

WATERWAYS ASSISTANCE PROGRAM  
**APPLICATION PACKAGE**  
Part 2. Attachment E



**Florida  
Inland  
Navigation  
District**

**FY 2024-2025**

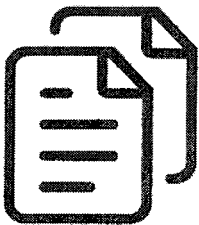
**WATERWAYS ASSISTANCE PROGRAM**  
**APPLICATION PACKAGE**  
**Part 2. Attachment E**

The following attachment E-1 through E-8, in addition to the requirements of items 10 through 13 of the application checklist, constitute your formal application.

**SUBMIT THE APPLICATION INFORMATION IN  
THE ORDER LISTED ON THE CHECKLIST.**

Applications must be received by the District by 4:30 p.m. on April 1, 2024.

**SUBMIT ENTIRE APPLICATION ONE OF TWO WAYS:**



Electronic submission  
via email to:  
CKelley@aicw.org

(pdf file size 15MB or less and permits  
should be sent in separate emails to  
reduce file size)

Application must be received by the deadline, no exceptions.

# **Attachment E - Applicant Tips Sheet**

**(Mistakes Common to the application process and how to avoid them)**

## **SCHEDULING**

The new application is available by January each year, and District funding is available AFTER October 1st of each year. Applicants should plan their schedule to avoid commonly missed deadlines: Application due – 1st of April; Property control/Technical sufficiency items – 15th of May, Permits – 16th of September. (Staff suggestion: Begin to secure property control and permits PRIOR to applying for funding.)

## **PROPERTY CONTROL VERIFICATION**

Please have your attorney complete and sign the form in the application verifying applicant property control. In the case of leases or management agreements, please forward a copy to the District well in advance of the deadline to verify consistency with our program rules. (Staff suggestion: Resolve this requirement outside the application "window".)

## **PROJECT COSTS ELIGIBILITY**

Please note the eligible project costs in Rule Section 66B-2.008, F.A.C. If you are not sure about an item's eligibility, ask! Note: Any ineligible cost, including in-house project management and administration, is also not eligible for an applicant's match. Make sure you have delineated your required minimum cost-share on the project cost estimate. (Staff suggestion: If you have questions about the eligibility of an item, work up a mock cost-sheet and send it to our office well before the deadline.)

## **COST-SHARE**

Although the applicant must provide a minimum of 50% of the total project costs (25% for eligible public navigation dredging), there is no specific requirement to split each item. (Staff suggestion: You may want to organize project element in a certain manner for easier accounting.)

## **PRE-AGREEMENT EXPENSES**

Rule 66B-2.005(3), F.A.C. requires any activity in the submitted project cost estimate occurring PRIOR to October 1st to be considered as pre-agreement expenses. The Board's past philosophy has been to fund only those projects that require District funding assistance to be completed. It is best to avoid pre-agreement expenses if possible. Note, that pre-agreement expenses must be limited to 50% or less of the total project costs, and they are eligible for only ½ of the original District funding. (Example: A project with a total cost of \$200,000 is Board-approved for one-half construction PRIOR to October 1st. In this case, District funding will be limited as follows: Only 50% of the \$100,000 project cost prior to October 1st is eligible as project expenses (i.e. \$50,000). Then only ½ of the eligible project expenses (\$50,000) are eligible for District funding assistance (i.e. \$25,000).

## **SUBMITTED MATERIALS & JUNE PRESENTATION**

The Board must review and evaluate every application and each year we receive about 90 applications for consideration. The final product for the Commissioner's review is two 8-1/2" x 11" spiral-bound notebooks containing the essential information for the application. NOTE: make sure your final submitted material is the same material you will be presenting to the Board at our June meeting. This will avoid confusion and strengthen your presentation. (Staff suggestion: Limit the submitted materials to the requested information, in the required format and make sure it is consistent with your June presentation. Do not submit additional material at the June presentation!)

## **ELECTRONIC SUBMISSIONS**

Grant applications are ONLY being accepted by email. Grant applications may be submitted via email as a pdf attachment (15 mb maximum size and permits attached separately). Make sure to label your pdf attachment with the applicant and project title. You will receive a confirmation email letting you know your application has been received. Email your completed application to: CKelley@aicw.org

**Applications must be received by the District by 4:30 p.m. on April 1, 2024.**


ATTACHMENT E-1  
**APPLICATION CHECKLIST**  
 WATERWAY ASSISTANCE PROGRAM FY 2024

<b>Project Title:</b>	Riverland Woods Boat Ramp Renovation PH I
<b>Applicant:</b>	City of Fort Lauderdale

**This checklist and the other items listed below in items 1 through 13 constitute your application. The required information shall be submitted in the order listed.**

**An electronic copy shall be emailed (15mb maximum file size) to CKelley@aicw.org. Application must be received by the deadline, no exceptions.**

**All information will be printed on 8 1/2"x11" paper to be included in agenda books bound by staff.**

	<u>YES</u>	<u>NO</u>
1. District Commissioner Review (prior to March 4rd) (NOTE: <b>For District Commissioner initials ONLY!</b> ) (District Commissioner must initial the yes line on this checklist for the application to be deemed complete)		_____
2. Application Checklist – E-1 (Form No. 90-26, 2 pages) (Form must be signed and dated)	<input checked="" type="radio"/>	<input type="radio"/>
3. Applicant Info/Project Summary – E-2 (Form No. 90-22, 1 page)(Form must be completed and signed)	<input checked="" type="radio"/>	<input type="radio"/>
4. Project Information – E-3 (Form No. 90-22a, 1 page)	<input checked="" type="radio"/>	<input type="radio"/>
5. Application and Evaluation Worksheet – E-4(+) (Form No.91-25) (One proper sub-attachment included, 7 pages) Must answer questions 1-10. <b>No signatures required</b>	<input checked="" type="radio"/>	<input type="radio"/>
6. Project Cost Estimate – E-5 (Form No. 90-25, 1 page) <b>(Must be on District form)</b>	<input checked="" type="radio"/>	<input type="radio"/>
7. Project Timeline – E-6 (Form No. 96-10, 1 page)	<input checked="" type="radio"/>	<input type="radio"/>
8. Official Resolution Form – E-7 (Form No. 90-21, 2 pages) <b>(Resolution must be in District format and include items 1-6)</b>	<input checked="" type="radio"/>	<input type="radio"/>

**ATTACHMENT E-1 (Continued)**

**APPLICATION CHECKLIST**

WATERWAY ASSISTANCE PROGRAM FY 2024

	<u>YES</u>	<u>NO</u>
9. Attorney's Certification (Land Ownership) – E-8 <b>(Must be on or follow format of Form No. 94-26, Legal descriptions NOT accepted in lieu of form)</b>	<input checked="" type="radio"/>	<input checked="" type="radio"/>
10. County/City Location Map	<input checked="" type="radio"/>	<input type="radio"/>
11. Project Boundary Map	<input checked="" type="radio"/>	<input type="radio"/>
12. Clear & Detailed Site Development Plan Map	<input type="radio"/>	<input type="radio"/>
13. Copies of all Required Permits: ACOE, DEP, WMD (Required of development projects only)	<input type="radio"/>	<input type="radio"/>

The undersigned, as applicant, acknowledges that Items 1 through 12 above constitutes a complete application and that this information is due in the District office no later than 4:30 PM, April 1, 2024. By May 15, 2024 my application must be deemed complete (except for permits) or it will be removed from any further consideration by the District. I also acknowledge that the information in Item 13 is due to the District no later than September 16, 2024. If the information in Item 13 is not submitted to the District office by September 16, 2024, I am aware that my application will be removed from any further funding consideration by the District.

LIAISON: Jonathan Luscomb TITLE: Marine Facilities Supervisor

Jonathan B. Luscomb [Signature] 3/26/24  
**\*\* SIGNATURE - PROJECT LIAISON \*\*** DATE


FIND OFFICE USE ONLY	
Date Received:	_____
Local FIND Commissioner Review:	_____
All Required Supporting Documents:	_____
Applicant Eligibility:	_____
Project Eligibility:	_____ Available Score: _____
Compliance with Rule 66B-2 F.A.C.:	_____
Eligibility of Project Cost:	_____

Form No. 90-26 - New 9/2/92, Revised 07-30-02.

**ATTACHMENT E-2**  
**APPLICANT INFORMATION & PROJECT SUMMARY**  
 WATERWAY ASSISTANCE PROGRAM FY 2024

<b>APPLICANT INFORMATION</b>			
Applicant: City of Fort Lauderdale			
Department:			
Project Title: Riverland Woods Boat Ramp Renovation PH I			
Project Director: Greg Chavarria		Title:	City Manager
Project Liaison: <small>(if different from Director)</small>	Jonathan Luscomb	Title:	Marine Facilities Supervisor
Mailing Address:	450 SW 7th Ave.		
City: Fort Lauderdale, Florida	Zip Code:	33312	
Email Address: jluscomb@fortlauderdale.gov	Phone #:	954-828-5343	
Project Address:	3950 Riverland Road, Ft. Lauderdale, FL 33312		

\*\*\* I hereby certify that the information provided in this application is true and accurate. \*\*\*

SIGNATURE:       DATE: 3/21/24

<p><b>PROJECT NARRATIVE</b> (Please summarize the project in space provided below in 2 paragraphs or less.)</p> <p>The Riverland Woods Boat Ramp is a single bay launch ramp. Originally designed and intended as a local neighborhood ramp, the ramps usage has drastically increased due to the increase in county wide boat usage, area population and boat population. On weekends and holidays the ramp is busy and very congested during peak launch and load times. The renovation will consist of widening the existing ramp and adding floating staging docks. to alleviate congestion and reduce launch and retrieval times. This application is for Phase I Design and permitting funding assistance.</p>
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## ATTACHMENT E-3 PROJECT INFORMATION

WATERWAY ASSISTANCE PROGRAM FY 2024

<b>Applicant:</b> City of Fort Lauderdale	<b>Project Title:</b> Riverland Woods Boat Ramp Renovation PH I	
<b>Total Project Cost:</b> \$ 150,000	<b>FIND Funding Requested:</b> \$ 75,000	<b>% of Total Cost:</b> 50
<b>Amount of Applicant's Matching Funds:</b>	75,000	
<b>Source of Applicant's Matching Funds:</b>	Fort Lauderdale General Fund - Grant Match Account	

1. **Ownership of Project Site (check one):** Own:  Leased:  Other:

2. **If leased or other, please describe lease or terms and conditions:**

N/A

3. **Has the District previously provided assistance funding to this project or site?** Yes  No:

4. **If yes, please list:**

N/A

5. **What is the current level of public access in terms of the number of boat ramps, boat slips and trailer parking spaces, linear feet of boardwalk (etc.)? (as applicable):**

Currently there is one boat ramp, 2 fixed staging docks and nine trailer parking places.

6. **How many additional ramps, slips, parking spaces or other access features will be added by this project?**

It is intended to widen the existing ramp (double bay) in order to reduce wait times to haul and launch and we intend to increase the ramp's staging areas by adding longer and floating docks.

7. **Are fees charged for the use of this project?** No  Yes  \*\*

\*\*If yes, please attach additional documentation of fees and how they compare with fees from similar public & private facilities in the area.

Please list all Environmental Resource Permits required for this project:

AGENCY	Yes / No / N/A	Date Applied For	Date Received
WMD	No		
DEP	No		
ACOE	No		

**ATTACHMENT E-4**  
**EVALUATION WORKSHEET**  
 WATERWAY ASSISTANCE PROGRAM FY 2024

**DIRECTIONS:**

All applicants will complete questions 1 through 6, and then based on the type of project, complete one and only one subsection (E-4A, B, C, D or E) for questions 7-10.

**\*\*\*Please keep your answers brief and do not change the pagination of Attachment E-4\*\*\***

All other sub-attachments that are not applicable to an applicant's project should not be included in the submitted application.

<b>Project Title:</b>	Riverland Woods Boat Ramp Renovation PH I
<b>Applicant:</b>	City of Fort Lauderdale

**1) PRIORITY LIST:**

- a) Denote the priority list category of this project from Attachment C in the application. (The application may only be of one type based upon the predominant cost of the project elements.)

6. Acquisition, dredging, shoreline stabilization and development of public boat ramps and launching facilities.

- b) Explain how the project fits this priority category.

This project is to renovate and improve the utility of a existing boat launch ramp. The project will consist of widening the existing ramp and increase the ramp's staging area by adding floating staging docks. Widening the ramp will allow for two (2) boats to launch/retrieve simultaneously. The added area of staging docks will increase efficiency and waterway congestion created by boats milling around waiting to retrieve.

*(For reviewer only)*

Max. Available Score for application \_\_\_\_\_

Question 1, Range of Score (1 to \_\_\_\_\_ points)



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**2) WATERWAY RELATIONSHIP:**

- a) Explain how the project relates to the ICW and the mission of the Navigation District.**

Riverland Woods Boat Ramp is located on the South Fork of the New River which flows into the Atlantic Intracoastal Waterway (ICW). The project will increase/improve public access to the ICW.

- b) What public access or navigational benefit to the ICW or adjoining waterway will result from this project?**

The project will increase/improve public access to the ICW from the South Fork of the New River and to the Atlantic Ocean.

*(For reviewer only)*  
*(1-6 points)*

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**3) PUBLIC USAGE & BENEFITS:**

- a) Describe how the project increases/improves boater/public access. Estimate the amount of total public use.**

With a widened ramp and increased staging docks, two boats can launch and retrieve simultaneously which improves efficiency, speed and reduces water congestion of boats waiting to use the ramp.

- b) Discuss the regional and local public benefits provided by the project. Can residents from other counties of the District reasonably access and use the project? Explain.**

The ramps are available for general public use on a first-come-first-served basis this includes visitors from other counties and cities.

- c) Has the local Sponsor implemented or plans to implement any boating access, speed zone, commercial access or other restrictive use of this site?**

No it has not. The abutting waterway is already speed restricted by the Florida Fish and Wildlife Commission as "slow speed all year" (68C-22). If necessary the Sponsor could follow FS 327.46 (1)(b) and reduce the speed to idle speed if there are safety issues identified in the future. The ramp has been there for years and no safety issues have been reported.

*(For reviewer only)*  
*(1-8 points)*

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**4) TIMELINESS:**

- a) Describe current status of the project and present a reasonable and effective timeline for the completion of the project consistent with Attachment E-6.**

No Design and permitting work has be completed. If funding awarded in October 2024, Consultant bid package could be issued in June of 2025 and project completion by September 2026. Please see attachment E-6.

- b) Briefly explain any unique aspects of this project that could influence the timeline.**

There are no unique aspects anticipated which would influence the project time line.

*(For reviewer only)*  
*(1-3 points)*

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**5) COSTS & EFFICIENCY:**

- a) List funding sources and the status and amount of the corresponding funding that will be utilized to complete this project including any cash match or matching grant funds.**

The City of Fort Lauderdale budgets for grant match funding every year. If awarded, the City will allocate appropriate funds for this project from that grant match fund.

- b) Identify and describe any project costs that may be increased because of the materials utilized or specific site conditions.**

This project is Phase I Design and permitting and no material costs are anticipated.

- c) Are there any fees associated with the use of this facility? If so, please list or attach fee sheet.**

No fees are charged to park a trailer or to launch at this facility.

- d) If there are any fees, please explain where these fees go and what they are used for. In addition, please provide a listing of the fees charged by similar facilities, public and private, in the project area.**

N/A

*(For reviewer only)*  
*(1-6 points)*

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**6) PROJECT VIABILITY:**

**a) Why is the project necessary and what need will it fill? Why are existing facilities insufficient to meet demand?**

The project expands access to the District's waterways for local and visiting boaters while relieving heavy congestion at other area ramps. As the population in Broward County grows, so do boat owners and users of the waterways. According to the Marine Industries Association of South Florida, there are 7 boats for each slip in the Tri-County area. New boat sales have also have been very strong. Together, this means more boats need launch ramps in order to get to the waterways of the City and the ICW. Existing Facilities are overflowing due to the aforementioned statistics and are limited in their respective capacities due to land size. More ramps mean more access. Wider ramps and more staging docks ease congestion and increase efficiency.

**b) Clearly demonstrate how the project will continue to be maintained and funded after funding is completed.**

Regularly scheduled maintenance is and will be performed under an annual maintenance budget line item of the Parks and Recreation Department - Riverland Woods Park. Repairs are now made in a timely manner as needed and the ramps are pressure washed bi-monthly.

**c) Is this project referenced or incorporated in an existing maritime management, public assess or comp plan?**

Yes- increasing park access by water is an initiative in the City's "Press Play Fort Lauderdale" Strategic Plan 2035.

*(For reviewer only)*  
*(1-7 points)*

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**SUB-TOTAL \_\_\_\_\_**

FIND FORM NO. 91-25  
Rule 66B-2.005 (Effective Date: 3-21-01, Revised 4-24-06, 1-27-14)

**ATTACHMENT E-4A**  
**EVALUATION WORKSHEET**  
**DEVELOPMENT & CONSTRUCTION PROJECTS**

WATERWAY ASSISTANCE PROGRAM FY 2024

THIS ATTACHMENT IS TO BE COMPLETED IF YOUR PROJECT IS A DEVELOPMENT OR CONSTRUCTION PROJECT BUT IS NOT AN INLET MANAGEMENT OR BEACH RENOURISHMENT PROJECT.

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**7) PERMITTING:**

- a) Have all required environmental permits been applied for? (USACE, DEP and WMD)  
If permits are NOT required, explain why not.

Permits are in place for the existing ramp. Permits are not in place for new and expanded staging docks or the expansion of the ramp.

- b) If the project is a Phase I project, please provide a general cost estimate for the future Phase II work.

It is estimated that the project construction costs will be approximately \$600,000

- c) Detail any significant impediments that may have been identified that would potentially delay the timely issuance of the required permits.

No impediments are anticipated.

*(For reviewer only)*  
*(1-4 points)*

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**8) PROJECT DESIGN:**

- a) Has the design work been completed?  
If this is a Phase I project, has a preliminary design been developed?**

We have renderings of the completed project, but no construction drawings yet.

- b) Are there unique beneficial aspects to the proposed design that enhance public usage or access, minimize environmental impacts, improve water quality or reduce costs?**

The addition of more staging docks and the widening of the existing dock will enhance public usage.

*(For reviewer only)  
(1-2 points)*

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**9) CONSTRUCTION TECHNIQUES:**

- a) Briefly explain the construction techniques and materials to be utilized for this project. Identify any unique construction materials that may significantly alter the project costs. If a Phase 1, elaborate on potential techniques.**

The Construction techniques utilized are common for this type of project. We expect a poured ramp which sits on sheet piling with a tire stop. The floating Docks will be either concrete cubes or concrete with aluminum decking. A "ground out" dock/ramp system will be explored. The ground out dock system rather than a gangway provides for more control of the boat while launching and retrieving. Costs may be slightly higher, but the system improves the ramps access.

- b) What is the design life of the proposed materials compared to other available materials?**

We expect a useful life of the ramp and concrete docks to be 25 years rather than other systems of polyethylene cubes and aluminum framing docks which have proven to have higher maintenance costs and shorter design life.

*(For reviewer only)  
(1-3 points)*

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**10) ENVIRONMENTAL COMPONENTS:**

- a) How has the facility where the project is located demonstrated commitment to environmental compliance, sustainability, and stewardship?**

The existing ramp has been there a long time. The city maintains the ramp and the park very well by controlling vegetative run off and trash receptacles. In another phase of this project, a free self serve pump out system and potty- dump will be added further upland to avoid congestion at the ramp and to encourage users not to discharge in the waterways.

- b) What considerations, if any, have been made for sea level rise impacts in the design and life span of this project?**

Elevation at this project is already quite high and the facility is inshore approximately 6 miles as the crow flies. That said the addition of floating docks potentially will offset seasonal king tides of flooding events.

*(For reviewer only)  
(1-3 points)*

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**RATING POINT TOTAL** \_\_\_\_\_

**Note:**

The total maximum score possible is dependent upon the project priority category but cannot exceed 50 points unless the project qualifies as an emergency-related project. The minimum score possible is 10 points. A score of 35 points or more is required to be considered for funding.

Form No. 91-25A  
Rule 66B-2.005 (Effective Date: 3-21-01, revised 4-24-06, 1-27-14)

**ATTACHMENT E-5  
PROJECT COST ESTIMATE**

WATERWAY ASSISTANCE PROGRAM FY 2024

(See Rule Section 66B-2.005 & 2.008 for eligibility and funding ratios)

<b>Project Title:</b>	Riverland Woods Boat Ramp Renovation PH I
<b>Applicant:</b>	City of Fort Lauderdale

<b>Project Elements</b> <i>(Please list the MAJOR project elements and provide general costs for each one. For Phase I Projects, please list the major elements and products expected)</i>	<b>Total Estimated Cost</b>	<b>Applicant's Cost</b> <i>(To the nearest \$50)</i>	<b>FIND Cost</b> <i>(To the nearest \$50)</i>
Phase I Design and Permitting Riverland Woods Boat Ramp	150000	75000	75000

<b>**TOTALS =</b>	<b>\$150000</b>	<b>\$75000</b>	<b>\$75000</b>
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**ATTACHMENT E-6  
PROJECT TIMELINE**

WATERWAY ASSISTANCE PROGRAM FY 2024

<b>Project Title:</b>	Riverland Woods Boat Ramp Renovation PH I
<b>Applicant:</b>	City of Fort Lauderdale

The applicant is to present a detailed timeline on the accomplishment of the components of the proposed project including, as applicable, completion dates for: permitting, design, bidding, applicant approvals, initiation of construction and completion of construction.

**NOTE: All funded activities must begin AFTER October 1<sup>st</sup>**  
(or be consistent with Rule 66B-2.005(3) - Pre-agreement expenses)

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Date	Component
October 2024	Grant Award
January 2025	Grant Execution
March 2025	Prepare Bid Packet
May 2025	Publish/Issue Bid Packet
August 2025	Award and Contract Consultant
August 2026	Project Completion



**ATTACHMENT E-7**  
**RESOLUTION FOR ASSISTANCE 2024**  
UNDER THE FLORIDA INLAND NAVIGATION DISTRICT  
WATERWAYS ASSISTANCE PROGRAM

WHEREAS, THE City of Fort Lauderdale is interested in carrying out the  
*(Name of Agency)*  
following described project for the enjoyment of the citizenry of \_\_\_\_\_  
and the State of Florida:

Project Title Riverland Woods Boat Ramp Renovation PH I

Total Estimated Cost \$ 150000

**Brief Description of Project:**

The design and permitting work will consist of permitting a design to widen the existing ramp and to reconfigure the ramp's staging docks in order to reduce congestion and provide better efficiency in launching and retrieving boats.

AND, Florida Inland Navigation District financial assistance is required for the program mentioned above,

NOW THEREFORE, be it resolved by the City of Fort Lauderdale  
*(Name of Agency)*

that the project described above be authorized,

AND, be it further resolved that said City of Fort Lauderdale  
*(Name of*

*Agency)* make application to the Florida Inland Navigation District in the 50 % of the  
amount of actual cost of the project in behalf of said City of Fort Lauderdale  
*(Name of Agency)*

AND, be it further resolved by the City of Fort Lauderdale  
*(Name of Agency)*

that it certifies to the following:

1. That it will accept the terms and conditions set forth in FIND Rule 66B-2 F.A.C. and which will be a part of the Project Agreement for any assistance awarded under the attached proposal.
2. That it is in complete accord with the attached proposal and that it will carry out the Program in the manner described in the proposal and any plans and specifications attached thereto unless prior approval for any change has been received from the District.

(1)

3. That it has the ability and intention to finance its share of the cost of the project and that the project will be operated and maintained at the expense of said \_\_\_\_\_

City of Fort Lauderdale for public use.  
(Name of Agency)

4. That it will not discriminate against any person on the basis of race, color or national origin in the use of any property or facility acquired or developed pursuant to this proposal, and shall comply with the terms and intent of the Title VI of the Civil Rights Act of 1964, P. L. 88-352 (1964) and design and construct all facilities to comply fully with statutes relating to accessibility by persons with disabilities as well as other federal, state and local laws, rules and requirements.

5. That it will maintain adequate financial records on the proposed project to substantiate claims for reimbursement.

6. That it will make available to FIND if requested, a post-audit of expenses incurred on the project prior to, or in conjunction with, request for the final 10% of the funding agreed to by FIND.

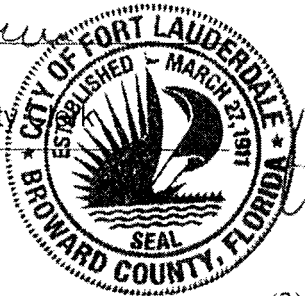
This is to certify that the foregoing is a true and correct copy of a resolution duly and legally adopted by the Fort Lauderdale City Commission at a legal meeting  
(agency governing board)  
held on this 19th day of March 2024.

[Signature]  
Attest

David R. Soloman, City  
Title

[Signature]  
Signature

Greg Chavarria, City Manager  
Title



(2)

for

# TITLE SEARCH REPORT

**Fund File Number:** 1499183

**The information contained in this title search is being furnished by Attorneys' Title Fund Services, LLC. If this report is to be used by a title insurance agent for evaluation and determination of insurability by the agent prior to the issuance of title insurance, then the agent shall have liability for such work.**

**Provided For:** City of Ft. Lauderdale Attorney

**Agent's File Reference:** Riverland Woods

**After an examination of this search the Agent must:**

- A. Evaluate all instruments, plats and documents contained in the report.**
- B. Include in the Commitment under Schedule B, any additional requirements and/or exceptions you find necessary from your analysis of the surveys, prior title evidence or other relevant information from the transaction.**
- C. Verify the status of corporations and limited partnerships and other business entities with the appropriate governmental agency or other authority.**
- D. Determine whether the property has legal access.**
- E. Determine if any unpaid municipal taxes or assessments exist, which are not recorded in the Official Records Books of the county.**
- F. Determine whether any portion of the property is submerged or artificially filled, if the property borders a body of water, and if riparian or littoral rights exist.**
- G. The information provided herein does not include a search of federal liens and judgment liens filed with the Florida Department of State pursuant to Sec. 713.901, et seq., F.S., and Sec. 55.201, et seq., F.S., respectively, which designate the Florida Department of State as the place for filing federal liens and judgment liens against personal property. For insuring purposes:
  - (a) Pursuant to Sec. 713.901, et seq., F.S., personal property includes, but is not limited to, mortgages, leaseholds, mortgages on leaseholds, interests in cooperative associations, vendees' interests, and options when those interests are held by a partnership, corporation, trust or decedent's estate; and**
  - (b) Pursuant to Sec. 55.201, et seq., F.S., personal property includes, but is not limited to, leaseholds, interests in cooperative associations, vendees' interests, and options regardless of the type of entity holding such interests, including individuals. (Note: Mortgages have been specifically excluded from the personal property interests in which a judgment lien may be acquired under the provisions of Sec. 55.201, et seq., F.S.)****

**Prepared Date:** March 5, 2024

**Attorneys' Title Fund Services, LLC**

**Prepared by:** Michael Collins, Commercial Examiner

**Phone Number:** (800) 929-5791 x6261

**Email Address:** mcollins@thefund.com

# TITLE SEARCH REPORT

**Fund File Number:** 1499183

**Effective Date of approved base title information:** May 3, 1990

**Effective Date of Search:** February 29, 2024 at 11:00 PM

**Apparent Title Vested in:**

City of Fort Lauderdale, a Florida municipal corporation

**Description of real property to be insured/foreclosed situated in Broward County, Florida.**

Parcel "A", 595/441 PLAT, according to the plat thereof as recorded in Plat Book 143, Page 42, Public Records of Broward County, Florida.

**Muniments of Title, including bankruptcy, foreclosure, quiet title, probate, guardianship and incompetency proceedings, if any, recorded in the Official Records Books of the county:**

1. Warranty Deed from Walter E. Cox, Louise S. Thomas, Clive Shrader, Lee Ritter, Marcia M. Simon, Individually and as Personal Representative of the Estate of Seymour J. Simon, and Patricia Ritter, Rose Perrin, Helen Granoff, Individually and as Personal Representative of the Estate of Ben Granoff, F.L. Alsobrook, Fred Faulkner and Edward Granoff to Bennett L. David, III, as Trustee, recorded November 17, 1987 in O.R. Book 14960, Page 671, Public Records of Broward County, Florida.
2. Quit Claim Deed from Walter E. Cox, Louise S. Thomas, Clive Shrader, Lee Ritter, Marcia M. Simon, Individually and as Personal Representative of the Estate of Seymour J. Simon, and Patricia Ritter, Rose Perrin, Helen Granoff, Individually and as Personal Representative of the Estate of Ben Granoff, F.L. Alsobrook, Fred Faulkner and Edward Granoff to Bennett L. David, III, as Trustee, recorded November 17, 1987 in O.R. Book 14960, Page 676, Public Records of Broward County
3. Quit Claim Deed from Bennett L. David, III, individually and as Trustee to 441/595 Inc., a Florida corporation, recorded June 23, 1992 in O.R. Book 19613, Page 281, Public Records of Broward County, Florida.
4. Warranty Deed from 441/595 Inc., a Florida corporation to Broward County, Florida, recorded September 15, 1999 in O.R. Book 29845, Page 837, Public Records of Broward County, Florida.
5. Quit Claim Deed from Broward County, Florida to City of Fort Lauderdale, a Florida municipal corporation, recorded October 20, 2008 in O.R. Book 45758, Page 686, Public Records of Broward County, Florida.

**Mortgages, Assignments and Modifications:**

1. Nothing Found

**Other Property Liens:**

# TITLE SEARCH REPORT

**Fund File Number:** 1499183

1. FOR INFORMATIONAL PURPOSES ONLY: 2023 taxes are EXEMPT for Parcel/Account ID# 504219-23-0010.

## **Restrictions/Easements:**

1. All matters contained on the Plat of 595/441 PLAT, as recorded in Plat Book 143, Page 42, Public Records of Broward County, Florida.
2. Road Impact Agreement between Broward County and Bennett L. David, III recorded in O.R. Book 19678, Page 315, Public Records of Broward County, Florida.
3. Resolution No. 2002-368 recorded in O.R. Book 33112, Page 608, Public Records of Broward County, Florida.
4. Resolution No. 2002-369 recorded in O.R. Book 33112, Page 581, Public Records of Broward County, Florida.
5. Agreement between Broward County and City of Fort Lauderdale recorded in O.R. Book 41429, Page 431, Public Records of Broward County, Florida.
6. Notice of Limitation of Use/Site Dedication recorded in O.R. Book 41101, Page 1249, Public Records of Broward County, Florida.
7. Covenants, conditions, and restrictions recorded October 20, 2008, in O.R. Book 45758, Page 682, Public Records of Broward County, Florida.
8. Note: The subject property appears to border on a body of water.
9. Rights of the lessees under unrecorded leases.

## **Other Encumbrances:**

1. Nothing Found

## **REAL PROPERTY TAX INFORMATION ATTACHED**

## **Proposed Insured:**

N/A

## **STANDARD EXCEPTIONS**

***Unless satisfactory evidence is presented to the agent eliminating the need for standard exceptions, the following should be made a part of any commitment or policy.***

# TITLE SEARCH REPORT

*Fund File Number: 1499183*

1. *General or special taxes and assessments required to be paid in the year 2024 and subsequent years.*
2. *Rights or claims of parties in possession not shown by the public records.*
3. *Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.*
4. *Easements or claims of easements not shown by the public records.*
5. *Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.*
6. *Any owner policy issued pursuant hereto will contain under Schedule B the following exception: Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the lands insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands.*
7. *Federal liens and judgment liens, if any, filed with the Florida Department of State pursuant to Sec. 713.901, et seq., F.S., and Sec. 55.201, et seq., F.S., respectively, which designate the Florida Department of State as the place for filing federal liens and judgment liens against personal property. For insuring purposes:*
  - (a) *Pursuant to Sec. 713.901, et seq., F.S., personal property includes, but is not limited to, mortgages, leaseholds, mortgages on leaseholds, interests in cooperative associations, vendees' interests, and options when those interests are held by a partnership, corporation, trust or decedent's estate; and*
  - (b) *Pursuant to Sec. 55.201, et seq., F.S., personal property includes, but is not limited to, leaseholds, interests in cooperative associations, vendees' interests, and options regardless of the type of entity holding such interests, including individuals. (Note: Mortgages have been specifically excluded from the personal property interests in which a judgment lien may be acquired under the provisions of Sec. 55.201, et seq., F.S.)*
8. *Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems or gas systems serving the land described herein; and any lien for waste fees in favor of any county or municipality.*

*The report does not cover bankruptcies or other matters filed in the Federal District Courts of Florida.*

*In foreclosure proceedings, title should be examined between the effective date of this report and the recording of the lis pendens to assure that all necessary and proper parties are joined. Consideration should be given to joining as defendants any persons in possession, other than the record owner, and any parties, other than those named herein, known to the plaintiff or the plaintiff's attorney and having or claiming an interest in the property.*

## TITLE SEARCH REPORT

*Fund File Number:* 1499183

*Prior to issuance of any policy of title insurance underwritten by Old Republic National Title Insurance Company, the agent must obtain and evaluate a title search for the period between the effective date of this Title Search Report and the recording date(s) of the instrument(s) on which the policy is based.*

*If this product is not used for the purpose of issuing a policy, then the maximum liability for incorrect information is \$1,000.*

*Note: The Agent is responsible for obtaining underwriting approval on any commitment prepared from this product in the amount of \$1,000,000.00 or more.*