - 1,079 SQ. FT. OVER WATER)

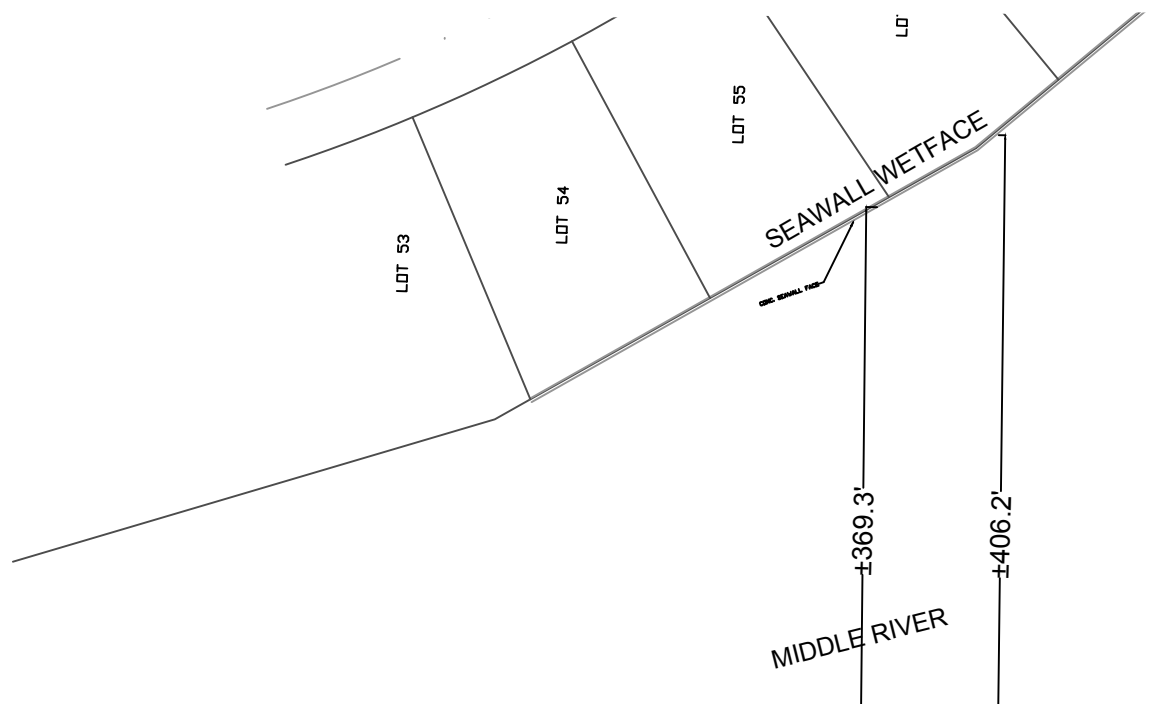
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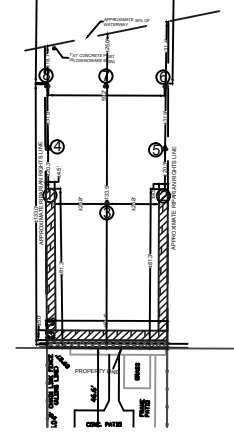
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- Mitigation Design & Monitoring
- T&E Species Surveys
- Phase I ESAs

744 NE 20TH AVENUE
 PREPARED FOR:
 L-5 INVESTMENTS II, LLC

PROPOSED CONDITIONS		
Date: 5/9/2017	Sheet: 2	of: 4
Proj No.: 13-0039		



PROPOSED STRUCTURES	STRUCTURE DISTANCE FROM PROPERTY LINE	PERMITTED DISTANCE WITHOUT WAIVER	DISTANCE REQUIRING WAIVER
PIER (#1)	81.3	25.0	56.3
PIER (#2)	81.3	25.0	56.3
TRIPLE PILE CLUSTER (#3)	75.0	25.0	50.0
TRIPLE PILE CLUSTER (#4)	101.6	25.0	76.6
TRIPLE PILE CLUSTER (#5)	101.6	25.0	76.6
TRIPLE PILE CLUSTER (#6)	133.5	25.0	108.5
TRIPLE PILE CLUSTER (#7)	133.5	25.0	108.5
TRIPLE PILE CLUSTER (#8)	133.5	25.0	108.5



LEGEND

- EXISTING SEAWALL W/ 4' CAP TO REMAIN (±61.3 LN.FT.)
- PROPOSED WOOD MARGINAL DOCK & FINGER PIERS (±956 SQ.FT. - 1,079 SQ. FT. OVER WATER)

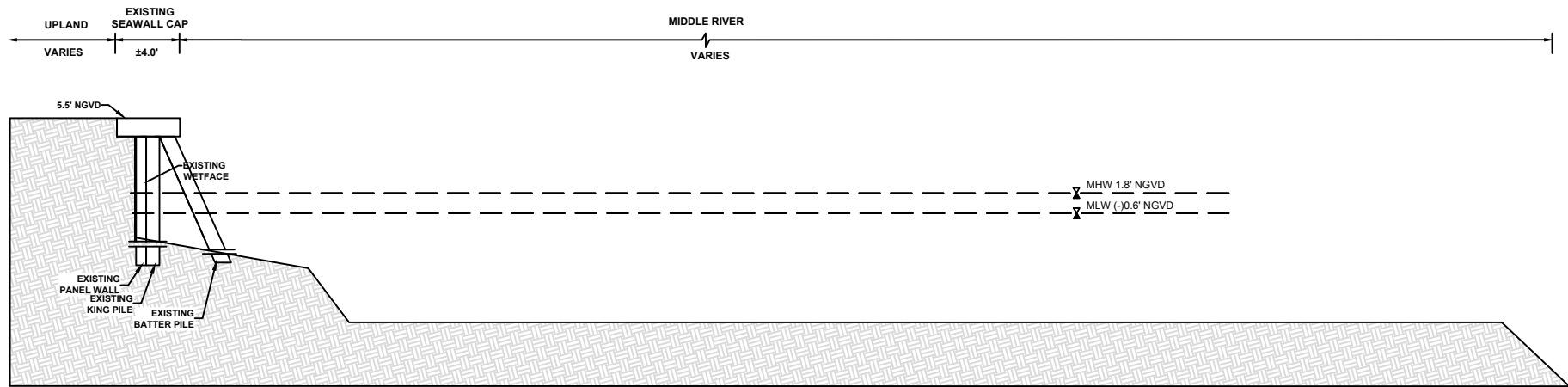
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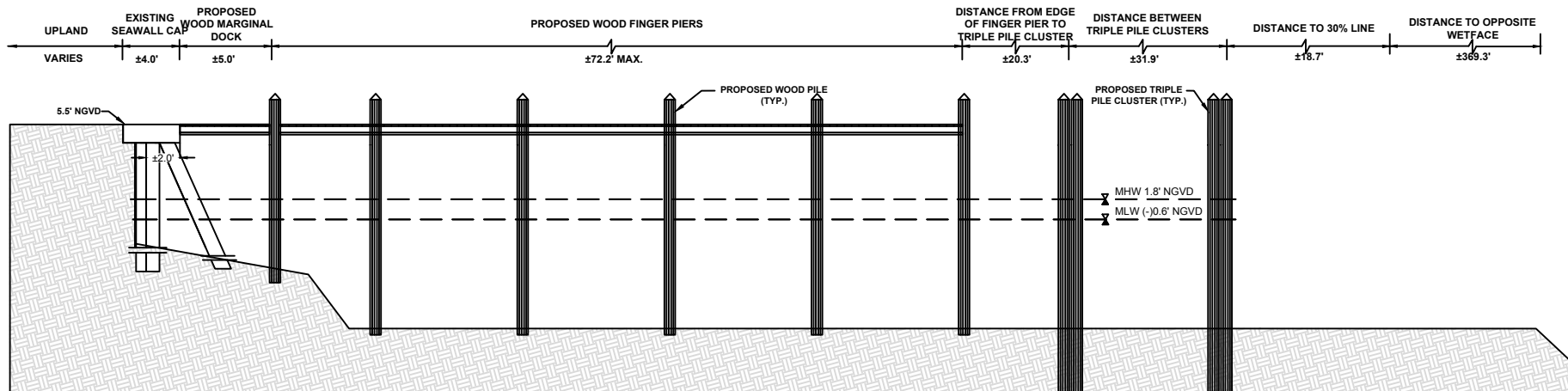
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PROPOSED CONDITIONS		
Date: 5/9/2017	Sheet : 3	of : 4
Proj No.: 13-0039		



**SECTION A-A
EXISTING CONDITIONS**

N.T.S.



**SECTION A-A
PROPOSED CONDITIONS**

N.T.S.

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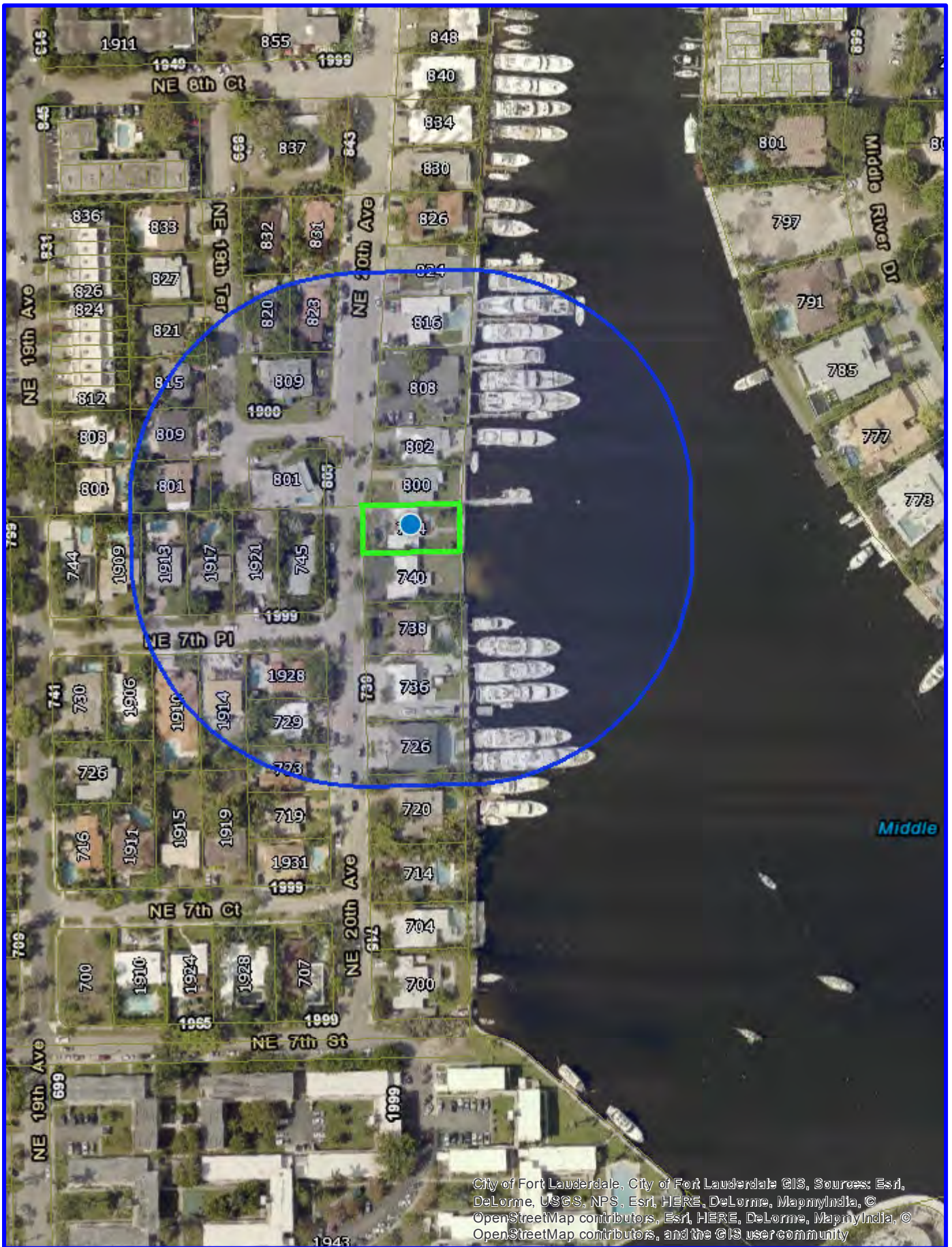
744 NE 20TH AVENUE

PREPARED FOR:
L-5 INVESTMENTS II, LLC

SECTIONS

Date: 5/9/17	Sheet : 4	of : 4
Proj No.: 13-0039		

**EXHIBIT V
ZONING AERIAL**



City of Fort Lauderdale, City of Fort Lauderdale GIS, Sources: Esri, DeLorme, USGS, NPS, Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the GIS user community



CITY OF FORT LAUDERDALE

744 NE 20 AVE



0 90 180 Feet

GIS
Fort Lauderdale

**EXHIBIT VI
SUMMARY DESCRIPTION**

Summary Description
744 NE 20th Avenue
TCG Project No. 13-0039

The project site is located along the Middle River at 744 NE 20th Avenue, in Section 07, Township 50, Range 42, in the City of Fort Lauderdale, Broward County, Florida

The property is located along the Middle River, which is a tidal water. The nearest direct connection to the Atlantic Ocean is 2.85 miles to the south at the Port Everglades Inlet. As the project site is located along the Middle River, the incoming tidal waters (flood) at the site move to the north and the outgoing waters (ebb) move to the south.

The project site consists of a 4.0' seawall cap. The proposed project includes the installation of a wood marginal dock and two new wood finger piers with an overall area of 1,079 ft² and installation of 6 triple pile clusters. As measured from the property line, the proposed wood finger piers and 4 triple pile clusters encroach more than 25' from the property line into the Middle River. As these distances are over the allowable 25' distance into the waterway from the property line, the proposed mooring piles and wooden finger piers will require a variance waiver.

The proposed structures have been approved through the Broward County Environmental Protection & Growth Management Department, Florida Department of Environmental Protection, and US Army Corps of Engineers.

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. The proposed mooring pile clusters are located at least 18.7' from the 30% width of channel line.
2. Due to the extraordinary width of the waterway at this location to the closest structure ($\pm 502'$), the proposed project will not impede navigation within the Middle River. The proposed mooring pile clusters are at least 369.3' from the wet face on the opposite side of the river.
3. The mooring piles are necessary for safely mooring resident's vessels, especially during high wind events and severe weather.
4. The proposed finger piers are necessary for safely boarding and disembarking the resident's vessel.

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

PROPOSED STRUCTURES	STRUCTURE DISTANCE FROM PROPERTY LINE	PERMITTED DISTANCE WITHOUT WAIVER	DISTANCE REQUIRING A WAIVER
Pier (#1)	±81.3'	25'	±56.3'
Pier (#2)	±81.3'	25'	±56.3'
Triple pile Cluster (#3)	±75.0'	25'	±50.0
Triple Pile Cluster (#4)	±101.6'	25'	±76.6'
Triple Pile Cluster (#5)	±101.6'	25'	±76.6'
Triple Pile Cluster (#6)	±133.5'	25'	±108.5'
Triple Pile Cluster (#7)	±133.5'	25'	±108.5'
Triple Pile Cluster (#8)	±133.5'	25'	±108.5'

**EXHIBIT VII
SITE PHOTOGRAPHS**



1. North corner of the subject site, facing south. Note existing seawall.



2. North corner of the subject site, facing east across the Middle River.

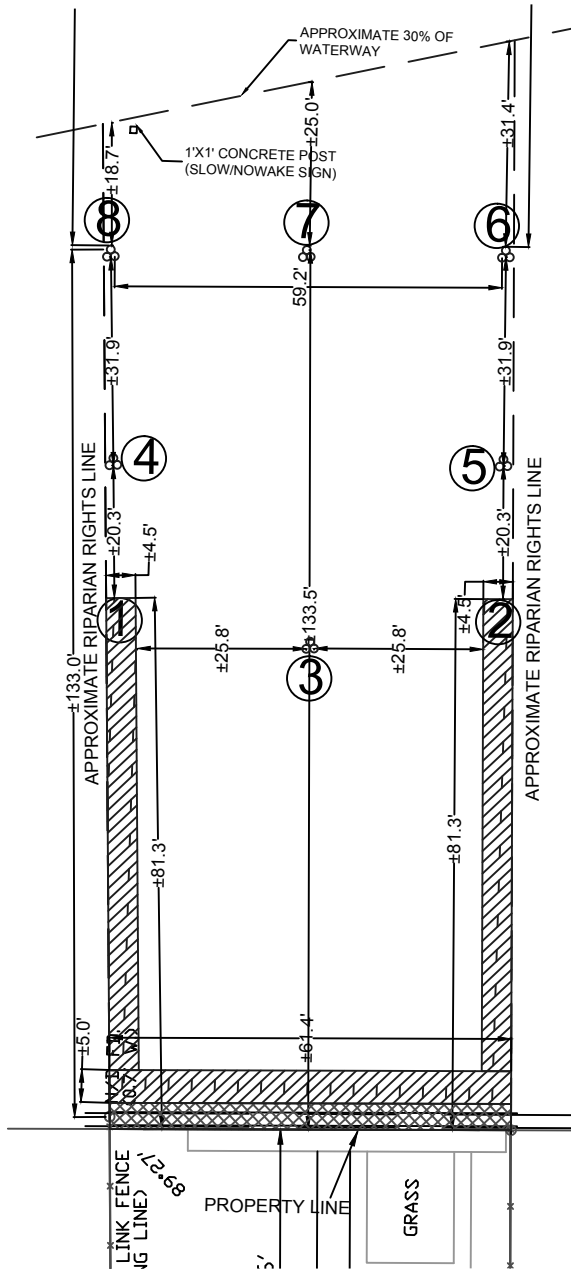


3. South corner of the subject site, facing north.



4. South corner of the subject site, facing east across the Middle River.

**EXHIBIT VIII
DISTANCE EXHIBIT**



PROPOSED STRUCTURES	STRUCTURE DISTANCE FROM PROPERTY LINE	PERMITTED DISTANCE WITHOUT WAIVER	DISTANCE REQUIRING WAIVER
PIER (#1)	81.3	25.0	56.3
PIER (#2)	81.3	25.0	56.3
TRIPLE PILE CLUSTER (#3)	75.0	25.0	50.0
TRIPLE PILE CLUSTER (#4)	101.6	25.0	76.6
TRIPLE PILE CLUSTER (#5)	101.6	25.0	76.6
TRIPLE PILE CLUSTER (#6)	133.5	25.0	108.5
TRIPLE PILE CLUSTER (#7)	133.5	25.0	108.5
TRIPLE PILE CLUSTER (#8)	133.5	25.0	108.5

LEGEND

- EXISTING SEAWALL W/ 4' CAP TO REMAIN (±61.3 LN.FT.)
- PROPOSED WOOD MARGINAL DOCK & FINGER PIERS (±956 SQ.FT. - 1,079 SQ. FT. OVER WATER)

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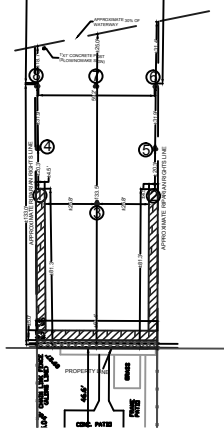
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744 NE 20TH AVENUE
 PREPARED FOR:
 L-5 INVESTMENTS II, LLC

PROPOSED CONDITIONS		
Date: 5/9/2017	Sheet: 2	of: 4
Proj No.: 13-0039		



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TRIPLE PILE CLUSTER (#8)	133.5	25.0	108.5



LEGEND

- EXISTING SEAWALL W/ 4' CAP TO REMAIN (±61.3 LN.FT.)
- PROPOSED WOOD MARGINAL DOCK & FINGER PIERS (±956 SQ.FT. - 1,079 SQ. FT. OVER WATER)

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

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- Phase I ESAs

744 NE 20TH AVENUE
 PREPARED FOR:
 L-5 INVESTMENTS II, LLC

PROPOSED CONDITIONS		
Date: 5/9/2017	Sheet : 3	of : 4
Proj No.: 13-0039		



LEGEND

-  EXISTING SEAWALL W/ 4' CAP TO REMAIN (±61.3 LN.FT.)
-  PROPOSED WOOD MARGINAL DOCK & FINGER PIERS (±956 SQ.FT. - 1,079 SQ. FT. OVER WATER)

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744 NE 20TH AVENUE
 PREPARED FOR:
 L-5 INVESTMENTS II, LLC

PROPOSED CONDITIONS		
Date: 5/9/2017	Sheet : 3	of : 4
Proj No.: 13-0039		

**EXHIBIT VII
LETTERS OF SUPPORT
(PENDING)**

Mr. Hal Griffith
744 NE 20th Avenue
Fort Lauderdale, FL 33304

RE: 744 NE 20th Avenue
City of Fort Lauderdale Waiver Request

Dear Mr. Griffith,

I have reviewed the plans for the proposed project to install six triple-pile clusters and two new finger piers out into the Middle River beyond the allowable 25 feet. 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 816 NE 20th Avenue and support the project as proposed.

Sincerely,

A handwritten signature in black ink, appearing to read 'A. Grossauer', written in a cursive style.

Andreas Grossauer
816 Building LLC
816 NE 20th Avenue
Fort Lauderdale, FL 33304

Mr. Hal Griffith
744 NE 20th Avenue
Fort Lauderdale, FL 33304

RE: 744 NE 20th Avenue
City of Fort Lauderdale Waiver Request

Dear Mr. Griffith,

I have reviewed the plans for the proposed project to install six triple-pile clusters and two new finger piers out into the Middle River beyond the allowable 25 feet. 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 834 NE 20th Avenue and support the project as proposed.

Sincerely,



Rose A Lovell
President, 834 LOVELL BLDG. INC.
834 NE 20th Avenue
Fort Lauderdale, FL 33304

Mr. Hal Griffith
744 NE 20th Avenue
Fort Lauderdale, FL 33304

RE: 744 NE 20th Avenue
City of Fort Lauderdale Waiver Request

Dear Mr. Griffith,

I have reviewed the plans for the proposed project to install six triple-pile clusters and two new finger piers out into the Middle River beyond the allowable 25 feet. 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 840 NE 20th Avenue and support the project as proposed.

Sincerely,



Rose A Lovell
President, 840 BLDG INC
840 NE 20th Avenue
Fort Lauderdale, FL 33304


Mr. Hal Griffith
744 NE 20th Avenue
Fort Lauderdale, FL 33304

RE: 744 NE 20th Avenue
City of Fort Lauderdale Waiver Request

Dear Mr. Griffith,

I have reviewed the plans for the proposed project to install six triple-pile clusters and two new finger piers out into the Middle River beyond the allowable 25 feet. 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,



Joseph McDonald
740 NE 20th Avenue
Fort Lauderdale, FL 33304

Mr. Hal Griffith
744 NE 20th Avenue
Fort Lauderdale, FL 33304

RE: 744 NE 20th Avenue
City of Fort Lauderdale Waiver Request

Dear Mr. Griffith,

I have reviewed the plans for the proposed project to install six triple-pile clusters and two new finger piers out into the Middle River beyond the allowable 25 feet. 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 800 NE 20th Avenue and support the project as proposed.

Sincerely,

A handwritten signature in black ink, appearing to read 'Hal Griffith', written in a cursive style.

Hal Griffith
HG Middle River Investments, LLC
800 NE 20th Avenue
Fort Lauderdale, FL 33304

Mr. Hal Griffith
744 NE 20th Avenue
Fort Lauderdale, FL 33304

RE: 744 NE 20th Avenue
City of Fort Lauderdale Waiver Request

Dear Mr. Griffith,

I have reviewed the plans for the proposed project to install six triple-pile clusters and two new finger piers out into the Middle River beyond the allowable 25 feet. 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 808 NE 20th Avenue and support the project as proposed.

Sincerely,



Hal Griffith
HG Middle River Investments, LLC
808 NE 20th Avenue
Fort Lauderdale, FL 33304

Mr. Hal Griffith
744 NE 20th Avenue
Fort Lauderdale, FL 33304

RE: 744 NE 20th Avenue
City of Fort Lauderdale Waiver Request

Dear Mr. Griffith,

I have reviewed the plans for the proposed project to install six triple-pile clusters and two new finger piers out into the Middle River beyond the allowable 25 feet. 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 824 NE 20th Avenue and support the project as proposed.

Sincerely,

A handwritten signature in black ink, appearing to read "Hal Griffith", written in a cursive style.

Hal Griffith
HG Middle River Investments, LLC
824 NE 20th Avenue
Fort Lauderdale, FL 33304

ITEM X

MEMORANDUM MF NO. 17-07

DATE: August 17, 2017

TO: Marine Advisory Board Members

FROM: Andrew Cuba, Manager of Marine Facilities

RE: September 7, 2017 MAB Meeting – Application for Dock Permit – Olas Capital LLC & James D. Wilson / 341 Idlewyld Drive & 333 Poinciana Drive

APPLICATION AND BACKGROUND INFORMATION

The applicant is seeking approval for use, maintenance and repair of two proposed 5' x 40' finger piers and associated dolphin pilings on public property abutting the waterway in proximity to both 341 Idlewyld Drive and 333 Poinciana Drive. **(Exhibit 1)**. City Code Section 8-144 authorizes the construction and use of docks on public property, and allows for the permit to be issued for a fixed period provided the permit holder agrees to maintain the improvements and seawall. The application indicates that the existing seawall would be repaired and raised to the new required height. If recommended for approval to the City Commission by the MAB, Board of Adjustment review will be required to prior to City Commission review, due to encroachments into the required setbacks.

PROPERTY LOCATION AND ZONING

The property is located within the Idlewyld Isles RS-8 Residential Low Density Zoning District. The proposed finger piers and dolphin pile(s) would be located on the Las Olas Bight, directly adjacent to the Intracoastal Waterway.

ENGINEERING REVIEW REQUIREMENT

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

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

1. The fixed period of the Permit issued for use of the Finger Piers and Adjacent Seawall described in the application is for a period of five (5) years in accordance with City Code Section 8-144 (1). The Permit is revocable at the will of the City Commission, without cause with 90 days advance notice.
2. As a special condition, the City reserves the right to remove the proposed dock structures for replacement of the seawall in the event that this might be required during the term of the Permit as determined by the City Engineer. The sole cost of removal and replacement of the Dock shall be the responsibility of the Permit Holder. Furthermore, the Permit Holder shall be responsible for maintaining and beautifying a reasonable area in and around the dock location and failure to do so shall be grounds for revocation of this Permit.

3. As a special condition of the Permit, the Permit Holder is prohibited from erecting any signs, landscaping or fencing to restrict public access to the Dock Area except where permitted by Code. The "Dock Area" shall include the finger piers and adjoining seawall.
4. The public property abutting the waterway or Dock Area being used by the Permit Holder shall be kept open at all times as means of reasonable ingress and egress to the public, but Permit Holder shall have the right to exclude the public from a reasonable portion upon which improvements have been placed, not exceeding fifty (50%) percent of the area.
5. All improvements to the Dock Area must be in accord with City Engineering design standards and in compliance with applicable building and zoning permit requirements.
6. The Permit granted herein shall not be assignable without the written approval by Resolution adopted by the City Commission.
7. Permit Holder shall not charge or collect any rent or fees from anyone using such dock constructed on public property. No signage shall be placed upon such dock indicating it is a private dock.
8. As a special condition, vessels berthed within the Dock Area are prohibited from extending beyond the maximum distance of 30% of the width of the waterway.
9. As a special condition, vessels berthed within the Dock Area must not encroach into the easterly or westerly extension of the 5' set-back required for the RS-8 zoning district for Applicant's (Permit Holder's) Property, unless as specified in applicant's narrative a set-back waiver is granted via the City's Board of Adjustment.
10. As a special condition of the permit, in the event Permit Holder is found by the City Commission to have violated any of the above conditions or is found by the Code Enforcement Board, Special Magistrate or County Court Judge to have violated any Code sections relative to the use of the Dock Area, Dock and Mooring Piles, then the Permit granted herein may be repealed or rescinded by the City Commission upon thirty days' advance notice to the Permit Holder.
11. Use of the dock is limited to the docking of a vessel owned by the Permit Holder with a copy of the documentation showing the name and registration number of all vessels provided by the Applicant to the Supervisor of Marine Facilities.
12. The Permit Holder is prohibited from mooring any watercraft or vessel in such a manner that it is "rafted out" from any additional vessel owned or operated by the Applicant.

AC

Attachment

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

Dock Permit Application (Revised)

333 Poinciana Dr.
341 Idlewyld Dr.
Fort Lauderdale, FL 33301

Dock Permit Application Exhibit Index

Letter to Marine Advisory Board	Page 3-4
Application for Permits	Page 5-6
Property Tax Record	Page 7-12
Surveys	Page 13-15
Aerial Photograph	Page 16-17
Dock Photograph	Page 18-21
Dock Plan, Dock Sections	Page 22-24

VIA EMAIL AND HAND DELIVERY

February 16, 2017

Marine Advisory Board
City of Ft. Lauderdale
2 South New River Drive East
Ft. Lauderdale, Fl. 33301

Re: 341 Idlewyld Dr. & 333 Poinciana Dr. Dock permit request

Dear Board Members:

This application requests a permit(s) to install two - 5' x 40' finger pier docks directly in front of the properties. Presently, there exists a wooden dock in dire need of repair and is unsafe to use. The proposed finger pier docks will be constructed in accordance with applicable code and permitting guidelines. The proposed docks will be for dockage of vessels specific to the permit holders and will not be for rental. The existing seawall will be repaired and the new seawall cap will be constructed at the new required height recently adopted by the City of Fort Lauderdale. The finger pier docks will be maintained in accordance with City Guidelines.

The dock permit(s) are requested pursuant to Section 8-144 which permits a private property owner to request a permit to construct and maintain a dock(s) on public property abutting a waterway. The proposed location is not use for municipal purposes and is directly across from the applicants' properties.

The applicants are concurrently requesting a waiver of limitation to allow the proposed docks to extend past the 25' limitation.

ULDR Section Sec. 47-19.3.c provides the following:

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

The two finger piers are requested to be permitted to extend 15' further than the 25' limitation set forth above. The City commission has the authority under Section 47-19.3.e to waive the 25' limitation in extraordinary circumstances so long as the proposed dock(s) do not extend more that 30% of the width of the waterway. In this case, the properties are situated in a small cove off of the main navigation routes of the Intracoastal waterway. The approximate distant to the opposite seawall is 340', as such, the proposed waiver would allow the two finger piers to extend only 12% of the width of the waterway. This section of the Intracoastal is unlike most other areas

where the seawall runs parallel to property lines, this section is on a radius giving the right to each owner to obtain dockage. The majority of other docks that are along Idlewyld Dr. run parallel to the front property lines.

An extraordinary circumstance is created by the confluence of multiple factors. The waterway in this area is not the navigational route of the Intracoastal. It is a very large body of water that is to the west of the Intracoastal waterway and the Las Olas Blvd Bridge. The proposed docks have been designed in such a way as to allow bow first docking and access to compensate for the shallow water depth along the seawall. Further, this section of water being a large open water area is susceptible to unobstructed winds from multiple directions. As such, the additional 15 feet of dock length is requested to insure safe dockage and mooring of vessels.

Further still, the challenge created by the restricted berthing envelope created by the riparian rights lines which project from a radius thereby limiting berthing area creates extraordinary circumstance which would deprive rights afforded to others. Due to this unique orientation, the riparian rights lines create an extraordinary condition which the applicants believe can be mitigated by the concurrently presented request for waiver of limitation.

Concurrent with these requests for a dock permit and waiver of limitation, the applicants are processing a variance request to the City' Board of Adjustment to permit the construction of the finger pier docks across the unusually oriented – crossing – riparian rights lines, and resultant adjusted setbacks.

Please feel free to contact me with questions or comments.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Courtney Callahan Crush', with a large loop at the end.

Courtney Callahan Crush
For the Firm

Application for Waterway Permits Waivers and Licenses

**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: Olas Capital LLC & James D. Wilson
AGENT: Crush Law, P.A. – Courtney Crush

TELEPHONE NO: _____ (954) 522 2010 _____ FAX NO. _____
(home) (business)

2. APPLICANT'S ADDRESS (if different than the site address):
2617 Alamanda Ct, Fort Lauderdale, FL 33301

3. TYPE OF AGREEMENT AND DESCRIPTION OF REQUEST:
Install 40' dock, with utilities to be shared between 341 Idlewyld & 333 Poinciana owners, will install and maintain per all codes. Permit for use pursuant to city code of ordinances, section 8-144 Private use of Public property abutting waterway.

4. SITE ADDRESS: 341 Idlewyld Dr. & 333 Poinciana Dr., Fort Lauderdale, FL 33301
ZONING: R-8

LEGAL DESCRIPTION: IDLEWYLD 1-19 B N 85 OF LOT 10 BLK 1 and IDLEWYLD 1-19 B LOT 27 & N1/2 26 BLK 12

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



2/21/2017

Applicant's Signature

Date

=====
The sum of \$ 300.00 was paid by the above-named applicant on the _____ of _____, 2017 Received by: _____

City of Fort Lauderdale

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

Marine Advisory Board Action

Formal Action taken on _____
Recommendation _____
Action _____

Commission Action

Formal Action taken on _____

Property Tax Record



Site Address:	341 IDLEWYLD DRNE, FORT LAUDERDALE	APN:	6042 12 02 0060
Property Owner:	OLAS CAPITAL LLC	Millage:	0612
 mailing Address:	340 SUNSET DR #1710 FORT LAUDERDALE FL 33301	Use:	00
Abbreviated Legal Description:	IDLEWYLD 1-1B B N 85 OF LOT 10 BLK 1		

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).

Property Assessment Values
 Click here to see 2018 Exemptions and Taxable Values to be reflected on the Nov. 1, 2018 tax bill.

Year	Land	Building	Just / Market Value	Assessed / SON Value	Tax
2017	\$127,600		\$127,600	\$127,600	
2018	\$127,600	\$230,430	\$357,930	\$301,460	\$9,380.68
2019	\$252,300	\$394,030	\$647,220	\$510,790	\$11,344.06

2018 Exemptions and Taxable Values by taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$127,600	\$127,600	\$127,600	\$127,600
Portability	0	0	0	0
Assessed SON	\$127,600	\$127,600	\$127,600	\$127,600
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
WMP/Act/Ch	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$127,600	\$127,600	\$127,600	\$127,600

Sales History

Date	Type	Price	Book/Page or SON
6/8/2018	WD ¹ -E	\$1,437,400	113882812
12/17/1999	SWD	\$475,000	36126 / 1430
12/1/1991	WD	\$475,000	18967 / 813
5/1/1990	WD	\$450,000	

Land Calculations

Price	Factor	Type
\$50.00	4,290	2F
Adj. Blkg. 3.F		

¹ Denotes Multi-Parcel Sale (See Deed)

Special Assessments

Fire	Garb	Light	Drain	Imp	Soft	Storm	Other	Misc
09								
L								
1								



Site Address:	345 IDLEWYLD DRIVE, FORT LAUDERDALE	PID	6042 12 02 0061
Property Owner:	OLAS CAPITAL LLC	Billage	0812
Mailing Address:	340 SUNSET DR #1710 FORT LAUDERDALE FL 33301	Use	00

Abbreviated Legal Description:	IDLEWYLD 1-18 B N 85 OF LOT 11 BLK 1
---------------------------------------	--------------------------------------

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)**.

Property Assessment Values					
Click here to see 2018 Exemptions and Taxable Values to be reflected on the Nov. 1, 2018 tax bill.					
Year	Land	Building	Joint / Married Value	Assessed / SOH Value	Tax
2017	\$127,600		\$127,600	\$127,600	
2018	\$127,600	\$192,830	\$320,130	\$320,130	\$8,366.26
2019					

2018 Exemptions and Taxable Values by taxing Authority				
	County	School Board	Municipal	Independent
Joint Value	\$127,600	\$127,600	\$127,600	\$127,600
Portability	0	0	0	0
Assessed/SOH	\$127,600	\$127,600	\$127,600	\$127,600
Homestead	0	0	0	0
Add Homestead	0	0	0	0
Value Added	0	0	0	0
Exempt	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$127,600	\$127,600	\$127,600	\$127,600

Sales History				Land Calculations		
Date	Type	Price	Book/Page or C/I	Price	Factor	Type
6/20/18	WD-E	\$1,437,400	113002812	\$30.00	4.250	2F

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fee	Start	Light	Drain	Imp	Soft	Storm	Comm	Misc
09								
L								
1								



Site Address:	333 POINCIANA DRVE, FORT LAUDERDALE	ID#	6042 12 02 0790
Property Owner:	WILSON, JAMES D	Millage	0612
Mailing Address:	333 POINCIANA DR FORT LAUDERDALE FL 33801	Use	01
Abbreviated Legal Description:	IDLEWYLD 1-18 B LOT 27 & N1/2 28 BLK 12		

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(4).

Property Assessment Values					
Click here to see 2018 Exemptions and Taxable Values to be reflected on the Nov. 1, 2018 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SCH Value	Tax
2017	\$357,500	\$2,860,210	\$3,217,710	\$3,217,710	
2018	\$357,500	\$2,860,210	\$3,217,710	\$3,217,710	\$81,682.06
2019	\$508,360		\$508,360	\$508,360	\$11,804.81

2018 Exemptions and Taxable Values by taxing Authority				
	County	Special District	Municipal	Independent
Just Value	\$3,217,710	\$3,217,710	\$3,217,710	\$3,217,710
Portability	0	0	0	0
Assessment	\$3,217,710	\$3,217,710	\$3,217,710	\$3,217,710
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
WVAF/DCM	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$3,217,710	\$3,217,710	\$3,217,710	\$3,217,710

Sales History			
Date	Type	Price	Book/Page or CID
2/10/2018	WD-Q	\$3,575,000	113888278
8/17/2012	WD-E	\$650,000	48182 / 1007
5/4/2012	PRD-T	\$100	48741 / 1984
8/25/2010	TD-Q	\$700,000	47348 / 1884
6/10/2001	QCD	\$100	21681 / 1712

Land Calculations		
Price	Factor	Type
\$80.00	11,250	8F
Adj. Bldg. S.F. (Card, Sketch)		8134
Units/Decks/Steps		14/6.6

Special Assessments								
Fire	Stab	Light	Drain	Imp	Sch	Water	Gas	Misc
09								
R								
1								

333 Poinciana - Property Tax Record

January 10, 2017

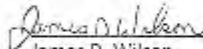
Jeff Modarelli
City Clerk
100 N. Andrews Avenue
City of Fort Lauderdale, FL 33301

Re: The Properties Located 341,345 Idlewyld Dr, and 333 Poinclana Dr. In the City of Fort Lauderdale, Florida (the "Properties")

Dear Mr. Modarelli,

Crush Law, P.A. is authorized to represent me, James D. Wilson, in obtaining a variance allowing shared dockage on the Properties in the City of Ft. Lauderdale.

Sincerely,


James D. Wilson

Olas Capital, LLC

December 22, 2016


Jeff Modarelli
City Clerk
100 N. Andrews Avenue
City of Fort Lauderdale, FL 33301

Re: **The Properties Located 341,345 Idlewyld Dr. and 333 Poinciana Dr. in the City of Fort Lauderdale, Florida (the "Properties")**

Dear Mr. Modarelli,

Crush Law, P.A. is authorized to represent Olas Capital, LLC, to obtain a variance allowing shared dockage on the Properties in the City of Ft. Lauderdale.

Sincerely,



David Hackett
Olas Capital, LLC

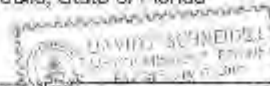
STATE OF FLORIDA
COUNTY OF BROWARD

Sworn to and subscribed before me this 30 day of December 2016, by David Hackett
who is:

Personally known to me _____
OR Produced Identification
Type of Identification Produced FL ID License

(SEAL)


Notary Public, State of Florida



Print, type or stamp name of notary

My Commission Expires: _____

Surveys

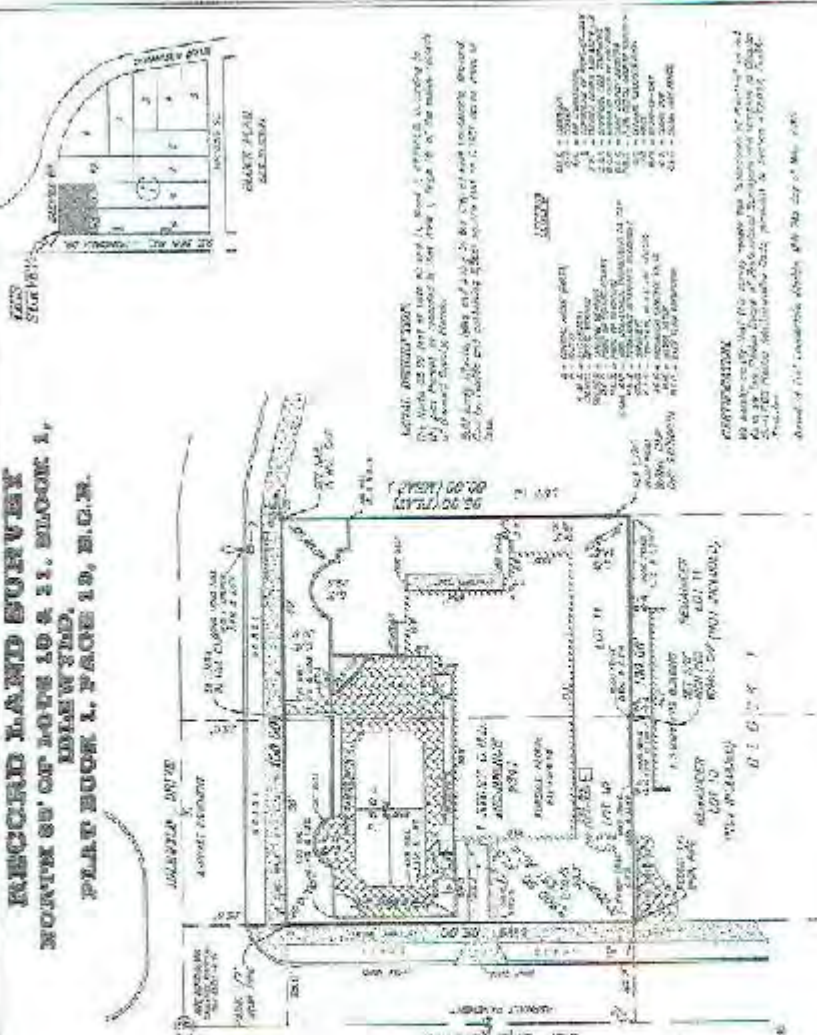


McLAUGHLIN ENGINEERING COMPANY
 1015 N. 1st St., ST. LOUIS, MO.
 1015 N. 1st St., ST. LOUIS, MO.
 1015 N. 1st St., ST. LOUIS, MO.

RECORD LAND SURVEY
NORTH 88' OF LOTS 10 & 11, BLOCK 1,
IDLEWYLD, IDAHO TERRITORY,
PLAT BOOK 1, PAGE 19, E.C.M.



NOTES: 65-107-1081



GENERAL INFORMATION:
 1. This plat was prepared by me and is, in all respects, according to the best of my knowledge and belief true and correct.
 2. I have not been paid for this plat.
 3. I have not been paid for this plat.
 4. I have not been paid for this plat.
 5. I have not been paid for this plat.
 6. I have not been paid for this plat.
 7. I have not been paid for this plat.
 8. I have not been paid for this plat.
 9. I have not been paid for this plat.
 10. I have not been paid for this plat.

COMMENTS:
 1. This plat was prepared by me and is, in all respects, according to the best of my knowledge and belief true and correct.
 2. I have not been paid for this plat.
 3. I have not been paid for this plat.
 4. I have not been paid for this plat.
 5. I have not been paid for this plat.
 6. I have not been paid for this plat.
 7. I have not been paid for this plat.
 8. I have not been paid for this plat.
 9. I have not been paid for this plat.
 10. I have not been paid for this plat.

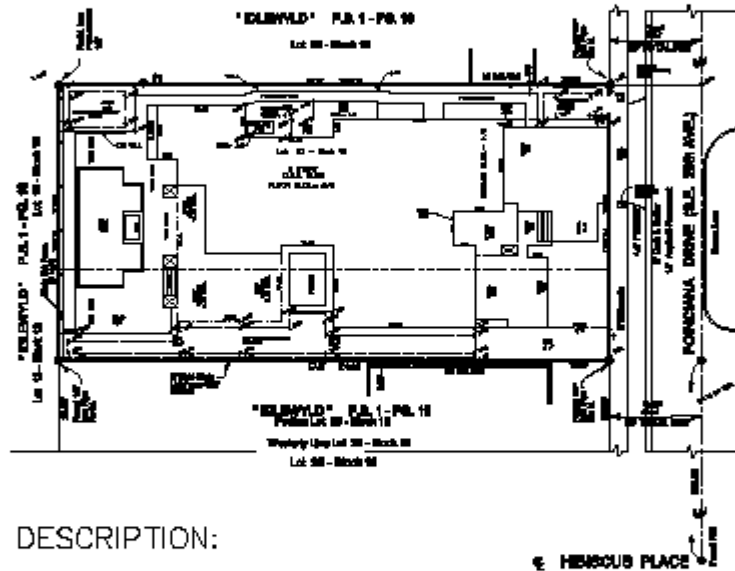
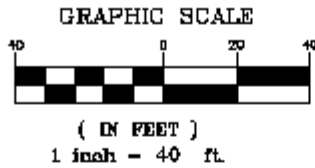
McLAUGHLIN ENGINEERING CO.
 1015 N. 1st St., ST. LOUIS, MO.
 1015 N. 1st St., ST. LOUIS, MO.
 1015 N. 1st St., ST. LOUIS, MO.

WEST VIRGIN LINES BEHOLD WITH AN EMBOSSED SURVEYORS SEAL

PLAT NO. 19-1-077

341 Idlewyld Drive

SKETCH OF DESCRIPTION



LEGAL DESCRIPTION:

THE NORTH ONE-HALF OF LOT 26 AND ALL OF LOT 27, BLOCK 12, IDLEWYLD ACCORDING TO THE PLAT RECORDED THEREOF IN PLAT BOOK 1, PAGE 19, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA



PAUL A. DAVIS, INC.
LB #0007219

Land Surveyors Land Development • Consultants Planners
2097 N.E. 30TH STREET # 50234 LIGHTHOUSE POINT, FL 33074
Phone: (954) 421-9101 & (954) 698-9101 Fax: (954) 421-9201

Subdivisions & Condominiums Land & Site Planning
Lot Surveys • Mortgage Surveys • Aerial Surveys • Topographic Surveys • Record Plats • Condominium Plats • Construction Layout

DATE	REVISIONS
	SCALE: 1" = 40'
	DRAWN BY: N.L.R.
	DATE: XX-XX-XX
	JOB NO: XX-XXXX
	F.B./PG. N/A
FILE	
SHEET NO. 2 OF 2	

333 Poinciana Drive

Aerial Photographs



341 Idlewyld & 333 Poinciana Dr.

Dock Photographs







Dock Plan, Dock Sections

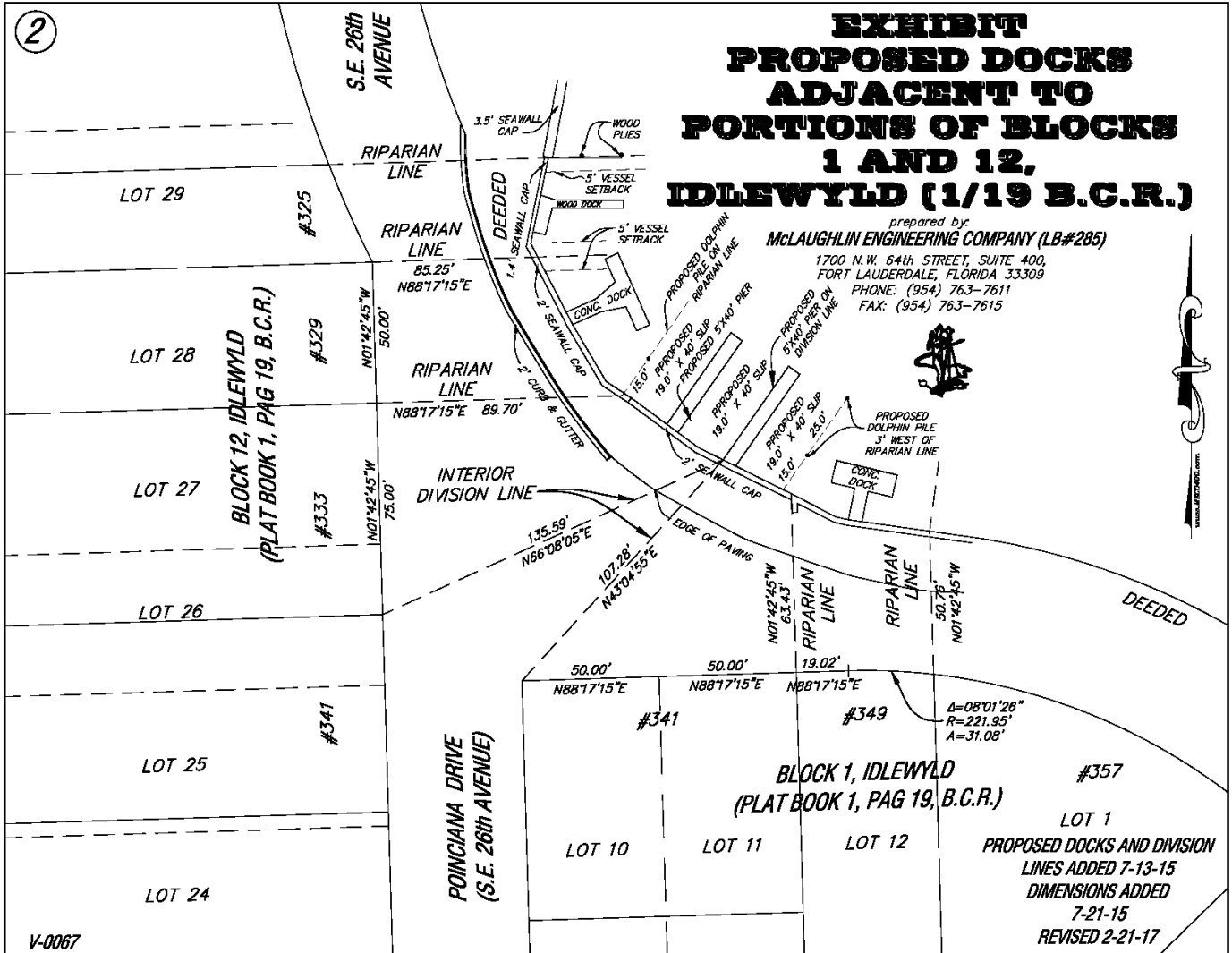
Dock Permit Application

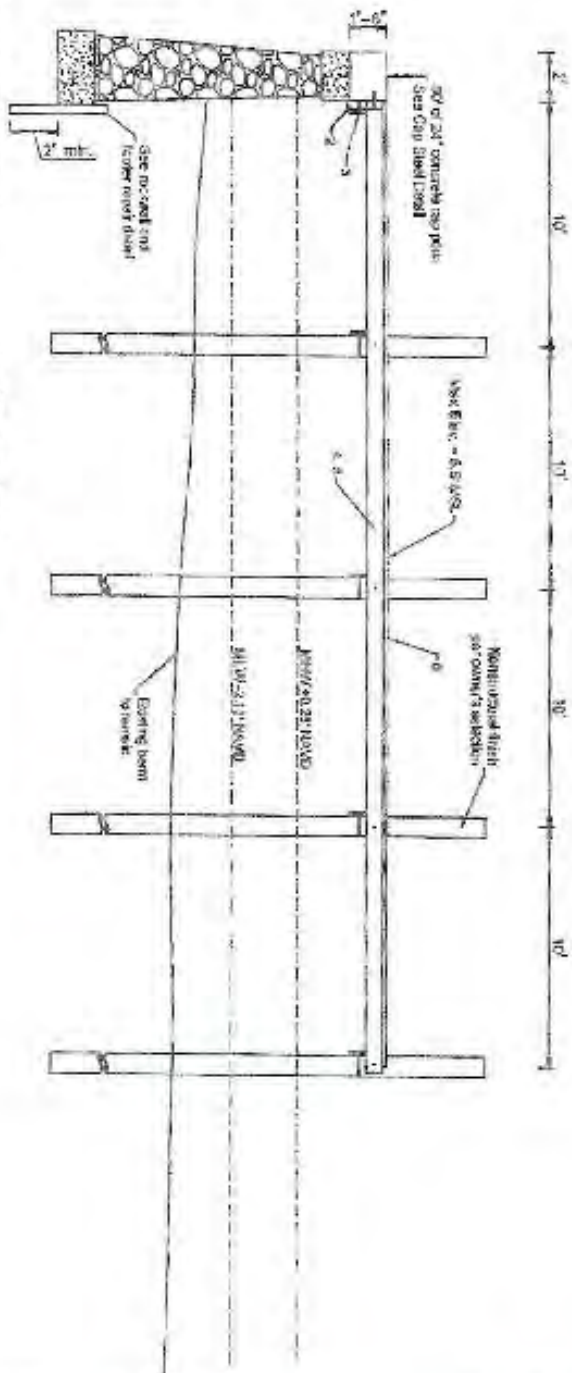
333 Poinciana Dr.
341 Idlewyld Dr.
Fort Lauderdale, FL 33301

2

EXHIBIT PROPOSED DOCKS ADJACENT TO PORTIONS OF BLOCKS 1 AND 12, IDLEWYLD (1/19 B.C.R.)

prepared by
McLAUGHLIN ENGINEERING COMPANY (LB#285)
1700 N.W. 64th STREET, SUITE 400,
FORT LAUDERDALE, FLORIDA 33309
PHONE: (954) 763-7611
FAX: (954) 763-7615





ELEVATION DETAIL
SECTION 10'-12"

- Notes:**
1. Non-slip deck finish
 2. 4" x 4" hanger to cap with (1) 5/8" wedge anchor, min. 4" embedment
 3. 2" x 8" sub-stringer with 5/8" thru bolt or lag bolt @ pilings
 4. (2) 2" x 8" stringers with 5/8" thru bolt or lag bolt @ pilings
 5. 2" x 8" stringer @ 24" max spacing, w/ (2) 1/4" nuts to your equipment per
 6. 2" x 8" transverse decking with (2) 1/4" x 3" deck screws per stringer
 7. 2" x 8" wood trim

	BOAT MARINE CONSTRUCTION, INC. 3011 SW 14th STREET DEERFIELD BEACH, FL 33437 561-697-8803	CLIENT: BOAT MARINE CONSTRUCTION, INC.	PROJECT NO.:
		DATE:	DRAWN BY:
		CHECKED BY:	APPROVED BY:

ITEM XI

MEMORANDUM MF NO. 17-06

DATE: March 16, 2017

TO: Marine Advisory Board Members

FROM: Andrew Cuba, Manager of Marine Facilities

RE: September 7, 2017 MAB – Application - Dock Waiver of Distance Limitations – Olas Capital LLC & James D. Wilson, 341 Idlewyld & 333 Poinciana Drive

Attached for your review is an application from Olas Capital LLC & James D. Wilson, 341 Idlewyld & 333 Poinciana Drive Drive (see **Exhibit 1**).

APPLICATION AND BACKGROUND INFORMATION

The applicant is requesting approval for installation of two (2) 40' long x 5' wide finger piers and one (1) dolphin pile (depicted on Dock Plan), requiring a Dock Waiver of Distance Limitations for the proposed structures. These structures extend a maximum distance of 40' from the property line as shown in the dock plans in the application package and summarized in Table 1:

TABLE 1

PROPOSED STRUCTURES	STRUCTURE DISTANCE FROM PROPERTY LINE	PERMITTED DISTANCE WITHOUT WAIVER	DISTANCE REQUIRING A WAIVER
Western Finger Pier	40'	25'	15'
Eastern Finger Pier	40'	25'	15'
Eastern Dolphin Pile	40'	25'	15'

The City's Unified Land and Development Regulations (UDLR), Section 47-19.3.C limits the maximum distance of the proposed mooring structures (finger piers and dolphin pile) 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 cites multiple extraordinary circumstances. Shallow water depths along the seawall necessitate bow first docking, resulting in the proposed lengthened finger piers to insure safe mooring. In addition, the subject properties are located within a small cove, resulting in a curved shoreline. The applicant's narrative indicates that the waiver is necessary due to the unique orientation of associated riparian rights. If recommended for approval to the City Commission by the MAB, Board of Adjustment review will be required

to prior to City Commission review, due to encroachments into the required setbacks

PROPERTY LOCATION AND ZONING

The properties are located within the Idlewyld Isles RS-8 Residential Low Density Zoning District. They are situated within a small cove known as the Las Olas Bight on the western shore of the Intracoastal Waterway, which is approximately 340' wide.

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 1986 with the most recent at 357 Idlewyld Drive approved by the City Commission at their meeting of October 18, 2016. A comparison of these follows:

TABLE 2

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'

RECOMMENDATIONS

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:

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.
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 the City's Supervisor of Marine Facilities with copies of "As Built" drawings from a certified and licensed contractor, and verification of receipt of all applicable Federal and State permits.
3. The applicant is required to install and affix reflector tape to the proposed mooring piling clusters in accord with Section 47.19.3.E of the Unified Land and Development Regulations (ULDR).

AC
Attachment

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

Dock Waiver Application (Revised)

333 Poinciana Dr.
341 Idlewyld Dr.
Fort Lauderdale, FL 33301

Dock Waiver Application Exhibit Index

Letter to Marine Advisory Board	Page 3-4
Application for Permits	Page 5-6
Property Tax Record	Page 7-12
Surveys	Page 13-15
Aerial Photograph	Page 16-17
Dock Photograph	Page 18-21
Dock Plan, Dock Sections	Page 22-24

VIA EMAIL AND HAND DELIVERY

February 16, 2017

Marine Advisory Board
City of Ft. Lauderdale
2 South New River Drive East
Ft. Lauderdale, Fl. 33301

Re: 341 Idlewyld Dr. & 333 Poinciana Dr. Waiver of Limitations Request

Dear Board Members:

We are requesting a waiver of limitations to install two - 5' x 40' finger pier docks directly in front of the properties. Presently, there exists a wooden dock in dire need of repair and is unsafe to use. The proposed finger pier docks will be constructed in accordance with applicable code and permitting guidelines. The existing seawall will be repaired and the new seawall cap will be constructed at the new required height recently adopted by the City of Fort Lauderdale. The finger pier docks will be maintained in accordance with City Guidelines.

ULDR Section Sec. 47-19.3.c provides the following:

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

The two finger piers are requested to be permitted to extend 15' further than the 25' limitation set forth above. The City commission has the authority under Section 47-19.3.e to waive the 25' limitation in extraordinary circumstances so long as the proposed dock(s) do not extend more that 30% of the width of the waterway. In this case, the properties are situated in a small cove off of the main navigation routes of the Intracoastal waterway. The approximate distant to the opposite seawall is 340', as such, the proposed waiver would allow the two finger piers to extend only 12% of the width of the waterway. This section of the Intracoastal is unlike most other areas where the seawall runs parallel to property lines, this section is on a radius giving the right to each owner to obtain dockage. The majority of other docks that are along Idlewyld Dr. run parallel to the front property lines.

An extraordinary circumstance is created by the confluence of multiple factors. The waterway in this area is not the navigational route of the Intracoastal. It is a very large body of water that is to the west of the Intracoastal waterway and the Las Olas Blvd Bridge. The proposed docks

have been designed in such a way as to allow bow first docking and access to compensate for the shallow water depth along the seawall. Further, this section of water being a large open water area is susceptible to unobstructed winds from multiple directions. As such, the additional 15 feet of dock length is requested to insure safe dockage and mooring of vessels.

Further still, the challenge created by the restricted berthing envelope created by the riparian rights lines which project from a radius thereby limiting berthing area creates extraordinary circumstance which would deprive rights afforded to others. Due to this unique orientation, the riparian rights lines create an extraordinary condition which the applicants believe can be mitigated by this requested waiver of limitation.

Concurrent with this request for waiver of limitation, the applicants are processing a variance request to the City' Board of Adjustment to permit the construction of the finger pier docks across the unusually oriented – crossing – riparian rights lines, and resultant adjusted setbacks.

Please feel free to contact me with questions or comments.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Courtney Callahan Crush', with a large loop at the end.

Courtney Callahan Crush
For the Firm

Application for Waterway Permits Waivers and Licenses

**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: Olas Capital LLC & James D. Wilson
AGENT: Crush Law, P.A. – Courtney Crush

TELEPHONE NO: _____ (954) 522 2010 _____ FAX NO. _____
(home) (business)

2. APPLICANT'S ADDRESS (if different than the site address):
2617 Alamanda Ct, Fort Lauderdale, FL 33301

3. TYPE OF AGREEMENT AND DESCRIPTION OF REQUEST:
Install 40' dock, with utilities to be shared between 341 Idlewyld & 333 Poinciana owners, will install and maintain per all codes. Permit for use pursuant to city code of ordinances, section 8-144 Private use of Public property abutting waterway.

4. SITE ADDRESS: 341 Idlewyld Dr. & 333 Poinciana Dr., Fort Lauderdale, FL 33301
ZONING: R-8

LEGAL DESCRIPTION: IDLEWYLD 1-19 B N 85 OF LOT 10 BLK 1 and IDLEWYLD 1-19 B LOT 27 & N1/2 26 BLK 12

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



2/21/2017

Applicant's Signature

Date

=====

The sum of \$ 300.00 was paid by the above-named applicant on the _____ of _____, 2017 Received by: _____

City of Fort Lauderdale

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

Marine Advisory Board Action

Formal Action taken on _____
Recommendation _____
Action _____

Commission Action

Formal Action taken on _____

Property Tax Record



Site Address:	341 IDLEWYLD DRNE, FORT LAUDERDALE	APN	6042 12 02 0060
Property Owner:	OLAS CAPITAL LLC	Millage	0612
 mailing Address:	340 SUNSET DR #1710 FORT LAUDERDALE FL 33301	Use	00
Abbreviated Legal Description:	IDLEWYLD 1-1B B N 85 OF LOT 10 BLK 1		

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).

Property Assessment Values
 Click here to see 2018 Exemptions and Taxable Values to be reflected on the Nov. 1, 2018 tax bill.

Year	Land	Building	Just / Market Value	Assessed / SON Value	Tax
2017	\$127,600		\$127,600	\$127,600	
2018	\$127,600	\$230,430	\$357,930	\$301,460	\$8,380.68
2019	\$252,300	\$394,030	\$647,220	\$510,790	\$11,344.06

2018 Exemptions and Taxable Values by taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$127,600	\$127,600	\$127,600	\$127,600
Portability	0	0	0	0
AssessmentSON	\$127,600	\$127,600	\$127,600	\$127,600
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
WMP/Act/Ch	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$127,600	\$127,600	\$127,600	\$127,600

Sales History				Land Calculations		
Date	Type	Price	Book/Page or SON	Price	Factor	Type
6/8/2018	WD ¹ -E	\$1,437,400	113882812	\$50.00	4,290	2F
12/17/1999	SWD	\$475,000	36126 / 1430			
12/1/1991	WD	\$475,000	18967 / 813			
5/1/1990	WD	\$450,000				
				Adj. Blkg. SF		

¹ Denotes Multi-Parcel Sale (See Deed)

Special Assessments

Fire	Garb	Light	Drain	Imp	Safe	Storm	Other	Misc
09								
L								
1								



Site Address:	345 IDLEWYLD DRIVE, FORT LAUDERDALE	APN	5042 12 02 0061
Property Owner:	OLAS CAPITAL LLC	Billage	0612
Mailing Address:	340 SUNSET DR #1710 FORT LAUDERDALE FL 33301	Use	00

Addressed Legal Description:	IDLEWYLD 1-18 B N 85 OF LOT 11 BLK 1
-------------------------------------	--------------------------------------

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(4)**.

Property Assessment Values					
Click here to see 2018 Exemptions and Taxable Values to be reflected on the Nov. 1, 2018 tax bill.					
Year	Land	Building	Joint / Marital Value	Assessed / SOH Value	Tax
2017	\$127,500		\$127,500	\$127,500	
2018	\$127,500	\$192,630	\$320,130	\$320,130	\$8,366.26
2019					

2017 Exemptions and Taxable Values by taxing Authority				
	County	School Board	Municipal	Independent
Joint Value	\$127,500	\$127,500	\$127,500	\$127,500
Portability	0	0	0	0
Assessed/SOH	\$127,500	\$127,500	\$127,500	\$127,500
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Value/Use	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$127,500	\$127,500	\$127,500	\$127,500

Sales History				Land Calculation		
Date	Type	Price	Book/Page or C/I	Price	Factor	Type
6/20/16	WD-E	\$1,437,400	113062812	\$30.00	4.250	2F

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Imp	Soft	Storm	Comm	Misc
09								
L								
1								



Site Address:	333 POINCIANA DRME, FORT LAUDERDALE	ID#	6042 12 02 0790
Property Owner:	WILSON, JAMES D	Millage	0612
Mailing Address:	333 POINCIANA DR FORT LAUDERDALE FL 33301	Use	01
Abbreviated Legal Description:	IDLEWYLD 1-18 B LOT 27 & N1/2 28 BLK 12		

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(4).

Property Assessment Values					
Click here to see 2018 Exemptions and Taxable Values to be reflected on the Nov. 1, 2018 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SCH Value	Tax
2017	\$357,500	\$2,860,210	\$3,217,710	\$3,217,710	
2018	\$357,500	\$2,860,210	\$3,217,710	\$3,217,710	\$81,682.06
2019	\$508,360		\$508,360	\$508,360	\$11,804.81

2018 Exemptions and Taxable Values by taxing Authority				
	County	Special District	Municipal	Independent
Just Value	\$3,217,710	\$3,217,710	\$3,217,710	\$3,217,710
Portability	0	0	0	0
Assessment	\$3,217,710	\$3,217,710	\$3,217,710	\$3,217,710
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
WVAFed/CI	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$3,217,710	\$3,217,710	\$3,217,710	\$3,217,710

Sales History			
Date	Type	Price	Book/Page or CID
2/10/2018	WD-Q	\$3,575,000	113888278
8/17/2012	WD-E	\$650,000	48182 / 1007
5/4/2012	PRD-T	\$100	48741 / 1984
8/25/2010	TD-Q	\$700,000	47348 / 1884
6/10/2001	QCD	\$100	21681 / 1712

Land Calculations		
Price	Factor	Type
\$90.00	11,250	8F
Adj. Bldg. S.F. (Card, Sketch)		8134
Units/Decks/Steps		14/6.6

Special Assessments								
Fire	Stab	Light	Drain	Imp	Safe	Street	Clean	Misc
09								
R								
1								

333 Poinciana - Property Tax Record

January 10, 2017

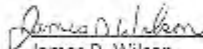
Jeff Modarelli
City Clerk
100 N. Andrews Avenue
City of Fort Lauderdale, FL 33301

Re: The Properties Located 341,345 Idlewyld Dr, and 333 Poinclana Dr. In the City of Fort Lauderdale, Florida (the "Properties")

Dear Mr. Modarelli,

Crush Law, P.A. is authorized to represent me, James D. Wilson, in obtaining a variance allowing shared dockage on the Properties in the City of Ft. Lauderdale.

Sincerely,


James D. Wilson

Olas Capital, LLC

December 22, 2016


Jeff Modarelli
City Clerk
100 N. Andrews Avenue
City of Fort Lauderdale, FL 33301

Re: **The Properties Located 341,345 Idlewyld Dr. and 333 Poinciana Dr. in the City of Fort Lauderdale, Florida (the "Properties")**

Dear Mr. Modarelli,

Crush Law, P.A. is authorized to represent Olas Capital, LLC, to obtain a variance allowing shared dockage on the Properties in the City of Ft. Lauderdale.

Sincerely,



David Hackett
Olas Capital, LLC

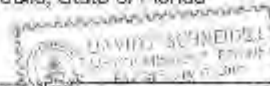
STATE OF FLORIDA
COUNTY OF BROWARD

Sworn to and subscribed before me this 30 day of December 2016, by David Hackett
who is:

Personally known to me _____
OR Produced Identification
Type of Identification Produced FL ID License

(SEAL)


Notary Public, State of Florida



Print, type or stamp name of notary

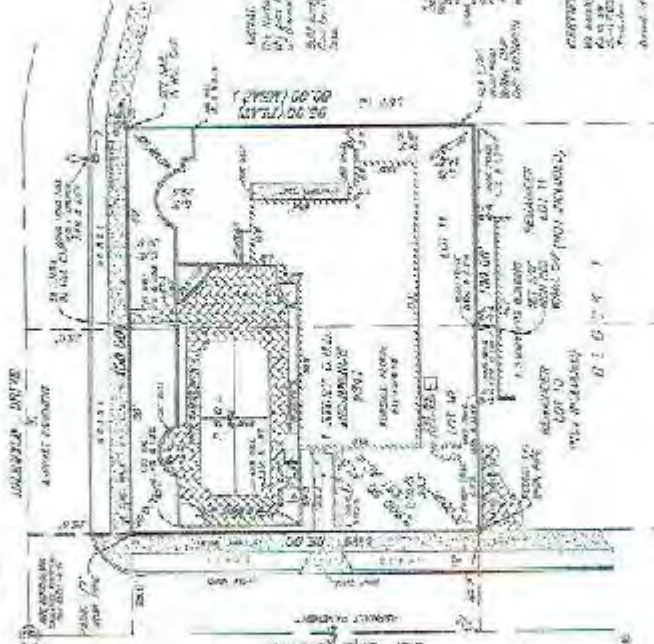
My Commission Expires: _____

Surveys



MACGILLIVRAY ENGINEERING COMPANY
 1001 W. 11th St. S.W.
 CALGARY, ALBERTA, CANADA
 PHONE 262-1111
 TELEX 250000
 FAX 262-1111

RECORD LAND SURVEY
NORTH 80' OF LOTS 10 & 11, BLOCK 1,
IDLEWYLD, ALBERTA,
PLAN BOOK 1, PAGE 19, E.C.M.



GENERAL NOTES:
 1. This survey was made in accordance with the provisions of the Survey Act, R.S.A. 1980, Chapter S-26, and the regulations thereunder.
 2. The survey was made by the use of a total station and a level.
 3. The survey was made on the 15th day of May, 1987.
 4. The survey was made by the use of a total station and a level.
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 9. The survey was made by the use of a total station and a level.
 10. The survey was made by the use of a total station and a level.

CONVEYANCE:
 The survey was made for the purpose of conveying the land shown on the plan to the persons named in the schedule of conveyance.
 The survey was made for the purpose of conveying the land shown on the plan to the persons named in the schedule of conveyance.
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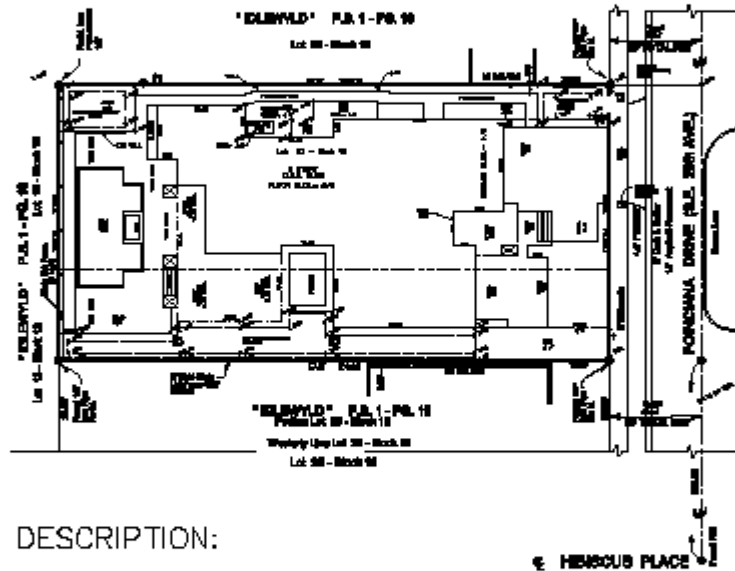
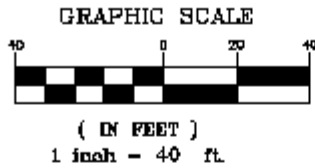
MACGILLIVRAY ENGINEERING COMPANY
 1001 W. 11th St. S.W.
 CALGARY, ALBERTA, CANADA
 PHONE 262-1111
 TELEX 250000
 FAX 262-1111

WEST PAPER LINES BEHOLD WITH AN ELECTRONIC SURVEYING SYSTEM

PLAN NO. 19-1-017

341 Idlewyld Drive

SKETCH OF DESCRIPTION



LEGAL DESCRIPTION:

THE NORTH ONE-HALF OF LOT 26 AND ALL OF LOT 27, BLOCK 12, IDLEWYLD ACCORDING TO THE PLAT RECORDED THEREOF IN PLAT BOOK 1, PAGE 19, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA



PAUL A. DAVIS, INC.
LB #0007219

Land Surveyors Land Development • Consultants Planners
2097 N.E. 30TH STREET # 50234 LIGHTHOUSE POINT, FL 33074
Phone: (954) 421-9101 & (954) 698-9101 Fax: (954) 421-9201

Subdivisions & Condominiums Land & Site Planning
Lot Surveys • Mortgage Surveys • Aerial Surveys • Topographic Surveys • Record Plats • Condominium Plats • Construction Layout

DATE	REVISIONS
	SCALE: 1" = 40'
	DRAWN BY: N.L.R.
	DATE: XX-XX-XX
	JOB NO: XX-XXXX
	F.B./PG. N/A
FILE	
SHEET NO. 2 OF 2	

333 Poinciana Drive

Aerial Photographs



341 Idlewyld & 333 Poinciana Dr.

Dock Photographs





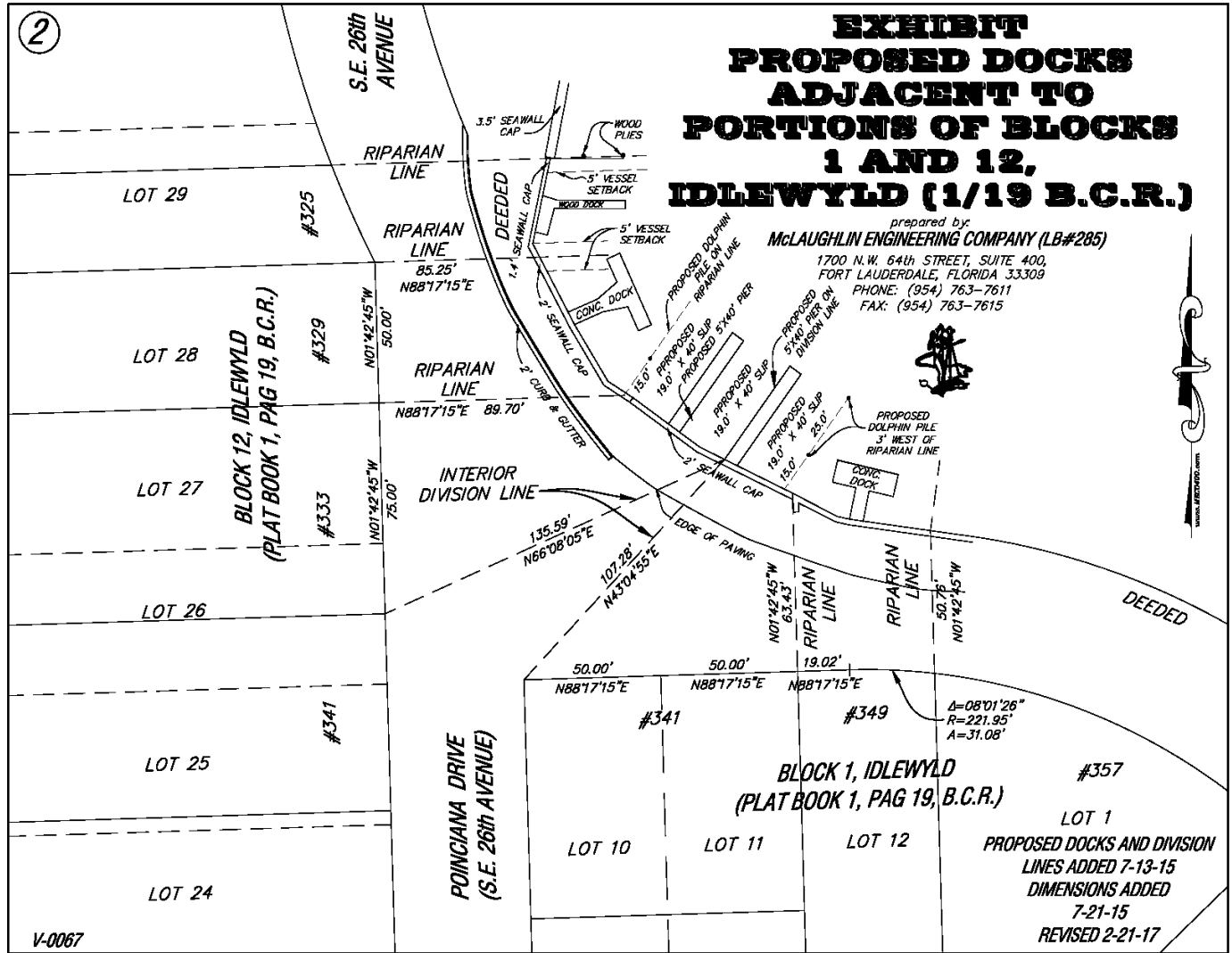


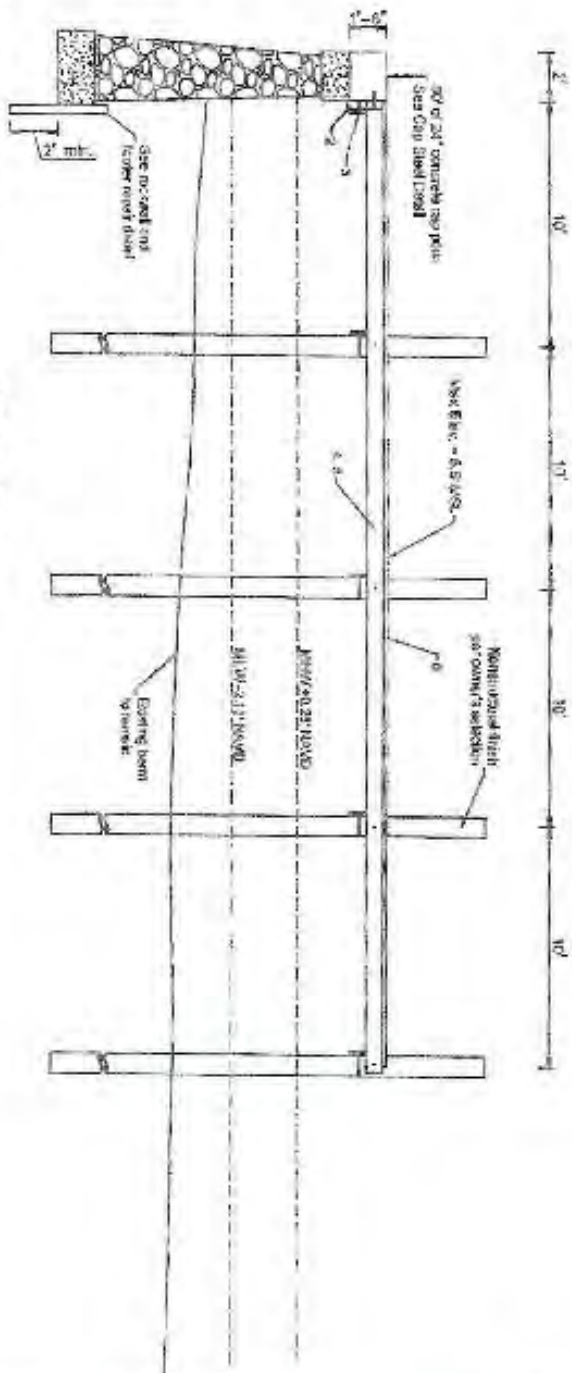
Dock Plan, Dock Sections

2

EXHIBIT PROPOSED DOCKS ADJACENT TO PORTIONS OF BLOCKS 1 AND 12, IDLEWYLD (1/19 B.C.R.)

prepared by
McLAUGHLIN ENGINEERING COMPANY (LB#285)
1700 N.W. 64th STREET, SUITE 400,
FORT LAUDERDALE, FLORIDA 33309
PHONE: (954) 763-7611
FAX: (954) 763-7615





ELEVATION DETAIL
SECTION 10'-12"

- Notes:**
1. Show 10' dia. wood pilings
 2. 4" x 4" hanger to cap with (1) 5/8" wedge anchor, min. 4" embedment
 3. 2" x 8" sub-stringers with 5/8" thru bolt or lag bolt @ piling
 4. (2) 2" x 8" stringers with 5/8" thru bolt or lag bolt @ piling
 5. 2" x 8" stringers @ 24" max spacing, w/ (2) lag nuts to your supplier per
 6. 2" x 8" tropical decking w/ (2) 1/8" x 3" deck screws per stringer
 7. 2" x 8" wood trim

	BOB MARINE CONSTRUCTION, INC. 3011 SW 14th STREET DEERFIELD BEACH, FL 33437 888-674-6663	FLORIDA DESIGN AND CONSTRUCTION SERVICES, INC. 220 POLYDRAKE DRIVE SUITE 100 FORT LAUDERDALE, FL
	01L-2	00-100000