

ITEM VIII

MEMORANDUM MF NO. 25-08

DATE: April 14, 2025

TO: Marine Advisory Board Members

FROM: Andrew Cuba, Marine Facilities & Parks Manager

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

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

APPLICATION AND BACKGROUND INFORMATION

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

PROPERTY LOCATION AND ZONING

The property is located within the Beverly Heights RC-15 Residential Single Family / Medium Density Zoning District. The dock area is directly adjacent to the Himmarshee Canal with direct access to the New River.

ENGINEERING REVIEW REQUIREMENT

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

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

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

Marine Advisory Board

May 1, 2025

Page 2

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

AC

Attachment

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



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

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

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

**Type of Agreement:
New Dock Permit**



TABLE OF CONTENTS

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

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

Any agreement with the City of Fort Lauderdale and other parties, such as, but not limited to, licenses, permits and approvals involving municipal docking facilities or private uses in the waterways as regulated by Section 8 of the City Code of Ordinances or Section 4 7-19. 3 of the City's Urban Land Development Regulations, shall be preceded by the execution and filing of the following application form available at the Office of the Supervisor of Marine Facilities. The completed application must be presented with the applicable processing fee paid before the agreement is prepared or the application processed for formal consideration (see City of Fort Lauderdale Code Section 2-157). If legal publication is necessary, the applicant agrees to pay the cost of such publication in addition to the application fee.

**APPLICATION FORM
(Must be in Typewritten Form Only)**

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

NAME: **915 Beverly, LLC, by Cabot Edewaard, Manager**

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

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

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

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

LEGAL DESCRIPTION AND FOLIO NUMBER:

**RESUB E1/2 BLK 16 & W1/2 BLK 17 BEVERLY HEIGHTS 3-36 B LOT 10 BLK 16 & E 10 OF LOT 11BLK 16, BEVERLY HEIGHTS 1-30 B
Folio No. 5042110780080**

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

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

=====

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

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

Marine Advisory Board Action
Formal Action taken on _____

Commission Action
Formal Action taken on _____

Recommendation _____
Action _____



SUMMARY DESCRIPTION
915 SE 2nd St

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

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

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

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made as of the 9th day of **March, 2023** between **909 Beverly, LLC, a Florida limited liability company**, whose post office address is **730 NW 9th Street, Fort Lauderdale, FL 33311**, grantor, and **915 Beverly, LLC, a Florida limited liability company**, whose post office address is **730 NW 9th Street, Fort Lauderdale, FL 33311**, grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in **Broward County, Florida** to-wit:

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

Folio Number: a portion of 5042 11 07 0450

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

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

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

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

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

909 Beverly, LLC, a Florida limited liability company

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

By: [Signature]
Cabot Edewaard, Manager

State of Florida
County of Broward

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

[Notary Seal]



[Signature]
Notary Public

Printed Name: Karl Gustafson

My Commission Expires: 10-13-26



PROPERTY SUMMARY

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

PROPERTY ASSESSMENT

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

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

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

SALES HISTORY FOR THIS PARCEL

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

LAND CALCULATIONS

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

CAM #25-0541
 Exhibit 1
 Page 9 of 19

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

RECENT SALES IN THIS SUBDIVISION

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

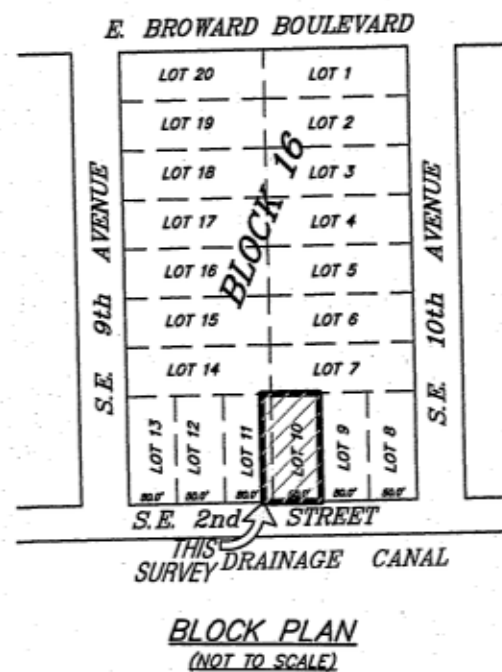
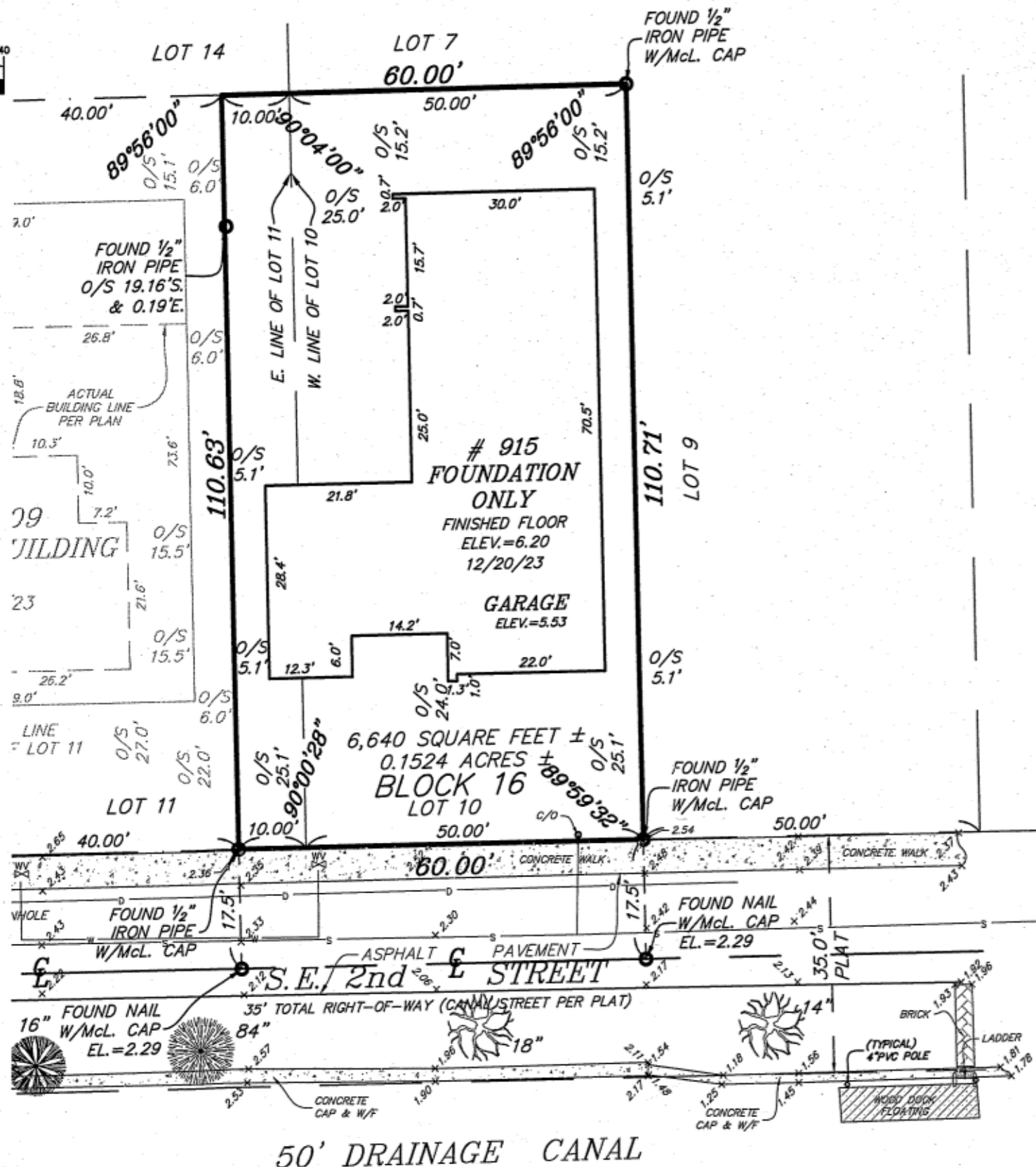
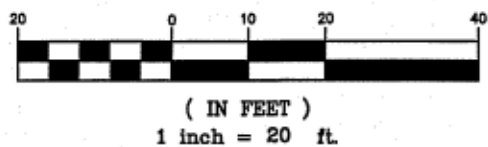
SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc	SCHOOL
Ft Lauderdale Fire-rescue (03)						FT Laud Stormwater Cat III (F3)			Harbordale Elementary School: A Sunrise Middle School: B Fort Lauderdale High School: A
Vacant Lots (L)									
1						6,641.00			

ELECTED OFFICIALS

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

GRAPHIC SCALE



LEGAL DESCRIPTION:

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

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

TREE SYMBOLS

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

LEGEND

- Δ = CENTRAL ANGLE (DELTA)
- A/C = AIR CONDITIONING
- A.K.A. = ALSO KNOWN AS
- ALP = ALUMINUM LIGHT POLE
- ALTA = AMERICAN LAND TITLE ASSOCIATION
- A OR L = ARC LENGTH
- B.C.R. = BROWARD COUNTY RECORDS
- B.F.P. = BACK FLOW PREVENTOR
- B.H. = BULKHEAD
- E = BASE LINE
- C.A.T.R. = CABLE TV TERMINAL OR BOX
- CALC. = CALCULATED
- C.B.S. = CONCRETE, BLOCK AND STUCCO
- C = CENTERLINE OF RIGHT-OF-WAY
- CH = CHORD
- CH.BRG. = CHORD BEARING
- C.C.C.L. = COASTAL CONSTRUCTION CONTROL LINE
- C.L.F. = CHAIN LINK FENCE
- C.L.P. = CONCRETE LIGHT POLE
- C.P.L.P. = CONCRETE POWER LIGHT POLE
- C.P.P. = CONCRETE POWER POLE
- CO. = COMPANY
- CONC. = CONCRETE
- C/O = CLEAN OUT
- D.B. = DEED BOOK
- DESC. = DESCRIPTION FROM FORMER DESCRIPTION
- DIA. = DIAMETER
- D.B.H. = DIAMETER AT BREAST HEIGHT
- ELEC. = ELECTRIC
- ELEV. OR EL. = ELEVATION
- F.H. = FIRE HYDRANT
- F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
- F.P.L. = FLORIDA POWER AND LIGHT CO.
- G.T.M. = GREASE TRAP MANHOLE
- H.H. = HAND HOLE
- I.C.V. = IRRIGATION CONTROL VALVE
- INV. = INVERT
- LB. = LICENSE BUSINESS
- MAG. = MAGNET
- M.D.C.R. = MIAMI DADE COUNTY RECORDS
- MEAS. = FIELD MEASURE
- Ⓟ = PARKING SPACES
- MHW = MEAN HIGH WATER
- MISC. = MISCELLANEOUS
- M.L.P. = METAL LIGHT POLE
- ± = MORE AND LESS
- N.G.S. = NATIONAL GEODETIC SURVEY
- NSPS = NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
- NAVDS29 = NATIONAL GEODETIC VERTICAL DATUM (1929)
- NAVDB8 = NORTH AMERICA VERTICAL DATUM (1988)
- N.S.I.D. = NORTH SPRINGS IMPROVEMENT DISTRICT
- NO. = NUMBER
- O.R.B. = OFFICIAL RECORDS BOOK
- O/S = OFFSET
- O/W = OVERHEAD UTILITY LINES
- PG. = PAGE
- P.B. = PLAT BOOK
- P.B.C.R. = PALM BEACH COUNTY RECORDS
- P.C. = POINT OF CURVE
- P.C.D. = POLLUTION CONTROL DEVICE
- P.I. = POINT OF INTERSECTION
- P.I.V. = POST INDICATOR VALVE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.R.C. = POINT OF REVERSE CURVE
- P.R.M. = PERMANENT REFERENCE MONUMENT
- R = RADIUS
- R.C.P. = REINFORCED CONCRETE PIPE
- R/W = RIGHT-OF-WAY
- S.B.T. = SOUTHERN BELL TELEPHONE
- SV = SEWER VALVE
- S.H.W. = SEASONAL HIGH WATER LINE
- S.T.L. = SURVEY TIE LINE
- TAN. = TANGENT
- TAN.BRG. = TANGENT BEARING
- WM. = WATER METER
- WV = WATER VALVE
- W.B.H. = WET FACE OF BULKHEAD
- W/F. = WET FACE OF CAP
- W.L.P. = WOOD STREET LIGHT POLE
- W.P.L.P. = WOOD POWER STREET LIGHT POLE
- W.P.P. = WOOD POWER POLE
- W/M.C. CAP. = WITH MCLAUGHLIN ENGINEERING CO. CAP
- W/W.C. = WITH WITNESS CAP # 285
- Ⓡ = HANDICAPPED PARKING SPACE

NOTES:

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

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

FIELD DATE	09-06-2023				
FIELD BOOK NO.	418				
FIELD BOOK PG.	46				
FIELD CREW	G.D./J.W.				
DRAWN:	KT				
REVIEWED:	APPROVED:	DATE	SCALE	FILE NO.	DWG. NO.
JST	PM/PLS	09-06-2023	1" = 20'	15-230315-00	1 OF 1

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

NOT VALID WITHOUT RAISED IMPRESSION OR PDF OF DIGITAL SEAL

09-06-2023
DATE

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

CONTROL POINT ASSOCIATES, INC. ALL RIGHTS RESERVED. THIS DRAWING IS THE PROPERTY OF CONTROL POINT ASSOCIATES, INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR REPRODUCTION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF CONTROL POINT ASSOCIATES, INC. IS PROHIBITED.

COLOR PHOTOS OF DOCK AREA



1. Western portion of property, facing east.

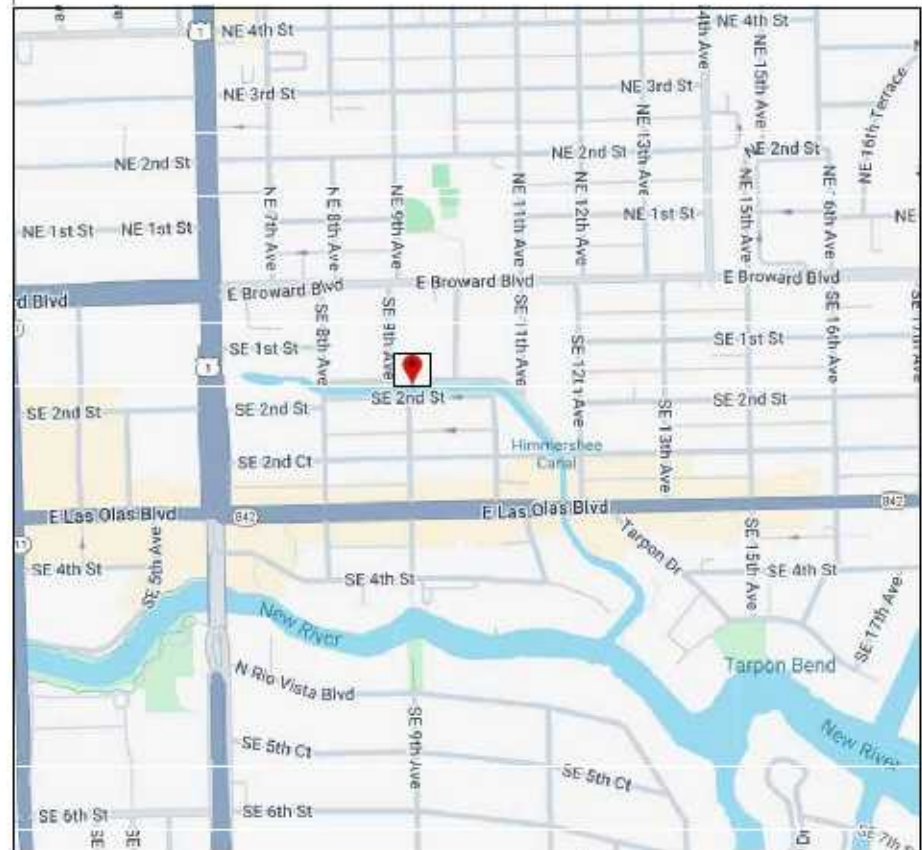
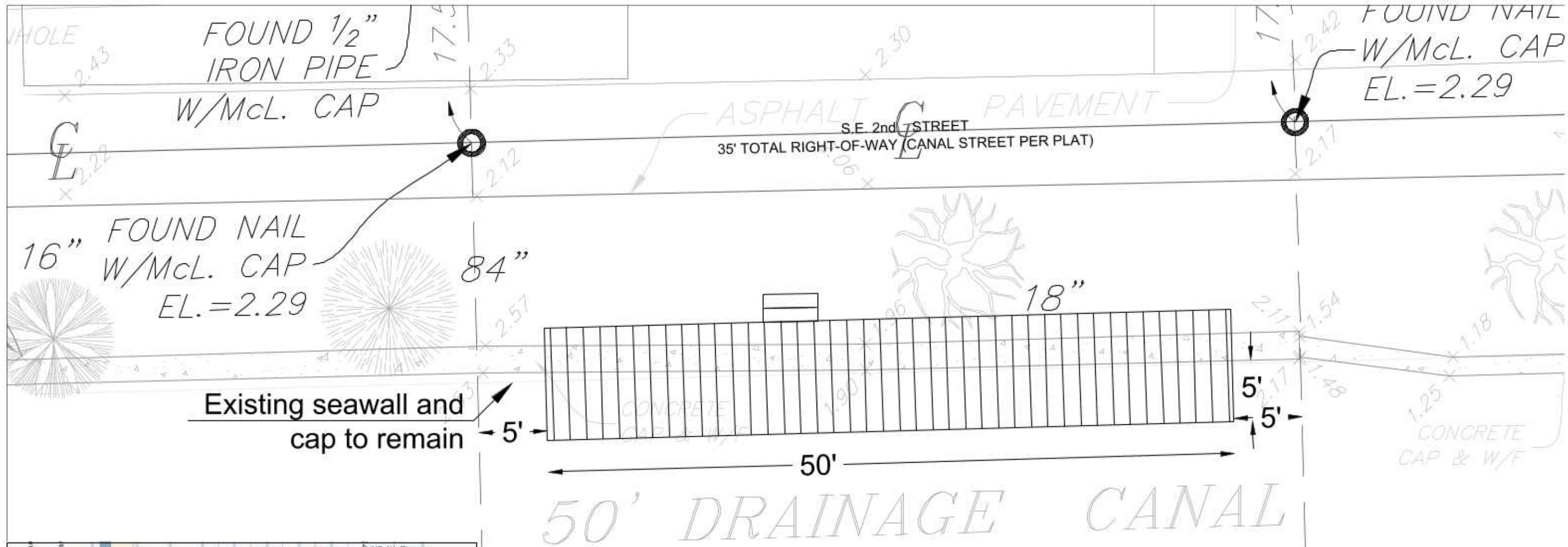


2. Eastern portion of property, facing west.



APPLICANT VESSEL INFORMATION

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



Project location

Extended Property Line

Total Canal Width: 49'-6"

(1) proposed wood dock (400 sqf)

SCALE: 1' = 10'

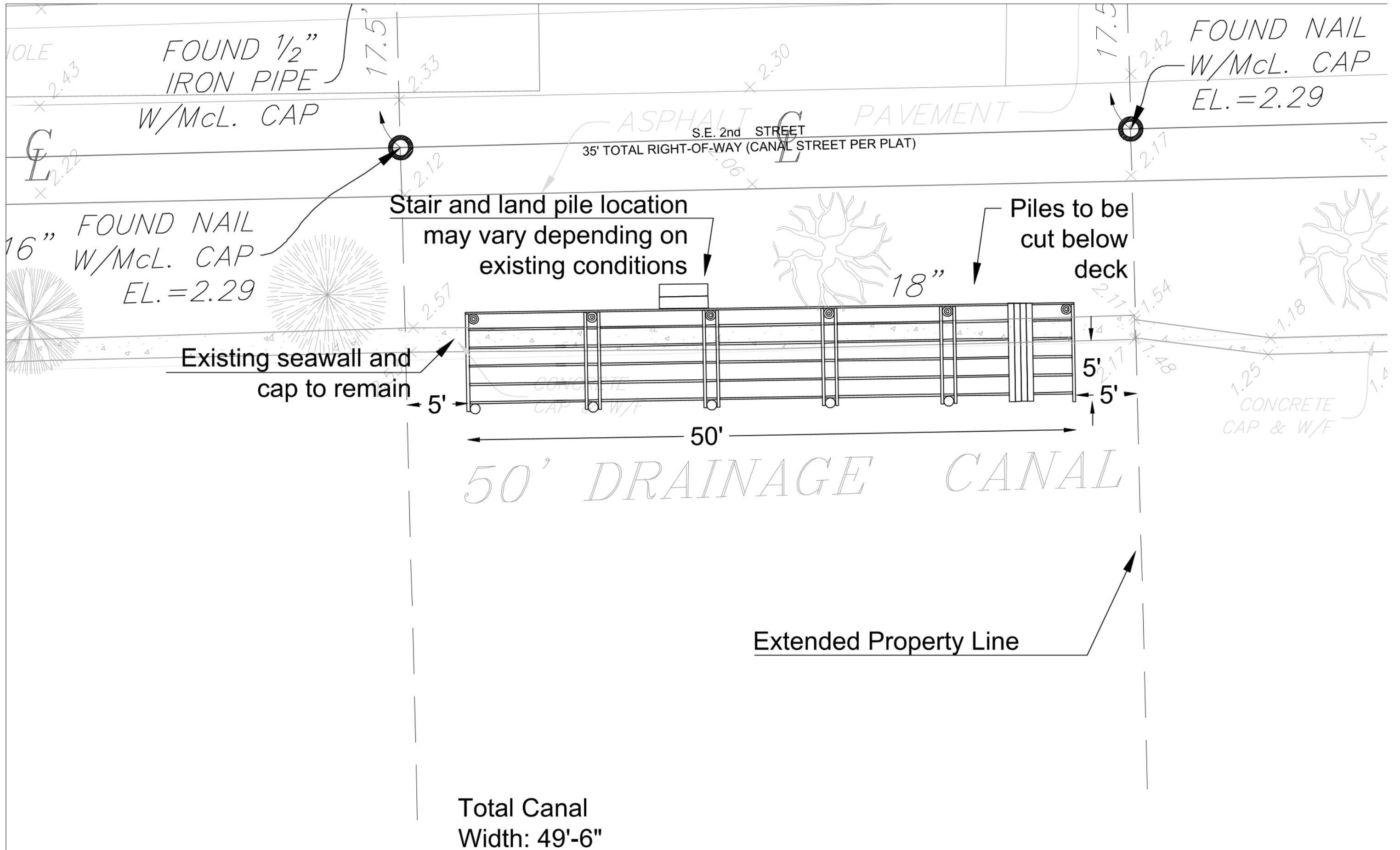
Proposed Conditions

915 SE 2nd St, Fort Lauderdale, FL 33301



Page 1 of 3

CAM #25-0541
Exhibit 1
Page 14 of 19



SCALE: 1' = 10'

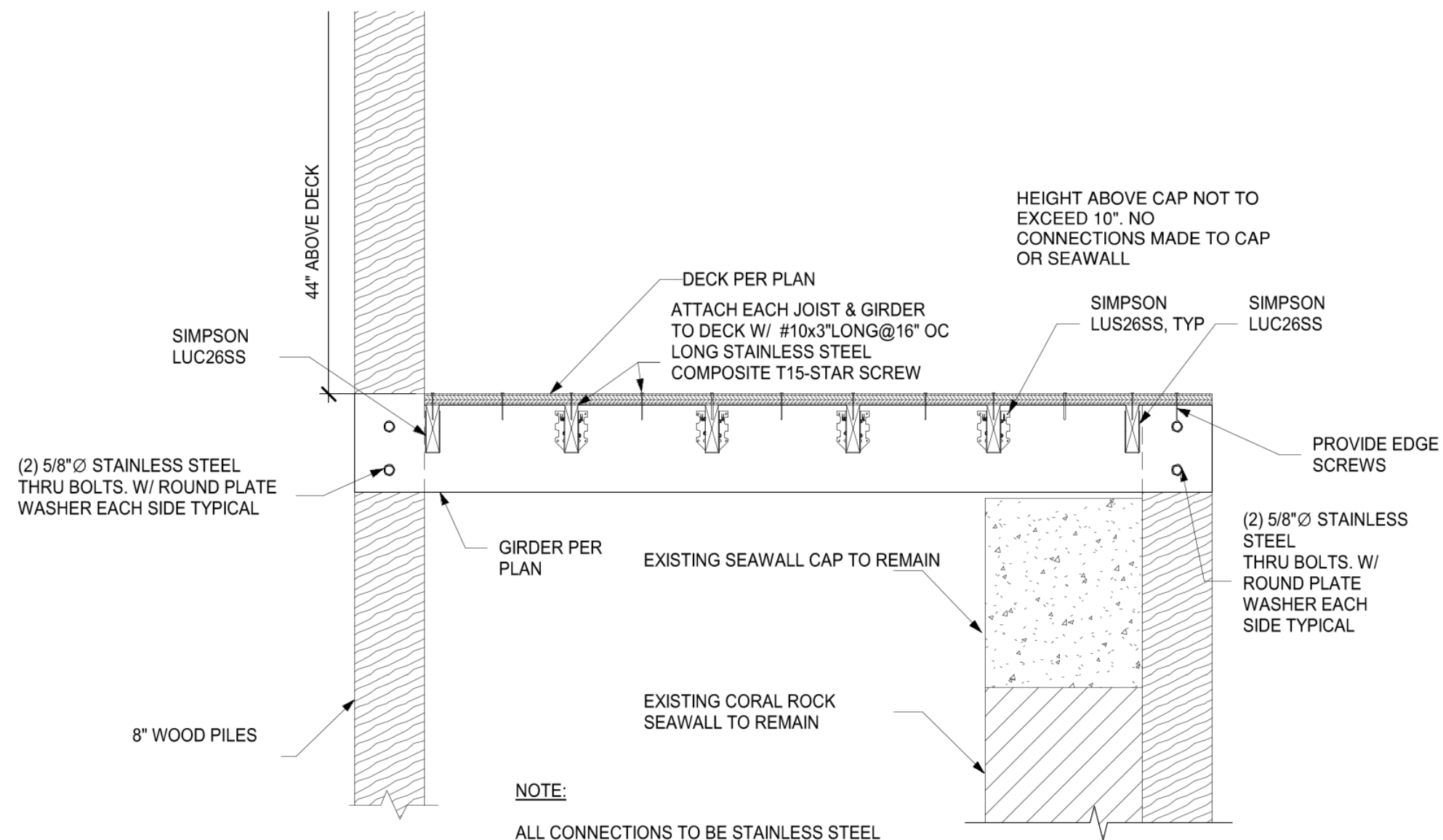
Proposed Conditions

915 SE 2nd St, Fort Lauderdale, FL 33301



Page 2 of 3

CAM #25-0541
Exhibit 1
Page 15 of 19



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

NOTE:
ALL CONNECTIONS TO BE STAINLESS STEEL

SCALE: 1' = 10'

Proposed Conditions

915 SE 2nd St, Fort
Lauderdale, FL 33301

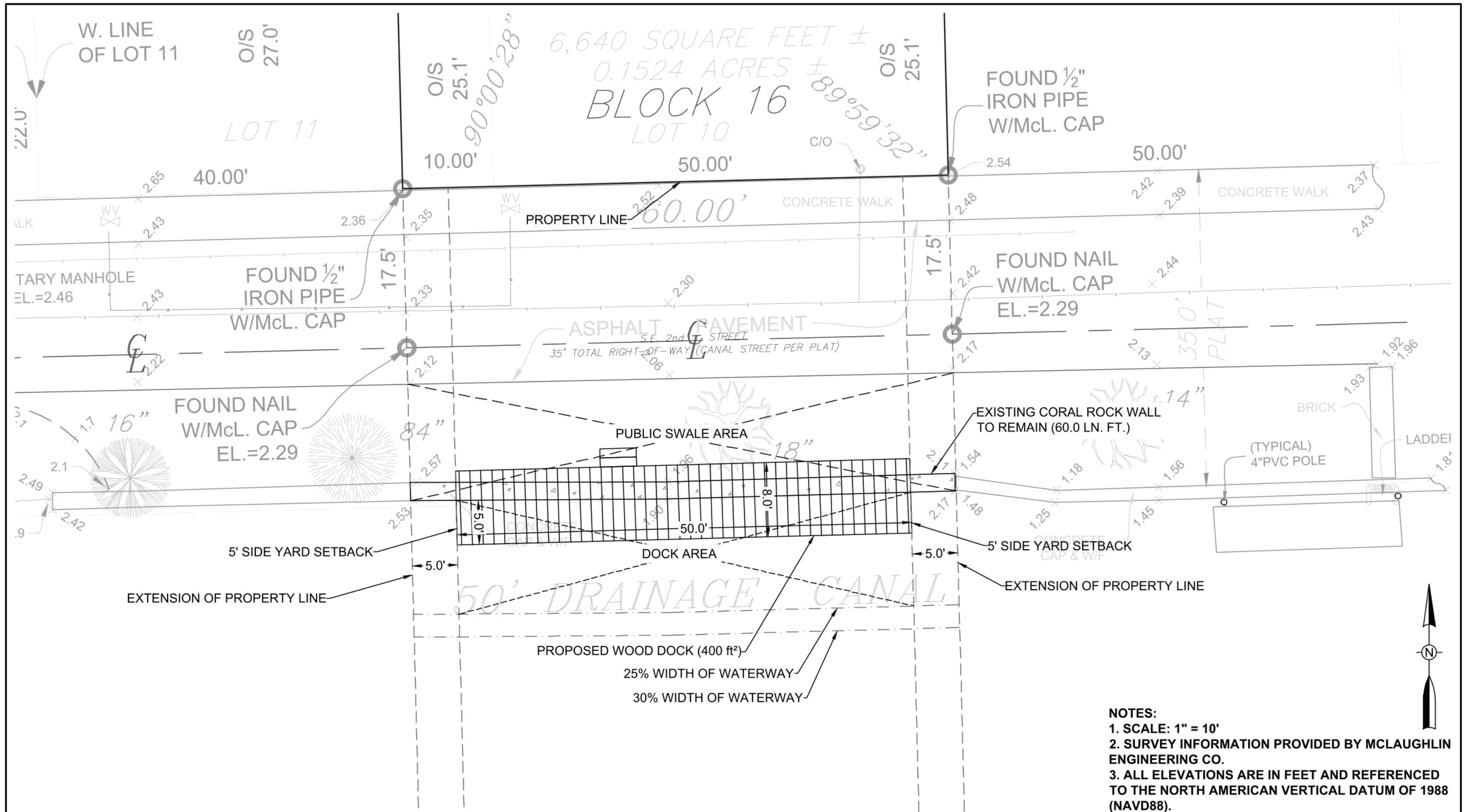


Page 3 of 3



PROPOSED LANDSCAPING PLAN

The upland tree and existing landscape will remain on site.

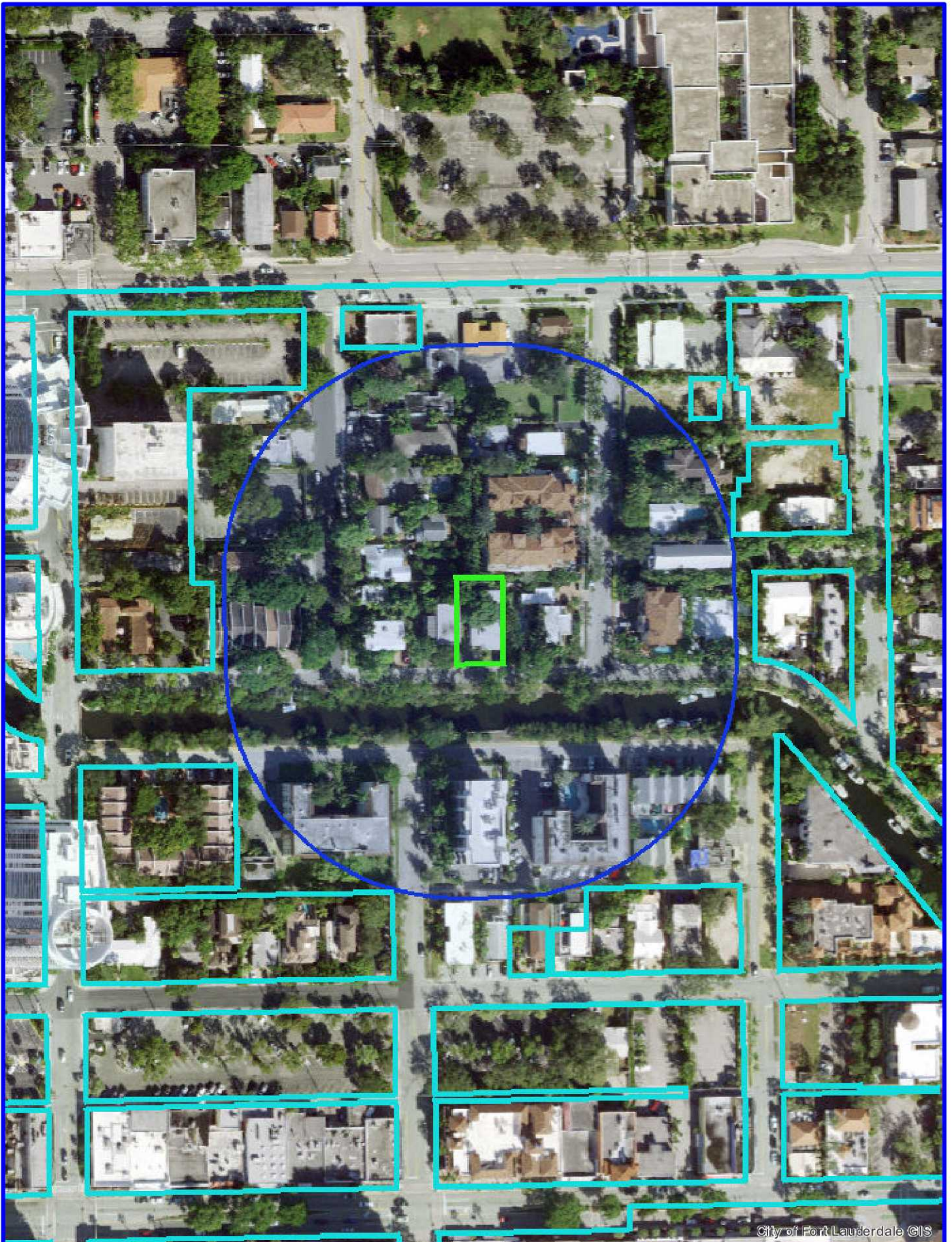


PROJECT:
915 SE 2ND STREET

CLIENT:
MODERN MARINE, LLC

DATE/REVISIONS:
3/20/2025

SHEET TITLE/NUMBER:
EXHIBIT A
SHEET 1 OF 1



City of Fort Lauderdale GIS



CITY OF FORT LAUDERDALE

Map Created by GIS Mailer

915 SE 2nd St



0 90 180 Feet

GIS
Fort Lauderdale

CAM #25 0541

Printed on: 3/20/2025

Page 19 of 19